

**AFFIDAVIT**

Date: 10/25/2019 County: Jefferson

Purpose: Water Rights for 15450 County Road 16 For Lupton, CO

PERSONALLY came before me, the undersigned Notary, the within named Scott and Barbara Weakland, who are residents of the State of Colorado, and make this statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of their knowledge:

To the best of my knowledge, there are no water rights attached to the proposed property.

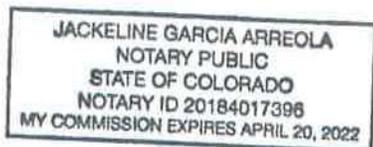
DATED this 25 day of October, 2019.

*Barbara Weakland*

*Scott Weakland*

Signatures of Affiants

SWORN to subscribed before me, this 25 day October, 2019



*Jackeline Garcia Arreola*

NOTARY PUBLIC

My Commission expires

04/20/2022

# **EASEMENT DOCUMENTATION**

AR2323677

B 1372 REC 02323677 03/02/93 16:41 \$35.00 1/007  
F 1110 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ .m.

Reception No. \_\_\_\_\_

**EASEMENT**

**PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation, which has an office at 1225 17th Street, Denver, Colorado, 80202-5501 ("**Grantor**"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **THERMO COGENERATION PARTNERSHIP**, a Colorado general partnership, which has an office at 5840 Dahlia Street, Commerce City, Colorado ("**Grantee**"), the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto Grantee, its successors and assigns, an easement for the transmission of natural gas, and for vehicular and pedestrian ingress and egress to and from Weld County Road 16 in the County of Weld, State of Colorado, which is located contiguous to and north of certain real property owned by Grantor also located in Weld County, Colorado, as more particularly described and shown on Exhibit A and Exhibit B attached hereto and made a part hereof (said real property being hereinafter referred to as the "**Easement Area**"), across the said Easement Area for the benefit of certain real property owned by Grantee to the south of the Easement Area located in the City of Fort Lupton, Weld County, Colorado as described on Exhibit C attached hereto and made a part hereof.

Together with full right and authority to Grantee, its successors, licensees, lessees, contractors or assigns, and its and their agents and employees, to enter at all times upon the Easement Area to survey, construct, install, repair, remove, replace, reconstruct, relocate, inspect, enlarge, maintain and use the following improvements (hereinafter referred to as "**Grantee's Improvements**").

(1) natural gas transmission lines and such pipes, wires, conduits and other fixtures, devises and appurtenances as may be used or useful in connection therewith, and full right and authority to cut, remove, trim or control all trees, and other vegetation in the vicinity thereof; and

(2) driveways, sidewalks, pathways, and other similar improvements designed for vehicular and pedestrian traffic, and such traffic signs, outdoor lamps and lighting fixtures (not exceeding sixteen (16) feet in height), and other similar objects and devices deemed necessary by Grantee and approved in writing by Grantor, as required in the following paragraph, for the convenience and safety of persons using the driveways and other improvements within the Easement Area.

Prior to Grantee's commencement of initial installation or construction, or any replacement or relocation, of Grantee's Improvements, Grantee shall submit in writing plans and specifications relating thereto to Grantor for approval, which approval, if appropriate, shall not be unreasonably withheld or delayed beyond ninety (90) days. After receipt of Grantee's plans and specifications, Grantor shall either give Grantee written notice indicating Grantor's approval thereof, or, if Grantor determines, in Grantor's discretion reasonably exercised, that the proposed activity is not acceptable to Grantor or may or will cause damage to, or unreasonably interfere with the use of, Grantor's property or improvements (as hereinafter defined) or result in an unreasonable impairment of Grantor's rights in the Easement Area, Grantor shall so advise Grantee in writing, stating the basis of its objection with reasonable particularity, and shall provide Grantee with a detailed, written list of requested changes to the plans and specifications. Upon Grantee's receipt of Grantor's notice of objection and list of requested changes, Grantee shall cause its plans and specifications to be revised to reflect such requested changes to re-submit the same to Grantor, and thereafter Grantor and Grantee shall cause their respective agents, employees and representatives to meet on a regular basis, at mutually agreed upon times and locations, and in good faith, with the objective of having Grantor approve, in writing, the revised plans and specifications.

By acceptance and recording of this easement, Grantee agrees: to comply with all terms and conditions herein, to exercise the rights herein granted to it with due care; that all damage to the Easement Area and Grantor's Improvements caused by the act or omission of Grantee, its agents, employees, contractors, licensees and invitees, shall be paid for or repaired at the expense of Grantee; and that Grantee shall indemnify, save and hold Grantor, its successor and assigns, harmless from any claims, demands, causes of action, losses, liability, costs and damages suffered or incurred by Grantor relating to or arising out of the granting of this easement or Grantee's ownership, installation, construction, operation, inspection, maintenance, repair, replacement and relocation of Grantee's Improvements and other activities of Grantee, its agents, employees, contractors, licensees and invitees, within the Easement Area.

Grantor reserves the right to survey, construct, install, repair, remove, replace, reconstruct, relocate, inspect, enlarge, maintain and use poles, towers, wires, pipes, conduits and other fixtures, devices, appurtenances and improvements now existing or hereafter placed by Grantor within the Easement Area (hereinafter "**Grantor's Improvements**") provided such activities do not cause damage to, or unreasonably interfere with the use of, Grantee's

Improvements or result in an unreasonable impairment of the rights herein granted to Grantee.

Both Grantor and Grantee shall endeavor to submit to the other for informational purposes, as soon as practicable, plans, specifications or proposals related to any work contemplated within the Easement Area to allow cooperation with respect to construction and other activities within the Easement Area.

Limited use of this easement by Grantee shall not prevent Grantee from thereafter making use of this easement to the full extent herein authorized. Upon abandonment of the use of the Easement Area for a period of five (5) or more consecutive years or violation of any covenant herein, by Grantee, its successors or assigns, the rights granted shall terminate. The foregoing notwithstanding, Grantee shall have the right to cure a violation of any covenant if such violation is cured within ninety (90) days from written notice from Grantor of the violation. Upon termination Grantee shall remove Grantee's Improvements from the Easement Area. If Grantee shall fail to remove Grantee's Improvements, Grantor may remove Grantee's Improvements at the expense of Grantee.

This easement is granted subject to any, indentures, licenses, easements, rights-of-way, leases or agreements previously granted by Grantor as reflected in the public records of the Weld County Clerk and Recorder, unless otherwise released.

Grantee shall not assign this easement nor any right hereunder without the prior written consent of Grantor. Any assignment without such consent shall in no way be binding upon Grantor and shall give Grantor the right to revoke this easement. Upon prior written notice, Grantor hereby consents to: (i) an assignment by Grantee to an affiliated partnership to which Grantee may simultaneously transfer all or a portion of the real property owned by Grantee which this easement benefits in connection with obtaining financing for the construction of improvements on such real property; (ii) the subsequent pledge or assignment by such affiliate to the lender in connection with obtaining such financing and/or the granting of a mortgage or deed of trust on such real property owned by the Grantee or affiliate; and (iii) any subsequent assignment by the lender in connection with the exercise by the lender of its rights under such mortgage or deed of trust. Subject to the foregoing restrictions, this easement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

Grantee has been fully advised by Grantor that the electric conductors on the electric lines that cross the Easement Area, or

which may be installed in the future, transmit or will transmit electric current up to 230,000 volts or more and that the conductors on the electric lines are not insulated. In addition, Grantee has been fully advised that there are high pressure natural gas lines that cross the Easement Area or may be installed in the future. Grantee shall advise its employees, agents, contractors, licensees and invitees or any other person who may enter upon the Easement Area of the dangers involved.

The provisions of this easement shall be binding upon and inure to the benefit of the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto as set forth herein.

Signed and delivered this 18<sup>th</sup> day of February, 1993.

Grantor:  
Public Service Company of Colorado,  
a Colorado Corporation

Attest:

By: Thomas W. Hess  
Name: Thomas W. Hess  
Title: Asst. Secretary

By: WJ Martin  
Name: William J. Martin  
Title: Vice President

REC'D  
EXECUTIVE  
K, S & O  
CO 2/16/93

STATE OF COLORADO )  
DENVER COUNTY ) ss.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of FEBRUARY, 1993, by W. J. MARTIN as VICE PRESIDENT of PUBLIC SERVICE CO. OF COLORADO AND THOMAS HESS AS SECRETARY

Witness my hand and official seal.

My Commission expires:  
April 10, 1995

[Signature]  
Notary Public



EXHIBIT A

Legal Description of Easement Area

A parcel of land located in the Northwest Quarter of Section 34, Township 2 North, Range 66 West of the Sixth (6th) Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 34, whence the north quarter corner of said Section 34 bears N.89°07'11"E. a distance of 2657.40 feet;

Thence, N.89°07'11"E. along the northerly line of said Northwest Quarter of Section 34 a distance of 332.18 feet;

Thence, S.00°36'54"E. a distance of 260.00 feet;

Thence, N.89°07'11"E. along a line parallel with the northerly line of said Northwest Quarter of Section 34 a distance of 125.00 feet to the POINT OF BEGINNING;

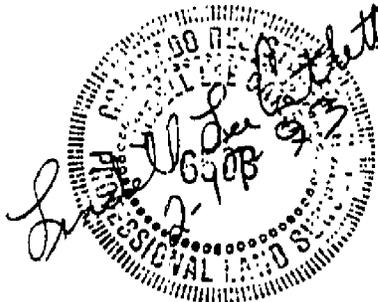
Thence, continuing along said line N.89°07'11"E. a distance of 1200.00 feet;

Thence, N.00°36'54"W. a distance of 260.00 feet;

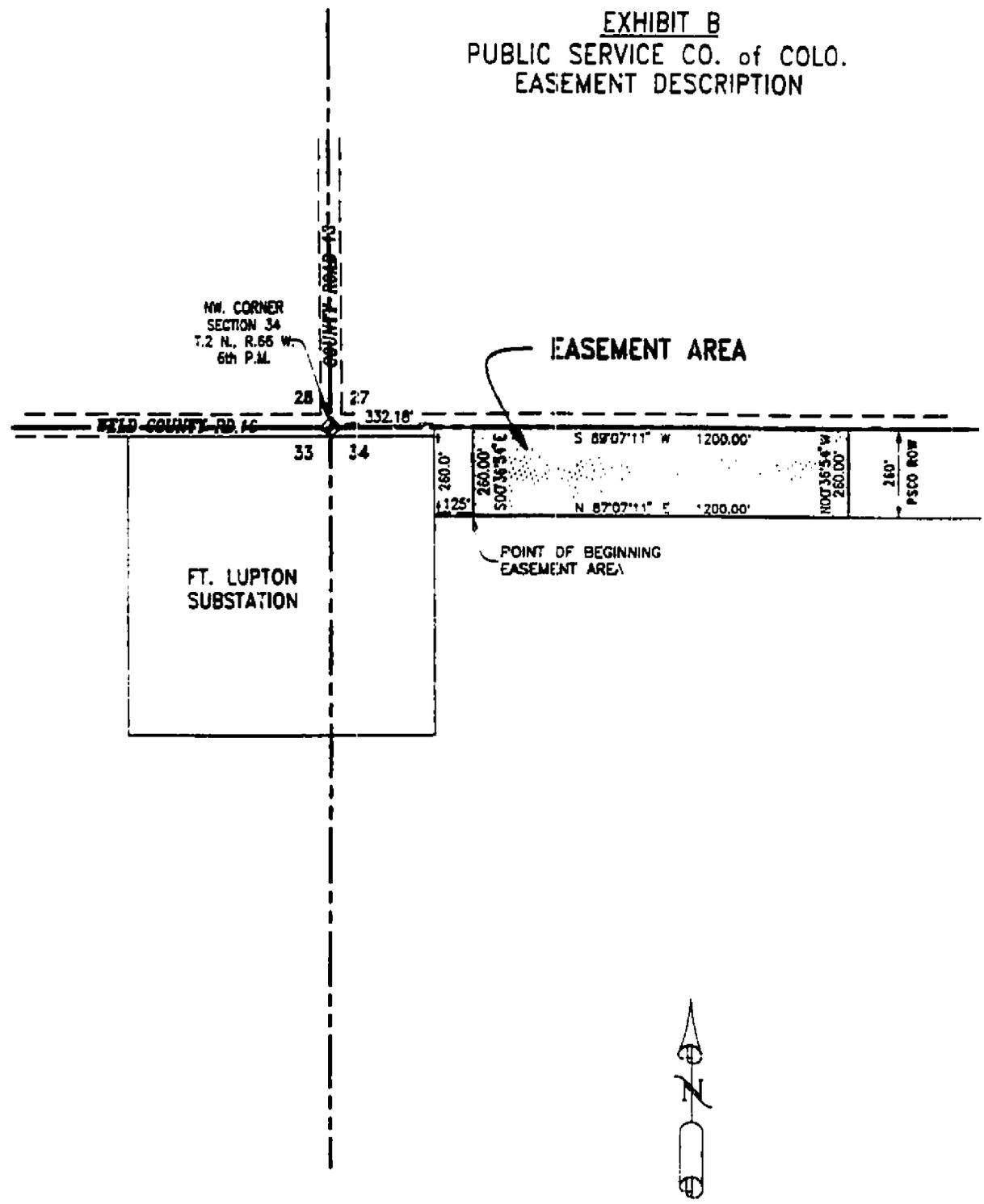
Thence S.89°07'11"W. a distance of 1200.00 feet;

Thence, S.00°36'54"E. a distance of 260.00 feet to the point of beginning.

Containing 7.163 acres, more or less.



**EXHIBIT B**  
**PUBLIC SERVICE CO. of COLO.**  
**EASEMENT DESCRIPTION**



B 1372 REC 02323677 03/02/93 16:41 \$35.00 6/007  
 F 1115 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

**EXHIBIT C**

**Legal Description of Property Owned By Grantee**

**PARCEL ONE:**

A part of the Northeast one-quarter of Section 33, Township 2 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado, more particularly described as:

BEGINNING at the one-quarter corner common to Sections 33 and 34; thence S 89° 59' 12" W on an assumed bearing along the East-West centerline of said Section 33 a distance of 402.20 feet to the East R.O.W. line of Weld County Road 31; thence Northerly along said East R.O.W. line the following courses: N 11° 08' 11" W a distance of 610.13 feet to the beginning of a curve to the left; thence along said curve, having a radius of 5759.58 feet, a delta angle of 6° 22' 00", a chord that bears N 14° 19' 11" W - 839.67 feet, an arc length of 640.00 feet; thence N 17° 30' 11" W a distance of 327.18 feet to the beginning of a curve to the right; thence along said curve, having a radius of 2261.83 feet, a delta angle of 17° 28' 00", a chord that bears N 08° 47' 11" W - 685.55 feet, an arc length of 688.20 feet; thence N 00° 04' 11" W a distance of 406.67 feet to a point 30.00 feet South of the North line of the Northeast one-quarter of Section 33; thence N 89° 36' 49" E parallel with said North line a distance of 213.32 feet to the West line of the North 3/4 of the East one-half Northeast one-quarter Northeast one-quarter of Section 33; thence S 00° 10' 06" E along said West line a distance of 962.31 feet; thence N 89° 45' 13" E along the South line of said North three-quarters of the East one-half Northeast one-quarter Northeast one-quarter of Section 33 a distance of 660.45 feet to the East line of said Northeast one-quarter of Section 33; Thence S 00° 10' 58" E along said East line a distance of 1656.54 feet to the POINT OF BEGINNING.

Contains: 26.593 acres more or less.

**PARCEL TWO:**

A part of the Northwest one-quarter of Section 34, Township 2 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado, more particularly described as:

BEGINNING at the one-quarter corner common to Sections 33 and 34; thence N 00° 10' 58" W along the West line of the Northwest one-quarter of said Section 34 a distance of 1656.54 feet; thence N 89° 41' 29" E along the South line of the North three-quarters of the West one-half West one-half Northwest one-quarter Northwest one-quarter of Section 34 a distance of 331.83 feet; thence N 00° 09' 47" W along the East line of said North three-quarters of the West one-half West one-half Northwest one-quarter Northwest one-quarter a distance of 734.60 feet to a point 260.00 feet South of the North line of the Northwest one-quarter of Section 34; thence N 89° 34' 30" E parallel with said North line a distance of 2324.53 feet to the North-South centerline of Section 34; thence S 00° 01' 29" E along said North-South centerline a distance of 2404.80 feet to the center of said Section 34; thence S 89° 53' 11" W along the East-West centerline of said Section 34 a distance of 2649.95 feet to the POINT OF BEGINNING.

Contains: 140.447 acres more or less.

LPM No: 000185669

Doc.: 193416

After recording,  
return to:

Xcel Energy  
1800 Larimer  
Suite 400  
Denver, Colorado 80202

### CONSENT TO ASSIGNMENT OF EASEMENT

THIS CONSENT TO ASSIGNMENT OF EASEMENT ("Agreement") is made as of the 24<sup>th</sup> day of July, 2017, by **PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation ("Grantor"), in favor of **KN COGENERATION LLC**, a Colorado limited liability company, its successors and assigns ("Grantee").

### RECITALS

A. Pursuant to the terms of that certain Easement dated February 18, 1993, and recorded on March 2, 1993, at Book 1372 as Reception No. 02323677, Weld County, Colorado ("Easement"), Grantor granted to Thermo Cogeneration Partnership, a Colorado general partnership ("Original Grantee"), its successors and assigns, that certain easement for the transmission of natural gas, and for vehicular and pedestrian ingress and egress to and from Weld County Road 16 in the County of Weld, State of Colorado, as more particularly described and shown on Exhibit A and Exhibit B attached thereto and hereto and made a part hereof ("Easement Area"), across the said Easement Area for the benefit of certain real property owned by Original Grantee to the south of the Easement Area located in the City of Fort Lupton, Weld County, Colorado, as described on Exhibit C attached thereto and hereto and made a part hereof ("Benefitted Property").

B. Grantee is the successor-in-interest to KN Cogeneration, Inc, a Colorado corporation, which acquired the Benefitted Property and all of the easements, rights-of-way, and the appurtenances thereto, including the Easement Area, from KN Thermo Acquisition, Inc., a successor-in-interest to Thermo Cogeneration Partnership, L.P., pursuant to Special Warranty Deed, dated April 6, 2001, and recorded August 9, 2001, as Reception No. 2873125, Weld County, Colorado.

C. Pursuant to the terms of the Easement, Grantor has the right to consent to any assignment of the Easement, and Grantor has agreed to confirm that it consents to the assignment of the Easement to Grantee.

LPM No:

Doc.:

NOW THEREFORE, Grantor hereby agrees as follows:

1. Ratifies and Consents to Assignment to Grantee. Grantor hereby consents to the previous assignment of the Easement to Grantee as the owner of the Benefitted Property and all of the easements, rights-of-way, and the appurtenances thereto, including the Easement Area.

2. Consent to Assignment to Scott and Barbara Weakland. Grantor hereby consents to the assignment of the Easement from Grantee to Scott and Barbara Weakland as the owners of the Benefitted Property and all of the easements, rights-of-way, and the appurtenances thereto, including the Easement Area.

3. Governing Law. This Agreement shall be governed by the laws of the State of Colorado.

Executed by Grantor as of the date first above written.

**PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation

By: Michael E Diehl  
Name: Michael E Diehl  
Title: Manager, Siting & Land Rights

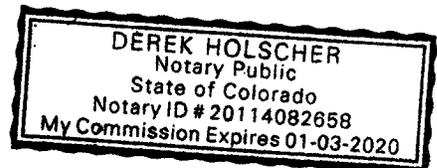
STATE OF COLORADO )  
 ) SS:  
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2017, by Michael Diehl, the Mgr. Siting & Land Rights of Public Service Company of Colorado, a Colorado corporation.

Witness my hand and official seal.

My commission expires 1/3/2020.

Derek Holscher  
Notary Public



LPM No:

Doc.:

EXHIBIT A**Legal Description of Easement Area**

A parcel of land located in the Northwest Quarter of Section 34, Township 2 North, Range 66 West of the Sixth (6th) Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 34, whence the north quarter corner of said Section 34 bears N.89°07'11"E. a distance of 2657.40 feet;

Thence, N.89°07'11"E. along the northerly line of said Northwest Quarter of Section 34 a distance of 332.18 feet;

Thence, S.00°36'54"E. a distance of 260.00 feet;

Thence, N.89°07'11"E. along a line parallel with the northerly line of said Northwest Quarter of Section 34 a distance of 125.00 feet to the POINT OF BEGINNING;

Thence, continuing along said line N.89°07'11"E. a distance of 1200.00 feet;

Thence, N.00°36'54"W. a distance of 260.00 feet;

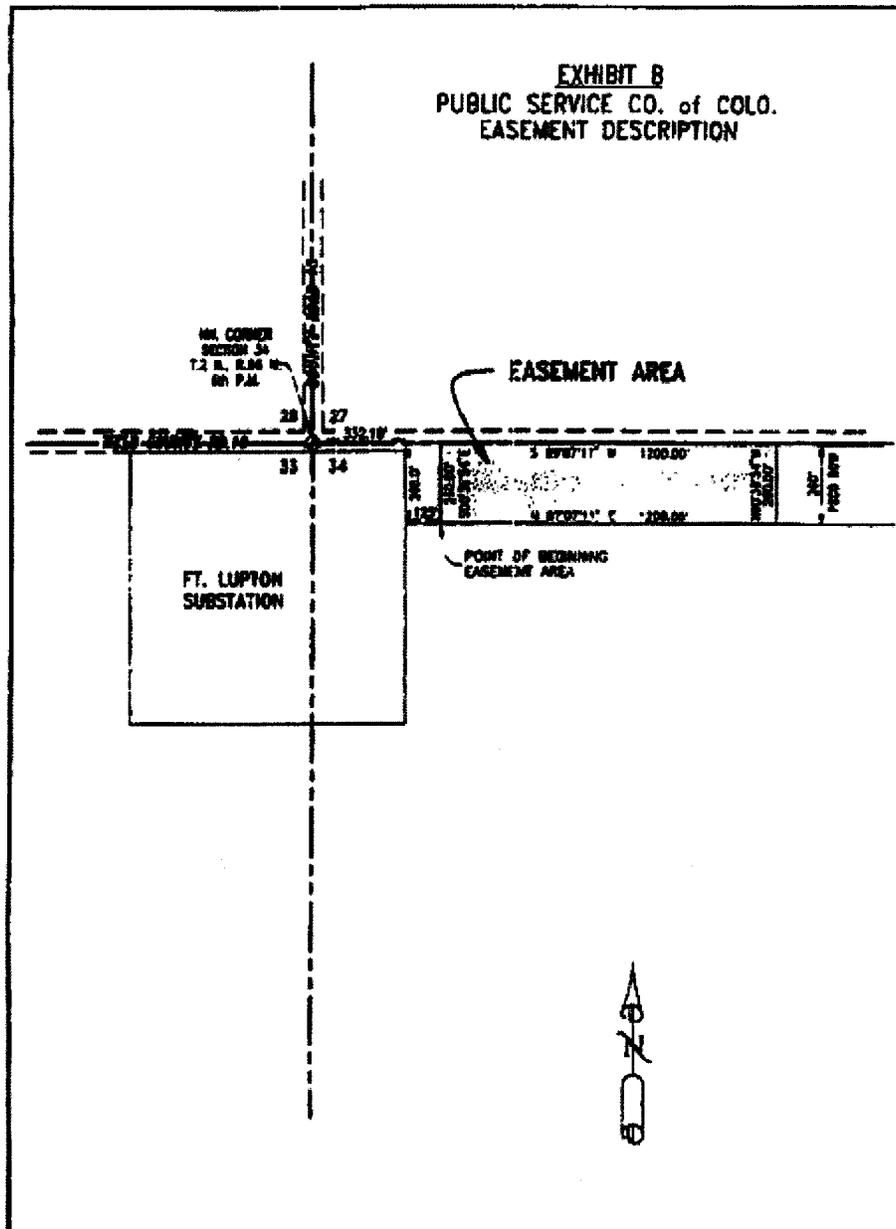
Thence S.89°07'11"W. a distance of 1200.00 feet;

Thence, S.00°36'54"E. a distance of 260.00 feet to the point of beginning.

Containing 7.163 acres, more or less.

LPM No:  
Doc.:

EXHIBIT B



LPM No:

Doc.:

EXHIBIT CBENEFITTED PROPERTYPARCEL ONE:

A part of the Northeast one-quarter of Section 33, Township 2 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado, more particularly described as:

**BEGINNING** at the one-quarter corner common to Sections 33 and 34; thence S 89° 59' 12" W on an assumed bearing along the East-West centerline of said Section 33 a distance of 402.20 feet to the East R.O.W. line of Weld County Road 31; thence Northerly along said East R.O.W. line the following courses: N 11° 08' 11" W a distance of 610.13 feet to the beginning of a curve to the left; thence along said curve, having a radius of 5759.56 feet, a delta angle of 6° 22' 00", a chord that bears N 14° 19' 11" W - 639.67 feet, an arc length of 640.00 feet; thence N 17° 30' 11" W a distance of 327.18 feet to the beginning of a curve to the right; thence along said curve, having a radius of 2261.83 feet, a delta angle of 17° 26' 00", a chord that bears N 08° 47' 11" W - 655.55 feet, an arc length of 688.20 feet; thence N 00° 04' 11" W a distance of 406.67 feet to a point 30.00 feet South of the North line of the Northeast one-quarter of Section 33; thence N 89° 36' 49" E parallel with said North line a distance of 219.82 feet to the West line of the North 3/4 of the East one-half Northeast one-quarter Northeast one-quarter of Section 33; thence S 00° 10' 06" E along said West line a distance of 962.31 feet; thence N 89° 45' 13" E along the South line of said North three-quarters of the East one-half Northeast one-quarter Northeast one-quarter of Section 33 a distance of 560.45 feet to the East line of said Northeast one-quarter of Section 33; Thence S 00° 10' 56" E along said East line a distance of 1656.54 feet to the POINT OF BEGINNING.

Contains: 26.593 acres more or less.

PARCEL TWO:

A part of the Northwest one-quarter of Section 34, Township 2 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado, more particularly described as:

**BEGINNING** at the one-quarter corner common to Sections 33 and 34; thence N 00° 10' 56" W along the West line of the Northwest one-quarter of said Section 34 a distance of 1656.54 feet; thence N 89° 41' 29" E along the South line of the North three-quarters of the West one-half West one-half Northwest one-quarter Northwest one-quarter of Section 34 a distance of 331.83 feet; thence N 00° 09' 47" W along the East line of said North three-quarters of the West one-half West one-half Northwest one-quarter Northwest one-quarter a distance of 734.60 feet to a point 260.00 feet South of the North line of the Northwest one-quarter of Section 34; thence N 89° 34' 30" E parallel with said North line a distance of 2324.53 feet to the North-South centerline of Section 34; thence S 00° 01' 28" E along said North-South centerline a distance of 2404.90 feet to the center of said Section 34; thence S 89° 53' 11" W along the East-West centerline of said Section 34 a distance of 2649.96 feet to the POINT OF BEGINNING.

Contains: 140.447 acres more or less.

# **REFERRAL RESPONSES**



## **Fort Lupton Fire Protection District**

1121 Denver Avenue • Fort Lupton, Colorado 80621

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

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**Date:** 03/25/2020

**Project name:** SB Weakland Investments Site Plan

**Project address:** 15450 Cr 16, Fort Lupton, Co 80621

**FLFPD Project #** R2020-018

**Plan reviewer:** Taw Tamlin, Fire Marshal

The Fire District has reviewed the referral for **SB Weakland Investments Site Plan** located at **15450 Cr 16**, Fort Lupton, CO 80621. The submittal was reviewed for compliance with 2012 International Fire Code (IFC) and National Fire Protection Association (NFPA) standards as adopted by the Fort Lupton Fire Protection District, City Council of Fort Lupton, and Weld County Commissioners. The following specific and general requirements and conditions shall be met.

### **Specific Requirements:**

1. New and existing buildings or properties 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 Section 505.1*
2. 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*
  - You can go to the following link to purchase a Knoxbox.  
<https://www.knoxbox.com/>

3. The storage, use and handling of all hazardous materials shall not be allowed without first submitting for permits through the Fort Lupton Fire Protection District.
4. Proper permits shall be obtained by the Fort Lupton Fire Protection District prior to any building being built.

**Required inspections**

- Final fire code inspection for Certificate of Occupancy
- Key placement in KNOXBOX

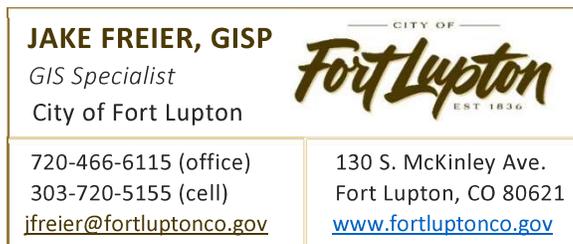
Please contact Fire Marshal, Taw Tamlin at 303-857-4603 if you have questions or need further assistance.

## Maria Lancto

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**From:** Jake Freier  
**Sent:** Friday, March 27, 2020 9:17 AM  
**To:** Maria Lancto  
**Subject:** RE: Referral Response Request: SB Weakland Investments Site Plan; LUP2020-0009; SPR2020-0002

Maria,  
I reviewed the application documents and have no comments.  
Thanks,  
Jake



---

**From:** Maria Lancto  
**Sent:** Tuesday, March 17, 2020 2:04 PM  
**To:** Maria Lancto <MLancto@Fortluptonco.gov>  
**Cc:** Alyssa Knutson <AKnutson@Fortluptonco.gov>; Stephanie Darnell <sdarnell@Fortluptonco.gov>; Todd Hodges <thodges@Fortluptonco.gov>  
**Subject:** Referral Response Request: SB Weakland Investments Site Plan; LUP2020-0009; SPR2020-0002

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a site plan that is being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [SB Weakland Investments Site Plan](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **April 7, 2020**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The public hearings for this matter will be held at Fort Lupton City Hall – 130 S. McKinley Avenue and are scheduled for the following dates:

- **Planning Commission on Thursday, April 23, 2020 at 6:00 PM**
- **City Council on Tuesday, May 5, 2020 at 7:00 PM**

*\*Should these dates change, notification will be sent in accordance with state and municipal requirements.*

Comments may be sent via mail, faxed to 303.857.0351 or emailed to [planningdept@fortluptonco.gov](mailto:planningdept@fortluptonco.gov).

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto

Planner I

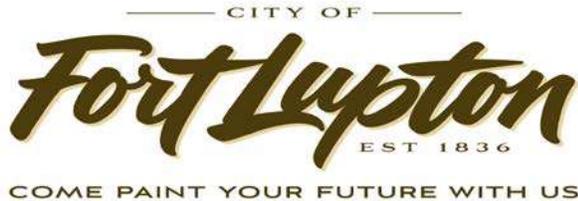
130 S. McKinley Ave.

Fort Lupton, CO 80621

Office: 303.857.6694

Cell: 303.718.0172





Public Works

130 S. McKinley Avenue Phone: 303-857-6694  
Fort Lupton, CO 80621 Fax: 303.857.0351  
[www.fortlupton.org](http://www.fortlupton.org)

MEMO

To: Todd Hodges  
Alyssa Knutson  
CC: Chad Cox, PE (WEA)  
From: Roy Vestal  
Date: March 30, 2020  
Subject: SB Weakland Investments Site Plan; LUP2020-0009; SPR2020-0002  
Public Works Review

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Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Site Plan submittal.

Be advised, review of construction drawings is for general compliance with city standards. There may be additional concerns as this design develops.

**1. Site Plan**

- a. Section 3.19.00 The following statement shall appear on all official development plans and all final plats.

**UTILITY MAINTENANCE STATEMENT**

All public water, storm sewer and sanitary sewer mains and appurtenances located in public ROW shall be maintained by the City of Fort Lupton Public Works Department. All public water, storm sewer, sanitary sewer mains and appurtenances under private drives are located in utility easements. City is responsible for maintenance of these water, storm and sanitary sewer facilities. City is not responsible for repair or replacement of private drive, curb and gutter or landscaping damaged during utility repair or maintenance.

**2. Drainage**

- a. Drainage Study is required. We have no record of drainage analysis for this parcel. Provide calculations of pond volume and rainfall volume. This has to be a retention facility as there is no outfall south of CR 31 at this time.
- b. Retention Criteria.
  - i. Retention facilities must be designed to contain 1.5 times the volume of the runoff generated by the 24-hour, 100-year storm, plus 1 foot of freeboard.

- ii. The design of the retention facility must include an emergency spillway and must show that a spill will not adversely impact downstream properties or residences.
- iii. The design of the retention facility must provide evidence that the pond will drain through the bottom (sides slopes cannot be used in calculation) in less than 72 hours. A retention pond that does not drain in less than 72 hours, can cause injury to water rights, or is in violation of state or federal law will not be accepted.

### **3. Transportation**

- a. Trip generation analysis is acceptable. No additional improvements to CR 16 are required.
- b. Gravel road to the south of the property will not be allowed to remain as access to or from this property. There is no public ROW to 14<sup>th</sup> Street. This access point will be required to fenced across and barricaded.

### **4. Landscape / Grading - Chapter 2 Design Standards**

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.
- b. **Grading and Erosion Control Standard Notes (2.11.03)** - Add the attached notes to the cover sheet.
- c. **Construction Notes:**
  - i. General Storm #3 - delete. PVC is not allowed for storm drainage.
  - ii. General Water-Sewer - Add nonpotable water line pipe material. Specify purple pipe. May be HDPE or PVC same standards as potable water lines.
  - iii. General Water-Sewer #27 - 4" sewer service minimum slope is 2%.

Final approval of drawings does not infer the drawings are error free. The City shall have full authority to review and approve all submittals and construction for compliance with these DESIGN STANDARDS and CONSTRUCTION SPECIFICATIONS. An approval or acceptance by the City does not relieve the owner, engineer, designer, or contractor from responsibility for ensuring that the calculations, plans, specifications, construction, and record drawings are in compliance with these DESIGN STANDARDS. Any approval or acceptance by the City shall not result in any liability to the City or its employees for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved documents. Nothing in these DESIGN STANDARDS shall be construed to circumvent any sections of the City of Fort Lupton Code or sub codes, pertaining to responsibility for reports, studies, designs, and construction.

## FORT LUPTON STANDARD CONSTRUCTION NOTES

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

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

15. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST CITY OF FORT LUPTON STANDARDS AND DETAILS.
16. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.
17. PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY R.O.W. AT THE CLOSE OF DAILY OPERATIONS. THE TCP MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED ON R.O.W, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
18. NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, AND HOLIDAYS WITHOUT PRIOR AUTHORIZATIONS OR UNLESS OTHERWISE SPECIFIED IN THIS PERMIT. CITY MAY RESTRICT WORK ON R.O.W. DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
19. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
20. SEEDING, SODDING, AND PLANTING SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY CITY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM WITH THE CITY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.

#### GRADING AND EROSION CONTROL NOTES

1. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF FORT LUPTON'S "SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION

OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
4. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. (REFER TO SECTION 2.26.00 OF CITY CONSTRUCTION SPECIFICATIONS FOR SEEDING MIX.) PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS SO MERIT.
5. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
6. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT EXCEED 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
7. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY, SHOULD CONDITIONS MERIT THEM.
8. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE DEVELOPER. IN ADDITION, THE CITY MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS SO MERIT THEM.
9. IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES WILL BE SWEEPED ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO

THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.

10. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
11. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS, IS PROHIBITED AT THE JOB SITE.



Your Touchstone Energy® Cooperative 

Hello,

Thank you for inviting United Power, Inc. to review and comment on the SB Weakland Investments Site Plan; LUP2020-0009; SPR2020-0002. After review of the information, there is electric service in the area. To prepare for any electric services needed for this project, we would need an 8' to 10' utility easement around the perimeter of the site location.

United Power would like to work with the developer early in the construction process on getting an electric design prepared so that we can request any additional easements needed and those easements can be dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays. The developer can visit <https://www.unitedpower.com/construction> and submit an application along with CAD data.

***As a Reminder:*** No permanent structures are acceptable within the utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

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

Thank you,



Samantha Riblett  
United Power, Inc  
Right of Way Administrative Assistant  
Main 303-659-0551 | D 303-637-1324



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

April 10, 2020

City of Fort Lupton Planning Department – Alyssa Knutson and Todd Hodges  
130 South McKinley Avenue  
Fort Lupton, CO 80621

Attn: Alyssa Knutson and Todd Hodges

**Re: SB Weakland Investments, Case #s LUP2020-0009 and SPR2020-0002**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **conflicts** with the above captioned project. Public Service Company has an existing *electric transmission* line and existing *high-pressure natural gas transmission* pipelines within the subject property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
- **for High Pressure Natural Gas Transmission:** [https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests) - click on Colorado if necessary; an engineer will then be in contact to request specific plan sheets

The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). 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 by dialing 811 for utility locates prior to construction.

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

# **LEGAL NOTIFICATIONS**

**Sign Posting Affidavit**

LUP2020-0009; SPR2020-0002



Location: 15450 County Road 16



Location: Barley Avenue (County Road 16) Right-of-way

I, Scott Weakland hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 1st day of April, 2020.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Scott Weakland, this 1st day of April, 2020. Witness my hand and seal.

My commission expires 05/30/2023.

Notary Public

CARMEN L. MALDONADO CEDILLO  
(SEAL)  
Notary Public  
State of Colorado  
Notary ID # 20194020252  
My Commission Expires 05-30-2023

April 3, 2020

Fort Lupton Press  
Attention: Legal Publications

Please publish the following Notice in the April 8, 2020 issue of the Fort Lupton Press.

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

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan known as the SB Weakland Investments Site Plan located approximately 0.05 miles south of Barley Avenue and 0.53 miles east of County Road 31 in the I-2 Heavy Industrial Zone District within the City of Fort Lupton, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on April 23, 2020, at 6:00 P.M., and before the City Council on May 5, 2020, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held virtually by GoToMeeting, 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.

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**You can also dial in using your phone.**

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United States: [+1 \(312\) 757-3129](tel:+13127573129)

**Access Code:** 247-460-885

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**ALL INTERESTED PERSONS MAY ATTEND**

**LEGAL DESCRIPTION**

THAT PART OF THE NW1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 34;

THENCE NORTH 00 DEGREES 10 MINUTES 58 SECONDS WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NW1/4 SECTION 34 A DISTANCE OF 1656.54 FEET TO THE SOUTHWEST CORNER OF THE N3/4 OF THE W1/2 OF THE W1/2 OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 34;

THENCE NORTH 89 DEGREES 41 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID N3/4 W1/2 W1/2 NW1/4 NW1/4 OF SECTION 34 A DISTANCE OF 331.83 FEET TO THE SOUTHEAST CORNER OF SAID N3/4 W1/2 W1/2 NW1/4 NW1/4 OF SECTION 34; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF SAID N3/4 W1/2 W1/2 NW1/4 NW1/4 OF SECTION 34 A DISTANCE OF 734.60 FEET TO A POINT 260.00 FEET SOUTH OF THE NORTH LINE OF NW1/4 OF SECTION 34; THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST PARALLEL WITH AND 260.00 FEET SOUTH OF SAID NORTH LINE OF THE NW1/4 OF SECTION 34 A DISTANCE OF 745.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 01 MINUTE 29 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NW1/4 OF SECTION 34 A DISTANCE OF 2356.32 FEET TO A POINT 40.00 FEET NORTH OF THE SOUTH LINE OF SAID NW1/4 OF SECTION 34; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST PARALLEL WITH SAID SOUTH LINE OF THE NW1/4 OF SECTION 34 A DISTANCE OF 1539.42 FEET TO A POINT 40.00 FEET WEST OF THE EAST LINE OF SAID NW1/4 OF SECTION 34; THENCE NORTH 00 DEGREES 01 MINUTE 29 SECONDS WEST PARALLEL WITH SAID EAST LINE OF THE NW1/4 OF SECTION 34 A DISTANCE OF 2364.68 FEET TO A POINT 260.00 FEET SOUTH OF SAID NW1/4 OF SECTION 34;

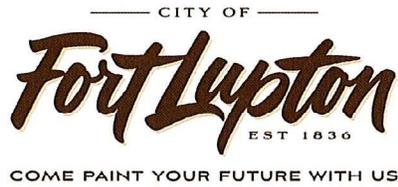
THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST PARALLEL WITH AND 260.00 FEET SOUTH OF SAID NORTH LINE OF THE NW1/4 OF SECTION 34 A DISTANCE OF 1539.46 FEET TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM LOT 1, COLORADO GREENHOUSE ADDITION, RECORDED MAY 12, 1997 AT RECEPTION NO. 2547711,

AND FURTHER EXCEPTING THAT PORTION KNOWN AS LOT 1, FRONT RANGE ENERGY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1999 AT RECEPTION NO. 2717120,  
AND FURTHER EXCEPTING THAT PORTION KNOWN AS LOT ONE FORT LUPTON FIRE PROTECTION DISTRICT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1999 AT RECEPTION NO. 2691823.



**CERTIFICATE OF MAILING**

I, the undersigned, hereby certify that on the 8<sup>th</sup> day of April, 2020, a true and correct copy of the foregoing Notice of Public Hearings, and Site Plan map for the SB Weakland Investments Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

GREENLAND GROUP LLC  
999 S LOGAN ST STE 300  
DENVER, CO 80209

COLORADO INTERSTATE GAS COMPANY  
PO BOX 1087  
COLORADO SPRINGS, CO 80901

PUBLIC SERVICE CO  
TAX SERVICE DEPARTMENT  
PO BOX 1979  
DENVER, CO 80201

LUPTON REAL ESTATE EAST LLC  
2595 CANYON BLVD STE 240  
BOULDER, CO 80302

WEAKLAND BARBARA  
WEAKLAND SCOTT  
12420 W 18<sup>TH</sup> DR  
LAKEWOOD, CO 80215

FORT LUPTON FIRE PROTECTION DISTRICT  
1121 DENVER AVE  
FORT LUPTON, CO 80621

  
\_\_\_\_\_  
City Official



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

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THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST PARALLEL WITH AND 260.00 FEET SOUTH OF SAID NORTH LINE OF THE NW1/4 OF SECTION 34 A DISTANCE OF 1539.46 FEET TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 34; THENCE NORTH 00 DEGREES 10 MINUTES 58 SECONDS WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 34 A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST PARALLEL WITH AND 40.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 1872.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00



DEGREES 01 MINUTE 29 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 737.91 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 737.91 FEET TO A POINT 40.00 FEET WESTERLY OF SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE SOUTH 00 DEGREES 01 MINUTE 29 SECONDS EAST PARALLEL WITH AND 40.00 FEET WESTERLY OF SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 737.91 FEET TO A POINT 40.00 FEET NORTHERLY SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 737.91 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.  
EXCEPTING THEREFROM LOT 1, COLORADO GREENHOUSE ADDITION, RECORDED MAY 12, 1997 AT RECEPTION NO. 2547711,

AND FURTHER EXCEPTING THAT PORTION KNOWN AS LOT 1, FRONT RANGE ENERGY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1999 AT RECEPTION NO. 2717120,  
AND FURTHER EXCEPTING THAT PORTION KNOWN AS LOT ONE FORT LUPTON FIRE PROTECTION DISTRICT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1999 AT RECEPTION NO. 2691823.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment)  
AND SCROLLING DOWN TO THE ROW TITLED: SB WEAKLAND INVESTMENT SITE PLAN.





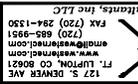






# SB WEAKLAND INVESTMENTS SITE PLAN SUBDIVISION

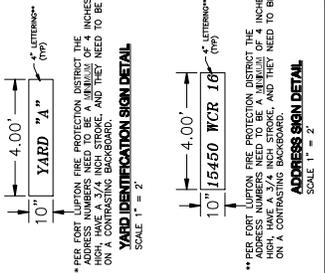
PARCEL B, LOT 1, FRONT RANGE ENERGY  
SUBDIVISION  
Project No. LUP2020-XXXX & Plan No. SPR2020-XXXX



Western Engineering Consultants, Inc. LLC  
127 S. DENVER AVE  
DENVER, CO 80202  
TEL: (303) 733-8821  
FAX: (303) 733-8822  
www.westerneng.com

CONTACT: SCOTT WEAKLAND  
1588 HARBOR HILL RD. # 100-221  
LAKEWOOD, CO 80201  
(720) 955-9957

- NO LIGHTING IS PROPOSED ON PROPERTY YARD. AN EXISTING LIGHT SYSTEM IS NOT ACTIVE AND WILL NOT BE USED.
- SEE STORAGE LAYOUTS NOT LEGIBLE THIS SCALE. SEE SHEETS 3-6 FOR EACH YARD STORAGE LAYOUT.
- REPAIRS TO EXISTING UTILITIES SHALL BE AS SHOWN ON THE PLANS.
- EXISTING YARD LIGHTING TO BE USED, NONE PROPOSED FOR YARDS A, B, OR C.
- NO NEW LANDSCAPE PROPOSED.



NOTES

- THIS PLAN IS INTENDED AS THE LANDSCAPE PLAN FOR PARCEL B, LOT 1, FROM RANGE ENERGY SUBDIVISION.
- ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.
- IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF COLORADO AND CITY OF FORT LUPATON RESPECTIVELY.
- ANY FEATURES TO EXISTING, SURVEY POINTS, OR EXISTING UTILITIES AND REFERENCES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY P.W. 2014 & ASSOCIATES, INC. ALTA/SURVEY AND THIS SURVEY, DATED JULY 31, 2014.
- NOT ALL UNCL. UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION BEGINS.

EXISTING LANDSCAPE LEGEND

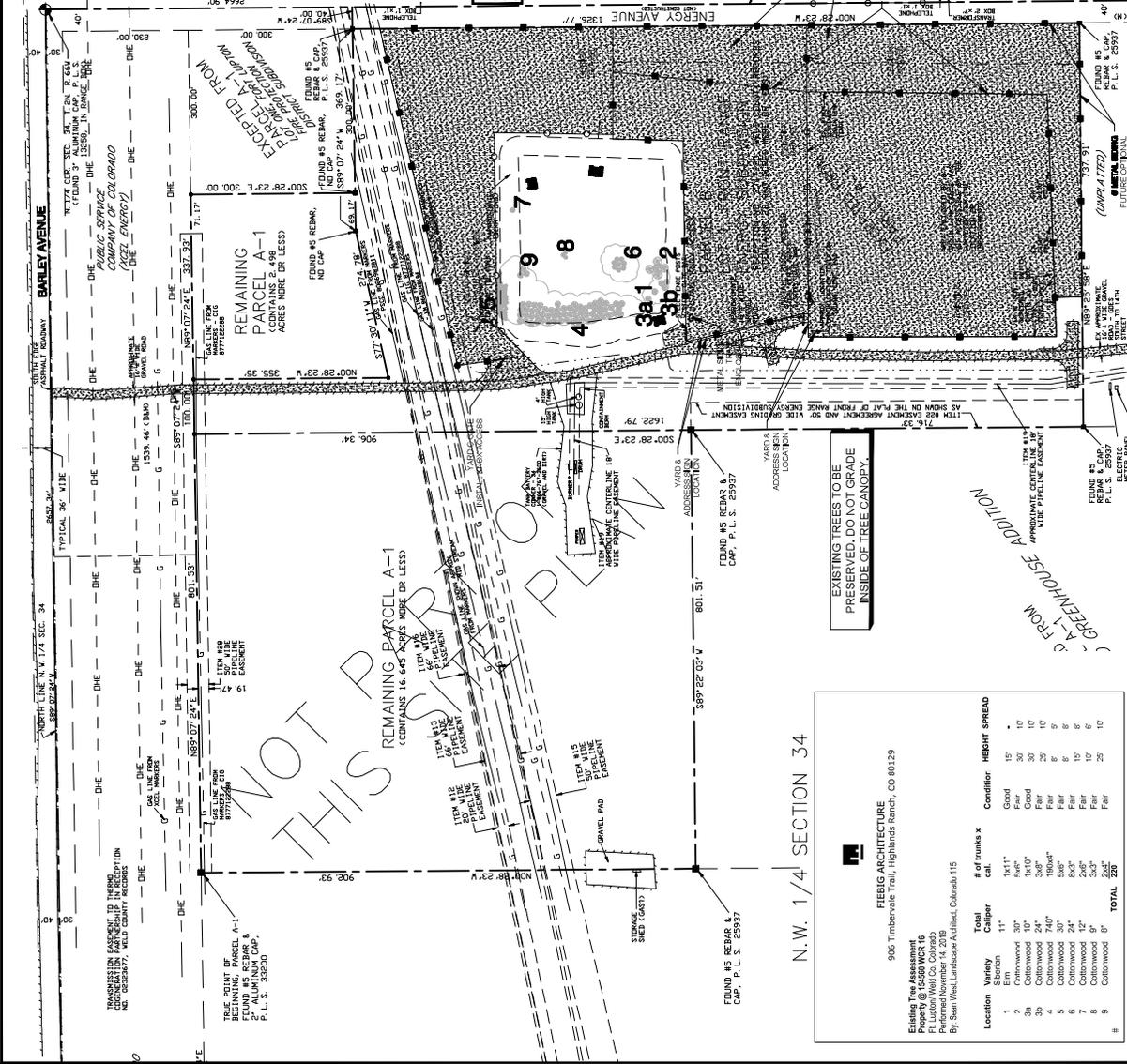
- EVERGREEN TREE
- DECIDUOUS TREE

SYMBOL LEGEND

- 1. 2.5" TO 4" THIRST BLOCK
- 2. 2.5" TO 4" CURB STOP
- 3. RESTRAINED PLUP
- 4. RESTRAINED WATER METER
- 5. RESTRAINED CROSS
- 6. RESTRAINED VALVE

LINE TYPE LEGEND

- LOT / PROPERTY / SECTION LINE
- BASEMENT
- EXISTING SIDEWALK
- EXISTING CHAINLINK FENCE
- EXISTING CHAINLINK FENCE WITH W/ W/S
- EXISTING OVERHEAD ELEC
- EXISTING GAS LINE



USE TABLE

YARD	USE
A	RESIDENTIAL STORAGE
B	INDUSTRIAL STORAGE/PARKING YARD
C	STORAGE CONTAINER YARD

FIRE ACCESS NOTES

1. FIRE PROTECTION WORK SHALL BE COMPLETED WITHIN 10 BUSINESS DAYS OF ALL UTILITIES.



NO ON SITE EMPLOYEES ARE PROPOSED.

NO OFFICE OR REPAIR ACTIVITIES ARE PROPOSED.

ALL YARDS ARE FOR STORAGE ONLY.

## N.W. 1/4 SECTION 34

Location	Variety	Tree Caliper	# of trunks x cal.	Condition	HEIGHT SPREAD
1	Sheridan	11"	14"	Good	15'
2	Cottonwood	30"	50"	Good	35'
3a	Cottonwood	10"	140"	Fair	25'
3b	Cottonwood	24"	300"	Fair	10'
4	Cottonwood	30"	50"	Fair	8'
5	Cottonwood	30"	50"	Fair	15'
6	Cottonwood	24"	300"	Fair	15'
7	Cottonwood	12"	250"	Fair	6'
8	Cottonwood	8"	250"	Fair	25'
9	Cottonwood	8"	250"	Fair	25'
<b>TOTAL</b>					<b>220</b>

905 Timbervale Trail, Highlands Ranch, CO 80129  
FIEBIG ARCHITECTURE  
Property @ 15880 WCR 16  
Parcel B, Lot 1, Section 34  
Permit No. 2020-0001  
By: Sean West, Landscape Architect, Colorado 115

Existing Tree Assessment  
15880 WCR 16  
Parcel B, Lot 1, Section 34  
Permit No. 2020-0001  
By: Sean West, Landscape Architect, Colorado 115





COME PAINT YOUR FUTURE WITH US

Planning Department

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351  
www.fortluptonco.gov

**Affidavit of Mineral Notice**  
**CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103**  
LUP2020-0009  
SPR2020-0002

The undersigned applicant, CHADWIN F. COX, hereby certifies:

- (a) To the best of his or her knowledge, the attached list is a true and accurate list of the names and addresses of all mineral owners and lessees of mineral owners on or under the parcel of land being considered pursuant to C.R.S. 24-65.5-103(1)(a).
- (b) Notice was sent to mineral estate owner(s) by certified mail, return receipt requested, or by a nationally recognized overnight courier not less than 30 days prior to the date scheduled for the initial public hearing by the City of Fort Lupton;
- (c) Notice contained the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is subject of the hearing, and the name of the applicant. A copy of the notice sent is attached hereto.

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Chadwin F. Cox, this 18<sup>th</sup> day of March, 2020. Witness my hand and seal.

My commission expires 05/30/2023.

Notary Public

(SEAL)

CARMEN L. MALDONADO CEDILLO  
Notary Public  
State of Colorado  
Notary ID # 20194020252  
My Commission Expires 05-30-2023

FORT LUPTON  
533 4TH ST  
FORT LUPTON, CO 80621-9998  
073222-0392  
(800)275-8777  
03/18/2020 12:55 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope (Domestic) (DENVER, CO 80203) (Weight: 0 Lb 1.80 Oz) (Estimated Delivery Date) (Friday 03/20/2020)	1	\$1.20	\$1.20
Certified (USPS Certified Mail #) (70191640000052455717)			\$3.55
Return Receipt (elec)			\$1.70
First-Class Mail® Large Envelope (Domestic) (DENVER, CO 80202) (Weight: 0 Lb 1.80 Oz) (Estimated Delivery Date) (Friday 03/20/2020)	1	\$1.20	\$1.20
Certified (USPS Certified Mail #) (70191640000052455724)			\$3.55
Return Receipt (elec)			\$1.70
First-Class Mail® Large Envelope (Domestic) (DENVER, CO 80202) (Weight: 0 Lb 1.80 Oz) (Estimated Delivery Date) (Friday 03/20/2020)	1	\$1.20	\$1.20
Certified (USPS Certified Mail #) (70191640000052455731)			\$3.55
Return Receipt (elec)			\$1.70
<b>Total:</b>			<b>\$19.35</b>
Credit Card Remitd (Card Name: VISA) (Account #:XXXXXXXXXXXX8862) (Approval #:03641B) (Transaction #:206) (AID:A0000000031010) (AL:VISA CREDIT) (PIN:Not Required CAPITAL ONE VISA)			\$19.35

Use label # for inquiry

7019 1640 0000 5245 5731

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

DENVER, CO 80202

**OFFICIAL USE**

Certified Mail Fee	\$3.55		0392
	\$0.00		21
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.70		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
<b>Total Postage and Fees</b>	<b>\$6.45</b>		

Postmark Here  
03/18/2020

Sent To **Crestone Peak Resources Holdings**  
Street and Apt. No., or PO Box No.  
**1801 California Street, Suite 2500**  
City, State, ZIP+4®  
**Denver, CO 80202**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5724

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**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

DENVER, CO 80202

**OFFICIAL USE**

Certified Mail Fee	\$3.55		0392
	\$0.00		21
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.70		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
<b>Total Postage and Fees</b>	<b>\$6.45</b>		

Postmark Here  
03/18/2020

Sent To **Noble Energy, Inc**  
Street and Apt. No., or PO Box No.  
**1625 Broadway, Suite 2000**  
City, State, ZIP+4®  
**Denver, CO 80202**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5717

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

DENVER, CO 80203

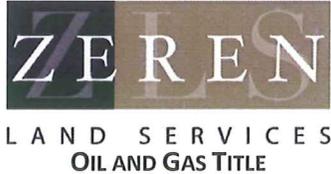
**OFFICIAL USE**

Certified Mail Fee	\$3.55		0392
	\$0.00		21
Extra Services & Fees (check box, add fee as appropriate)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.70		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
<b>Total Postage and Fees</b>	<b>\$6.45</b>		

Postmark Here  
03/18/2020

Sent To **PDC Energy Inc**  
Street and Apt. No., or PO Box No.  
**1775 Sherman Street, Suite 3000**  
City, State, ZIP+4®  
**Denver, CO 80203**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



P.O. Box 336337  
Greeley, CO 80633

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

**LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION**  
(Scott Weakland and Barbara Weakland Property)

**Subject Property:**

Township 2 North, Range 66 West, 6th P.M., Weld County, CO  
Section 34: Lot 1, Front Range Energy Subdivision according to that certain map or plat thereof recorded August 30, 1999 under Reception No. 2717120, being a part of the NW¼

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 October 29, 2019 at 7:45 a.m.:

**Mineral Owners:**

None (entitled to notice)

**Mineral Leasehold Owners:**

PDC Energy, Inc.  
1775 Sherman Street, Suite 3000  
Denver, CO 80203

Noble Energy, Inc.  
Attn: Wattenberg Land Department  
1625 Broadway, Suite 2000  
Denver, CO 80202

Crestone Peak Resources Holdings LLC  
(formerly Encana Oil & Gas (USA) Inc.)  
Attn: DJ Surface Land Department  
1801 California Street, Suite 2500  
Denver, CO 80202

Dated this 4<sup>th</sup> day of November, 2019.

ZEREN LAND SERVICES

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

At the request of **Western Engineering Consultants, Inc., LLC** ("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 October 29, 2019 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.

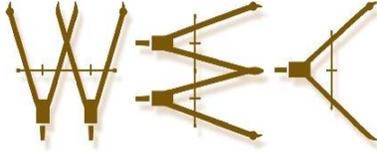
In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out 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.**

Date: November 4, 2019

ZEREN LAND SERVICES

By: 

Cynthia A. E. Zeren, as President



**WESTERN ENGINEERING CONSULTANTS,  
Inc LLC**

127 S Denver Ave. Fort Lupton, CO 80621  
2501 Mill Street, Brush, CO 80723  
Office: 720-685-9951  
Cell. 303-913-7341, Fax 720-294-1330  
Email: chadwin.cox@westerneci.com

**VIA CERTIFIED MAIL-  
RETURN RECEIPT REQUESTED**

Fort Lupton, CO. March 18<sup>th</sup> 2020

**Crestone Peak Resources Holdings LLC.  
(formerly Encana Oil & Gas (USA) Inc. )**

Attn: DJ Surface Land Department  
1801 California Street, Suite 2500  
Denver, CO 80202

**Re: MINERAL DEED NOTICE – Weld County , Colorado**

To Whom It May Concern,

This letter is being prepared on behalf of Scott and Barbara Weakland, who are owners of a 22.96 acres parcel of land located at 15450 WCR 16, City of Fort Lupton. The subject property is part of the North West quarter of section 34, Township 2 North, Range 66 West of the 6th P.M., County of Weld, Colorado (see attached legal description), and is referred to as the "Property." An application for a Site Plan is currently being reviewed by the City of Fort Lupton for approval.

Through title research, your name was listed as apparent holders of mineral rights on the aforementioned Property. According to Colorado State Law, notice of public hearings related to this application must be provided to owners of minerals and oil and gas leases. You are hereby notified that a hearing has been set for Site Plan and Special Use on the following date and time:

- **Planning Commission Hearing on Thursday, April 23<sup>rd</sup> at 6:00 PM**

Enclosed with this notice is a list of mineral owners and mineral lessees prepared Zeren Land Services and a reduced copy of the proposed Site Plan map for your records.

The property has historically been used as an outside equipment storage (Yard A), Yard B has been used more recently as a truck parking yard. It is currently zoned Heavy Industrial in the City of Fort Lupton.

If you have any questions regarding this matter, please do not hesitate to contact me at 720-685-9951.

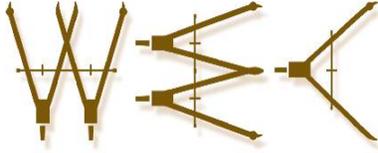


Sincerely

Chadwin F. Cox  
Senior Project manager  
Western Engineering Consultants, inc. LLC

Enclosures:

1. Legal Description
2. Zeren Land Report
3. Site Plan



**WESTERN ENGINEERING CONSULTANTS,**  
*Inc LLC*  
127 S Denver Ave. Fort Lupton, CO 80621  
2501 Mill Street, Brush, CO 80723  
Office: 720-685-9951  
Cell. 303-913-7341, Fax 720-294-1330  
Email: chadwin.cox@westerneci.com

**VIA CERTIFIED MAIL-  
RETURN RECEIPT REQUESTED**

Fort Lupton, CO. March 18<sup>th</sup> 2020

**Nobel Energy, Inc.**

Attn: Land Wattenberg land Department  
1625 Broadway, Suite 2000  
Denver, CO 80202

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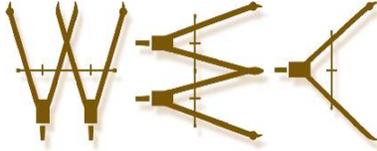


Sincerely

Chadwin F. Cox  
Senior Project manager  
Western Engineering Consultants, inc. LLC

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## **WESTERN ENGINEERING CONSULTANTS,**

127 S Denver Ave. Fort Lupton, CO 80621

2501 Mill Street, Brush, CO 80723

Office: 720-685-9951

Cell. 303-913-7341, Fax 720-294-1330

Email: [chadwin.cox@westerneci.com](mailto:chadwin.cox@westerneci.com)

**Inc LLC**

### **VIA CERTIFIED MAIL- RETURN RECEIPT REQUESTED**

Fort Lupton, CO. March 18<sup>th</sup> 2020

#### **PDC Energy, Inc.**

1775 Sherman Street, Suite 3000

Denver, CO 80203

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Senior Project manager  
Western Engineering Consultants, inc. LLC

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