

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 2025 – 8

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 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 September 25, 2025 of a public hearing concerning the inclusion request and the Strata Subdivision Filing 2 resolution at least ten (10) days before the public hearing was held; and

WHEREAS, a public hearing was held on October 8, 2025, 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 Strata Subdivision Filing 2.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Carbon Valley Parks and Recreation District Board of Directors concludes that the inclusion of Strata Subdivision Filing 2 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 Strata Subdivision Filing 2 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 8<sup>th</sup> day of October 2025.

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

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

ATTEST:

\_\_\_\_\_  
Secretary, Tina Martin



# CARBON VALLEY

PARKS & RECREATION DISTRICT

## Exhibit A

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

Dear Property Owner or Developer:

Pursuant to the Intergovernmental Agreement between City of Dacono and Carbon Valley Parks and Recreation District (CVPRD), the City requires developments/properties within the City that are not currently within CVRPD to Petition for Inclusion into the special district. At present, the property owned by your organization in the City of Dacono 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. A 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.**
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:

Strata Subdivision Filing 2

**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

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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 A**

**STRATA DACONO SUBDIVISION FILING NO. 2**

TWO (2) PARCELS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4923022 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER; SITUATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS:

**PARCEL 1:**

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTH 05°03'48" WEST, A DISTANCE OF 615.89 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°31'22" EAST, A DISTANCE OF 691.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'22", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 89°28'17" WEST, A DISTANCE OF 307.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 420.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'51", AN ARC LENGTH OF 129.00 FEET;

THENCE NORTH 72°55'52" WEST, A DISTANCE OF 161.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°15'04", AN ARC LENGTH OF 131.83 FEET;

THENCE NORTH 27°34'42" WEST, A DISTANCE OF 80.40 FEET;

THENCE NORTH 61°16'27" EAST, A DISTANCE OF 213.41 FEET;

THENCE NORTH 37°37'34" EAST, A DISTANCE OF 389.77 FEET;

THENCE NORTH 14°31'34" EAST, A DISTANCE OF 150.07 FEET;

THENCE NORTH 89°28'31" EAST, A DISTANCE OF 311.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 8.397 ACRES, (365,773 SQUARE FEET), MORE OR LESS.

**PARCEL 2:**

**COMMENCING** AT THE EAST QUARTER CORNER OF SECTION 2;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, SOUTH 89°16'09" WEST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°38'44" EAST, A DISTANCE OF 413.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'11", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 89°21'27" WEST, A DISTANCE OF 159.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°25'38", AN ARC LENGTH OF 39.46 FEET;

THENCE SOUTH 89°47'05" WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00°12'55" EAST, A DISTANCE OF 0.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'22", AN ARC LENGTH OF 39.08 FEET;

THENCE SOUTH 89°21'27" WEST, A DISTANCE OF 4.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 340.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°09'45", AN ARC LENGTH OF 220.53 FEET;

THENCE NORTH 53°28'48" WEST, A DISTANCE OF 200.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°45'57", AN ARC LENGTH OF 37.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 575.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'38", AN ARC LENGTH OF 7.30 FEET;

THENCE NORTH 57°26'29" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°26'23" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°57'41", AN ARC LENGTH OF 41.00 FEET;

THENCE NORTH 53°28'48" WEST, A DISTANCE OF 247.66 FEET;

THENCE NORTH 17°14'22" EAST, A DISTANCE OF 104.73 FEET;

THENCE NORTH 19°40'01" EAST, A DISTANCE OF 269.79 FEET;

THENCE NORTH 13°46'16" WEST, A DISTANCE OF 365.12 FEET;

THENCE NORTH 50°17'34" EAST, A DISTANCE OF 383.80 FEET;

THENCE NORTH 00°28'03" WEST, A DISTANCE OF 217.85 FEET;

THENCE NORTH 54°09'12" WEST, A DISTANCE OF 143.56 FEET;

THENCE NORTH 02°10'42" WEST, A DISTANCE OF 140.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 04°53'19" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'49", AN ARC LENGTH OF 99.92 FEET;

THENCE SOUTH 72°55'52" EAST, A DISTANCE OF 106.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 17°04'08" WEST, A DISTANCE OF 5.86 FEET;

THENCE SOUTH 72°55'52" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°55'52" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°44'01", AN ARC LENGTH OF 50.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 480.00 FEET;

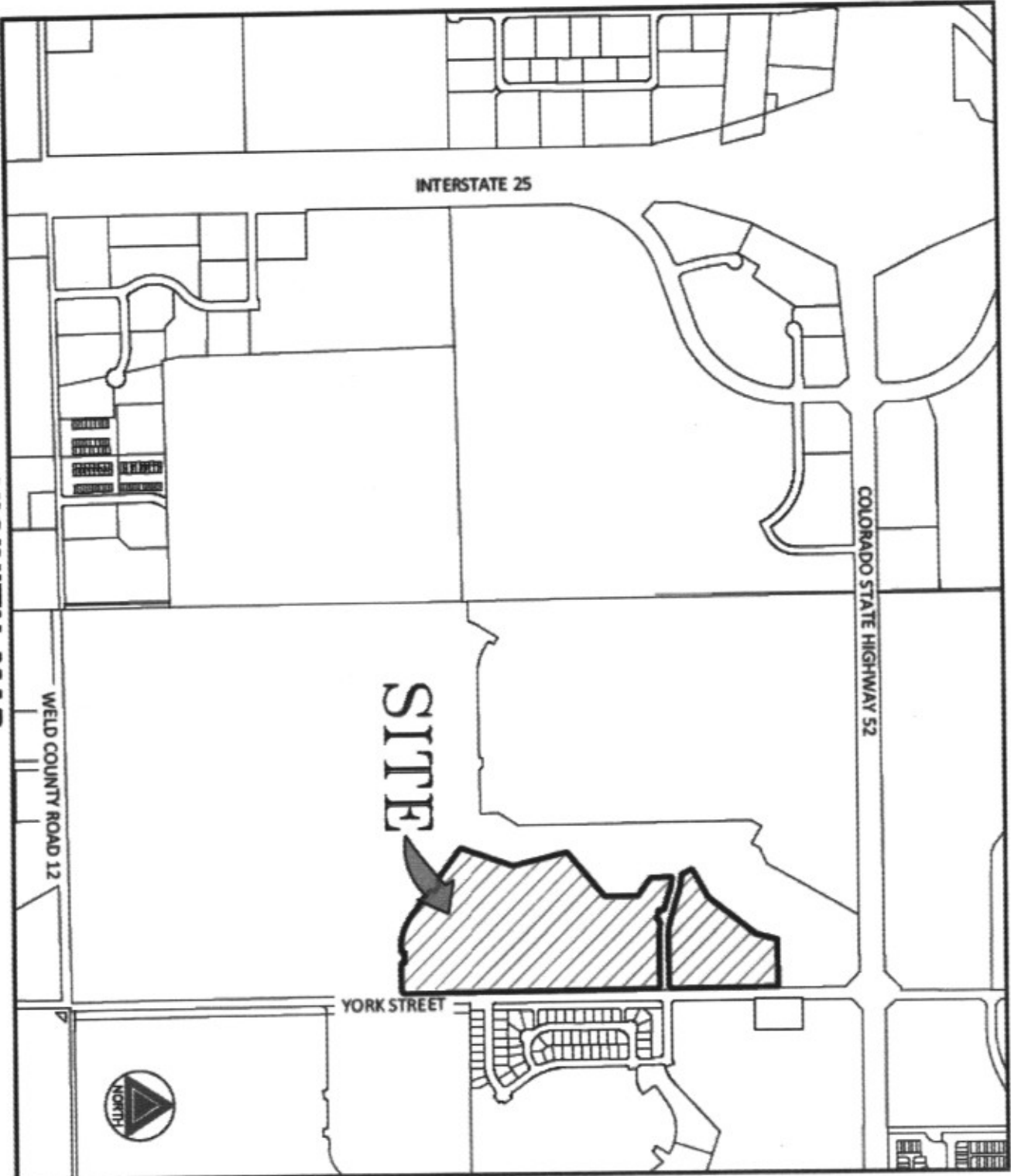
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°19'52", AN ARC LENGTH OF 86.55 FEET;

THENCE NORTH 89°28'17" EAST, A DISTANCE OF 307.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'05", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 00°31'38" EAST, A DISTANCE OF 1,244.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 30.178 ACRES, (1,314,536 SQUARE FEET), MORE OR LESS.



INTERSTATE 25

COLORADO STATE HIGHWAY 52

SITE

YORK STREET

WELD COUNTY ROAD 12

**VICINITY MAP**

SCALE 1" = 1000'



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 October 8, 2025 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by JST Holdings 02 Business LLC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

LEGAL DESCRIPTION -

TWO (2) PARCELS OF LAND BEING PORTIONS OF THAT PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4923022 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER: SITUATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS:

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PARCEL 2:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, SOUTH 89°16'09" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°38'44" EAST, A DISTANCE OF 413.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'11", AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 89°21'27" WEST, A DISTANCE OF 159.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°25'38", AN ARC LENGTH OF 39.46 FEET; THENCE SOUTH 89°47'05" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°12'55" EAST, A DISTANCE OF 0.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'22", AN ARC LENGTH OF 39.08 FEET; THENCE SOUTH 89°21'27" WEST, A DISTANCE OF 4.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 340.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°09'45", AN ARC LENGTH OF 220.53 FEET; THENCE NORTH 53°28'48" WEST, A DISTANCE OF 200.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°45'57", AN ARC LENGTH OF 37.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 575.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'38", AN ARC LENGTH OF 7.30 FEET; THENCE NORTH 57°26'29" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°26'23" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°57'41", AN ARC LENGTH OF 41.00 FEET; THENCE NORTH 53°28'48" WEST, A DISTANCE OF 247.66 FEET; THENCE NORTH 17°14'22" EAST, A DISTANCE OF 104.73 FEET; THENCE NORTH 19°40'01" EAST, A DISTANCE OF 269.79 FEET; THENCE NORTH 13°46'16" WEST, A DISTANCE OF 365.12 FEET; THENCE NORTH 50°17'34" EAST, A DISTANCE OF 383.80 FEET; THENCE NORTH 00°28'03" WEST, A DISTANCE OF 217.85 FEET; THENCE NORTH 54°09'12" WEST, A DISTANCE OF 143.56 FEET; THENCE NORTH 02°10'42" WEST, A DISTANCE OF 140.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 04°53'19" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'49", AN ARC LENGTH OF 99.92 FEET; THENCE SOUTH 72°55'52" EAST, A DISTANCE OF 106.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 17°04'08" WEST, A DISTANCE OF 5.86 FEET; THENCE SOUTH 72°55'52" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 35.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°55'52" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°44'01", AN ARC LENGTH OF 50.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 480.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°19'52", AN ARC LENGTH OF 86.55 FEET; THENCE NORTH 89°28'17" EAST, A DISTANCE OF 307.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'05", AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 00°31'38" EAST, A DISTANCE OF 1,244.76 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 30.178 ACRES, (1,314,536 SQUARE FEET), MORE OR LESS.

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, October 8, 2025 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Deputy 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 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.

Legal Notice No. FLP1331  
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