

**RESOLUTION NO. P2020-015**

**A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF COMPLETE ENERGY SERVICES, INC'S APPLICATION FOR A SPECIAL USE PERMIT FOR A 12,000 GALLON ABOVEGROUND UNLEADED FUEL TANK AT 13025 HIGHWAY 85 AND LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUTNY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission held a public hearing on May 28, 2020, for the purpose of reviewing Complete Energy Services, Inc.'s special use permit application for the addition of 12,000 gallon aboveground unleaded fuel tank; and

**WHEREAS**, after review of the application and supporting documentation, the Planning Commission finds the request for a special use permit 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 all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of Complete Energy Services, Inc.'s special use permit for the addition of a 12,000 gallon aboveground unleaded fuel tank on a property at 13025 Highway 85 and located in a Part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 2 North, Range 66 West of the 6<sup>th</sup> P.M. in Fort Lupton, Colorado, with the following conditions:

- I. Prior to recording the special use permit map:
  - A. The title of the site plan and special use permit map shall include the Project No.: LUP2020-0014 & Plan No. SUP2020-0003.
  - B. Any redline comments provided by staff shall be made to the special use permit map.
  - C. The following note shall be added:
    1. Any future expansion of the site or addition of a buildings or other structures not shown on the special use permit map will require the review from the Planning Department, Building Department, Engineering Department and the Fire District

to determine if additional requirements are necessary prior to release of building permits.

2. The existing sign and shed located with the right of way will be moved or removed at the owner's expense at such a time as the access to the right away becomes necessary.

II. Prior to the release of building permits for the fuel and propane tanks:

- A. Written evidence shall be provided to show that any comments from the Fort Lupton Fire Protection District requirements have been adequately addressed.
- B. One set of Mylars of the map shall be submitted to the Planning Department for recording.

**DONE THIS 28<sup>h</sup> DAY OF MAY, 2020 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.**

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**Chairman**

**ATTEST:**

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**Planning Director**