



FIRESTONE URBAN RENEWAL AUTHORITY

REGULAR MEETING AGENDA

January 9, 2019

7:00 PM

151 Grant Avenue

Firestone, CO 80520

1. **Call to Order & Roll Call**
2. **Approval of Agenda**
3. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
4. **Consent Agenda**
 - 4.a. Approval of the December 12, 2018 FURA Meeting Minutes
 - 4.b. **FURA Resolution 19-01**: A RESOLUTION DESIGNATING THE PLACE FOR POSTING OF NOTICES OF MEETINGS FOR THE FIRESTONE URBAN RENEWAL AUTHORITY FOR THE TOWN OF FIRESTONE, COLORADO
5. **Discussion/Action**
 - 5.a. Proposal for Big Horn Urban Renewal Authority
6. **Adjournment**

* Individuals that desire to address the Cultural Committee are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Cultural Committee meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

TOWN OF FIRESTONE, COLORADO
Firestone Urban Renewal Authority
December 12, 2018

1. CALL TO ORDER & ROLL CALL

The Firestone Urban Renewal Authority met in regular session on December 12, 2018, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Meiring called the meeting to order at 9:49 p.m.

The following were present upon the call of the roll:

Chairperson: Samantha Meiring
Vice Chairperson: George Heath
Commissioners: Don Conyac
Drew Peterson
Doug Sharp
Bobbi Sindelar
Frank A. Jimenez

Staff: AJ Krieger, Interim Town Manager; Leah Vanarsdall, Town Clerk

2. APPROVAL OF AGENDA

Motion by Vice-Chair Heath, **second** by Commissioner Peterson, to approve the Agenda.

Motion carried, All in favor.

3. PUBLIC COMMENT

None

4. CONSENT AGENDA

a. Approval of November 14, 2018 Minutes

Motion by Vice Chair Heath, **second** by Commissioner Conyac, to approve the Minutes for November 14, 2018. **Motion carried**, All in favor.

5. DISCUSSION/ACTION

a. Resolution 18-09: A RESOLUTION ADOPTING THE ANNUAL BUDGET AND APPROPRIATING EXPENDITURES FOR THE FIRESTONE URBAN RENEWAL AUTHORITY FOR FISCAL YEAR 2019.

Motion by Commissioner Conyac, **second** by Commissioner Sharp, Approval of **Resolution 18-09**:

A RESOLUTION ADOPTING THE ANNUAL BUDGET AND APPROPRIATING EXPENDITURES FOR THE FIRESTONE URBAN RENEWAL AUTHORITY FOR FISCAL YEAR 2019. **Roll Call Vote**:

Vice Chair Heath – yes, Commissioner Sharp – yes, Commissioner Conyac – yes, Commissioner Sindelar – yes, Commissioner Peterson – yes, Commissioner Jimenez – yes, Chair Meiring – yes. All in Favor, **Motion Carried**.

6. ADJOURNMENT

Motion by Jimenez, **second** by Commissioner Peterson, to adjourn the meeting. **Motion carried**, All in favor. The meeting was adjourned at 9:52 p.m.

Introduced and Approved this th day of January 2019.

TOWN OF FIRESTONE, COLORADO

Samantha Meiring, Chairperson

ATTEST

Leah Vanarsdall, Recording Secretary

FIRESTONE URBAN RENEWAL AUTHORITY
RESOLUTION FURA-19-01

A RESOLUTION DESIGNATING THE PLACE FOR POSTING OF NOTICES OF MEETINGS OF THE BOARD OF COMMISSIONERS FOR THE FIRESTONE URBAN RENEWAL AUTHORITY.

WHEREAS, C.R.S. § 24-6-402(2)(c) requires the Board of Commissioners to designate the public place or places for posting of notices of the Commission's public meetings.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR THE FIRESTONE URBAN RENEWAL AUTHORITY:

Section 1. Pursuant to Section 24-6-402(2)(c), C.R.S., notices of meetings of the Board of Commissioners for the Firestone Urban Renewal Authority shall be posted at the front entrance window of the Firestone Town Hall, 151 Grant Avenue, Firestone, CO 80520. Meeting notices may additionally be published on the Town's website, www.firestoneco.gov.

INTRODUCED, READ, and ADOPTED this 9th day of January, 2019.

FIRESTONE URBAN RENEWAL
AUTHORITY

Samantha Meiring, Chairperson

ATTEST:

Leah Vanarsdall, Recording Secretary

AGENDA INFORMATION MEMORANDUM



AIM#: 5.a.

Discussion/Action

Meeting Date: January 9, 2019

Initiated By: Paula Mehle

Dept: Town Clerk

AGENDA TITLE

Proposal for Big Horn Urban Renewal Authority

SUMMARY

Approve a contract with DGC Consulting to perform urban renewal studies and reports in preparation for the formation of a new Urban Renewal Area.

HISTORY AND PREVIOUS BOARD ACTION

The Firestone Urban Renewal Authority has three (3) urban renewal areas: Southern Firestone Urban Renewal Area created January 28, 2010; Northern Firestone Urban Renewal Area created June 12, 2013; and the Central Firestone Urban Renewal Area created December 16, 2015.

Prior to an urban renewal area being created the Colorado Urban Renewal Law requires that an urban renewal plan and an impact report be developed then shared with the Weld County Commissioners and the school district serving the plan area. The reports are then presented to the Town of Firestone Board of Trustees to assist the Trustees in determining, in accordance to the Urban Renewal Law, if there is sufficient findings provided in the reports to authorize the formation of a new urban renewal area within its jurisdiction.

RECOMMENDATION

Staff recommends the Commission adopt a motion to approve the attached proposal by DGC Consulting to conduct a conditions study, prepare an urban renewal plan and an impact report in order for a new urban renewal area, initially named Big Horn, to be considered. Said area is depicted as Lot A in the attached Amended Teets Minor Plat.

ALTERNATIVES

The Commission may choose not to approve the proposal and provide Staff with direction.

ATTACHMENTS

1. 5a - Contract ltr Firestone Big Horn
2. 5a - Firestone Bighorn study area 1-1-19

FINANCIAL CONSIDERATIONS

The proposal is for \$18,500. Funds have been budgeted in the 2019 Firestone Urban Renewal Authority budget.

January 1, 2019

Paula Mehle, AICP
Town of Firestone | Director of Economic Development and FURA
151 Grant Ave., Firestone, CO 80520
Mail: P.O. Box 100, Firestone, CO 80520
D 303-531-6265 | F 720-476-4232 | M 720-749-8517
PMehle@FirestoneCo.Gov

Re: Letter Proposal for Big Horn Urban Renewal Area, Firestone, Colorado

Dear Paula,

As requested by your attorney, Caitlin Quander, DGC Consulting ("Consultant") is providing this letter scope of services and contract to perform urban renewal studies and reports, in accordance with Colorado Urban Renewal Law, for redevelopment of the 240-acre Bighorn property, Firestone, Colorado. The work will be performed for the Firestone Urban Renewal Authority ("FURA" or "Client"). This scope of services and contract includes the following:

1. Scope of Services
2. Fees and Expenses
3. Schedule
4. Payment
5. Indemnification
6. Limitation of Liability
7. Acknowledgements

1. Scope of Services

Task 1: Conditions ("Blight") Study

Task 1-A: Project Initiation, Data Collection, and Mapping

- Confirm project goals, study area boundaries, scope of services, and review scope with Client and/or Client's Attorney.
- The study area boundary graphic and area total will be provided by the Client.
- Collect and analyze relevant physical information within the study area, which could include information on public facilities, property ownership data, street layout, land use, utilities, future development plans, and other appropriate information.
- Assemble digital base maps and/or aerial photographs that document the location of information such as streets, parcels boundaries, and other physical and political information that are identified as relevant to this study.
- Client will be responsible for providing environmental reports and studies and title information that may be useful in supporting a finding of blight.
- Client will be responsible for notification of property owners pursuant to Colorado Urban Renewal Law

requirements.

Task 1-B: Field Survey

- Conduct a detailed visual survey of the study area for the purpose of identifying and documenting conditions that meet the criteria of “blight” as required and defined by Colorado Urban Renewal Law and to provide an unbiased, objective report.
- After completion of the field survey, report to Client any unusual findings or conditions.

Task 1-C: Documentation of Findings and Report Preparation

- Organize and analyze the findings from the field survey into conclusions based upon Colorado Urban Renewal Law.
- Submit a digital version of the draft report for review and comment. After receiving comments, the agreed-upon changes will be made and the final report will be issued in digital format. The final report will include:
 1. Introduction
 - Purpose
 - Colorado Urban Renewal Law
 - Study Methodology
 2. Study Area Analysis
 - Study Area
 - Field Survey Approach
 - Blight Factors
 - Results of the Field Survey
 3. Summary of Findings and Conclusions
 - Findings
 - Conclusions
 4. Appendix
 - Sources
 - Photographs

Task 2: Urban Renewal Plan

Task 2-A: Table of Contents of the Urban Renewal Plan

- The Urban Renewal Plan will cover the proposed urban renewal area shown on the graphic, which will be the same area as used for the Tax Forecast and County Impact Report.
- Consultant will confirm content and scope of the Urban Renewal Plan with the Client.
- Client will provide legal review and the legal description and exhibit of the proposed Urban Renewal Area.
- The Urban Renewal Plan will include the following:
 1. Preface and Background
 2. Findings
 3. Conformance

4. Urban Renewal Activities
5. Redevelopment Opportunities
6. Project Financing
7. Development Standards and Procedures
8. Modification of the Plan
9. Term of the Plan
10. Appendices

Task 2-C: Draft/Final Urban Renewal Plan

- Consultant will submit a digital version of the draft report for review and comment. After receiving comments, the agreed-upon changes will be made and the final plan distributed in digital format.

Task 3: Tax Forecast and County Impact Report

Task 3-A: Development Program

- The Client will provide a development concept, development program, 25 year phasing schedule, valuations for commercial and residential property (including gas wells), and projected retail sales tax revenue by square footage (SF) or other suitable metric. If a suitable development program is not available, the Consultant will work with the Client to develop growth assumptions and an absorption schedule based on general market trends. This information will be used to calibrate the property and sales tax spreadsheets in the forecast.
- The Client will provide a download of Weld County Assessor Parcel information for the properties within the proposed Urban Renewal Area.

Task 3-B: Property and Sales Tax Forecast

- Due to changes in Colorado Urban Renewal Law, it is anticipated that the sales and property tax analysis will be necessary for all impacted property and sales tax entities. With this in mind, the spreadsheet analysis will include the following property taxing entities:
 - State of Colorado
 - Weld County
 - Town of Firestone
 - St. Vrain Valley School District
 - Frederick Firestone Fire Protection District
 - St. Vrain Sanitation District
 - High Plains Library District
 - Other property tax jurisdictions to be identified

The spreadsheet will include the following sales tax entities:

- State of Colorado
- Weld County
- Town of Firestone

- Other sales tax jurisdictions to be identified

Task 3-C: Tax Forecast and County Impact Report

- Upon completion of a final concept, development program and absorption schedule, the Consultant will prepare the Tax Forecast and County Impact Report. This will summarize the property and sale tax forecast for each taxing jurisdiction and discuss general impacts to Weld County. After review by the Client, the Consultant will make changes as appropriate, and issue a final digital report.

Task 3-E: County Notification

- In accordance with the requirements of Colorado Urban Renewal Law, the Client will distribute copies of the Tax Forecast and County Impact Report to Weld County and other taxing jurisdictions.
- The Client will be responsible for all meetings with other tax jurisdictions, which are not planned to include the Consultant.

Task 4: Meetings and Presentations

Task 4-A: Coordination Meetings

- Up to three coordination/review telephone meetings with the Client, Client Attorney, and other stakeholders (one per deliverable – this cost is included in Task 1-3 fixed price).
- One of these may be an introductory meeting with the FURA Board, if it can be scheduled during the site visit (see bullet above). If a separate meeting is required due to scheduling conflicts, this will be charged separately under Task 4-B.

Task 4-B: Additional Meetings, Presentations and Public Hearing

- It is not clear if additional meetings or presentations before bodies in the Town of Firestone will be required. This work (including preparation of a PowerPoint or other materials) will be billed on a time and materials basis.
- Potentially, these may include the following:
 - Public Open House
 - FURA Board
 - Board of Trustees Work Session or Public Hearing

2. Fee and Expenses

DGC Consulting will provide the services described above for a maximum fee of \$18,500, including expenses, billed for the following tasks: .

1. Condition Study	\$6,000
2. Urban Renewal Plan	\$4,500
3. Tax Forecast and County Impact Report	\$6,500
4. Meetings/Presentations	\$0 (to be determined)
5. <u>Expenses</u>	<u>\$1,500 (estimate)</u>
Total	\$18,500

Expenses (estimated to be approximately \$1,500, based on report reproduction costs, transportation costs, airfare, mileage at \$.54/mile, lodging/field meals, and other project costs, if necessary. Labor for meetings in Firestone will be charged at a flat rate of \$600, based on an hourly rate of \$150 per hour. Telephone consultations beyond the three included in the scope will be at the rate of \$150 per hour.

Total billing and expense charges greater than \$18,500 must be approved in writing by the Client.

3. Schedule

The work described can be completed in 8 -12 weeks, assuming Client - provided materials are available at the appropriate time.

4. Payment

Consultant will bill monthly for work and Task 1-3 will be billed as a percentage of job completed. Task 4 will be billed on a time and materials basis. Expenses will be billed with no markup, and are in addition to fees for Tasks 1 - 4. Payment is due in 30 days. Late payments will be charged 1% interest per month.

5. Indemnification

The Client shall, to the fullest extent permitted by the law, indemnify and hold harmless DGC Consulting from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance of the services under this agreement. DGC Consulting shall indemnify and hold harmless the Client from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of negligent acts by DGC Consulting during the performance of the services under this agreement.

6. Limitation of Liability

In recognition of the relative risks, rewards and benefits of the project to both the Client and DGC Consulting, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, DGC Consulting's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Contract from any cause or causes, shall be limited to \$18,500 or the fee to be paid by Client for the scope of

work described in this Contract, whichever is less.

7. Acknowledgements

David G. Cooper

January 1, 2019

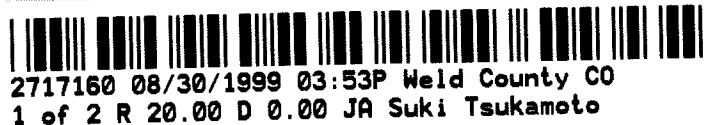


Owner, DGC Consulting

Client (Firestone Urban Renewal Authority)

BASIS OF BEARING:

BEARINGS ARE REFERRED TO LOT B OF
RECORDED EXEMPTION NO. 1311-17-1-RE498



OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PETER B. TEETS, GARY L. SHAW AND LINDA SHAW BEING THE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A SUBDIVISION OF LOT B OF RECORDED EXEMPTION NO. 1311-17-1-RE498
BEING A PART OF SECTION 17, T2N, R67W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE S89°52'35"W, 330.00 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ORLIE F. CARTWRIGHT AND NANCY B. CARTWRIGHT AS DESCRIBED IN DEED RECORDED IN BOOK 657 AS RECEPTION NO. 1579085 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE S02°09'00"W, 1389.94 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 657 AS RECEPTION NO. 1579085 TO THE SOUTHWEST CORNER THEREOF, A POINT ON THE APPROXIMATE CENTERLINE OF THE SOUTH PLATTE SUPPLY CANAL (COAL RIDGE DITCH);

THENCE N32°06'00"E, 182.82 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 657 AS RECEPTION NO. 1579085;

THENCE N49°05'10"E, 95.06 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 657 AS RECEPTION NO. 1579085;

THENCE N56°44'35"E, 104.76 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 657 AS RECEPTION NO. 1579085;

THENCE N68°47'40"E, 91.10 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 657 AS RECEPTION NO. 1579085 TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 17;

THENCE S02°09'00"W, 1557.02 FEET ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 17 TO THE EAST 1/4 CORNER OF SAID SECTION 17;

THENCE S01°50'35"W, 1842.75 FEET ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 17 TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LEONARD R. SHALLCROSS AND MARY E. SHALLCROSS AS DESCRIBED IN DEED RECORDED IN BOOK 644 AS RECEPTION NO. 1565620 OF THE RECORDS OF WELD COUNTY, COLORADO, A POINT ON THE APPROXIMATE CENTERLINE OF SAID SOUTH PLATTE SUPPLY CANAL;

THENCE S22°48'07"W, 165.40 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 644 AS RECEPTION NO. 1565620 TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 199.62 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 644 AS RECEPTION NO. 1565620 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 165.00 FEET, A DELTA ANGLE OF 69°19'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S57°27'37"W, 187.66 FEET;

THENCE N87°52'53"W, 395.81 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 644 AS RECEPTION NO. 1565620;

THENCE N75°49'03"W, 153.75 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 644 AS RECEPTION NO. 1565620 TO THE NORTHWEST CORNER THEREOF;

THENCE S00°09'57"W, 604.76 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 644 AS RECEPTION NO. 1565620 TO THE SOUTHWEST CORNER THEREOF, A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 17;

THENCE S89°25'57"W, 611.65 FEET ALONG THE SOUTH LINE OF SAID SECTION 17 TO THE SOUTHEAST CORNER OF CASAGRANDE ESTATES FIRST ADDITION, A SUBDIVISION IN THE COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EASTERLY LINE OF SAID CASAGRANDE ESTATES FIRST ADDITION:

THENCE N00°34'03"W, 663.60 FEET;

THENCE N89°25'57"E, 105.00 FEET;

THENCE N00°34'03"W, 660.00 FEET;

THENCE S89°25'57"W, 670.00 FEET;

THENCE N00°34'03"W, 424.82 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 670.45 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 51°13'08" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°10'37"W, 648.35 FEET;

THENCE N51°47'11"W, 118.29 FEET TO THE SOUTH CORNER OF LOT A OF SAID RECORDED EXEMPTION NO. 1311-17-1-RE498; THENCE ALONG THE EASTERLY LINE OF SAID LOT A THE FOLLOWING THREE (3) COURSES:

(1) THENCE N38°12'49"E, 645.98 FEET; (2) THENCE N51°47'11"W, 485.34 FEET; (3) THENCE N71°19'37"W, 212.22 FEET TO THE EAST CORNER OF LOT 31 OF SAID CASAGRANDE ESTATES FIRST ADDITION;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID CASAGRANDE ESTATES FIRST ADDITION THE FOLLOWING COURSES AND DISTANCE:

THENCE N00°52'00"W, 707.88 FEET;

THENCE S89°08'00"W, 155.32 FEET;

THENCE N00°52'00"W, 646.77 FEET;

THENCE S89°53'00"W, 44.96 FEET;

THENCE N00°07'00"W, 255.00 FEET;

THENCE NORTHEASTERLY, 110.72 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 126°52'11" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°26'54"E, 89.44 FEET;

THENCE NORTHWESTERLY, 32.18 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 36°52'11" AND BEING SUBTENDED BY A CHORD THAT BEARS N18°33'06"W, 31.62 FEET;

THENCE N00°07'00"W, 295.00 FEET TO THE NORTHEAST CORNER OF SAID CASAGRANDE ESTATES FIRST ADDITION, A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 17;

AMENDED TEETS MINOR PLAT

A SUBDIVISION OF LOT B OF RECORDED EXEMPTION NO. 1311-17-1-RE498 BEING A PART OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

THENCE, LEAVING THE EASTERLY LINE OF SAID CASAGRANDE ESTATES FIRST ADDITION, N89°53'00"E, 148.15 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 17 TO THE N 1/4 CORNER OF SAID SECTION 17;

THENCE N89°52'35"E, 2396.57 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 17 TO THE TRUE POINT OF BEGINNING.

AREA = 244.971 ACRES, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SUBDIVIDED UNDER THE NAME OF AMENDED TEETS MINOR PLAT. THIS MINOR SUBDIVISION PLAT IS NOT DEDICATING ANY NEW R.O.W., EASEMENTS, OR, OPEN SPACE.

Peter B. Teets
PETER B. TEETS

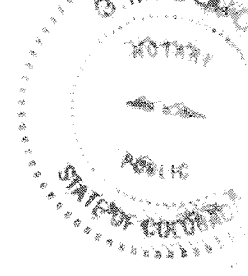
8-10-99

DATE

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
10th DAY OF August, 1999
MY COMMISSION EXPIRES 12-28-2001



Charles R. Melvin
NOTARY PUBLIC
475 1st Street
Firestone, Co
ADDRESS

Gary L. Shaw
GARY L. SHAW

7/22/99
DATE

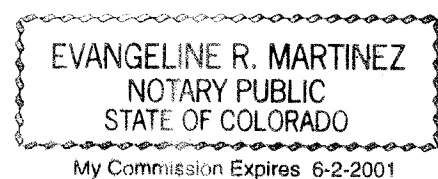
Linda Shaw
LINDA SHAW

7-22-99
DATE

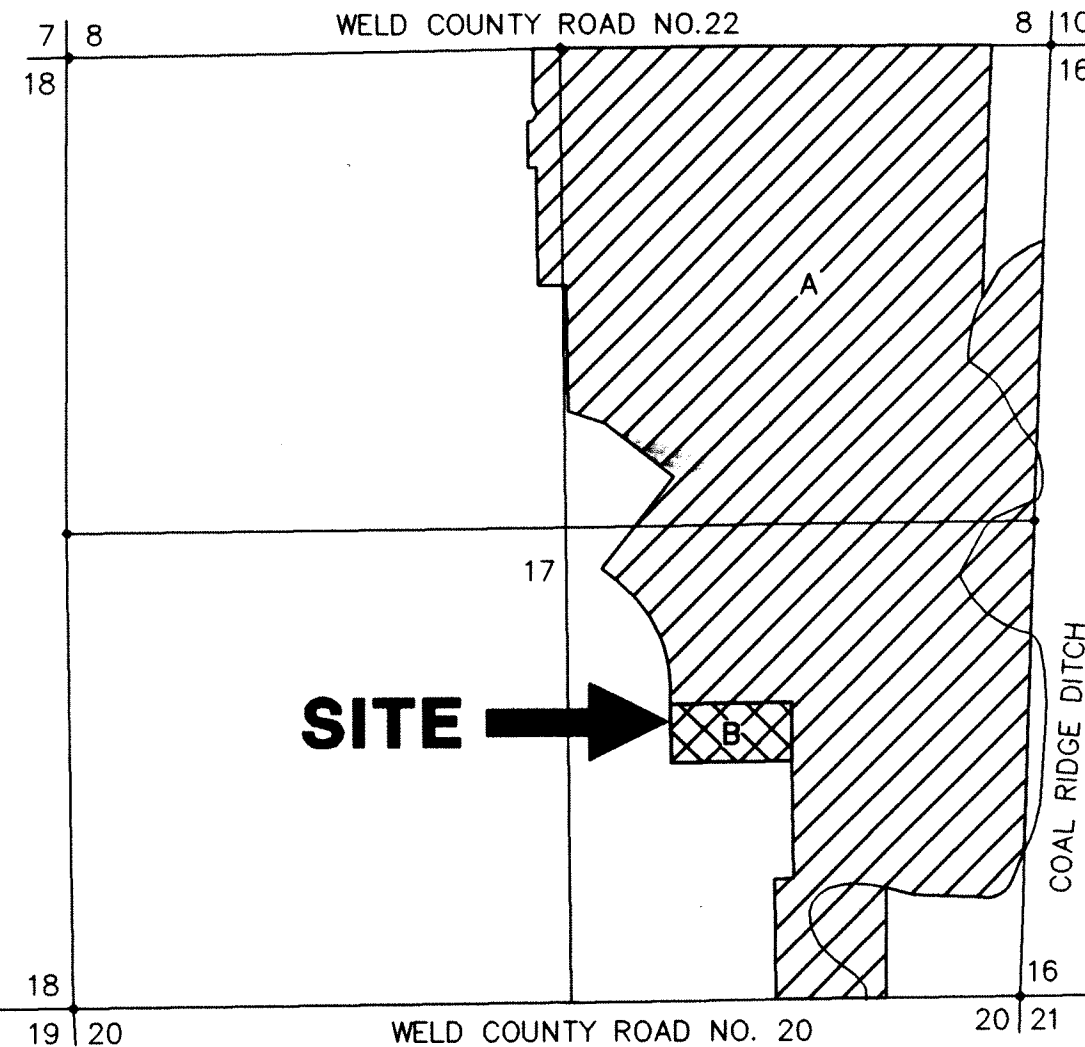
NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
23rd DAY OF July, 1999
MY COMMISSION EXPIRES 6-28-2001



Evangeline R. Martinez
NOTARY PUBLIC
2222 Central Ave
Boulder, Co
ADDRESS



VICINITY MAP

TOWN OF FIRESTONE:

THIS IS TO CERTIFY THAT THE PLAT OF THE AMENDED TEETS MINOR PLAT, WAS APPROVED ON THIS 22nd DAY OF July, 1999 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

Paul J. ...
MAYOR



Charles R. Melvin
ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, DO HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Charles R. Melvin DATE 7/23/99
CHARLES R. MELVIN, COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 22576

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ A.D. 19____, AND IS RECORDED IN PLAT BOOK NO. _____, PAGE NO. _____, RECEPTION NO. _____. FEES _____ PAID.

CLERK AND RECORDER
BY: _____
DEPUTY

MELVIN SURVEYING

4755 SHOUPL PLACE
BOULDER, COLORADO 80303
1-303-499-2175

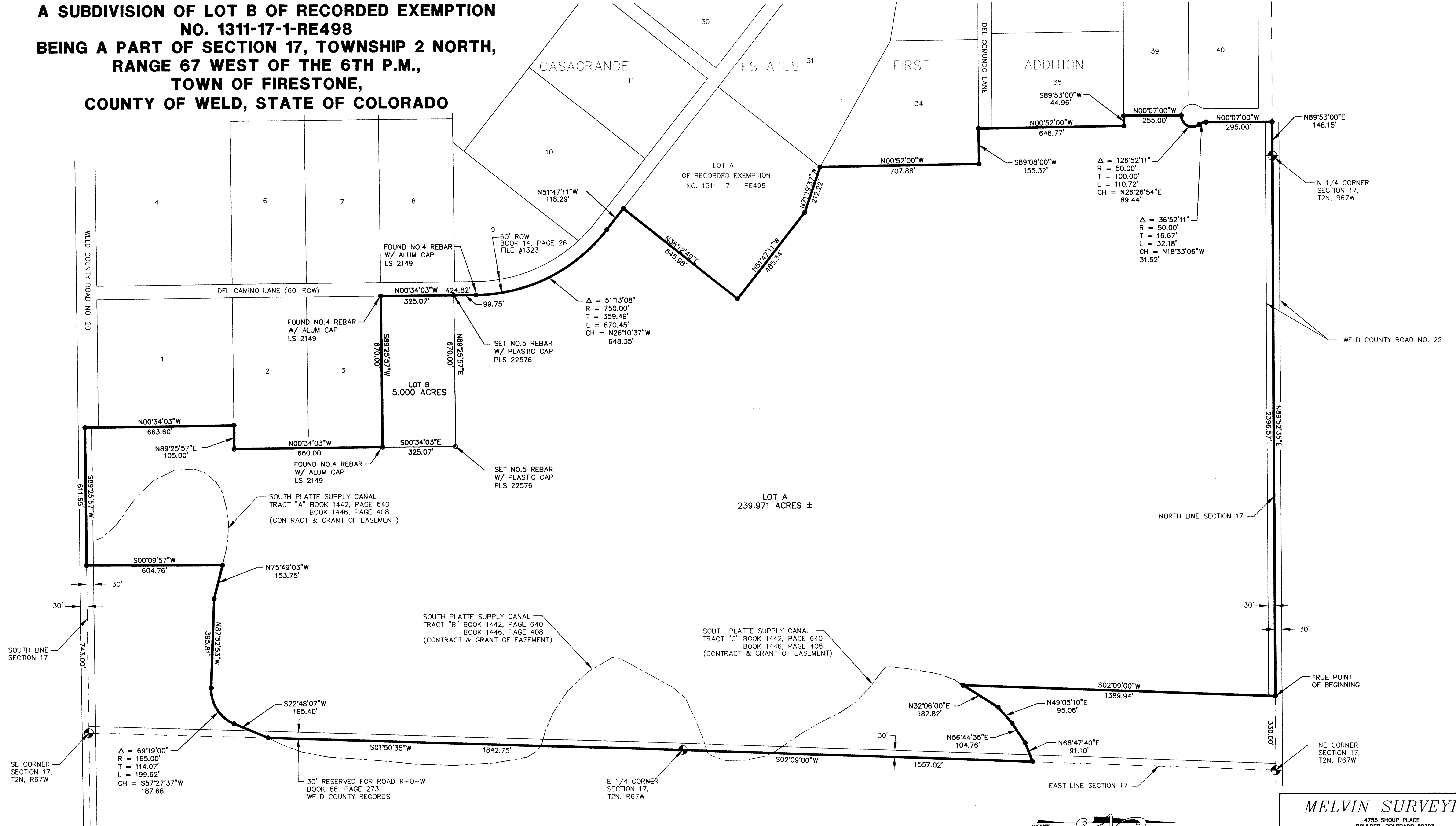
AMENDED TEETS MINOR PLAT

JOB NO	DATE	CAD NO	SHEET NO
151-7	7/21/99	1517MPC2	1 OF 2

AMENDED TEETS MINOR PLAT

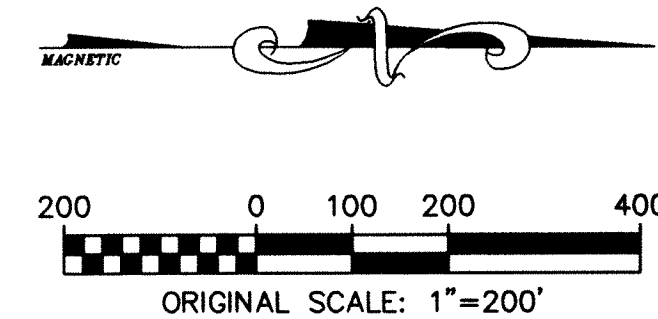
A SUBDIVISION OF LOT B OF RECORDED EXEMPTION
NO. 1311-17-1-RE498
BEING A PART OF SECTION 17, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE,
COUNTY OF WELD, STATE OF COLORADO

2717160 08/30/1999 03:53P Weld County CO
2 of 2 R 20.00 D 0.00 JR Suki Tsukamoto



LOT B	5.000 ACRES
LOT A	239.971 ACRES
TOTAL	244.971 ACRES

NOTE:
ONLY THE CORNERS OF LOT B ARE SET
OR RECOVERED FOR THIS SUBDIVISION.



MELVIN SURVEYING

4755 SHOUP PLACE
BOULDER, COLORADO 80303

1-303-499-2175

AMENDED TEETS MINOR PLAT

JOB NO	DATE	CAD NO	SHEET NO
151-7	7/21/99	1517plat2	2 OF 2