

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, January 19, 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 October 20, 2015 meeting

Discussion Items

- b. **P2016-001** 85 Pawn & Sales Site Plan Review
- c. Upcoming land use applications and updates

Future Business

MINUTES

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 20, 2015**

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, October 20, 2015. 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 Barbara Duncan, Dan Parrish and Tim Hoskens. Also present were Planner Alyssa Knutson and Planning Technician Mari Peña. Bush White attended the meeting at 6:01 p.m.

APPROVAL OF AGENDA

It was moved by Tim Hoskens and seconded by Dan Parrish to approve the agenda as submitted.

Motion carried unanimously by a voice vote.

CONSENT AGENDA

It was moved by Barbara Duncan 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 September 22, 2015 meeting.

Motion carried unanimously by a voice vote.

DISCUSSION ITEMS

P2015-009 Tri-State Special Use Permit

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

Planner Alyssa Knutson stated the applicant, Tri-State Generation and Transmission Association, Inc. ("Tri-State"), submitted a special use permit application to construct a transmission line that will run from the Greenhouse Substation located north and adjacent to 14th Street and east of County Road 31. The line is part of Phase II of the Southwest Weld Expansion Project. A portion of the Phase I project was previously approved by the Planning Commission on December 14, 2014, which included two transmission lines and the Greenhouse Substation. This is a special use permit because public utility facilities are not a use by right in residential zone districts within the City. A portion of the line will run through a parcel that is zoned R-1 Low Density Residential, therefore a special use permit is required. This line follows the same route as the two that were previously approved. All notification

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 20, 2015**

requirements have been met. Ms. Knutson indicated Selina Koler, a representative for Tri-State had a presentation for the Commission.

Selina Koler, the Tri-State Transmission Siting and Environmental Planner, introduced other members in attendance for the project: Casey Crain, Land Rights and Acquisition, George Ojdrovich, ESC Engineer, and Dean Hubbock, United Power Engineer and Rates Manager. Tri-State is a not-for-profit wholesale electric power supplier that generates and buys power, which is then provided to its members via transmission lines. Tri-State has 44 members in Colorado, Nebraska, New Mexico and Wyoming. The need for this power expansion project was generated by a request for service from United Power due to the growth of oil and gas development. Phase I included the Greenhouse Substation, which is currently under construction and is located next to the JM Shafer Plant. The Greenhouse-Davis Line and the Greenhouse-Henry Lake line are both planned for 2016. The City of Fort Lupton approved the Phase I project on January 5, 2015 and the Weld County Board of County Commissioners approved Phase I on February 18, 2015. Phase II will consist of three substations: Colfer, Rattlesnake Ridge, and Neres Canal, with a total of 30.5 miles of transmission lines. Ms. Koler's presentation noted the Greenhouse-Colfer Transmission Line totals 9.2 miles, with 0.82 miles located within the City. The Phase II Greenhouse-Colfer Line will consist of 230 kV, self-weathering steel monopoles, 150 feet of right-of-way with pole heights from 75 to 140 feet tall, five to eight structures per mile and three to six structures within the City of Fort Lupton. The Routing Study was concluded by TetraTech, which took into account residences, wells and tanks, agricultural uses, property lines, pipelines, airports, and communication towers. The Phase II Route Refinement consisted of crossing Xcel's transmission line and coordination with the various pipeline companies. Ms. Koler displayed aerial maps locating where the transmission lines would be constructed. The easement acquisition totaled 395 feet for Phase I and Phase II. Included in the presentation was a list of required permits and hearings from the various agencies that Tri-State received approval from or is in the process of receiving approval.

The Planning Chair opened the public hearing at 6:12 p.m., however there was no public for or against the project. The Planning Chair closed the public hearing at 6:12 p.m.

No discussion occurred among members with regards to the project.

Tim Hoskens made a motion to approve Resolution P2015-009 for the Tri-State Special Use Permit and Bush White seconded the motion.

Motion passed on voice vote.

Upcoming land use applications and updates

Planner Alyssa Knutson indicated no meetings have been scheduled.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
October 20, 2015**

ADJOURNMENT

It was moved by Dan Parrish and seconded by Tim Hoskens to adjourn the October 20, 2015 Planning Commission meeting at 6:19 p.m.

Motion carried on voice vote.

Mari Peña, Planning Technician

Approved by Planning Commission

Mike Simone, Chairperson

STAFF REPORT



Planning & Building

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

TO: PLANNING COMMISSION

FROM: ALYSSA KNUTSON, PLANNER

SUBJECT: 85 PAWN AND SALES; PROJECT NO. SPR2015-003

MEETING DATE: JANUARY 19, 2016

I. Attachments

1. Resolution No. P2016-001
2. Application Materials
3. Referral Responses
4. Legal Notifications

II. Location

The property address is 7853 Highway 85, Fort Lupton, Colorado. The site is located west and adjacent to U.S. Highway 85 and approximately 0.1 miles south of County Road 18 and is in a Portion of the East Half of the Northwest Quarter of Section 30, Township 2 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado. See the site plan map included in the application packet for more information on the site location.

III. Project Description

The applicants, Manuel and Anita Balderas, are applying for a final site plan for a proposed new building that will be used for an auto pawn and sales business. This will be an additional building on the property, which currently has a single family residence and two garages. The property is currently used by MB Auto Sales & Salvage for secure storage for law enforcement agencies and this business will continue to operate, with the new proposed business being an additional use on the property. The project location is within the I-2 Heavy Industrial zoning classification and the proposed business is a use allowed by right with an approved site plan review.

Please see the application packet for more information on the proposed development. Additional application documents not included in the application packet are available for review at City Hall.

VI. Findings/Conclusions

The site plan application is for an additional building for auto pawn and sales to be constructed on the property. This use complies with the City's zoning regulations for the I-2 Heavy Industrial zone district. In 2013, a site plan was approved for this property. This updated site plan will supersede the previously approved 2013 plan.

The City notified nearby neighbors and mineral interests of this application and of the public hearing dates and times. There were no public comments received. Notice of the public hearing dates and times were posted at the property and published in the Fort Lupton Press.

The submitted application generally complies with the submittal requirements for the I-2 Heavy Industrial zone district and the design standards for industrial development. The proposed site improvements and conditions of approval ensure both aesthetic and safety upgrades to the site.

V. Recommendation

Staff recommends conditional approval of the 85 Pawn and Sales site plan application as listed in the proposed Resolution No. P2016-001.

PROPOSED RESOLUTION

RESOLUTION NO. P2016-001

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SITE PLAN FOR 85 PAWN AND SALES LOCATED AT 7853 HIGHWAY 85 AND IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on January 19, 2016, for the purpose of reviewing the site plan for the construction of a new building to conduct auto pawn and sales; and

WHEREAS, after review of the application and supporting documentation, find the site plan generally conforms with City codes and requirements and policies therein; and

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

NOW THEREFORE BE IT RESOLVED, the Planning Commission has 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 on the facts presented on this date, the Planning Commission hereby recommends approval of the site plan for 85 Pawn and Sales located at 7853 Highway 85 and in a portion of the East Half of the Northeast Quarter of Section 30, Township 2 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado, with the following conditions:

- I. Prior to recording the Site Plan:
 - A. The title of the site plan map shall include the Project No. SPR2015-003.
 - B. The following notes shall be placed on the site plan map:
 - 1. In the event traffic numbers and usage significantly exceed those represented by Owner and relied upon by the City for compilation of the traffic study applicable to this project, future improvements to the truck routes may be required by the City for reasons related to site activity or truck circulation patterns and numbers, roadway classification changes and newly permitted facilities affecting the truck haul route traffic usage. Owner shall pay a proportionate cost share of future improvements not described herein based on the Owner's percentage of truck total trips using the current data on the haul route in comparison to the numbers and usage represented by Owner in compilation of the traffic study. After execution of this Agreement, the City may retain a third party traffic study

consultant to evaluate traffic data usage by Owner and provide said study to Owner prior to the imposition of any costs stated herein.

2. The property shall be maintained to the curb, or roadway if no curb exists.
 3. Dead and dying landscaping material shall be replaced at the earliest reasonable date.
 4. Lighting on site shall be maintained so that light is directed on the site and shall not spill onto adjacent properties.
 5. The wells serving the property shall maintain compliance with all regulations and/or requirements of the Colorado Division of Water Resources.
 6. The septic systems serving the property shall maintain compliance with all regulations and/or requirements of the Weld County Health Department.
- C. The 20 feet of CDOT reserved right-of-way shown on the site plan map shall be dedicated.
- D. Signage and fencing shall not be permitted within the CDOT right-of-way and the note on the map that states otherwise shall be removed from the map.
- II. Prior to release of building permits:
- A. Written evidence of a final grading permit from the State must be provided.
 - B. Two sets of Mylars of the site plan maps shall be submitted for recording with the Weld County Clerk & Recorder.
- III. Prior to the release of a certificate of occupancy:
- A. Written evidence shall be provided to show that the comments from the City Engineer have been adequately addressed.
 - B. Written evidence shall be provided to show that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
 - C. Written evidence of a final septic permit shall be provided.

DONE THIS 19th DAY OF JANUARY, 2016, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

LAND USE APPLICATION & PROJECT DESCRIPTION



COME PAINT YOUR FUTURE WITH US

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

DATE: 11/30/15	PROJECT NAME: 85 Pawn and Sales
ADDRESS / LOCATION OF PROJECT: 7853 U.S. Highway 85, Fort Lupton, CO	
LEGAL DESCRIPTION (LOT, BLK, TWNSHP, RNG.): Parcel: 130930100034	

PLEASE CHECK THE APPROPRIATE ITEM(S):

ANNEXATION
INITIAL ZONING
CHANGE OF ZONE
PUD PLAN
SPECIAL USE
MINOR SUBDIVISION

SKETCH PLAT
PRELIMINARY PLAT
FINAL PLAT
AMENDED PLAT

ADMIN SITE PLAN
SITE PLAN
PUD SITE PLAN
COMP PLAN AMENDMENT
OIL & GAS DEVELOPMENT

PRESENT ZONING: 1-2 Heavy Industrial	AREA IN ACRES: Parcel: 3.808 Annexation area:
PROPOSED ZONING: N/A	PRESENT USE: Car storage
PROPOSED # OF LOTS: N/A	PROPOSED # OF DU'S: N/A
PROPOSED GROSS FLOOR AREA:	MIN LOT SIZE: N/A AVG. LOT SIZE: N/A

PROPERTY / MINERAL OWNER:	PROJECT CONTACT:
NAME: Manuel + Arrib Balderas	NAME: Daniel Balderas
ADDRESS: 2732 CR JJ Fort Lupton, CO	FIRM / COMPANY: 85 Pawn + Sales
PHONE: 303-857-9770	ADDRESS: 7853 Highway 85 Fort Lupton, CO
SIGNATURE: Arrib Balderas	PHONE: 303-434-5004 FAX:
TITLE: Property owner	EMAIL: dan@mbtowing.com
DATE: 11-30-15	

FOR OFFICE USE ONLY

DATE RECEIVED: 11/30/15

**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)	\$ 1500.00
10. SPECIAL USE PERMIT (DAYCARE)	\$ 250.00
11. VARIANCE	\$ 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: \$ 2500. 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: \$ 4,250

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.

85 PAWN AND SALES
7853 HWY 85
FORT LUPTON, CO 80621

November 25, 2015

City of Fort Lupton

Attn: Planning Dept.

THIS LETTER IS TO ADDRESS SOME OF THE ITEMS MEANED ON THE LETTER DATED OCTOBER 23, 2015. THE MAJORITY OF THE ITEMS ARE ADDRESSED ON THE SITE PLAN THE FOLLOWING ITEMS WE WILL DISCRIBE IN THIS LETTER.

1. Specifications for the signs and lighting. We are contacting a sign company in commerce city to help us with the design and lighting spec. It will be located approximately in the middle of the property by the fence on the east side.
2. Project Description: our intention is to have an auto pawn and sales. This means that a customer can pawn his/her (clear title) vehicle for money. We will lend the customer approximate amount (depending the condition of the vehicle) amount from the Blue Book value. We will also sale used cars and trucks. We will do small repairs to vehicles, like brake change, tune-ups, and oils change. We will have 55 gal. drums to save the used oils and used ant-freeze. We will call a company we already use to collect the drums.
3. The number of employees will be one or two depending on the demand for our service. In the future we would like to have 5 or more.
4. The Fort Lupton Fire Dept. only requires a commercial fire detector, and room for the fire trucks to turn around.

5. We contacted the weld county assessor's office and printed the information on the property owners within 100 feet of our property.
6. The parking has been indicated on the site plan, and it does means the handi-cape parking with a ramp for wheel chair access.



Daniel Balderas

Enclosures: site plan

MAPS

85 PAWN AND SALES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 2 NORTH,
RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, COLORADO
(LANDSCAPE PLAN)

STAKING NOTES:

- Stake trees per following schedule, then remove at end of first growing season, follows:
- 1-3" Caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).
- 1-3" - 3" Caliper size - Min. 2 stakes - one on N.W. side, one on S.W. side.
- 3" caliper size and larger - 3 stakes per diagram

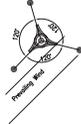
Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-3" of growth and buffer all branches from wire.

WRAPPING NOTES:

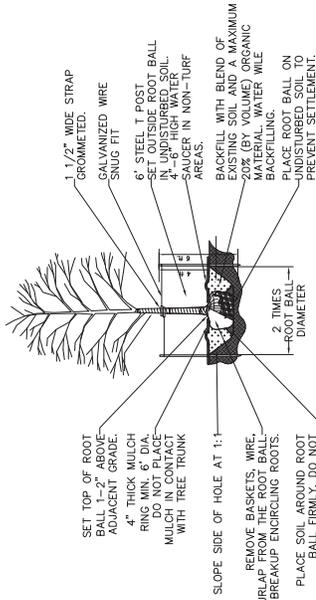
Wrap trees in fall, to remain wrapped for winter months only. Wrap with breathable fabric tree wrap applied from trunk flare down to the bottom up with sufficient overlap to cover all bark. Secure with biodegradable plastic wrap or masking tape.

PRUNING NOTES:

Do not heavily prune the tree at planting. Prune only crossover limbs, broken branches and co-dominant leaders. Remove dead limbs and branches. Prune the terminal ends of branches that extend to the edge of the crown.



PLAN VIEW - 3 STAKES



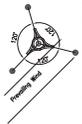
DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE

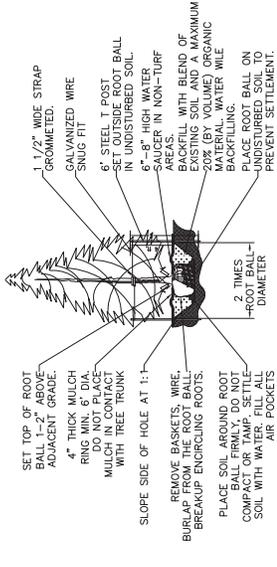
STAKING NOTES:

- Stake trees per following schedule, then remove at end of first growing season, follows:
- 1-3" Caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).
- 1-3" - 3" Caliper size - Min. 2 stakes - one on N.W. side, one on S.W. side.
- 3" caliper size and larger - 3 stakes per diagram

Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-3" of growth and buffer all branches from wire.



PLAN VIEW - 3 STAKES



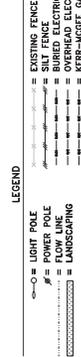
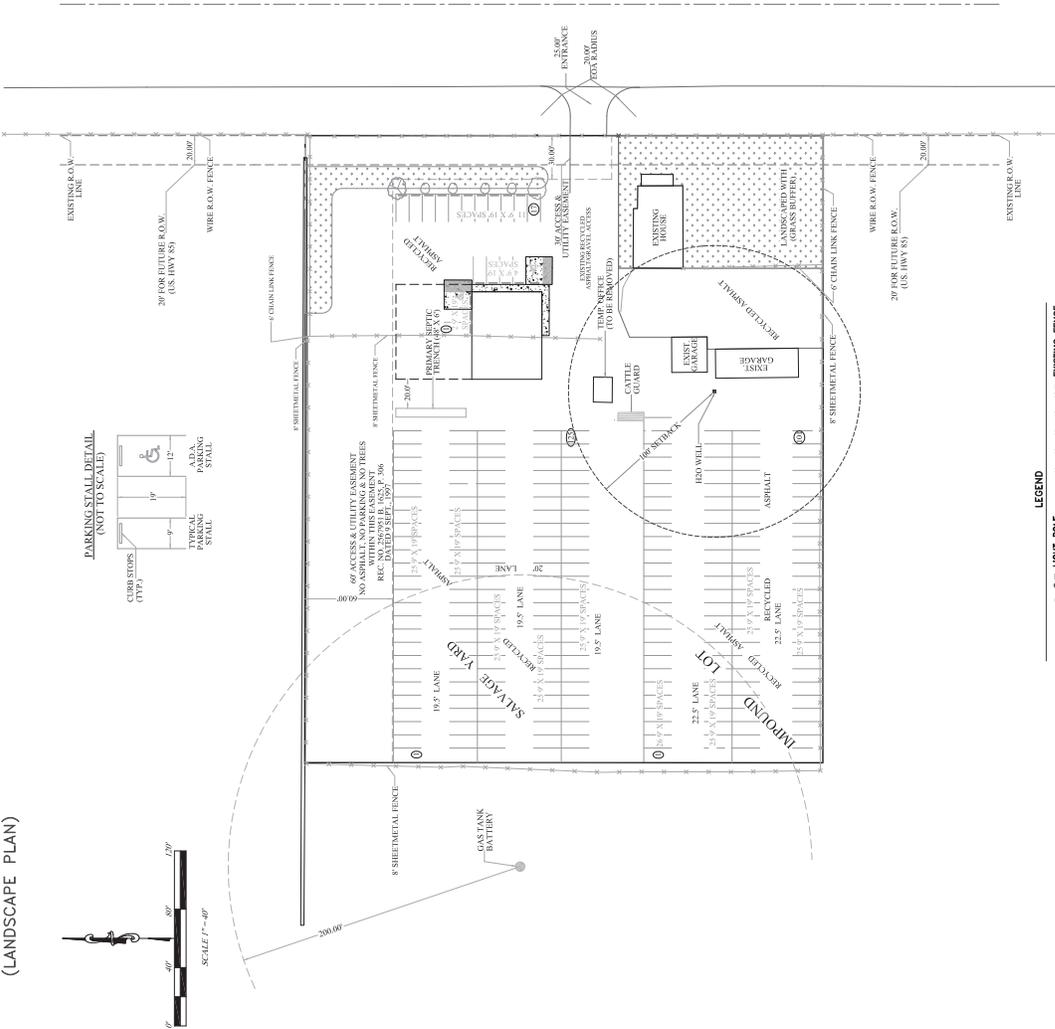
CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE

NOTES:

- According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

LIGHTING NOTE: ALL LIGHTING MUST BE DOWNWARD SHEDD



ENGINEERING & LAND SURVEYING SERVICES
AILES TAYLOR & DUKE, LLC
 2610 35th Ave., Unit 6
 Fort Collins, Colorado 80526
 (970) 330-0308

DESIGNED BY: S.L.D.
 CHECKED BY: M.T.
 DATE: NOV. 2015
 PROJECT NO.: 2015-174

REVISIONS

No.	Date	Description
1	11/13	First Review
2	11/17	Second Review

COUNTY OF WELD
 LANDSCAPE PLAN
 COLORADO

PT. OF THE N.E. 1/4 OF SEC. 30, T. 2 N. R. 66 W.
 SHEET 9 OF 9
 SCALE: 1" = 40'

REPORTS

Ed Lupton



ALLES TAYLOR & DUKE, LLC
LICENSED PROFESSIONAL ENGINEERS
LICENSED PROFESSIONAL LAND SURVEYORS

3610 35TH AVE. UNIT #6
EVANS, 80634
970-330-0308

November 18, 2015

J.C. York
City Engineer
130 S. McKinley Ave.
Fort Lupton, CO 80621

RE: 85 Pawn & Sales
WQCV Pond/Drainage Narrative
7853 Hwy 85
Fort Lupton, CO 80115

Dear Mr. York:

Water Quality Capture Volumes (WQCV) have been calculated for the site located at 7853 Hwy 85, Fort Lupton, CO 80115.

The information used was taken from field data gathered by Freese Engineering (I was working for Freese Engineering at the time) in 2009, and data provided by the client. This information included the size of all buildings, existing and proposed, landscaped areas and drive surfaces. See attached spreadsheet with the site conditions and the Percent Imperviousness calculations.

Area #1 is the salvage yard, the office/shop building, a paved sales/parking area and landscaped areas. The required WQCV is calculated at 1,803 CF for area #1 (See Attached Computations). The historic drainage pattern for this part of the site is to the Northeast corner of the parcel. The storm flows are in the form of sheet flow at very shallow grades, less than 0.5%. The WQCV Pond is to be placed on the northeast corner of the parcel and has a design volume of 2800 CF. The stormwater retained in the pond for area #1 will percolate into the site soils. The reason for using a retention style of WQCV pond is due to the minimal grades at the site, (See Attached Drawing for design point elevations). The perc rate for the site was obtained from the Septic Permit obtained from the Weld County Public Health and Environment Department., Dated March 5, 1997, (See attached Letter). At the end of the runoff event the pond will perc out in approximately 1 hour 30 minutes, (5 min/inch). The effective depth of this pond is 1.5 feet when using the landscaped area as the area that percolates, See attached spreadsheet.

Area #2 is the impound lot that is proposed and is located on the South/Southwestern corner of the parcel. The required WQCV is calculated at 715 CF for area #2 (See Attached Computations). The historic drainage pattern for this part of the site is East and some to the South in the form of sheet flow at very shallow grades, less than 0.5%. The WQCV Pond is to be placed on the Southern end of the impound lot and has a design volume of 1050 CF. The water retained in the pond for area #2 will percolate out of the existing site soils. The reason for using a retention style of pond is due to the minimal grades at the site. (See Attached Drawing for design point elevations.) The perc rate for the site was obtained from the Septic Permit obtained from the Weld County Public Health and Environment Department, Dated March 5, 1997, (See attached Letter). At the end of the runoff event the pond will perc out in approximately 20 minutes, (5 min/inch). The area



ALLES TAYLOR & DUKE, LLC
LICENSED PROFESSIONAL ENGINEERS
LICENSED PROFESSIONAL LAND SURVEYORS

3610 35TH AVE. UNIT #6
EVANS, 80634
970-330-0308

to the east of the existing garages is surfaced with crushed asphalt and presently flows to the east. The storm water from this area will drain across the landscaped area South of the existing residence. This will produce a water quality for this area by the use of a grassed buffer.

The area of the site to be worked and graded is greater than 1 Acre; therefore, a grading permit will be required from the Colorado Department of Public Health and Environment. The application for this permit has been included with this WQCV report.

An As-Built drawing of the ponds will be produced at the request of the Fort Lupton Planning Department or Public Works Department, if required.

If you have any questions, please contact me. Respectfully submitted.

Mark Taylor

Colorado P.E. 46065



Appendix A
Percent Imperviousness

AREA 1 (Main Yard and Proposed Business)

Site Area =	97377 ft ²	Percent Imperviousness from Table RO-3
PROPOSED Site Conditions		
Paved	0 ft ²	Paved 1.00
Gravel/Crushed Asphalt	85179 ft ²	Gravel 0.40
Roofs/concrete	7517 ft ²	Roofs 0.90
Landscaping	4681 ft ²	Landscaping 0.02
Undeveloped Area	0 ft ²	

Percent Imperviousness Proposed = 0.42 = i

Water Quality Capture Volume (WQCV)

WQCV = a(0.91i³-1.19i²+0.78i) Page SQ-24
 for 40 hr Release a = 1
 Required Storage = (WQCV/12)*Area*1.2 Page SQ-24
 Area = 97377 ft² = 2.24 AC

Required Storage = 0.041 AC-ft = 1803 ft³

AREA 2 (Impound Yard)

Site Area =	34441 ft ²	Percent Imperviousness from Table RO-3
PROPOSED Site Conditions		
Paved	0 ft ²	Paved 1.00
Gravel/Crushed Asphalt	27236 ft ²	Gravel 0.40
Roofs	6863 ft ²	Roofs 0.90
Concrete	342 ft ²	Landscaping 0.02
Undeveloped Area	0 ft ²	Concrete 0.90

Percent Imperviousness Proposed = 0.50 = i

Water Quality Capture Volume (WQCV)

WQCV = a(0.91i³-1.19i²+0.78i) Page SQ-24
 for 40 hr Release a = 1
 Required Storage = (WQCV/12)*Area*1.2 Page SQ-24
 Area = 34441 ft² = 0.79 AC

Required Storage = 0.016 AC-ft = 715 ft³

AREA 3 (Residential Area)

Site Area = 20832 ft² Percent Imperviousness from Table RO-3

PROPOSED Site Conditions			
Paved	0 ft ²	Paved	1.00
Gravel/Crushed Asphalt	7208 ft ²	Gravel	0.40
Roofs	2909 ft ²	Roofs	0.90
Concrete	0 ft ²	Landscaping	0.02
Landscaping/Undeveloped	10715 ft ²	Concrete	0.90

Percent Imperviousness Existing = 0.26 = i

Water Quality Capture Volume (WQCV)

WQCV = a(0.91i³-1.19i²+0.78i) Page SQ-24

for 40 hr Release a = 1

Required Storage = (WQCV/12)*Area*1.2 Page SQ-24

Area = 20832 ft² = 0.48 AC

Required Storage = 0.007 AC-ft = 291 ft³

Appendix B
Pond Volume Calculations
Area #1 Pond (Landscape Area 4048 sf)

Average Area Method = $((A1 + A2)/2) * \text{Stage Depth} = \text{Stage Volume (CF)}$

Elevation	Area of Contour	Volume of Stage (ft ³)	Acculative Volume (ft ³)
99	5623	1002.94	2774.80
98.8	4406	759.58	1771.86
98.6	3189	534.11	1012.28
98.4	2152	346.67	478.17
98.2	1315	131.50	131.50
98	0	0.00	0.00

Effective Depth= 1.50 ft = 18 in Perc Rate = 5 min/in

Drain Time= 90.00 min = 1hr 30 min

From Septic Permit

Area #2 Pond

Average Area Method = $((A1 + A2)/2) * \text{Stage Depth} = \text{Stage Volume (CF)}$

Elevation	Area of Contour	Volume of Stage (ft ³)	Acculative Volume (ft ³)
100.80	8105	617.47	1041.00
100.70	4244.50	300.77	423.53
100.60	1770.90	122.75	122.75
100.50	684.20	0.00	0.00

WELD COUNTY HEALTH DEPARTMENT
1517 16TH AVENUE COURT, GREELEY, CO 80631
(970) 353-0635 EXT 2225 FAX (970) 356-4966

Permit # : SP-9700069 Sec/Twn/Rng: Status: ~~BOH-HOLD~~ **FINALLY**

Permit Type: RREP C=commercial, R=residential + NEW, REPAIR, VAULT

Applied: 03/05/1997
Issued: 6/30/1997
Finalized: 7/17/1997

Parcel No: 1309 30

Location: 7853 HWY 85 FT LUPTON 30-2-66
Legal Desc:

APPLICANT MINTLE DENNY

OWNER FORMBY INC
13015 WCR 16, FT LUPTON, CO 80621

Phone: 303.857.2787

SEPT-INSTL GREIN CONSTRUCTION INC
PO BOX 381, BRIGHTON CO 80601

Phone: (303) 659-3969

Description: HOUSE

Commercial (Y/N): N Residential (Y/N): Y Acres: 3.49

Number of Persons: Basement Plumbing (Y/N): N
Number of Bedrooms: 4 Bathrooms-> Full: 2 3/4: 1/2:

Water Public (Y/N): Utility Name:
Water Private (Y/N): Y Cistern (Y/N): Well (Y/N): Y
Water Permit No:

Percolation Rate: < 5.0 Limiting Zone: 00 ft 00 in Desc: SANDY GRAVEL
% Ground Slope: Dir: Soil Suitable (Y/N): N

Engineer Design Req'd (Y/N): Y In 100 Yr Flood Plain (Y/N):

Minimum Installation

Septic Tank: 1250 gal Absorption Trench: sq. ft.
Absorption Bed: 860 sq. ft.

Actual Installation

Septic Tank: gal Absorption Trench: sq. ft.
Absorption Bed: sq. ft.

NOTICE

The issuance of this permit does not imply compliance with other state, county or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county and local regulations adopted pursuant to Article 10, Title 25, CRS as amended, except for the purpose of establishing final approval of installed system for issuance of a local occupancy permit pursuant to CRS 1973 25-10-111 (2).

This permit is not transferable. The Weld County Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval was contingent upon the final inspection of the completed system by the Weld County Health Department.

Pam Smith 7/17/97
Environmental Specialist Date



Watkins - Engineer - Plan

Alles Taylor & Duke

COMMERCIAL ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) INSTALLATION PERMIT (New or Repair)

COPY

NEW OR REPAIR COMMERCIAL OWTS PERMIT FEE: \$850.00

- All payments are due at the time of application submittal; by cash, check or credit card
- Incomplete applications will not be accepted (Site and soils evaluation, engineer design document, along with site plan must be included)

PARCEL NO.: PT E2NE4 LOTA (12 DIGIT NUMBER)
 LEGAL DESCRIPTION: SECTION 30 TOWNSHIP 2N RANGE 66 ACRES 3.5
 SUBDIVISION _____ LOT _____ BLOCK _____ FILING _____
 INFORMATION CAN BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (970) 353-3845 EXT 3650, OR ON THE COUNTY WEBSITE UNDER PROPERTY INFORMATION. Link to property information:
<http://www.co.weld.co.us/Departments/Assessor/PropertyInformationPortal/index.html>

SITE ADDRESS 7853 Highway 85, Fort Lupton CO 80621
 DETAILED DIRECTIONS TO SITE (ATTACH MAP) _____

PROPERTY OWNER: Manuel + Anita Baldera
 MAILING ADDRESS: 2732 CR 27 CITY Fort Lupton ST CO ZIP 80621
 HOME PHONE: (303) 857-9770 WORK PHONE (303) 857-9770 FAX (303) 857-9770
 EMAIL ADDRESS: anita.baldera0303@gmail.com

APPLICANT NAME: _____
 MAILING ADDRESS: _____ CITY _____ ST _____ ZIP _____
 HOME PHONE: () _____ WORK PHONE () _____ FAX () _____
 EMAIL ADDRESS: _____

PROPOSED USE (Refer to Table 30-6-2 of the Weld County OWTS Regulations for Average Wastewater Flow):

- MULTI-FAMILY/BOARDING HOMES/MOBILE HOME PARKS**
 TYPE OF USE (Ex. mobile home park, boarding home, triplex): _____
 NUMBER OF PERSONS (i.e. boarding homes): _____
 NUMBER OF BEDROOMS or SPACES (i.e. mobile home parks): _____
- COMMERCIAL/INDUSTRIAL**
 TYPE OF USE (Ex. repair shop, office, dog kennel, restaurant): _____
 NUMBER OF EMPLOYEES: _____
 FLOOR DRAINS EXISTING OR PROPOSED: YES _____ NO
- RECREATIONAL/INSTITUTIONAL**
 TYPE OF USE (RV Park, day camp, church, school, public pool): _____

EPA CLASS V INJECTION WELL INVENTORY REQUEST FORM COMPLETED: YES _____ NO _____

WATER SOURCE:

- PUBLIC WATER SUPPLY (NAME OF SUPPLY) _____
- INDIVIDUAL WELL (PERMIT #) _____
- CISTERN (PERMIT #) _____



DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 1555 N. 17th Avenue
 Greeley, CO 80631
 www.weldhealth.org



**Health Administration
 Vital Records**
 Tele: 970.304.6410
 Fax: 970.304.6412

**Public Health & Clinical
 Services**
 Tele: 970.304.6420
 Fax: 970.304.6416

**Environmental Health
 Services**
 Tele: 970.304.6415
 Fax: 970.304.6411

**Communication,
 Education & Planning**
 Tele: 970.304.6470
 Fax: 970.304.6452

**Emergency Preparedness
 & Response**
 Tele: 970.304.6420
 Fax: 970.304.6459

Our vision: Together with the communities we serve, we are working to make Weld County the healthiest place to live, learn, work and play.

Septic Permit New

Application Number: SP-1500410
Owner Name: BALDERAS MANUEL
Site Address: 7853 HWY 85
 FORT LUPTON, CO 80621

App Type: Health\Commercial\New OWTS\Septic
 BOB WRIGHT
 ALLES TAYLOR DUKE LLC
 3610 35 AVE UNIT #6

Parcel Number: 130930100034-R7435298
Legal Desc: PT E2NE4 30-2-66 LOT A REC EXEMPT RE-2012

Work Description: SHOP

Application Status:
 Final Pending
Applied Date:
 12/04/2015
Intake Person:
 CSALAZAR
Permit Expiration Date:

EHS SEPTIC GENERAL:

Associated Disaster Permit	No
Location Description	7859 US HWY 85 FT LUPTON
Number of Persons	8
Parcel Acres	3.5
Private Water Supply Permit Reference Number	69339-F
Public Water Supply	No
Waive Fees	No

EHS PERC TEST (SITE) :

Engineer Design Required	Yes
Engineer Job Number	2015-176
Ground Slope	0
In 100 Year Flood Plain	No
Limiting Zone Feet	5
Limiting Zone Qualifier	Equal To
Long Term Acceptance Rate	0.6
Profile Pits	2
Soil Type	2
Soil Type Suitable	Yes
Treatment Level	Level 1

SEPTIC SIZING INFORMATION:

From the application information supplied and the on-site soil percolation data the following minimum installation specifications are required according to the Engineer's evaluation:

Engineer's Specified Installation Recommendations:

Engineer Design Absorption Area Specified	105
Engineer Design Chamber Specified	Quick 4 Standard or High Capacity
Engineer Design Number of Chambers Specified	10
Engineer Septic System Design Type Specified	Chambers-Trench
Septic Tank Size	1000

CONDITIONS:

Description: Permit Conditions

Comment: Construct onsite wastewater treatment system according to Engineer design. Onsite wastewater treatment system must be 10 feet from property line. A lift station may be required if gravity flow cannot be achieved. Install the soil treatment area within 50 feet of the soils test location. Place bottom of new soil treatment area no deeper than one foot below original grade. Septic tank must be at least 50 feet from any well. Soil treatment area must be at least 100 feet from any well. Building sewer or effluent lines must be 50 feet from any well unless the lines are encased. All easements shall be verified prior to installation of septic system. All Weld County regulations are applicable.

INSPECTION RESULT:

Description: Site
Comment:

Status: Approved to Issue

NOTICE

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Weld County Department of Public Health and Environment for reasons set forth in the Weld County Onsite Wastewater Treatment System Regulations including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the department or its employees of liability for the failure or inadequacy of the sewage disposal system. **This permit is non-transferable and non-refundable.** Before issuing final approval of this permit the Weld County Department of Public Health and Environment reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Weld County Department of Public Health and Environment.

James Taloumis

December 16, 2015

Environmental Health Specialist

Date

STATE OF COLORADO

Region 4 Traffic Section
1420 2nd St.
Greeley, Colorado 80631
(970) 350-2148 Fax:(970) 350-2198



September 22, 2011

ATTN:
Manuel Balderas
7853 State Highway 85
Fort Lupton, CO 80621

**RE: State Highway Access Permit No. 409041, Located on Highway 85, Milepost 244.09,
in Weld County**

I am pleased to inform you that your access project #409041 at mile marker 244.090 on SH 85 is accepted and considered complete by the Colorado Department of Transportation.

Thank you for your cooperation in complying with the permit process.
The 2-year warranty period, in accordance with the permit terms and access code, will begin on 9/22/2011 and end on 9/21/2013.

Respectfully,

A handwritten signature in blue ink, appearing to read "Lee Ireton", with a long horizontal flourish extending to the right.

Lee Ireton
Region IV Access Inspector
Ph 970-350-2147

cc: file

COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS CODE

NOTICE TO PROCEED

CDOT Permit No. **408035**

SH/SMP
85 C / 244.090 / L

Local Jurisdiction
Weld County

Permittee(s):
Manuel Balderas

Applicant:
Manuel Balderas

7853 State Highway 85
Fort Lupton, CO 80621

7853 State Highway 85
Fort Lupton, CO 80621

The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction, or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code.

Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit.

Both the Access Permit and this Notice To Proceed shall be available for review at the construction site.

This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate.

Municipality or County Approval (When the appropriate local authority retains issuing authority)

By
(X)

Title

Date

This Notice is not valid until signed by a duly authorized representative of the Department

Colorado Department of Transportation

By
(X)

Gouathice - Id

Title

Permit Supv

Date

4/29/08

Copy distribution

Required:

1. Region (original)
2. Applicant
3. Staff Access Section

Make copies as necessary for:

- Local Authority
- MTCE Patrol
- 14-Fort Lupton

Inspector *Linda McWilliams*
Traffic Engineer

Form 1265 8/98, 6/99

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 408035
			State Highway No/Mp/Side 85 C / 244.090 / L
Permit fee \$100.00	Date of transmittal 4/14/2008	Region/Section/Patrol 4 / 01 / 14-Fort Lupton	Local Jurisdiction Weld County

The Permittee(s); Manuel Balderas 7853 State Highway 85 Fort Lupton, CO 80621 303-857-9770	Applicant: Manuel Balderas 7853 State Highway 85 Fort Lupton, CO 80621 303-857-9770	Ref No.:
---	--	-----------------

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: This access is located on State Highway 85, a distance of 475 feet north of mile post 244 on the west/left side.

Access to Provide Service to:	(Land Use Code:)	(Size or Count)	(Units)
	210 - Single-Family Detached Housing	10	ADT
	840 - Impound Yard	1	ADT

Additional Information:

MUNICIPALITY OR COUNTY APPROVAL
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Title	Date
-----------	------------	-------	------

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Linda McWilliams with the Colorado Department of Transportation in Greeley, Colorado at (970) 350-2147, at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature <i>Manuel Balderas</i>	Print Name MANUEL BALDERAS	Date 4-21-08
---	-------------------------------	-----------------

This permit is not valid until signed by a duly authorized representative of the Department.
COLORADO DEPARTMENT OF TRANSPORTATION

Signature <i>Gloria Hice-Idler</i>	Print Name GLORIA HICE-IDLER	Title PERMIT SUPV	Date (of issue) 4/29/08
---------------------------------------	---------------------------------	----------------------	----------------------------



Anita Balderas <anitabalderas303@gmail.com>

Permit #409041

1 message

Hice-Idler, Gloria <gloria.hice-idler@state.co.us>
To: anitabalderas303@gmail.com

Wed, Nov 4, 2015 at 12:39 PM

Anita,

Thank you for your phone call.

Based upon our conversation, it's my position that no new access permit will be required with the addition of a new building. Your State Highway Access Permit #409041 received it's final inspection on September 22, 2011.

CDOT has no further comment regarding your proposal.

If you have any questions, please contact me.

Gloria Hice-Idler
Region 4 Permits Manager
Region 4 Permits Unit - Traffic



COLORADO
Department of Transportation
Region 4

P 970.350.2148 | C 970.381.2475 | F 970.350.2198

PLEASE NOTE ADDRESS CHANGE EFFECTIVE NOV 9, 2015

10601 W. 10th Street, Greeley, CO 80634

gloria.hice-idler@state.co.us | www.coloradodot.info | www.cotrip.org



REFERRAL RESPONSES

From: [JC York](#)
To: [Alyssa Knutson](#)
Cc: [Todd Hodges](#); [Mari Pena](#)
Subject: RE: 85 Pawn and Sales (Balderas) Site Plan; Case No. SPR2015-003
Date: Monday, January 04, 2016 7:48:53 PM

Alyssa –

We reviewed the submittal and don't have any comments. We will want to see as-built survey of the detention/water quality capture areas when the grading of these areas is completed to confirm the volumes are per the design provided.

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, December 16, 2015 9:44 AM
Cc: Todd Hodges; Mari Pena
Subject: 85 Pawn and Sales (Balderas) Site Plan; Case No. SPR2015-003

Good Morning,

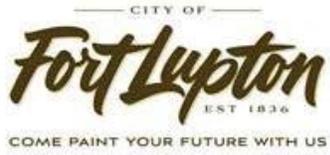
The documentation located at the link <http://co-fortlupton.civicplus.com/527/85-Pawn-and-Sales-Balderas> is submitted to you for review and recommendation for a site plan application. Any comments you consider relevant to this request would be appreciated. Please reply by **January 4, 2016** so that 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 303-857-6694.

The hearings for this matter are scheduled for **Tuesday, January 19, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, February 1, 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



This institution is an equal opportunity provider and employer.



1313 Sherman Street, Room 821
Denver, CO 80203

December 17, 2015

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

Re: 85 Pawn and Sales (Balderas) Site Plan
Case No: SPR2015-003
NE1/4 of the NE1/4 of Sec. 30, Twp. 2N, Rng. 66W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Kuntson:

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, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, 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 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.**

According to the information submitted the proposal is for a site plan for an auto pawn and sales facility. The site will employ one or two people depending on the demand and in the future will increase to five or more employees. No information was provided on the proposed water supply for this site plan however this office identified two wells located on the property operating under permit nos. 69339-F and 276601.

Permit no. 69339-F was issued on May 18, 2010 for the amount of water in the Laramie-Fox Hills aquifer underlying a 3.5 acres parcel located in the NE1/4 of the NE1/4 of Section 30, Township 2 North, Range 66 West of the 6th P.M. The well is permitted for the commercial purposes, with an annual appropriation not to exceed 0.84 acre-feet. The permitted uses are consistent with the proposed use for this site. This office has no objection to the proposed site plan for the property as long as well permit no. 69339-F is operated in accordance with the terms and conditions of the well permit.

Well permit no. 276601 was registered on February 5, 2008 for fire protection, ordinary household purposes inside one single family dwelling, the watering of domestic animals and poultry, and the irrigation of not more than one acre of home gardens and lawns. As permitted the existing well, permit no. 276601 cannot be used to supply water to the commercial business on the property.

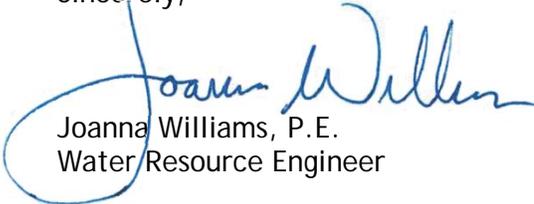


85 Pawn and Sales (Balderas)
December 17, 2015
Page 2 of 2

Therefore if the existing well is being used to supply water to the commercial business on the property the Applicant must obtain a commercial well permit for this well. A well permit application would be evaluated at the time it is received in this office.

If you or the applicant has any questions regarding any of the information contained herein, please contact Ioana Comaniciu of this office.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

JMW/idc:

Cc: Permit files: 69339-F and 276601



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

Date: 12/23/2015

Project name: 85 Pawn and Sales

Project address: 7853 Highway 85

FLFPD Project # 2015-69

Plan reviewer: Randall S. Weigum

The Fire District has reviewed the submitted Site Development plans for the 85 Pawn and Sales new building located at 7853 Highway 85, Fort Lupton, CO 80621. 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. The plans are approved with the following specific and general requirements.

Specific Requirements:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *2012 IFC 503.2.1*
2. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. *2012 IFC 503.6*
3. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. *2012 IFC 505.1*
4. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. *2012 IFC 506.1*



Fort Lupton Fire Protection District

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

a. The Fort Lupton Fire Protection District uses the Knox Box type lock box. The type and size will be determined during the construction process.

5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. *2012 IFC 507.1*

Whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the department of fire prevention. *2012 IFC104.8*

a. The Fort Lupton Fire Protection District understands that having the applicable water supply and fire hydrant required by Appendix B and C of the 2012 IFC (1,500 gpm for 2 hours) would be impractical for the size and use of the building because there is no water supply close to the site.

b. The Fort Lupton Fire Protection District is using Section 104.8 to require a commercial fire alarm in accordance with National Fire Protection Association Standard 72 in lieu of the required water supply and fire hydrant.

General Requirements

1. Three sets of engineer stamped drawings shall be submitted to the Fort Lupton Fire Protection District located at 1121 Denver Avenue, Fort Lupton, CO 80621 for review prior to construction beginning.

2. The plan review application fee is due upon submittal of the construction drawings. The fire alarm plan review will require an additional plan review submittal and fee. The fire alarm plan review will be submitted by your fire alarm contractor. The Fort Lupton Fire Protection District accepts check or cash for the plan review fee applications.

3. The plan review application and plan review fee schedule is located at <http://fortluptonfire.org/contractors/>.

From: [Marisa Dale](#)
To: [Alyssa Knutson](#)
Cc: [Todd Hodges](#); [Mari Pena](#)
Subject: RE: 85 Pawn and Sales (Balderas) Site Plan; Case No. SPR2015-003
Date: Tuesday, December 22, 2015 11:00:52 AM
Attachments: [Marisa Dale.vcf](#)

Hello Alyssa,

Thank you for allowing United Power, Inc. the opportunity to review and respond to the 85 Pawn and Sales (Balderas) Site Plan; Case No. SPR2015-003 referral.

United Power, Inc. has no comment.

Thank you,
Marisa



From: Alyssa Knutson [mailto:AKnutson@fortlupton.org]
Sent: Wednesday, December 16, 2015 9:44 AM
Cc: Todd Hodges; Mari Pena
Subject: 85 Pawn and Sales (Balderas) Site Plan; Case No. SPR2015-003

Good Morning,

The documentation located at the link <http://co-fortlupton.civicplus.com/527/85-Pawn-and-Sales-Balderas> is submitted to you for review and recommendation for a site plan application. Any comments you consider relevant to this request would be appreciated. Please reply by **January 4, 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 303-857-6694.

The hearings for this matter are scheduled for **Tuesday, January 19, 2016 at 6:00 P.M.** with the Fort Lupton Planning Commission and **Monday, February 1, 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



This institution is an equal opportunity provider and employer.

LEGAL NOTIFICATIONS

CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 4th day of January 2016, a true and correct copy of the foregoing Notice of Public Hearings and site plan map for 85 Pawn and Sales was sent via United States Mail, postage pre-paid, to the following addresses:

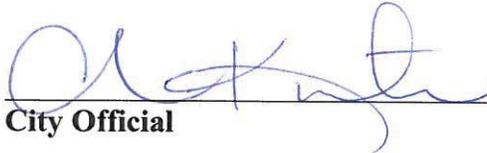
Busker LTD
2264 Long Lake Road
Detroit Lakes, MN
56501-7970

Mark & Betty Ottesen
P.O. Box 461
Salida, CO 81201-0461

Manuel & Anita Balderas
7853 U.S. Hwy. 85
Fort Lupton, CO 80621-8809

I, the undersigned, further certify that on the 4th day of January 2016, a true and correct copy of the foregoing Notice of Public Hearings and site plan map for 85 Pawn and Sales was sent via certified mail, return-receipt requested, to the following addresses:

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



City Official



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

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan review for 85 Pawn and Sales, an auto pawn and sales building, on the property located at 7853 Highway 85, Fort Lupton, Colorado in the I-2 Heavy Industrial Zone District, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on January 19, 2016, at 6:00 P.M., and before the City Council on February 1, 2016, at 7:00 P.M. or as soon as possible thereafter.

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

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1309-30-1-RE2012, RECORDED SEPTEMBER 9, 1997 IN BOOK 1625 AS RECEPTION NO. 2567951, BEING A PART OF THE EAST ½ OF NORTHEAST ¼ OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

85 PAWN AND SALES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH,
RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, COLORADO
(SITE PLAN)

ENGINEERING & LAND SURVEYING SERVICES

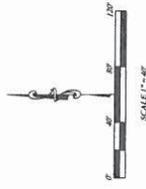
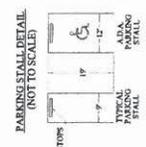
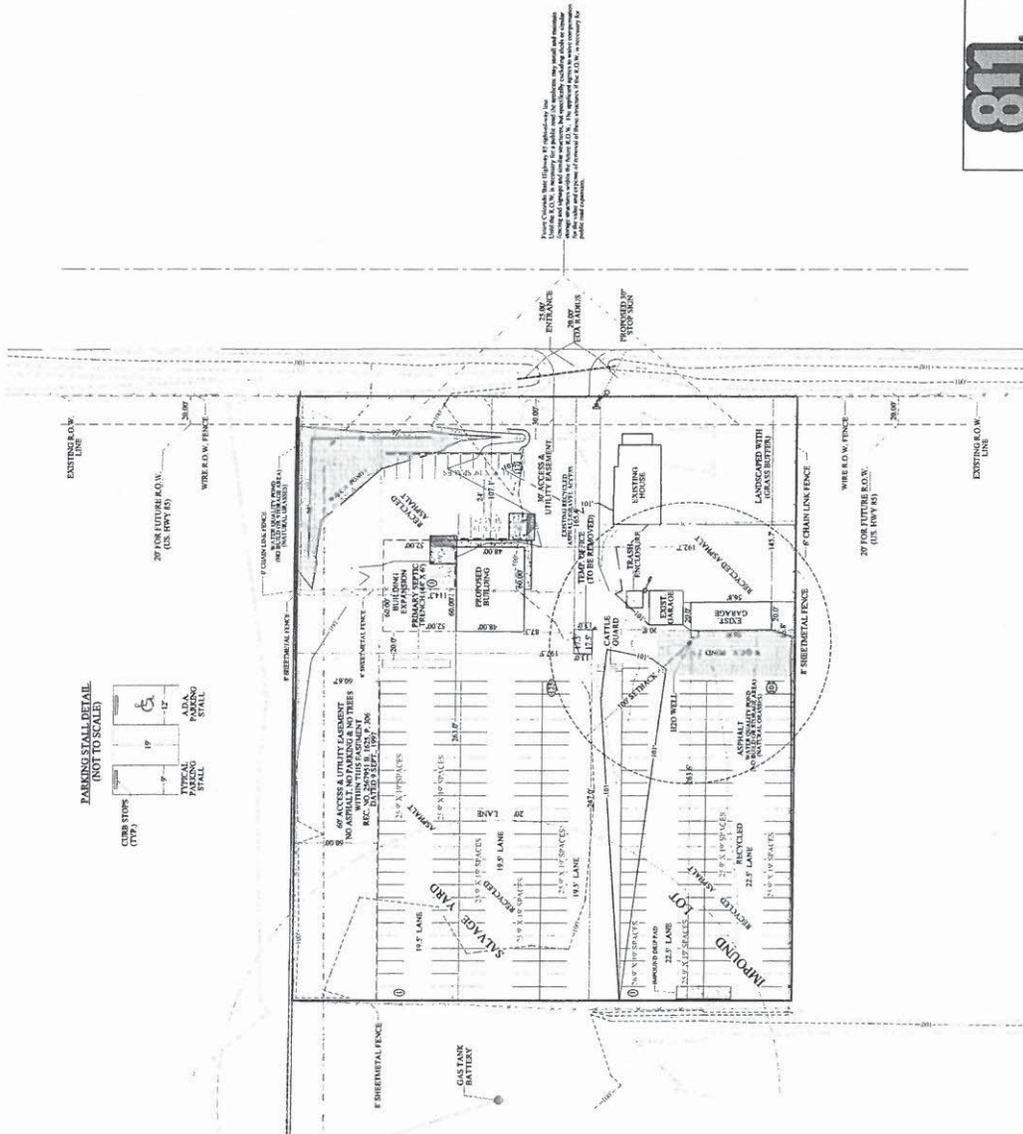
ALLES TAYLOR & DUKE, LLC
3610 35th Ave., Unit 6
Eggn, Colorado 80620
(970) 300-0588

DESIGNED BY: S.L.D.
DRAWN BY: M.T.
CHECKED BY: M.T.
DATE: NOV. 2013
PROJECT NO.: 2013-174

NO.	DATE	DESCRIPTION
1	11/13	First Review
2		
3		
4		
5		

PT. OF THE NE. 1/4 OF SEC. 30, T. 2 N. R. 66 W.
COUNTY OF WELD
COLORADO

SITE PLAN
CONTOUR INTERVAL = 1'
SCALE: 1" = 40'



- LEGEND
- = EXISTING FENCE (AS NOTED)
 - = EXISTING FENCE WITH GAP
 - = LIGHT POLE
 - = OVERHEAD ELECTRIC LINE
 - = BURIED ELECTRIC LINE
 - = POWER POLE
 - = LANDSCAPING
 - = STORM SEWER
 - = FLOW LINE
 - = CATTLE GUARD
 - = BASTMENT
 - = PROPOSED CONTOUR
 - = DRAINAGE AREA

CONTOUR INTERVAL = 1'

NOTICES:
The user of this plan must commence any legal action based upon any defect in this survey within two (2) years from the date of the certification shown hereon. No warranty, express or implied, is made by the engineer or surveyor for any defect in this survey which may be discovered more than two years from the date of the certification shown hereon.

Sign Posting Affidavit

85 Pawn & Sales
Project No. SPR2015-003



U.S. Highway 85

I, Anita Balderas hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on the 2ND day of January, 2016.

Anita Balderas

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Anita Balderas this 7th day of January, 2016. Witness my hand and seal.

My commission expires 2/21/2017.

MARICELA PEÑA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134010975
MY COMMISSION EXPIRES FEBRUARY 21, 2017

(SEAL)

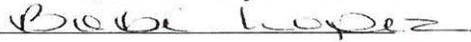
Maricela Peña
Notary Public

**PROOF OF PUBLICATION
FORT LUPTON PRESS
COUNTY OF WELD SS.
STATE OF COLORADO**

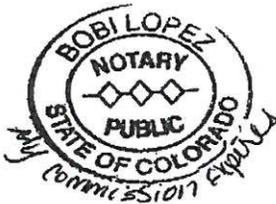
I, Tim Zeman, do solemnly swear that I am the Publisher of the **Fort Lupton Press** is a weekly newspaper printed and published in the County of Weld State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of Weld for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the **period of ONE consecutive insertion(s)** and that the first publication of said notice was in the issue of newspaper, dated **30th day of December 2015** the last on the **30th day of December 2015**



Managing Editor, Subscribed and sworn before me, this **30th day of December 2015**



Notary Public.



My Commission Expires February 2, 2018

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