

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE CARBON VALLEY PARKS AND RECREATION DISTRICT  
FOR THE ADOPTION OF PETITION FOR INCLUSION INTO THE DISTRICT

RESOLUTION 2024 – 2

By the Board of Directors of the Carbon Valley Parks and Recreation District Concerning an Adoption of Petition for Inclusion into the District.

WHEREAS, the Carbon Valley Parks and Recreation District Board of Directors recognized the submittal for the adoption of a petition for inclusion into the District and directed staff to provide for a public review of the document; and

WHEREAS, the District's Rules and Regulations state that persons whose property is located outside the boundaries of the District are required to file for a petition for the inclusion of real property with the District; and

WHEREAS, the District currently provides recreational services within its boundaries, for the benefit of its residents and property owners located in Weld County, State of Colorado; and

WHEREAS, Petitioner is the owner of certain real property (hereinafter, the "Property"), described in **Exhibit A** attached hereto and incorporated herein by this reference;

WHEREAS, the DENMORE has made a formal request dated December 23, 2023, to include the PART OF THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO into the Carbon Valley Parks and Recreation District boundaries and attached to that request a legal description of that portion to be considered for inclusion; and

WHEREAS, the Carbon Valley Parks and Recreation District Board of Directors has reviewed the Adoption of a Petition for Inclusion of real property and that District Board of Directors request that portion to be included therein; and

WHEREAS, the District published notice on January 25, 2024 of a public hearing concerning the inclusion request and the DENMORE resolution at least ten (10) days before the public hearing was held; and

WHEREAS, a public hearing was held on February 21, 2024, concerning the inclusion matter, and at the conclusion of that hearing the District decided to proceed with the adoption of the petition for inclusion of DENMORE.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Carbon Valley Parks and Recreation District Board of Directors concludes that the inclusion of DENMORE is as described in the attachment hereto; and
2. The Carbon Valley Parks and Recreation District Board of Directors hereby accepts and adopts by this resolution, effective immediately, to include DENMORE into the Carbon Valley Parks and Recreation District boundaries.

The foregoing is a true copy of a resolution duly adopted by the Board of Directors of the Carbon Valley Park and Recreation District by vote at a public meeting on the 21<sup>st</sup> day of February 2024.

BY ORDER OF THE BOARD OF DIRECTORS OF THE  
CARBON VALLEY PARKS AND RECREATION DISTRICT

By: /s/ \_\_\_\_\_  
President, Samantha Meiring

ATTEST:

\_\_\_\_\_  
Secretary, Stevin Colvin

Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Carbon Valley Park & Rec District\*\*  
8350 CR 13, Ste#180  
Firestone CO 80504

# AFFIDAVIT OF PUBLICATION

State of Colorado }  
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 1/25/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }  
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 1/25/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice  
Notice of Public Hearing on  
Petition for Inclusion Of  
Real Property into Recreation District  
Frederick, Colorado - PLEASE TAKE NOTICE  
that at 6:30 PM on February 21, 2024 the  
Board of Directors of the CARBON VALLEY  
PARKS AND RECREATION DISTRICT will hold  
a public hearing to consider a Petition for  
Inclusion by DENMORE PROPERTY to be  
included into the Carbon Valley Parks and  
Recreation District's boundaries with the  
following legal description of real property.

LEGAL DESCRIPTION - PART OF THE  
SOUTH HALF AND SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF  
SECTION 6, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FIRESTONE, COUNTY OF WELD,  
STATE OF COLORADO, DESCRIBED AS  
FOLLOWS:  
COMMENCING AT THE SOUTHEAST  
CORNER OF SAID SECTION 6 AND  
ASSUMING THE SOUTH LINE OF  
SOUTHEAST QUARTER OF SAID SECTION 6  
BEARS S89°41'42"E, A DISTANCE OF  
2640.47 FEET MONUMENTED ON THE WEST  
BY A 2.5" ALUMINUM CAP STAMPED "LS  
3116" IN A MONUMENT BOX AND ON THE  
EAST BY A NUMBER 6 REBAR WITH 3"  
BRASS CAP, STAMPING ILLEGIBLE, IN A  
MONUMENT BOX WITH ALL OTHER  
BEARINGS RELATIVE THERETO;  
THENCE NORTH 43°53'00" WEST, A  
DISTANCE OF 42.55 FEET TO THE  
INTERSECTION OF THE NORTH LINE OF  
FIRESTONE BOULEVARD AND THE WEST  
LINE OF WELD COUNTY ROAD NUMBER 15,  
BOTH RECORDED AT THE WELD COUNTY,  
COLORADO CLERK AND RECORDER'S  
OFFICE AT BOOK 86, PAGE 273 AND THE  
POINT OF BEGINNING;  
THENCE NORTH 88°48'45" WEST, A  
DISTANCE OF 2610.61 FEET, ON SAID  
NORTH LINE TO AN ANGLE POINT THERIN;  
THENCE NORTH 89°13'41" WEST, A  
DISTANCE OF 54.33 FEET ON SAID NORTH  
LINE TO THE EASTERLY LINE OF  
FIRESTONE TRAIL ANNEXATION NO. 2,  
RECORDED AT SAID CLERK AND  
RECORDERS OFFICE AT RECEPTION  
NUMBER 520866;  
THENCE NORTH 28°40'27" EAST, A  
DISTANCE OF 1409.92 FEET ON SAID  
EASTERLY LINE;  
THENCE NORTH 20°44'59" EAST, A  
DISTANCE OF 3103.28 FEET ON SAID  
EASTERLY LINE TO THE NORTH LINE OF  
THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION  
6;  
THEN SOUTH 89°44'48" EAST, A DISTANCE  
OF 481.21 FEET ON SAID NORTH LINE TO  
THE WESTERLY LINE OF SAID WELD  
COUNTY ROAD NUMBER 15;  
THENCE SOUTH 00°51'05" WEST, A  
DISTANCE OF 1338.82 FEET ON SAID  
WESTERLY LINE TO AN ANGLE POINT  
THERIN;  
THEN SOUTH 00°51'05" WEST, A DISTANCE  
OF 2026.47 FEET ON SAID WESTERLY LINE  
TO THE POINT OF BEGINNING;  
SAID PARCEL CONTAINING 6,250,139  
SQUARE FEET OR 143.464 ACRES, MORE  
OR LESS.  
EXCEPTING THEREFROM THE FOLLOWING  
PARCEL OF LAND:  
PART OF THE SOUTHEAST QUARTER OF  
SECTION 6, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FIRESTONE, COUNTY OF WELD,  
STATE OF COLORADO, DESCRIBED AS  
FOLLOWS:  
COMMENCING AT THE SOUTHEAST  
CORNER OF SAID SECTION 6 AND  
ASSUMING THE SOUTH LINE OF  
SOUTHEAST QUARTER OF SAID SECTION 6  
BEARS S89°40'45"E, A DISTANCE OF  
2640.47 FEET MONUMENTED ON THE WEST  
BY A 2.5" ALUMINUM CAP STAMPED "LS  
3116" IN A MONUMENT BOX AND ON THE  
EAST BY A NUMBER 6 REBAR WITH 3"  
BRASS CAP, STAMPING ILLEGIBLE, IN A  
MONUMENT BOX WITH ALL OTHER  
BEARINGS RELATIVE THERETO;  
THENCE NORTH 32°44'06" WEST, A  
DISTANCE OF 72.31 FEET TO THE POINT OF  
BEGINNING  
THENCE NORTH 89°48'45" WEST, A  
DISTANCE 829.81 FEET;  
THENCE NORTH 00°51'05" EAST, A  
DISTANCE OF 353.84 FEET;  
THENCE NORTH 48°44'15" EAST, A  
DISTANCE OF 126.52 FEET;  
THENCE NORTH 40°18'48" WEST, A  
DISTANCE OF 22.83 FEET;  
THENCE NORTH 49°27'45" EAST, A  
DISTANCE OF 146.44 FEET;  
THENCE SOUTH 89°18'37" EAST, A  
DISTANCE OF 645.47 FEET;  
THENCE SOUTH 00°51'05" WEST, A  
DISTANCE OF 163.28 FEET TO THE POINT  
OF BEGINNING;  
SAID EXCEPTION PARCEL CONTAINING A  
CALCULATED AREA OF 612,283 SQUARE  
FEET OR 14.056 ACRES, MORE OR LESS.  
THE NET AREA OF SAID PARCEL  
CONTAINING A CALCULATED AREA OF  
5,637,876 SQUARE FEET OR 129.428  
ACRES, MORE OR LESS.  
ALL LINEAL DISTANCES ARE  
REPRESENTED IN U.S. SURVEY FEET.

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler 151 Grant Avenue Firestone, Colorado, 80520

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO 80520, February 21, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Business and Finance Director, (303) 833-2660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion please contact Bryan Hostetler at bhostetler@covrd.com

Legal Notice No. FL1968  
First Publication: January 25, 2024  
Last Publication: January 25, 2024  
Publisher: Fort Lupton Press

Public Notice

Notice of Public Hearing on  
Petition for Inclusion Of  
Real Property into Recreation District

Frederick, Colorado - PLEASE TAKE NOTICE that at 6:30 PM on February 21, 2024 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by DENMORE PROPERTY to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

**LEGAL DESCRIPTION – PART OF THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;**

**THENCE NORTH 43°58'50" WEST, A DISTANCE OF 42.55 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING;**

**THENCE NORTH 88°48'45" WEST, A DISTANCE OF 2610.61 FEET, ON SAID NORTH LINE TO AN ANGLE POINT THERIN; THENCE NORTH 89°34'24" WEST, A DISTANCE OF 54.32 FEET ON SAID NORTH LINE TO THE EASTERLY LINE OF FIRESTONE TRAIL ANNEXATION NO. 2, RECORDED AT SAID CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2928666;**

**THENCE NORTH 29°40'27" EAST, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE;**

**THENCE NORTH 29°41'50" EAST, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;**

**THEN SOUTH 88°04'45" EAST, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WESTERLY LINE OF SAID WELD COUNTY ROAD NUMBER 15;**

**THENCE SOUTH 00°51'35" WEST, A DISTANCE OF 1338.82 FEET ON SAID WESTERLY LINE TO AN ANGLE POINT THERIN;**

**THEN SOUTH 00°51'05" WEST, A DISTANCE OF 2620.47 FEET ON SAID WESTERLY LINE TO THE POINT OF BEGINNING.**

**SAID PARCEL CONTAINING 6,250,139 SQUARE FEET OR 143.484 ACRES, MORE OR LESS.**

**EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND;**

**PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

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**THENCE NORTH 32°44'06" WEST, A DISTANCE OF 72.31 FEET TO THE POINT OF BEGINNING**

**THENCE NORTH 88°48'45" WEST, A DISTANCE 829.07 FEET;**

**THENCE NORTH 00°51'05" EAST, A DISTANCE OF 553.64 FEET;**

**THENCE NORTH 49°44'15" EAST, A DISTANCE OF 126.52 FEET;**

**THENCE NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET;**

**THENCE NORTH 49°27'45" EAST, A DISTANCE OF 146.44 FEET;**

**THENCE SOUTH 89°08'57" EAST, A DISTANCE OF 645.47 FEET;**

**THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 763.28 FEET TO THE POINT OF BEGINNING;**

**SAID EXCEPTION PARCEL CONTAINING A CALCULATED AREA OF 612,263 SQUARE FEET OR 14.056 ACRES, MORE OR LESS.**

**THE NET AREA OF SAID PARCEL CONTAINING A CALCULATED AREA OF 5,637,876 SQUARE FEET OR 129.428 ACRES, MORE OR LESS.**

**ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.**

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The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetler at [bhostetler@cvprd.com](mailto:bhostetler@cvprd.com).

Legal Notice No. FLP998  
First Publication: January 25, 2024  
Last Publication: January 25, 2024  
Publisher: Fort Lupton Press



**For Immediate Release**

**Date:** January 17, 2024

**Contact:** Bryan Hostetler

**Phone** 303-833-3660 ext. 104

**Email** bhostetler@cvprd.com

## **Notice of Public Hearing on Petition for Inclusion Of Real Property into Recreation District**

**Frederick, Colorado** - PLEASE TAKE NOTICE that at 6:30 PM on February 21, 2024 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by DENMORE PROPERTY to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

**LEGAL DESCRIPTION – PART OF THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO; THENCE NORTH 43°58'50" WEST, A DISTANCE OF 42.55 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING; THENCE NORTH 88°48'45" WEST, A DISTANCE OF 2610.61 FEET, ON SAID NORTH LINE TO AN ANGLE POINT THERIN; THENCE NORTH 89°34'24" WEST, A DISTANCE OF 54.32 FEET ON SAID NORTH LINE TO THE EASTERLY LINE OF FIRESTONE TRAIL ANNEXATION NO. 2, RECORDED AT SAID CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2928666; THENCE NORTH 29°40'27" EAST, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE; THENCE NORTH 29°41'50" EAST, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THEN SOUTH 88°04'45" EAST, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WESTERLY LINE OF SAID WELD COUNTY ROAD NUMBER 15; THENCE SOUTH 00°51'35" WEST, A DISTANCE OF 1338.82 FEET ON SAID WESTERLY LINE TO AN ANGLE POINT THERIN; THEN SOUTH 00°51'05" WEST, A DISTANCE OF 2620.47 FEET ON SAID WESTERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 6,250,139 SQUARE FEET OR 143.484 ACRES, MORE OR LESS.**



**EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND;  
PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup>  
PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS  
FOLLOWS:**

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MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX  
AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A  
MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;**

**THENCE NORTH 32°44'06" WEST, A DISTANCE OF 72.31 FEET TO THE POINT OF BEGINNING**

**THENCE NORTH 88°48'45" WEST, A DISTANCE 829.07 FEET;**

**THENCE NORTH 00°51'05" EAST, A DISTANCE OF 553.64 FEET;**

**THENCE NORTH 49°44'15" EAST, A DISTANCE OF 126.52 FEET;**

**THENCE NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET;**

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**THENCE SOUTH 89°08'57" EAST, A DISTANCE OF 645.47 FEET;**

**THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 763.28 FEET TO THE POINT OF BEGINNING;**

**SAID EXCEPTION PARCEL CONTAINING A CALCULATED AREA OF 612,263 SQUARE FEET OR 14.056  
ACRES, MORE OR LESS.**

**THE NET AREA OF SAID PARCEL CONTAINING A CALCULATED AREA OF 5,637,876 SQUARE FEET OR  
129.428 ACRES, MORE OR LESS.**

**ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.**

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, February 21, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Business and Finance Director, (303) 833-3660 Ext. 104.

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Dean Rummel, Executive Director

Carbon Valley Parks and Recreation District



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THENCE NORTH 43°58'50" WEST, A DISTANCE OF 42.55 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING;

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THENCE NORTH 29°40'27" EAST, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE;

THENCE NORTH 29°41'59" EAST, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THEN SOUTH 88°04'45" EAST, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WESTERLY LINE OF SAID WELD COUNTY ROAD NUMBER 15;

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EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND;

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THENCE NORTH 40°44'15" EAST, A DISTANCE OF 126.52 FEET;

THENCE NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET;

THENCE NORTH 49°27'45" EAST, A DISTANCE OF 148.4 FEET;

THENCE SOUTH 89°08'37" EAST, A DISTANCE OF 643.47 FEET;

THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 783.28 FEET TO THE POINT OF BEGINNING;

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THE NET AREA OF SAID PARCEL CONTAINING A CALCULATED AREA OF 5,637,876 SQUARE FEET OR 129,428 ACRES, MORE OR LESS.

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Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, February 21, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Business and Finance Director, (303) 833-3660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on the part of the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetler at bhostetler@cvprd.com.

Legal Notice No. FLP398  
First Publication: January 25, 2024  
Last Publication: January 25, 2024  
Publisher: Fort Lupton Press





# CARBON VALLEY

## PARKS & RECREATION DISTRICT

RE: Required Inclusion into Carbon Valley Parks and Recreation District - Firestone, Colorado

Dear Property Owner or Developer:

Pursuant to the Intergovernmental Agreement between Town of Firestone and Carbon Valley Park and Recreation District (CVPRD), the Town requires developments/properties within the Town that are not currently within CVPRD to Petition for Inclusion into the special district. At present, the property owned by your organization in the Town of Firestone is not included in the park and recreation special district.

To encourage immediate compliance with the agreement, an inclusion packet is enclosed with all District requirements. The packet contains instructions and forms to help you successfully and legally petition into CVPRD. A signed and notarized Petition for Inclusion form must be submitted as Exhibit A and a map of the real property/properties must be attached to the petition as well. CVPRD recommends you maintain a complete copy of the inclusion packet for your records before returning all original documents to the District for processing. CVPRD will absorb any costs associated with processing the inclusion request and a public hearing shall be scheduled.

The District requests that you respond with the petition for inclusion as soon as possible. Please do not hesitate to contact me directly with questions or concerns.

Thank you in advance for your cooperation and compliance.

Sincerely,

Dean Rummel

Executive Director

[Drummel@cvprd.com](mailto:Drummel@cvprd.com)

Enclosures



# CARBON VALLEY

## PARKS & RECREATION DISTRICT

### Instructions for Inclusion of Real Property into Carbon Valley Parks & Recreation District

1. Pursuant to the Town/City annexation ordinance and Intergovernmental Agreement a property that seeks annexation into or development within the Town/City shall also seek inclusion into all applicable special districts.
2. The Carbon Valley Parks and Recreation District absorbs all the costs associated with processing inclusion.
3. Petition for Inclusions **must be executed before a notary public by 100% of the owners of the real property to be included into the District.**
4. An accurate legal description and map of the real property to be included into the District **must be attached to the fully executed Petition for Inclusion.**

#### **EXHIBIT B**

5. The fully executed Petition for Inclusion must be filed with the District at the following address:

Carbon Valley Parks and Recreation District

Attention: Bryan Hostetler

701 5<sup>th</sup> Street

Frederick, Colorado 80530

303.833.3660 Fax 303.833.7068

[bhostetler@cvprd.com](mailto:bhostetler@cvprd.com)

6. Upon the receipt of the Petition for Inclusion, the Board of Directors of the District will set a public hearing at which the Board will consider the petition. Notice of the public hearing will be published one time prior to the public hearing.
7. At such public hearing, upon the approval of the Petition, the Board will issue an Order of Inclusion, which will be filed with the Weld County District Court with a request that the District Court Judge issue a final Order of Inclusion.
8. Upon issuance of the Order of Inclusion by the Weld County District Court Judge, the Order will be recorded with the Weld County Clerk and Recorder, and the inclusion will be in effect.



# **CARBON VALLEY**

**PARKS & RECREATION DISTRICT**

Petition for Inclusion Filing Name:

DENMORE

In the Matter of Carbon Valley Parks and Recreation District, Weld County,  
Colorado

To The Board of Directors of District:

The undersigned Petitioner(s), being the free owner(s) of 100% of the real property hereinafter described, hereby request(s) that such property be included within the Carbon Valley Parks and Recreation District, as provided by law, and for cause, state(s):

1. That such property is capable of being served with facilities of District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitute(s) the free owner(s) of 100% of such property.
3. That there shall be no withdrawal from this Petition after consideration by the Board, nor shall further objections be filed thereto by the Petitioner(s).
4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner(s), and to all duly promulgated rules, regulations and rates of District.
5. That the property owned by Petitioner(s) and sought to be included in District is accurately described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.



# CARBON VALLEY PARKS & RECREATION DISTRICT

## Exhibit A

(If more than two Petitioners/Property Owners, please copy this page as needed.)

### PETITIONER (S):

DANIEL A. GALASSO

Printed Name of Petitioner

Printed Name of Petitioner

member / TPH FIRESTONE TRAIL, LLC

Title / Company

Title / Company

11359 CR 15

Property Address

Property Address

FIRESTONE, CO. 80504, WELD

City, State, Zip COUNTY

City, State, Zip COUNTY

dan.galasso@tripointehomes.com

Email or Phone Number

Email or Phone Number

Who owns 100 % of property

Who owns \_\_\_\_\_ % of property

720 341 3108

Phone Number or Email

Phone Number or Email

Signature of Petitioner

Signature of Petitioner

State of Colorado )

) ss.  
)

Atrapahoe County

Subscribed and sworn to before me this 19<sup>th</sup> day of December, 2023.

Witness my hand and official seal.

**ALEXANDRA GINTER**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214022169  
My Commission Expires 6/7/2025

  
Notary of the Public

My commission expires 6/7/2025



# CARBON VALLEY

PARKS & RECREATION DISTRICT

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Office Use Only:

Received petition of inclusion \_\_\_\_\_ (date)

Board Agenda \_\_\_\_\_ (date)

Order of Inclusion submitted to Weld County Courts \_\_\_\_\_ (date)



## EXHIBIT B

### PARCEL DESCRIPTION

PART OF THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE NORTH 43°58'50" WEST, A DISTANCE OF 42.55 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING;

THENCE NORTH 88°48'45" WEST, A DISTANCE OF 2610.61 FEET, ON SAID NORTH LINE TO AN ANGLE POINT THEREIN;

THENCE NORTH 89°34'24" WEST, A DISTANCE OF 54.32 FEET ON SAID NORTH LINE TO THE EASTERLY LINE OF FIRESTONE TRAIL ANNEXATION NO. 2, RECORDED AT SAID CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2928666;

THENCE NORTH 29°40'27" EAST, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE;

THENCE NORTH 29°41'50" EAST, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 88°04'45" EAST, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WESTERLY LINE OF SAID WELD COUNTY ROAD NUMBER 15;

THENCE SOUTH 00°51'35" WEST, A DISTANCE OF 1338.82 FEET ON SAID WESTERLY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 2620.47 FEET ON SAID WESTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6,250,139 SQUARE FEET OR 143.484 ACRES, MORE OR LESS.



EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND;

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE NORTH 32°44'06" WEST, A DISTANCE OF 72.31 FEET TO THE POINT OF BEGINNING

THENCE NORTH 88°48'45" WEST, A DISTANCE OF 829.07 FEET;

THENCE NORTH 00°51'05" EAST, A DISTANCE OF 553.64 FEET;

THENCE NORTH 49°44'15" EAST, A DISTANCE OF 126.52 FEET;

THENCE NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET;

THENCE NORTH 49°27'45" EAST, A DISTANCE OF 146.44 FEET;

THENCE SOUTH 89°08'57" EAST, A DISTANCE OF 645.47 FEET;

THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 763.28 FEET TO THE POINT OF BEGINNING;

SAID EXCEPTION PARCEL CONTAINING A CALCULATED AREA OF 612,263 SQUARE FEET OR 14.056 ACRES, MORE OR LESS.

THE NET AREA OF SAID PARCEL CONTAINING A CALCULATED AREA OF 5,637,876 SQUARE FEET OR 129.428 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD ROAD, SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 708-0500

FOR REVIEW ONLY

# EXHIBIT B

GRAPHIC SCALE  
 0 250 500  
 ( IN FEET )  
 1 inch = 500 ft.  
 U.S. SURVEY FEET



Dwg Name: P:\Tahfisco01.dwg\Surv\Final Drawings\Exhibits\Surv\Tahfisco01 Purchase Exhibit.dwg Updated By: DBerglund 6/8/2023 7:51 AM

FOR AND ON BEHALF OF  
 MANHARD CONSULTING

C-E 1/16TH COR. SEC. 6  
 RECOVERED NO. 6 REBAR  
 W/ 2.5" ALUMINUM CAP  
 STAMPED, "LS 38670"

SEE SHEET 4

C 1/4TH COR. SEC. 6  
 RECOVERED NO. 6 REBAR  
 W/ 2.5" ALUMINUM CAP  
 STAMPED, "LS 38670"

N88°00'35"W 1359.81'  
 S. LINE OF THE SW. 1/4  
 OF THE NE. 1/4  
 OF SEC. 6, T.2N, R.67W.

N88°01'03"W 1293.84'  
 S. LINE OF THE SE. 1/4  
 OF THE NE. 1/4  
 OF SEC. 6, T.2N, R.67W.

S00°34'50"W 2687.16'  
 W. LINE OF THE SE. 1/4  
 OF SEC. 6, T.2N, R.67W.

FIRESTONE TRAIL  
 ANNEXATION NO. 2  
 REC. NO. 2928666

N29°41'50"E 3103.28'

EAST 1/4 COR. SEC. 6  
 RECOVERED NO. 6 REBAR  
 W/ 2.5" ALUMINUM CAP  
 STAMPED, "LS 28656"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'24"W	54.32'
L2	N88°48'45"W	829.07'
L3	N40°15'45"W	32.85'
L4	S00°51'05"W	763.28'

WELD COUNTY  
 ROAD 15

PARCEL  
 5,637,876 S.F.  
 129.428 AC

SE 1/4  
 SEC. 6

SOUTH 1/4 COR. SECTION 6,  
 RECOVERED 2.5" ALUMINUM CAP  
 STAMPED, "LS 31169"  
 IN MONUMENT BOX

N29°40'27"E 1409.92'

N49°44'15"E  
 126.52'

N49°27'45"E  
 146.44'

EXCEPTION PARCEL  
 612,263 S.F. (14.056 AC.)

S89°08'57"E  
 645.47'

S. LINE OF THE SE. 1/4  
 OF SEC. 6, T.2N, R.67W.  
 S88°48'45"E 2640.47'  
 (BASIS OF BEARING)

N00°51'05"E  
 553.64'  
 POINT OF BEGINNING  
 EXCEPTION  
 PARCEL  
 L2

S00°51'05"W 2620.47'

N00°51'05"E 2650.05'

N32°44'06"W 72.31'  
 (EXCEPTION PARCEL TIE)

N43°58'50"W 42.55'  
 (PARCEL TIE)

N88°48'45"W 2610.61'

FIRESTONE BOULEVARD

POINT OF COMMENCEMENT  
 SE COR. SECTION 6

RECOVERED NO. 6 REBAR WITH 3" BRASS CAP,  
 STAMPING ILLEGIBLE IN MONUMENT BOX

NOTE:  
 THIS EXHIBIT DOES NOT REPRESENT A  
 MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE  
 ATTACHED LEGAL DESCRIPTION.



EXHIBIT A  
 PARCEL ILLUSTRATION  
 TOWN OF FIRESTONE, WELD COUNTY, COLORADO

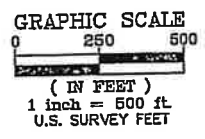
PROJ. MGR.:	DJB	SHEET	3 OF 4
DRAWN BY:	JAF	DATE:	06/06/23
SCALE:	1" = 500'	TPH.FSCO01.00	



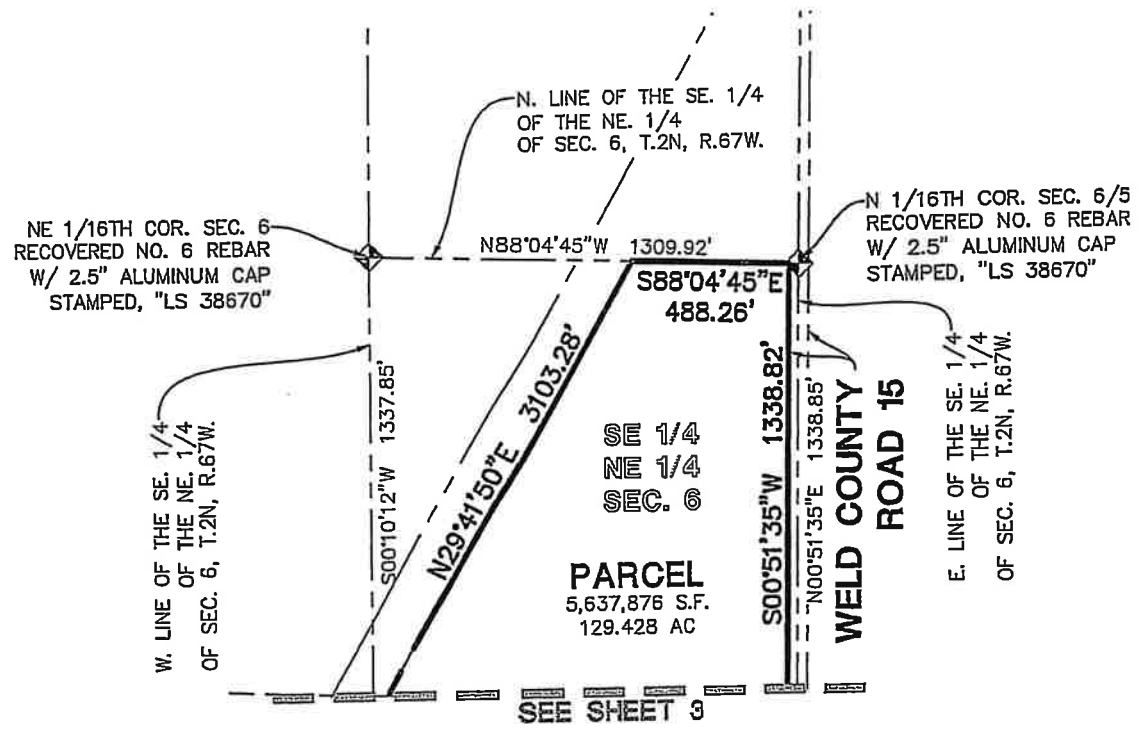
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FOR REVIEW ONLY

# EXHIBIT B



FOR AND ON BEHALF OF  
MANHARD CONSULTING



**Manhard**  
 CONSULTING LTD  
 7800 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

EXHIBIT A	
PARCEL ILLUSTRATION	
TOWN OF FIRESTONE, WELD COUNTY, COLORADO	
PROJ. MGR: DJB	SHEET
DRAWN BY: JAF	4 OF 4
DATE: 06/06/23	TPH.FSCO01.00
SCALE: 1" = 500'	