

**RESOLUTION NO. 2020Rxxx**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE FULTON VILLAGE PUD FINAL PLAT FOR FILING NO. 2 SUBMITTED BY FULTON VILLAGE LAND DEVELOPERS, LLC TO CREATE A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, Fulton Village Land Developers, LLC (“Applicant”) has applied for approval of the Fulton Village Final Plat for Filing No. 2 (the “Application”) for a single-family residential subdivision; and

**WHEREAS**, pursuant to Section 16-45(c)(3) of the Fort Lupton Zoning Regulations, PUD development plan applications shall be processed in the same manner as set forth in the Fort Lupton Subdivision Regulations; and

**WHEREAS**, the Fort Lupton City Council held a public hearing on June 16, 2020, for the purpose of reviewing the Fulton Village PUD Final Plat for Filing No. 2 to subdivide the property for a residential subdivision; and

**WHEREAS**, after review of the Application, and consideration of staff comments, Applicant’s presentation, and any public input, the City Council finds that the Application is in conformance with the Colorado Revised Statutes, City codes and policies, and Comprehensive Plan adopted by the City; and

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Fulton Village PUD Final Plat for Filing No. 2 located in the Northeast Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 66 West of the 6<sup>th</sup> P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

- I. Prior to recording the Final Plat for Filing No. 2:
  - A. The title of the Final Plat shall be updated to include the Project No. LUP2020-0015 and Plan No. FPL2020-0003.
  - B. Any redlines provided by City staff shall be made to the Final Plat maps.
  - C. The following note shall be added to the amended preliminary plat map:
    1. Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts.

- D. Applicant shall submit a final landscape plan for recording.
- E. Applicant shall work with planning staff on finalizing the naming and any signage for the portion of the Fort Lupton Trail being constructed.

II. Prior to the Start of Construction:

- A. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- B. Applicant shall provide written evidence that the comments from the Division of Water Resources have been adequately addressed.
- C. Written evidence shall be provided to show that the Xcel Energy comments have been adequately addressed.
- D. Written evidence shall be provided to show that the comments from United Power have been adequately addressed.

III. Prior to the Start of Construction of the Park and Trail:

- A. Written evidence shall be provided to show the Parks Supervisor comments have been adequately addressed.

IV. Prior to Certificate of Occupancy:

- A. Written evidence shall be provided to show the Fire Lupton Fire Protection District comments have been adequately addressed.

V. The Final Plats shall be recorded within three (3) years of approval.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 16<sup>th</sup> DAY OF JUNE 2020.**

City of Fort Lupton, Colorado

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Zo Stieber, Mayor

Attest:

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Maricela Peña, City Clerk

Approved as to form:

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Andy Ausmus, City Attorney