



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

September 18, 2025
6:00 PM

9900 Park Avenue, Firestone, CO 80504

Town of Firestone Board and Commission meetings can be viewed live online at www.firestoneco.gov/Agendas

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. Approval of February 6, 2025, Meeting Minutes
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. **PUBLIC HEARING: RESOLUTION PC-25-09:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT
 - b. **PUBLIC HEARING: RESOLUTION PC-25-10:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD
- 7. Staff Reports**
- 8. Commissioner Comments**
- 9. Adjournment**

* Individuals that desire to address the Planning and Zoning Commission 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 Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM No.: 4.a

Approval of Minutes

Meeting Date: September 18, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Approval of February 6, 2025, Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. July 17, 2025 PC Meeting Minutes DRAFT



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
July 17, 2025

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on July 17, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chair Sutton called the meeting to order at 06:02 PM

The following were present upon the call of the roll:

Chair: Jim Sutton
Vice Chair: Tim Spiegelberg, **Absent**
Commissioners: Dennis Haney
John Damsma
Pat Conner, **Absent**
Pat Young
David Whelan, **Excused**
Scott Franks

2. Pledge of Allegiance

Chair Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Haney, **second** by Commissioner Young, for Approval of Agenda. All in Favor, **Motion carried.**

4. Approval of Minutes

a. Approval of the February 6, 2025, Meeting Minutes

Motion by Commissioner Haney, **second** by Commissioner Franks, for Approval of the Minutes. All in Favor, **Motion carried.**

5. Public Comment * (maximum time permitted for all Public Comment is 30 minutes)

No members of the public came forward for Public Comment.

6. Public Hearings

- a. **PUBLIC HEARING: RESOLUTION PC 25-05: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE FILING 5 PRELIMINARY SUBDIVISION PLAT**

The public hearing was opened by Chair Sutton. Staff provided a presentation on the proposed resolution recommending that the Board of Trustees approve the Denmore Filing 5 Preliminary Subdivision Plat. The presentation included an overview of the proposed subdivision and the rationale behind the request.

Chair Sutton then opened the floor for public comments; however, no members of the public came forward. The Commissioners proceeded with questions directed to staff to seek clarification on the proposal. Staff responded accordingly. The public hearing was then closed by Chair Sutton.

Motion by Commissioner Damsma, **second** by Commissioner Haney, to Approve **PUBLIC HEARING: RESOLUTION PC 25-05: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE FILING 5 PRELIMINARY SUBDIVISION PLAT**

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Young, Commissioner Damsma, Commissioner Franks

No: None

Abstain: None

Motion carried.

- b. **PUBLIC HEARING: RESOLUTION PC-25-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E SUBDIVISION**

The public hearing was opened by Chair Sutton. Staff provided a presentation on the proposed resolution recommending that the Board of Trustees approve the Final Plat for Barefoot Lakes Filing 7E Subdivision. The presentation included an overview of the subdivision proposal and the rationale behind the request.

Chair Sutton then opened the floor for public comments; however, no members of the public came forward. The Commissioners proceeded with questions directed to staff to seek clarification on the proposal. Staff responded accordingly. The public hearing was then closed by Chair Sutton.

Motion by Commissioner Haney, **second** by Commissioner Franks, to Approve **PUBLIC HEARING: RESOLUTION PC-25-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE,**

COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E SUBDIVISION

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Young, Commissioner Damsma, Commissioner Franks

No: None

Abstain: None

Motion carried.

- c. **PUBLIC HEARING: RESOLUTION PC-25-07:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING VESTED PROPERTY RIGHTS

The public hearing was opened by Chair Sutton. Staff provided a presentation on the proposed resolution recommending that the Board of Trustees approve an ordinance amending Title 16 of the Firestone Municipal Code regarding vested property rights. The presentation included an overview of the proposed code amendments and the purpose of the changes.

Chair Sutton then opened the floor for public comments; however, no members of the public came forward. The Commissioners proceeded with questions directed to staff to seek clarification on the proposal. Staff responded accordingly. Chair Sutton then closed the public hearing.

Motion by Commissioner Damsma, **second** by Commissioner Young, to Approve **PUBLIC HEARING: RESOLUTION PC-25-07:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING VESTED PROPERTY RIGHTS

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Young, Commissioner Damsma, Commissioner Franks

No: None

Abstain: None

Motion carried.

7. Discussion/Action

- a. **RESOLUTION PC-25-08:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

Motion by Commissioner Young, **second** by Commissioner Damsma, to Approve **RESOLUTION PC-25-08**: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

Roll Call Vote:

Yes: Commissioner Young, Commissioner Damsma, Chair Sutton

No: Commissioner Haney, Commissioner Franks

Abstain: None

Motion carried.

8. Staff Reports

Todd Bjerkaas, Director of Planning and Development, provided an overview of components related to the Comprehensive Plan. He encouraged the Commissioners to be actively involved and engaged throughout the process and emphasized the importance of sharing their thoughts, wants, and needs with the consulting team. Bjerkaas noted that the Commission's voice is a vital part of shaping the Comprehensive Plan moving forward.

9. Commissioner Comments

There were no comments or reports from the Commissioners.

10. Adjournment

Motion by Commissioner Haney, **second** by Commissioner Franks, to adjourn. All in Favor, **Motion carried.**

Introduced and Approved the 18th of September, 2025.

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Missy Carranco, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.a

Public Hearings

Meeting Date: September 18, 2025

Initiated By: Matt Thompson

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION PC-25-09: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT

RECOMMENDATION

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-09, a resolution recommending approval of the Barefoot Lakes Filing 7D Preliminary Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes Filing 7D Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

SUMMARY

Barefoot Lakes, Filing 7D, Preliminary Plat proposing 111 lots, consisting of 51 single-family detached residential lots, 60 single-family attached residential lots for townhomes, and six tracts on 18.296 acres.

HISTORY AND PREVIOUS BOARD ACTION

The area where Barefoot Lakes Filing 7D is located was approved as part of the larger Barefoot Lakes Filing 7A Final Plat. The Board of Trustees approved Barefoot Lakes Filing 7A with Resolution No. 24-68 on July 10, 2024.

ATTACHMENTS

1. Barefoot Lakes Filing 7D Preliminary Plat PC Staff Report
2. Resolution PC-25-09
3. Barefoot Lakes Filing 7D Preliminary Plat



Staff Report

**Barefoot Lakes, Filing 7D
Preliminary Plat
PP-24-033
September 18, 2025**

GENERAL INFORMATION

Purpose:

This staff report is for the Barefoot Lakes, Filing 7D, Preliminary Plat proposing 111 lots, consisting of 51 single-family detached residential lots, 60 single-family attached residential lots for townhomes, and six tracts on 18.296 acres.

Applicant:

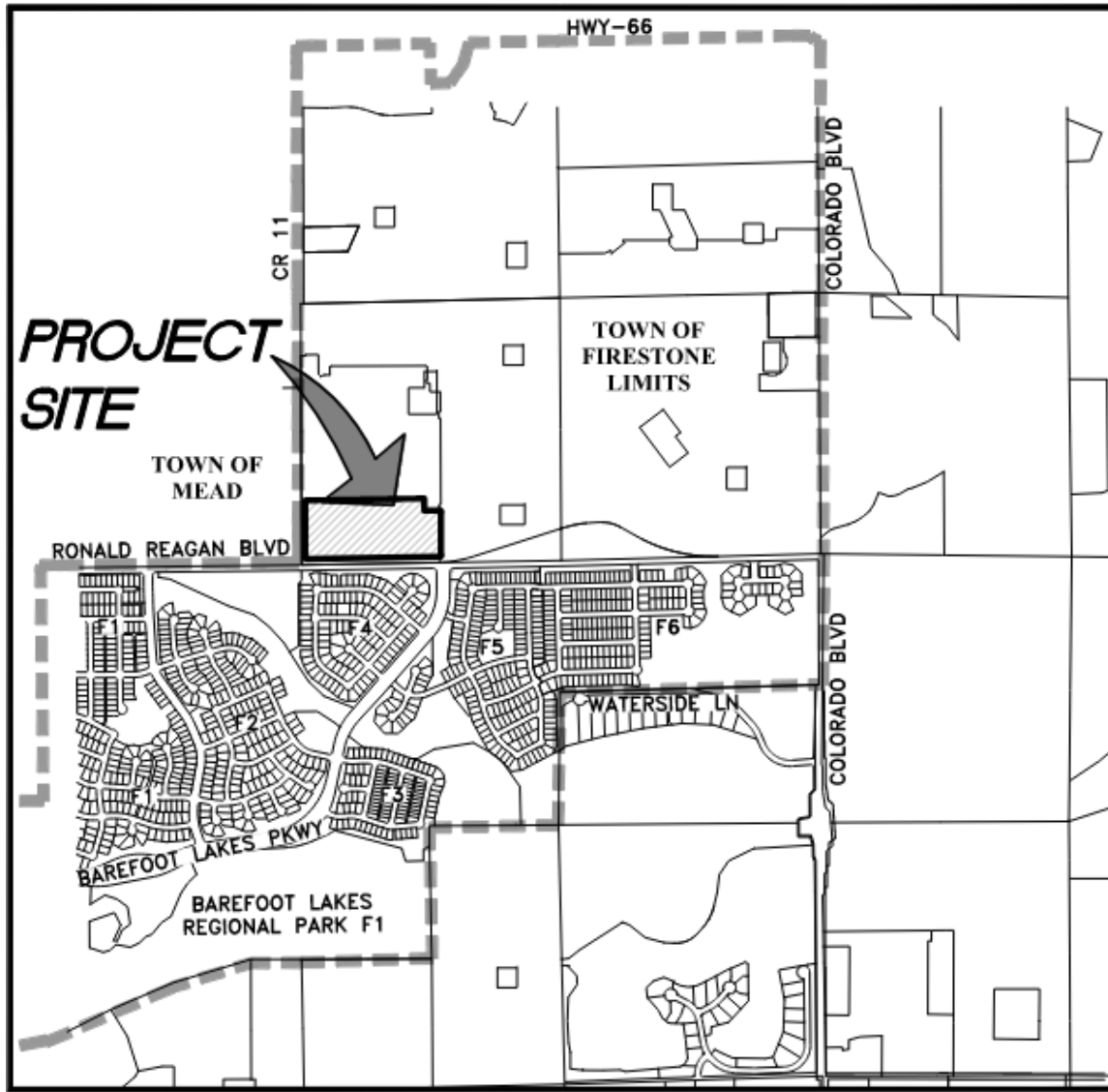
Barefoot, LLC

6465 Greenwood Plaza Blvd. Suite #700

Centennial, CO 80111

Location:

The Barefoot Lakes, Filing 7D, Preliminary Plat is located on the northeast corner of Birch Street (WCR 11) and Ronald Reagan Blvd.



Existing Zoning:

Mixed-zoning PUD which includes Neighborhood Center (NC), Low-Density Residential (R-A), Medium-Density Residential (R-B), and High-Density Residential (R-C).

Existing Use:

Vacant land and oil/gas facilities

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH, SOUTH, and EAST	Mixed-zoning PUD which includes Neighborhood Center (NC), Low-Density Residential (R-A), Medium-Density Residential (R-B), and High-Density Residential (R-C).	Barefoot Lakes Subdivision
WEST	Town of Mead Residential Single Family 4 (RSF – 4)	Vacant land, agricultural use, and oil/gas facility

Barefoot Lakes Filing 7 Preliminary Plat - Plan Analysis

The subject property is located on the southwest corner of Birch Street (WCR 11) and Ronald Reagan Blvd. It includes the southwest quarter of section 25, township 3 north, range 68 west of the 6th principal meridian. The Site area is 18.3+ acres and is vacant land. The proposed preliminary plat includes 111 lots of single-family detached and single-family attached townhomes. Public access for the proposed project will be the extension of Bluestem Lane to the west of Barefoot Lakes Parkway and the extension of Kindred Circle.

The gross density of the proposed subdivision is 6.06 dwelling units/acre in accordance with the Barefoot Lakes ODP PUD. The Barefoot Lakes PUD allows for a total of 5,131 dwelling units. Approximately 891 dwelling units have been built; hence, the 111 proposed with Filing 7D are still well within the allowed number of dwelling units. Lot sizes range from 1,530 square feet to 6,729 square feet, for an average of 4,129 square feet. The proposed density will be compatible with adjacent developments by having open space, and the surrounding residential development to the north, south, and east will be Barefoot Lakes with similar residential neighborhoods. The Town of Mead zoning to the west also allows similar residential development.

Parks and open space are generally located throughout the site. A trail network is proposed that will eventually provide access from all areas of the site to the park areas and access to the pedestrian underpass to cross under Ronald Reagan Blvd. into Barefoot Lakes Filing 6 and ultimately to the trail system around the lakes.

Open Space is provided in accordance with the FDC and the PUD. This filing proposes approximately 2.33 acres of open space meeting FDC standards and .519 acres of parks. The total open space and parks for Barefoot Lakes will include the filings already built south of Ronald Reagan Blvd. and those provided in future filings.

The developer will extend Public infrastructure and utilities into the property at the time of the development.

APPROVAL CRITERIA AND STAFF ANALYSIS

Preliminary Plat Approval Criteria and Staff Analysis:

The Preliminary Plat application for Barefoot Lakes Filing 7D was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. The staff makes the following findings:

A. The subdivision is generally consistent with the Town's Comprehensive Master Plan.

Staff Response: The proposed preliminary plat is generally consistent with the MU (Mixed Use) land use designation identified in the Town's Master Plan. The Town of Firestone is also working to replace the 2013 Comprehensive Master Plan. The applicant and consultants have worked closely with the Town to ensure the project meets the Town's vision for the new Comprehensive Master Plan as it is being developed, and also to ensure the project remains in conformance with the approved Barefoot Lakes Outline Development Plan, which will be amended during the Final Plat process.

B. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff Response: The proposed preliminary plat is consistent with the purpose and intent of the R-A, R-B, R-C, RC, OS, and NC zone districts as outlined in the FDC and ODP.

C. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this FDC.

Staff Response: The general layout of the proposed preliminary plat is consistent with the applicable development and design standards set forth in the FDC and the Town of Firestone Design Standards and Construction Specifications for Public Improvements.

The project proposes to offer two different styles of residential units: single-family attached townhomes and single-family detached units across various price points. The streets have been designed in a traffic-conscious way to create easy vehicular and pedestrian access to the rest of Barefoot Lakes and through the intended site, which is centered around the main pocket park.

Drainage facilities have been designed to conform to all Town of Firestone Standards and Criteria, State Statutes, and previous and surrounding Master Drainage Studies. More specifically, drainage for the site will be directed to drainage facilities currently being constructed with Filing 7A and into existing drainage pipe networks built within the Ronald Reagan District Road Construction Documents.

Waterlines will be looped throughout the Site, connecting to the Kindred Circle waterline and a looped waterline through Bluestem Lane. The Site is proposing 2 points of access and the use of adequately spaced fire hydrants meeting the

standards and requirements of the Frederick Firestone Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the western portion of the Site will outfall to the southwest and into an existing sanitary sewer manhole constructed with Filing four at the corner of Birch Street and Ronald Reagan Blvd. The eastern portion of the Site will connect to a sanitary sewer stub recently constructed with Filing 7A in Bluestem Lane. United Power and Black Hills Energy will provide dry utilities.

There are no jurisdictional or non-jurisdictional wetlands on the site.

- D. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5, and 6 of this FDC that have not otherwise been modified or waived pursuant to this Chapter or this FDC.**

Staff Response: The proposed preliminary plat complies with the development and design standards set forth in Chapters 3, 5, and 6 of the FDC.

- E. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.**

Staff Response: The proposed preliminary plat complies with applicable federal and state regulations.

- F. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff Response: The proposed preliminary plat will not have a significant impact on the identified environmental conditions. A Phase 1 ESA and Biological Assessment has been provided as part of the application to address wetland and wildlife concerns and concluded that no federal or state-listed species were found on the property and no recognized environmental conditions were identified except for the oil and gas operations on the Site. Since the study has been performed, the applicant has worked with the oil and gas companies to remove the oil and gas facility on site and plug and abandon all active wells.

- G. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.**

Staff Response: The proposed preliminary plat is integrated and connected to major pedestrian and vehicular passageways; parks and open space are generally located throughout the site. A trail network is proposed that will provide access from all areas of the Site to the park areas, as well as access to the Pedestrian Underpass to cross Ronald Reagan Blvd. into Barefoot Lakes Filing 6 and ultimately to the trail system around the lakes.

- H. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.**

Staff Response: Currently, adjacent properties are either part of the Barefoot Lakes ODP or are undeveloped farmland properties. The subdivision is proposed with 30-foot landscaping buffers adjacent to Ronald Reagan Boulevard and Birch Street, as required by the Firestone Development Code Section 16.6.2(D)(a)(i) under the Community Gateways section of the FDC.

- I. **Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property while maintaining sufficient levels of service to existing development.**

Staff Response: The proposed preliminary plat will provide sufficient transportation, utilities, and recreational facilities while maintaining existing levels of service to the development. As part of this application, a large lot of approximately 3.8 acres in size is being set aside for a future fire station to serve the community. Also, as part of the Barefoot Phase 3 and 4 Master Site Planning (not a part of this application), a large lot of approximately 25+ acres in size is being planned for future dedication to the St. Vrain Valley School District for a new school to serve the community. Of the total 18.3 acres, the application proposes 2.33 acres of open space, of which .519 acres are parks. The balance of parks and open space required by the Firestone Development Code will be provided in future filings. Parks and open space are generally located throughout the Site and will be connected by a trail network that will provide access from all areas of the Site to the park areas, as well as access to the Pedestrian Underpass to cross Ronald Reagan Blvd. It is important to note that Parks and Open Space are provided for this specific Final Plat; however, the amount required and provided will be reviewed over the entire area of the Barefoot P.U.D.

- J. **As applicable, the proposed phasing plan for the development of the subdivision is rational in terms of available infrastructure capacity.**

Staff Response: The phasing of the proposed preliminary plat is rational in terms of infrastructure capacities. The construction phasing of the project will be proposed with the final plat application and will be logical in terms of the available and required infrastructure to serve the project.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	September 3, 2025
Signs Posted on the Property:	August 28, 2025
Letters to Adjacent Property Owners:	August 28, 2025

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-09, a resolution recommending approval of the Barefoot Lakes Filing 7D Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Barefoot Lakes Filing 7D Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
- b. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

**FIRESTONE PLANNING AND ZONING COMMISSION
RESOLUTION NO. PC 25-09**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN
OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT
LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT**

WHEREAS, Barefoot LLC (“Applicant”), as the owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed preliminary subdivision plat for the Property (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING
COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:**

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends the Board of Trustees approve the Barefoot Lakes, Filing 7D, Preliminary Plat, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes, Filing 7D preliminary plat, and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. Final Construction Documents shall be approved by the Town Engineer prior to the start of construction activities and shall be in accordance with the Town’s Standards and Specifications, including a minimum 10-foot horizontal separation of all water, storm, and sanitary sewer utilities.
4. Before Applicant begins any construction of Little Thompson Water District (LTWD) water utility mains and other facilities, Applicant shall provide written approval from LTWD of Final Construction Documents that are in accordance with the Town’s Standards and Specifications including a minimum 10-foot horizontal separation of all water, storm, and sanitary sewer utilities, and all such work shall be inspected and approved by the Town.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Missy Carranco, Deputy Town Clerk

EXHIBIT A
Barefoot Lakes, Filing 7D, Preliminary Plat

[See following pages]

SHEET INDEX		
SHEET 1	—	DEDICATION, APPROVALS, VICINITY MAP, LEGAL DESCRIPTION GENERAL NOTES, SUBDIVISION DATA AND LINE/CURVE TABLES
SHEET 2	—	OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 3-6	—	TRACTS, LOTS, BLOCKS AND RIGHTS-OF-WAY GRAPHICS AND DIMENSIONS

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT Q, BAREFOOT LAKES FILING 7B, RECEPTION NO. _____, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 18.240 ACRES, (794,549 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 7D**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AND OTHER PUBLIC PLACES, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE, AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
6465 S. GREENWOOD PLAZA BLVD., STE. 700
CENTENNIAL, CO. 80111

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 20____.

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____,

BY _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 20____.

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____,

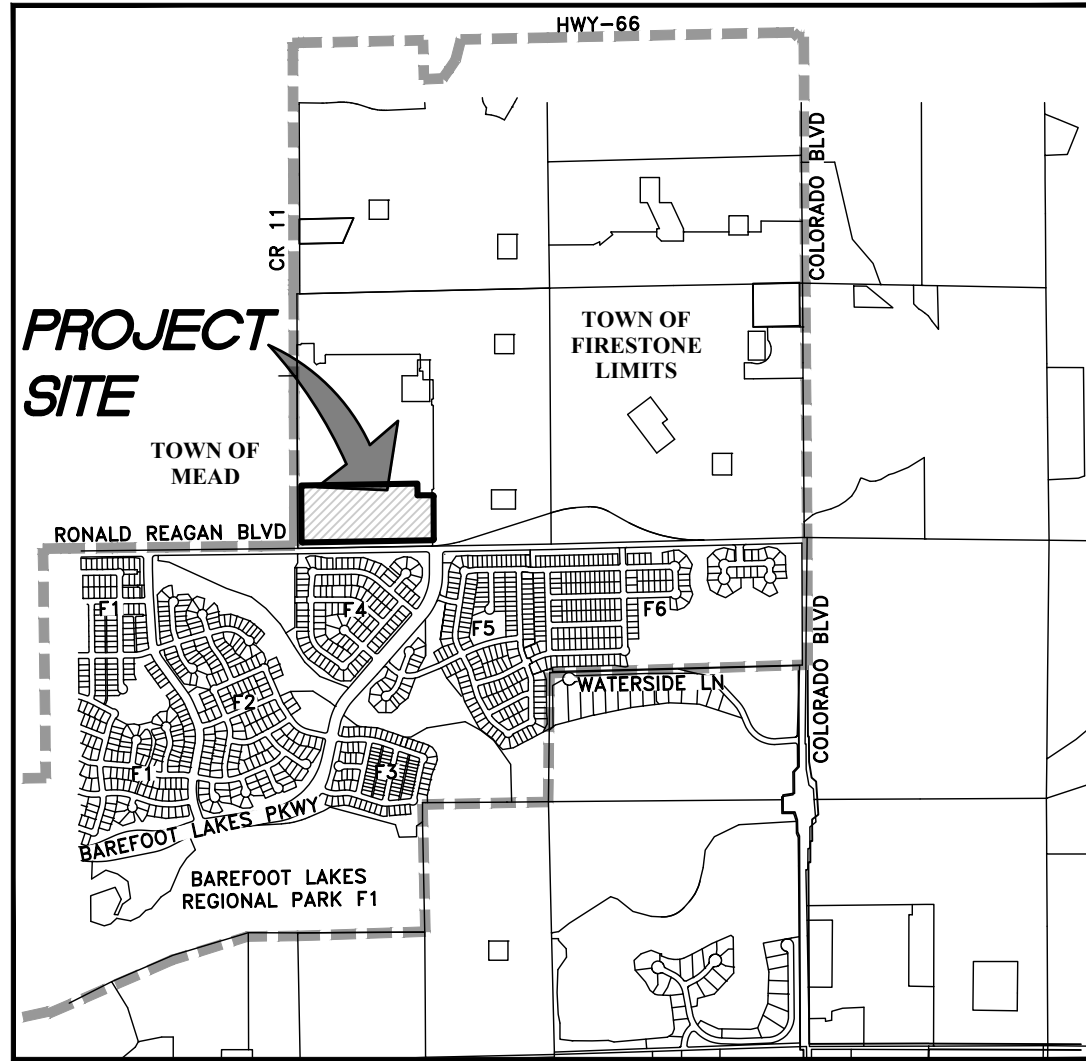
BY _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

PRELIMINARY PLAT
BAREFOOT LAKES FILING NO. 7D
A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES – 111 RESIDENTIAL LOTS – 6 TRACTS

SHEET 1 OF 6
PROJECT NO. PP-24-033



VICINITY MAP
SCALE: 1" = 2000'

OWNER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6330
CONTACT: PETER LAUENER
PETER.LAUENER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

DEVELOPER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6604
CONTACT: CHRIS BREMNER
CHRISTOPHER.BREMNER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

ENGINEER:

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
720-283-6783
CONTACT: FRED TAFOYA, P.E.
FTAFOYA@REDLAND.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: TONY PEALL
TPEALL@AZTECCONSULTANTS.COM

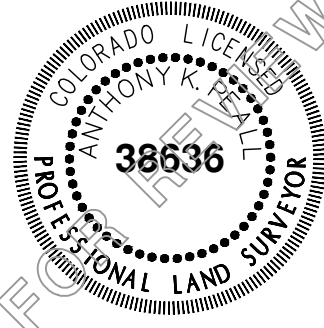
GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°12'43" WEST, 2,654.50 FEET AND MONUMENTED AS SHOWN HEREON.
- TITLE COMMITMENT:** _____ ORDER NUMBER _____, DATED ____/____/____ AT ____:____ M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1880E, WITH A REVISED DATE OF JANUARY 20, 2016.
- THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE FACILITIES AND CONVEYANCE OF STORM DRAINAGE.
- OWNER HEREBY DEDICATES AND CONVEYS TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL STORM DRAINS, STORM SEWER PIPES, CONCRETE PANS, CHASE DRAINS, DRAINAGE SWALES, DRAINAGE CHANNELS, DETENTION PONDS AND ASSOCIATED INLET/OUTLET STRUCTURES INSTALLED UPON, ACROSS, OVER, AND WITHIN ANY TRACTS FOR THE PURPOSES DESCRIBED IN NOTE 7. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT.
- THE OWNER(S) OF EACH TRACT, OUTLOT AND LOT WILL MAINTAIN ANY AND ALL GRADING AND APPROVED PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES LOCATED WITHIN THEIR RESPECTIVE LOT OR OUTLOT. THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN ACROSS SUCH AREAS ARE FOR ACCESS, MAINTENANCE AND REPAIR SERVICES ONLY IN THE EVENT THAT THE OWNER(S) OF THE LOT(S), TRACT(S), OR OUTLOT(S) FAIL OR REFUSE TO PERFORM ANY MAINTENANCE OF PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM ANY NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF ANY MAINTENANCE OR REPAIR WORK. IN THE EVENT THE TOWN IS NOT FULLY REIMBURSED FOR ALL SUCH COSTS INCURRED WITHIN 30 DAYS AFTER MAILING OF THE BILL, THE TOWN SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY TO THE FULL EXTENT OF ALL COSTS INCURRED. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR EACH LOT.
- ALLOWED USES IN UTILITY EASEMENTS INCLUDE FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, DRAINAGE, SIGNAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE FACILITIES WITHIN THESE EASEMENTS WILL INCLUDE, BUT NOT LIMITED TO CENTURY LINK FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE BLACK HILLS ENERGY FOR GAS.
- OWNER HEREBY DEDICATES TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL SIDEWALKS, PEDESTRIAN PATHS, WALKWAYS, TRAILS, PARKS, PARK EQUIPMENT, PARK FACILITIES AND ASSOCIATED PARK ELEMENTS, INCLUDING VEHICULAR PARKING STALLS, INSTALLED UPON, ACROSS, OVER AND WITHIN ANY TRACTS FOR THE PURPOSE OF PUBLIC ACCESS TO AND USE OF SUCH IMPROVEMENTS FOR ACTIVE AND PASSIVE RECREATIONAL USES AT ANY TIME AND FROM TIME TO TIME, SUBJECT HOWEVER TO REASONABLE RULES AND REGULATIONS ADOPTED BY THE OWNER(S) OF SUCH TRACT(S).
- A PERPETUAL EASEMENT OVER, THROUGH, AND ACROSS AREAS WITHIN TRACTS A, B AND C, INCLUSIVE, AS SHOWN HEREON, IS DEDICATED AND GRANTED TO THE TOWN FOR DRAINAGE PURPOSES. THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN ARE FOR ACCESS, MAINTENANCE, AND EMERGENCY REPAIR PURPOSES ONLY. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF ANY MAINTENANCE OR REPAIR WORK. IN THE EVENT THE TOWN IS NOT FULLY REIMBURSED FOR ALL SUCH COSTS INCURRED WITHIN 30 DAYS AFTER MAILING OF THE BILL, THE TOWN SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY TO THE FULL EXTENT OF ALL COSTS INCURRED. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS LOCATED THEREIN NOR RELIEVE THE OWNER OF LOT/TRACT/BLOCK ETC OF ITS OBLIGATION AND PRIMARY RESPONSIBILITY TO MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION.
- ALL OR PORTIONS OF THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED CONTEMPORANEOUSLY HERewith IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO. THE SUBDIVISION DEVELOPMENT AGREEMENT PROVIDES THAT BAREFOOT LLC SHALL FURNISH TO THE TOWN AN IMPROVEMENT GUARANTEE IN THE FORM OF A LETTER OF CREDIT FOR ALL PUBLIC IMPROVEMENTS AND COMMON FACILITIES FOR THE BAREFOOT LAKES FILING 7A FINAL PLAT. THE TOWN WILL NOT ISSUE INITIAL ACCEPTANCE OF, NOR RELEASE ANY SUCH IMPROVEMENT GUARANTEE FOR, ANY COMMON FACILITIES UNLESS AND UNTIL BAREFOOT LLC HAS FURNISHED TO THE TOWN: (A) PROOF OF CONVEYANCE OF BAREFOOT LLC'S OWNERSHIP INTEREST IN AND TRACTS A-F TO THE ST. VRAIN LAKES METRO DISTRICT; OR (B) SUCH OTHER DOCUMENTATION ACCEPTABLE TO THE TOWN INDICATING THAT FEE SIMPLE TITLE TO TRACTS A-F IS HELD BY THE ST. VRAIN LAKES METRO DISTRICT. UPON ACCEPTANCE BY THE TOWN OF FIRESTONE, THE ABOVE-STATED PLAT RESTRICTION SHALL BE REMOVED.

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	18.240 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	6.086 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	51
NUMBER OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	60
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	111
NUMBER OF SUPER BLOCKS	0
NUMBER OF TRACTS	6
AREA OF ROW	3.596 ACRES
AREA OF TRACTS	4.983 ACRES
AREA OF SINGLE FAMILY RESIDENTIAL LOTS	9.661 ACRES
AREA OF SUPER BLOCKS	0 ACRES
DENSITY (SINGLE FAMILY RESIDENTIAL LOTS PER ACRE)	11.489 LOTS / ACRE
MINIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	1,530 SQUARE FEET
MAXIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	6,729 SQUARE FEET
AVERAGE SINGLE FAMILY RESIDENTIAL LOT AREA	4,129 SQUARE FEET

SURVEYING CERTIFICATE:

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, PROFESSIONAL ARCHITECTS AND PROFESSIONAL LAND SURVEYORS, AND THE TOWN OF FIRESTONE.



BY: ANTHONY K. PEALL, P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS' RULE 1.6.9.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TOWN APPROVAL (RESERVED FOR FINAL PLAT)

THIS IS TO CERTIFY THAT THE PLAT OF **BAREFOOT LAKES FILING NO. 7D** WAS APPROVED ON THE ____ DAY

OF _____, 20____, BY RESOLUTION NO. _____, PASSED AND ADOPTED A THE REGULAR MEETING OF

THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, HELD ON THIS ____ DAY OF _____, 20____, AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY. ALL PUBLIC DEDICATIONS SHOWN THEREON ARE ACCEPTED BY THE TOWN, SUBJECT TO THE PROVISION THAT NEITHER APPROVAL NOR ACCEPTANCE OBLIGATES THE TOWN OF FIRESTONE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE TOWN EXCEPT AS SPECIFICALLY AGREE TO BY THE BOARD OF TRUSTEES. A PORTION OF THE EXISTING 30' DRAINAGE EASEMENT IS HEREBY VACATED AS SHOWN HEREON.

TOWN OF FIRESTONE, COLORADO

BY _____ MAYOR

TOWN CLERK

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submission	FINAL PLAT
Filing Number	FILING NO. 7D
Phase Number	N/A
Preparation Date	2024/05/30
Revision Date	2024/12/19
Revision Date	2025/02/06
Revision Date	2025/04/14
Revision Date	2025/09/10

COVER PAGE ~ SHEET 1 of 6

 AzTec Proj. No.: 54824-10	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER BAREFOOT LLC		DATE OF PREPARATION:	2024-05-30
		6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 790-6604		SCALE:	N/A
				SHEET 1 OF 6	

Drawn By: GLW

PRELIMINARY PLAT

BAREFOOT LAKES FILING NO. 7D

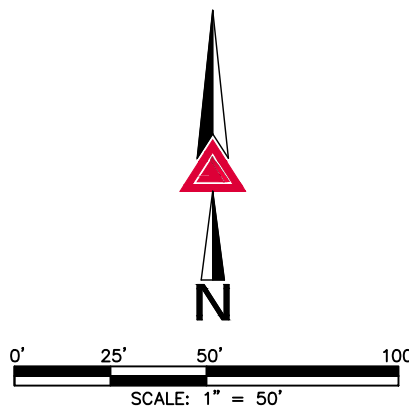
A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

SHEET 2 OF 6
PROJECT NO. PP-24-033

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'17"E	15.00'
L2	N57°25'22"E	12.60'
L3	N57°25'22"E	12.60'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°38'05"	12.00'	12.07'
C2	90°00'00"	32.00'	50.27'
C3	22°12'25"	145.00'	56.20'
C4	90°00'01"	5.00'	7.85'
C5	89°59'59"	10.00'	15.71'
C6	90°00'00"	10.00'	15.71'
C7	90°00'00"	5.00'	7.85'
C8	90°00'00"	5.00'	7.85'
C9	89°59'59"	5.00'	7.85'
C10	90°00'02"	5.00'	7.85'
C11	90°00'00"	5.00'	7.85'
C12	90°00'00"	5.00'	7.85'
C13	90°00'00"	5.00'	7.85'
C14	90°00'00"	10.00'	15.71'
C15	90°00'00"	10.00'	15.71'
C16	57°38'05"	38.00'	38.22'

LEGEND	
U.E.	= UTILITY EASEMENT
D.U.E.	= DRAINAGE & UTILITY EASEMENT
U.A.E.	= ACCESS & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
(NR)	= NON-RADIAL
*	= EASEMENT PER BAREFOOT LAKES FILING 7B RECEPTION NO. _____
##	BLOCK NUMBER



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7D
Phase Number	N/A
Preparation Date	2024/05/30
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Revision Date	2025/02/06
Revision Date	2025/04/14
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LOT DETAIL PAGE ~ SHEET 2 of 6



AzTec Proj. No.: 54824-10

Drawn By: GLW

DEVELOPER
BAREFOOT LLC

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION: 2024-05-30

SCALE: 1" = 50'

SHEET 2 OF 6

W 1/4 CORNER SEC. 25
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
STAMPED "LS 20273 1996"

N00°12'43"W 2654.50'
WEST LINE OF THE SW 1/4 OF SEC. 25
(60' WIDE PUBLIC ROW)
BOOK 86 PAGE 231
N00°12'43"W 582.37'

WELD COUNTY ROAD 11
WEST LINE OF THE SW 1/4 OF SEC. 25
(60' WIDE PUBLIC ROW)
BOOK 86 PAGE 231
N00°12'43"W 582.37'

SW CORNER SEC. 25
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPED "PLS 19482"

MONUMENT SYMBOL LEGEND

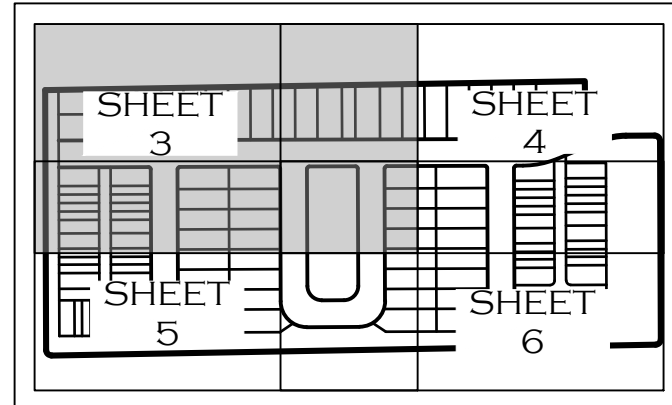
- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

PRELIMINARY PLAT

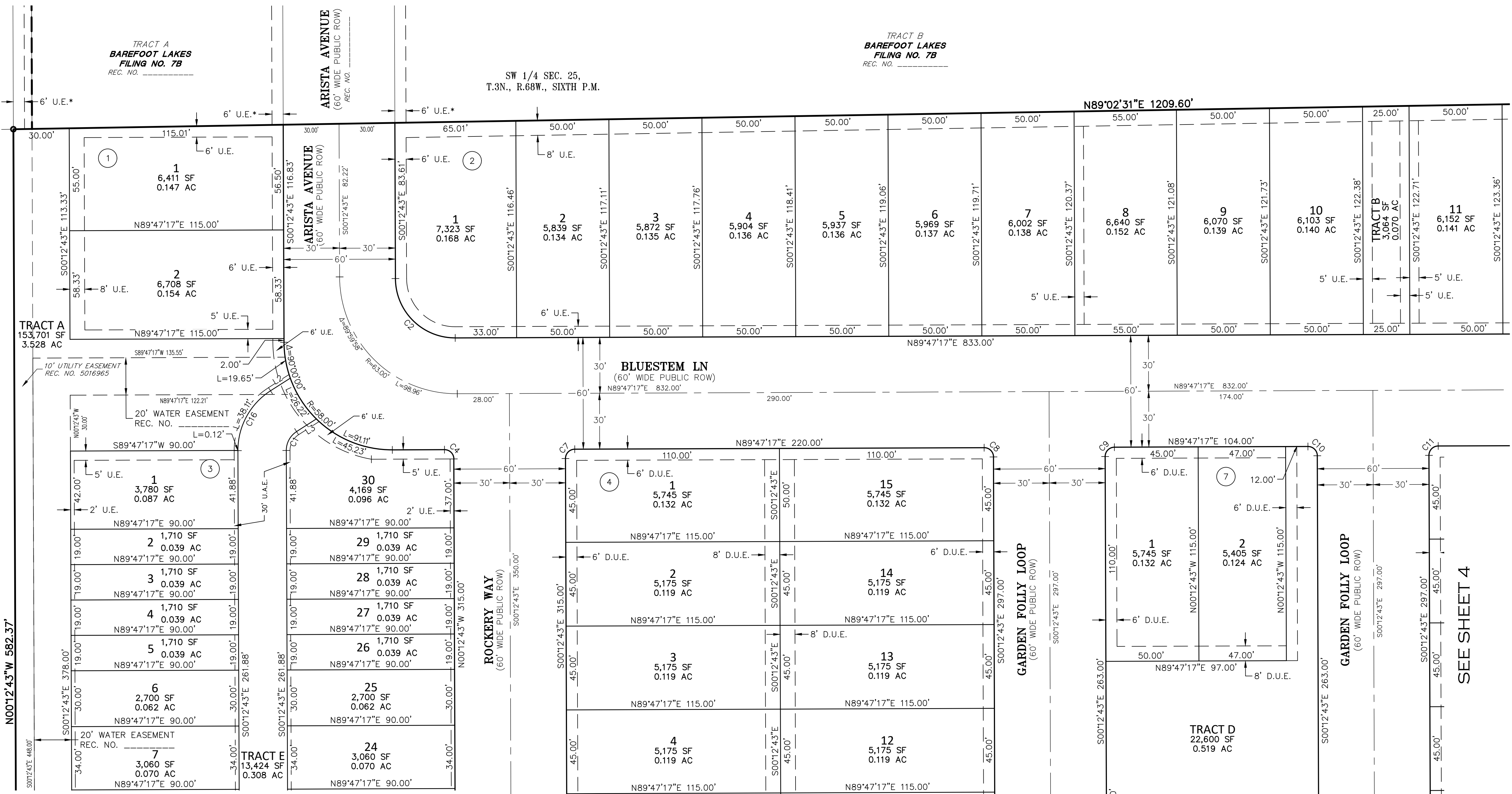
BAREFOOT LAKES FILING NO. 7D

A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

SHEET 3 OF 6
PROJECT NO. FP-28-006

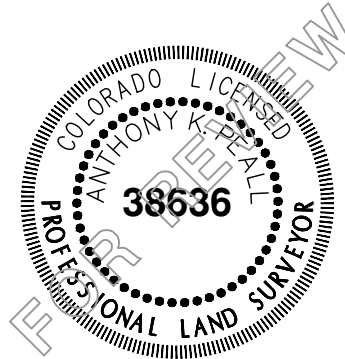
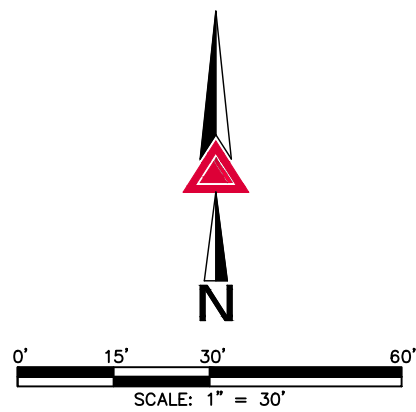


KEY MAP
N.T.S.



SEE SHEET 4

SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 5

SEE SHEET 5

MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

LEGEND

- U.E. = UTILITY EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- U.A.E. = ACCESS & UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (NR) = NON-RADIAL
- * = EASEMENT PER BAREFOOT LAKES FILING 7B RECEPTION NO. _____
- (##) BLOCK NUMBER

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7D
Phase Number	N/A
Preparation Date	2024/05/30
Revision Date	2024/12/19
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LOT DETAIL PAGE ~ SHEET 3 of 6



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Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 54824-10

Drawn By: GLW

DEVELOPER
BAREFOOT LLC

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION: 2024-05-30

SCALE: 1" = 30'

SHEET 3 OF 6

PRELIMINARY PLAT

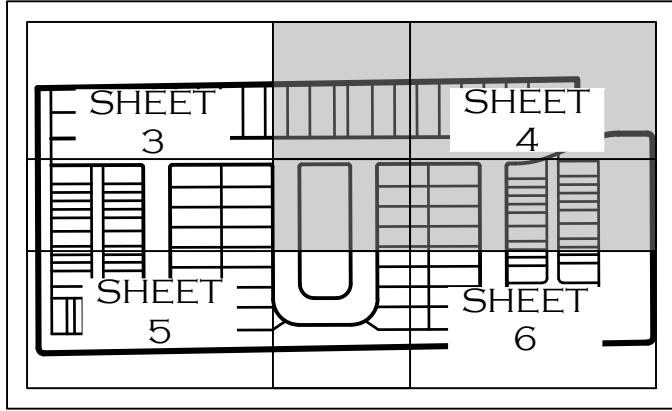
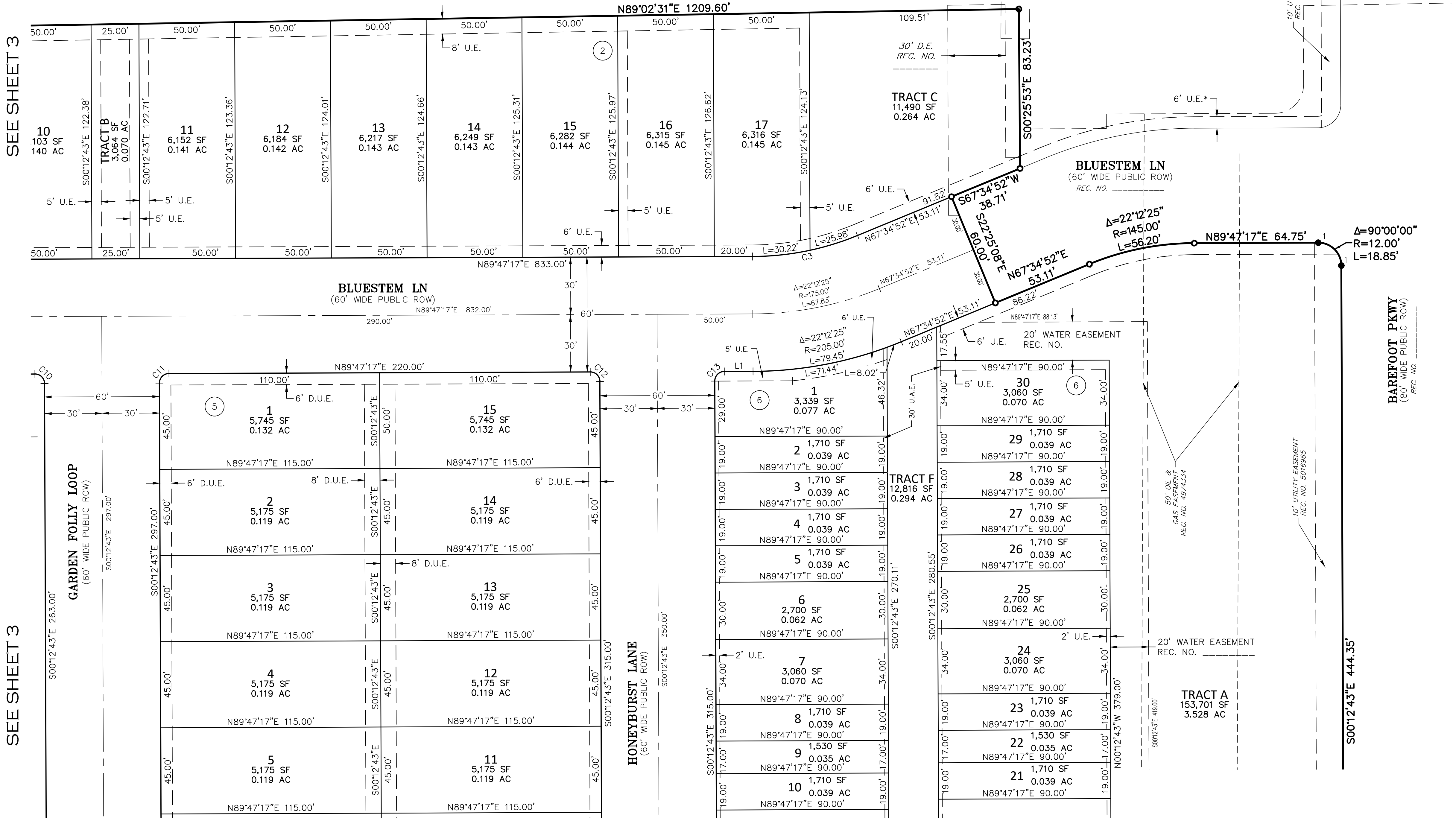
BAREFOOT LAKES FILING NO. 7D

A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

SHEET 4 OF 6
PROJECT NO. FP-28-006

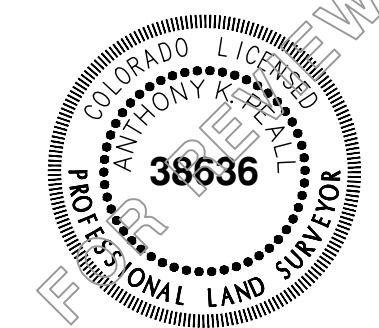
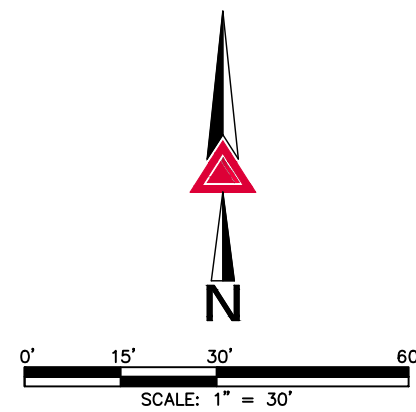
SW 1/4 SEC. 25,
T.3N., R.68W., SIXTH P.M.

TRACT B
BAREFOOT LAKES
FILING NO. 7B
REC. NO. _____



KEY MAP
N.T.S.

SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7D
Phase Number	N/A
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LOT DETAIL PAGE ~ SHEET 4 of 6

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

LEGEND

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AzTec Proj. No.: 54824-10

Drawn By: GLW

DEVELOPER
BAREFOOT LLC

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION: 2024-05-30

SCALE: 1" = 30'

SHEET 4 OF 6

PRELIMINARY REPORT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

SHEET 5 OF 6

PROJECT NO. PP-28-006

SEE SHEET 3

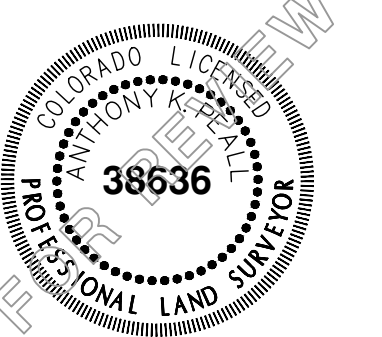


KEY MAP
N.T.S.

FOUND SECTION CORNER AS SHOWN HEREON

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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

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RECEPTION NO. _____
(##) BLOCK NUMBER



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7D
Phase Number	N/A
Preparation Date	2024/05/30
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LOT DETAIL PAGE ~ SHEET 5 of 6

DATE OF PREPARATION:	2024-05-30
----------------------	------------

SCALE: 1" = 30'

SHEET 5 OF 6

D E V E L O P E R
BAREFOOT LLC

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
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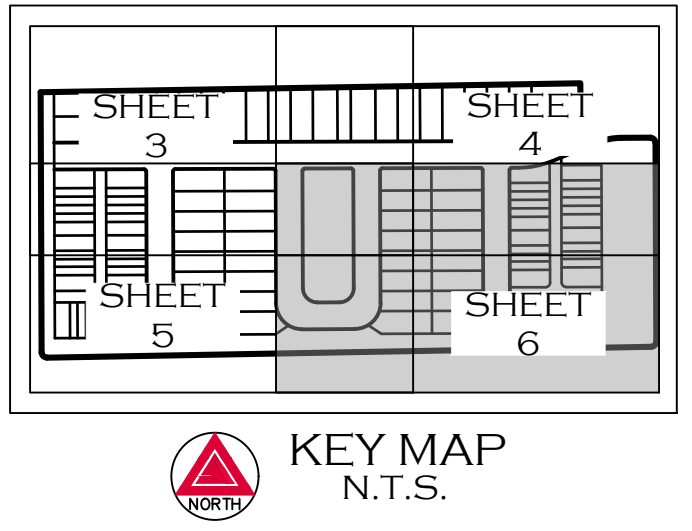
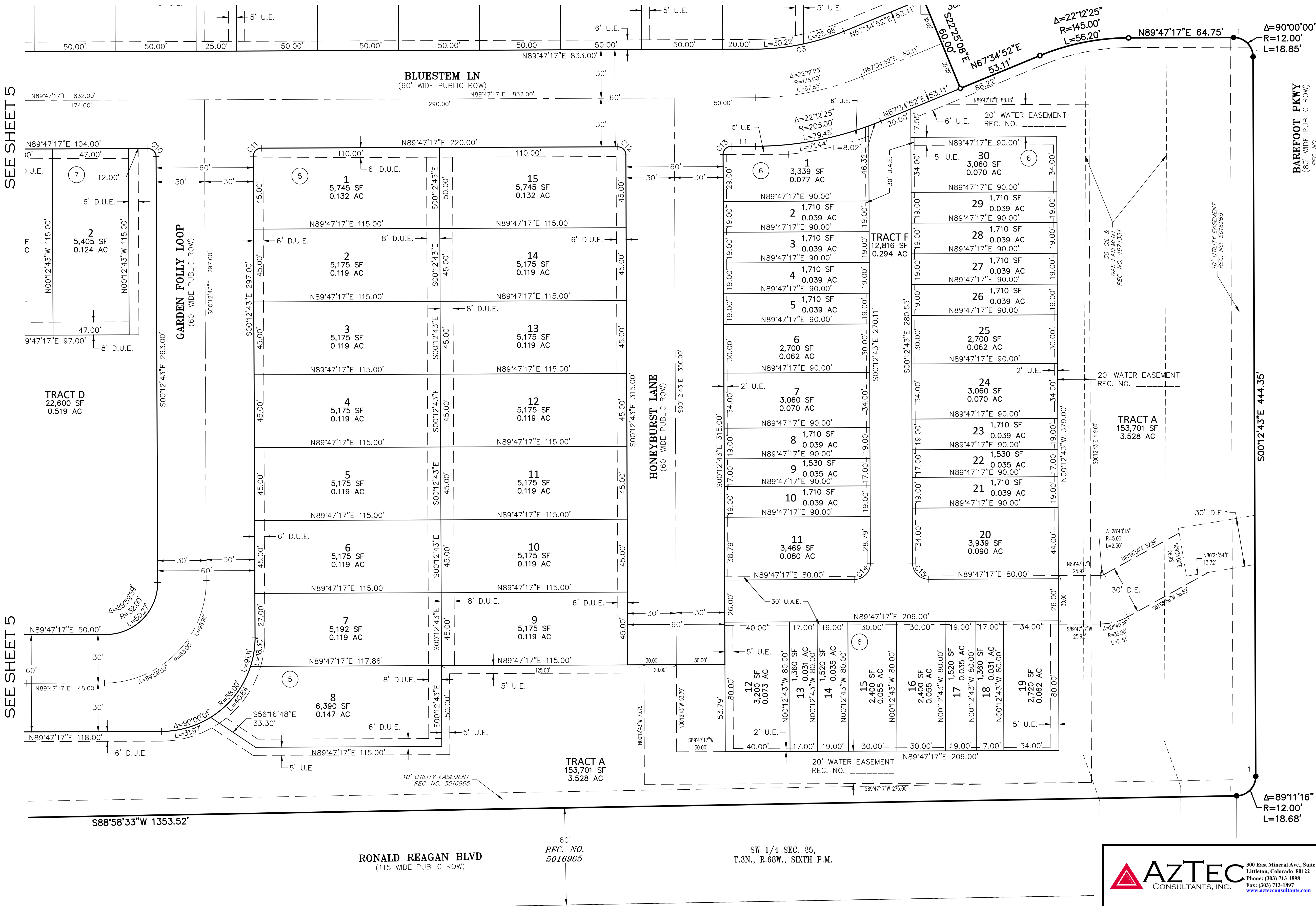
PRELIMINARY PLAT
BAREFOOT LAKES FILING NO. 7D

A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

SHEET 6 OF 6
PROJECT NO. PP-28-006

SEE SHEET 4

SEE SHEET 4



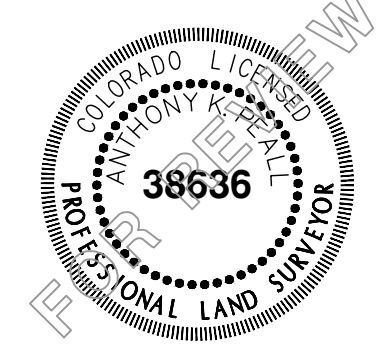
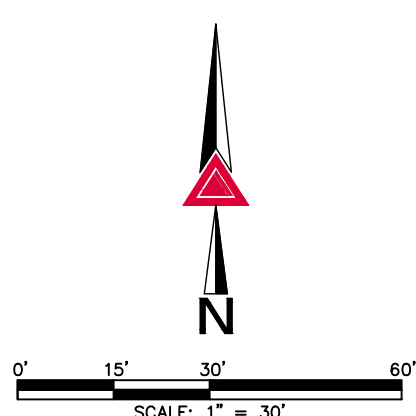
MONUMENT SYMBOL LEGEND

	FOUND SECTION CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
	FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

LEGEND

U.E. = UTILITY EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
U.A.E. = ACCESS & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
(NR) = NON-RADIAL
* = EASEMENT PER BAREFOOT LAKES FILING 7B RECEPTION NO. _____
BLOCK NUMBER

SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7D
Phase Number	N/A
Preparation Date	2024/05/30
Revision Date	2024/12/19
Revision Date	2025/02/06
Revision Date	2025/04/14
Revision Date	2025/09/10

LOT DETAIL PAGE ~ SHEET 6 of 6

 AzTec Proj. No.: 54824-10 Drawn By: GLW	DEVELOPER BAREFOOT LLC 6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 790-6604	DATE OF PREPARATION: 2024-05-30 SCALE: 1" = 30' SHEET 6 OF 6
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AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.b

Public Hearings

Meeting Date: September 18, 2025

Initiated By: Rachel Clyne

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION PC-25-10: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-25-10, a resolution recommending approval of the Del Camino Junction Business Park Planned Unit Development Amendment application to the Board of Trustees with the following condition:

- a. All remaining technical corrections to the Del Camino Junction Business Park P.U.D. Amendment requested by Town staff shall be made to the Town staff's satisfaction.

SUMMARY

The Firestone Del Camino Junction Business Park PUDA (Planned Unit Development Amendment) carries over the standards of the Original PUD and includes new standards to accommodate the uniqueness of the proposed development while maintaining the high-quality construction and uses associated with the area.

HISTORY AND PREVIOUS BOARD ACTION

The Del Camino Junction Business Park PUD was approved by the Board of Trustees of the Town of Firestone through Ordinance No. 427 on October 14, 1999.

ATTACHMENTS

1. PUDA PC Staff Report
2. Resolution PC-25-10
3. Applicant's Narrative
4. Del Camino Junction Business Park PUDA



Staff Report

**Del Camino Junction Business Park
Planned Unit Development Amendment (PUDA)
PUDA-25-025
September 18, 2025**

GENERAL INFORMATION

Purpose:

This staff report is for the Del Camino Junction Business Park Planned Unit Development Amendment (PUDA), which is a proposed amendment to the Del Camino Junction Business Park P.U.D.

Applicant:

IndiGo Auto Group
13911 North Fwy
Houston, TX 77090

Owners' Representative:

Norris Design
1101 Bannock St.
Denver, CO 80204

Location:

The subject property is located on the southeast corner of the intersection of County Road 24 ½ (Arbor Street) and I-25 East Frontage Road.



Existing Zoning:

Mixed-zoning PUD, which includes Neighborhood Center (NC) and Employment Center (EC).

Existing Use:

Vacant, undeveloped land

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	Weld County Agricultural Zone District	Weld County Southwest Service Complex
SOUTH	Neighborhood Center (NC) and Employment Center (EC)	Business Park & Hotels
EAST	High-Density Residential (R-C)	Gateway North Apartments
WEST	Open Space (OS)	St. Vrain State Park

Del Camino Junction Business Park PUD History

The Del Camino Junction Business Park PUD was approved by the Board of Trustees of the Town of Firestone through Ordinance No. 427 on October 14, 1999, which implemented zoning districts PUD-EC (Employment Center) and PUD-RC (Regional Commercial).

Since the PUD was approved, much of the Del Camino Junction Business Park has been developed. The uses are a mixture of commercial and office, including eating establishments, hotels, and medical and professional offices. The subject property is one of the few remaining undeveloped parcels. The proposed development is for a Porsche dealership.

Del Camino Junction Business Park PUD Amendment Analysis

This Firestone Del Camino Junction Business Park PUDA (Planned Unit Development Amendment) carries over the standards of the Original PUD and includes new standards to accommodate the uniqueness of the proposed development while maintaining the high-quality construction and uses associated with the area. Some of the areas addressed include:

- Updated underlying zoning districts to align with the current Firestone Development Code (FDC). The designation Employment Center (EC) from the previous development regulations is now in the Light Industrial (LI) zoning district of the current Firestone Development Code (FDC).
- The PUD amendment proposes to allow both "Vehicle Service and Repair, Light" and "Vehicle Sales and Rental" to be permitted uses without restrictions on the proximity to the interstate.
- The amendment proposes modifications to the FDC standards for Building Orientation, to allow the garage bay doors to face a roadway on the Primary Structure, and dimensional standards such as Building Mass on the Secondary Structure.
- Proposed changes to architectural standards, including permitted Building Materials, to allow the use of high-quality Aluminum Composite Material (ACM) Panels and Standing Seam Metal (SSM) Panels on both structures.

- Wall Articulation deviation for the Secondary Building is proposed to be every 40' to 65' instead of the 40' minimum distance stated in the FDC.
- Proposed signage standards changes include an increase in height of the single freestanding sign from 10' to 35' and the maximum sign area from 32 square feet to 70 square feet.

APPROVAL CRITERIA AND STAFF ANALYSIS

Rezoning Approval Criteria and Staff Analysis:

This Planned Unit Development Amendment application (PUDA-25-15) was reviewed for compliance with the Approval Criteria from Section 16.7.4.E.3 of the FDC. Staff makes the following findings:

- A. The proposed zoning promotes the health, safety, or welfare of the inhabitants of the Town and the purposes of this FDC.**

Staff Response: The modifications proposed promote the health, safety, and welfare of the inhabitants of the Town and the purpose of the FDC.

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan.**

Staff Response: The proposed modifications are generally consistent with the Town's Master Plan. The Master Plan Map indicates the land use designation for this property is commercial/office. The PUDA is generally consistent with the commercial/office land use designations as identified in the Town's Master Plan.

- C. Adequate facilities and services (including street and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

Staff Response: Adequate facilities and services will be provided to serve the subject property and maintain adequate levels of service to existing development. During development, all referral reviews will be conducted to ensure compliance.

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff Response: The proposed modifications are not likely to result in significant adverse impacts on the natural environment. The zoning aspect of this amendment is acknowledged through the current FDC, which states that uses in EC (Employment Center) are consistent with those uses allowed in the LI (Light Industrial) zoning district.

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.**

Staff Response: The proposed modifications are unlikely to result in significant adverse impacts on other properties in the vicinity of this property, as they will allow for development consistent with existing commercial uses in the area.

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.**

Staff Response: The proposed uses will be compatible in scale with uses on other properties in the vicinity of the subject property.

- G. The proposed zoning is generally consistent with the Town's economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.**

Staff Response: The proposed modifications are generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential lots and limited commercial development to the Town.

PUD District Approval Criteria and Staff Analysis:

This Planned Unit Development Amendment application (PUDA-25-15) was reviewed for compliance with the Approval Criteria from Section 16.7.5.B.4 of the FDC. Staff makes the following findings:

- A. The PUD district zoning is generally consistent with the purpose of the PUD zone district as set forth in FDC Subsection 2.4.E.**

Staff Response: The PUD is generally consistent with the purpose of the PUD zone district as outlined in FDC subsection 2.4.E.

- B. The PUD district and the PUD district plan comply with all applicable standards and criteria stated in Section 7.5.**

Staff Response: The PUD complies with all applicable standards and criteria from Section 7.5.

- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions.**

Staff Response: The proposed development cannot be accomplished with any single existing Zoning District established in the FDC. Without the proposed PUDA, the site would continue to have an outdated zoning designation. Specifically, the proposed use could not be permitted by any other means, as the Town does not permit Variances of Use.

- D. The PUD district and the PUD district plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.**

Staff Response: The proposed PUD district plan establishes permitted uses that are compatible with the existing land uses adjacent to the subject property.

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.**

Staff Response: The proposed modifications are unlikely to result in significant adverse impacts on other properties in the vicinity of this property, as they will allow for development consistent with existing commercial development in the area.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	September 3, 2025
Signs Posted on the Property:	September 2, 2025
Letters to Adjacent Property Owners:	September 2, 2025

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-10, a resolution recommending approval of the Del Camino Junction Business Park Planned Unit Development Amendment application to the Board of Trustees with the following condition:

- a. All remaining technical corrections to the Del Camino Junction Business Park P.U.D. Amendment requested by Town staff shall be made to the Town staff's satisfaction.

**FIRESTONE PLANNING AND ZONING COMMISSION
RESOLUTION NO. PC 25-10**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN
OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION
TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD FINAL
DEVELOPMENT PLAN**

WHEREAS, indigo Auto Group, (the “Applicant”), on behalf of Aleaska Holding Co LLC, the owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted an application to amend the existing Del Camino Business Park PUD Final Development Plan (the “Original PUD”) as it relates to the areas of the Original PUD platted as Lots 1 & 2, Block 1, Del Camino Junction Business Park P.U.D., and Lot 3, Del Camino Junction Business Park Fourth Minor Plat; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING
COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:**

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed PUD Amendment, attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Del Camino Junction Business Park P.U.D. Amendment requested by Town staff shall be made to the Town staff’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Missy Carranco, Deputy Town Clerk

EXHIBIT A
DEL CAMINO JUNCTION BUSINESS PARK P.U.D. AMENDMENT

[See following pages]



August 27, 2025

Rachel Clyne
Town of Firestone, Planning Division
9950 Park Avenue
Firestone, CO 80504

RE: PORSCHE FIRESTONE PUD REZONE

Dear Ms. Clyne and Staff:

On behalf of indiGo Auto Group, we are pleased to submit this narrative and associated documents for the Porsche Firestone PUD Amendment (Rezone) applications for the site located at the southeast corner of County Road 24 ½ (Arbor Street) and E. I-25 Frontage Road. The following narrative and associated documents have been updated based on our multiple conversations with Staff on August 21st and August 25th of 2025.

This following team has been assembled:

Applicant

indiGo Auto Group
13911 North Fwy
Houston, TX 77090
832-748-0200
Contact: Dustin Carr

Planner/ Landscape Architect

Norris Design
1101 Bannock St.
Denver, CO 80204
303-892-1166
Contact: Leanne Vielehr/Jared Carlon

Architect

PGAL
7951 E. Maplewood Avenue, Suite 105
Greenwood Village, CO 80111
720-216-9600
Contact: Scott Buehler / Cris Ruebush

Civil Engineer

Martin / Martin
12499 W/ Colfax Ave.
Lakewood, CO 80215
303-431-6100
Contact: Peter S. Buckley

The following items have been included with this resubmittal:

1. Narrative
2. PUD Document
3. Response to Planning PUD Comments
4. Response to Town Attorney PUD Comments

Please feel free to reach out if you have any questions or additional requests for information. I can be reached via phone at 303-892-1166 or by email at vielehr@norris-design.com. We look forward to working with staff and the Town of Firestone to make this project a success.

Sincerely,
Leanne Vielehr

Norris Design
Principal



PROJECT BACKGROUND

The site is approximately 7.9-acres and is located near the northeast corner of Business Park Circle and the I-25 Frontage Road. The property is within the northernmost portion of the Del Camino Junction Business Park, which is generally located between Weld County Road 24 ½ on the north, Firestone Boulevard on the south, and the I-25 Frontage Road on the west. Specifically, the property is comprised of Lot 1 and 2, Block 1 of the Del Camino Junction Business Park P.U.D. and Lot 3 of the Del Camino Junction Business Park Fourth Minor Plat.

The overall Del Camino Junction Business Park has developed with a mixture of commercial and office uses, including several fast-food restaurants, hotels, and medical and professional offices. The property is one of the few undeveloped parcels remaining. IndiGo Auto Group proposes to develop the property as a new Porsche dealership.

The property is zoned PUD and all allowed uses follow former Town Zoning Code found in the Employment Center and Regional Commercial (EC and RC) Zone Districts. The zone district classifications of Employment Center (EC) from former Town Zoning Code and development regulations are intended to be included in the Lighting Industrial (LI) zone district. Vehicle Service and Repair Light is a permitted use in NC, RC, and LI with restriction on proximity to the Interstate, while Vehicle Sales and Rental is a Special Review Use in LI. The PUD Amendment (rezoning) proposes to allow both Vehicle Sales and Rentals and Vehicle Service and Repair Light to be permitted uses without restrictions on the proximity to the Interstate.

The PUD Amendment is proposing a handful of code modification to address land use standards, dimensional standards, architectural standards and signage standards.

INDIGO AUTO GROUP

indiGO Auto Group is a premier luxury automotive retailer, renowned for offering unparalleled experience with the world's most coveted brands, including Porsche, Rolls-Royce, Bentley, Lamborghini, McLaren, Aston Martin, and Ferrari. With an emphasis on sophistication and exclusivity, indiGO creates a boutique atmosphere within its state-of-the-art showrooms, where personalized service is the hallmark.

More than just a dealership, indiGO caters to discerning enthusiasts, offering not only a curated selection of new and pre-owned vehicles but also bespoke automotive experiences. From exclusive events and track days to the acquisition of rare and limited-edition models, indiGO Auto Group delivers a lifestyle of refinement and elegance. Operating in some of the most distinguished markets across the U.S., indiGO is synonymous with luxury, community engagement, and the art of motoring excellence.

SITE PLANNING

The proposed site plan will include a Porsche dealership, areas for vehicle displays and storage, including enclosed storage, and other ancillary surface parking. The main building will include a showroom to facilitate vehicle sales, sales team offices, and vehicle maintenance facilities. A secondary, Pre-Engineered Metal Building (PEMB), will be used for covered parking and future vehicular service expansion area. The primary and secondary vehicular entrances to the property will be located off Business Park Circle. Both entrances are anticipated to have a lockable gate for after-hour security.

There are three plugged and abandoned (P&A) oil wells on the site. All proposed buildings will maintain a 50-foot setback to the P&A well. The applicant is aware of the remediation taking place on site and will work with the oil and gas operator and City staff to ensure construction is possible.



ARCHITECTURE

The architectural style of the building is proposed to follow the Porsche brand and will be a modern style, using a sleek, monochromatic color palette with a red accent color. The primary building will feature a combination of aluminum composite material (ACM) panels and standing seam metal (SSM) panels as exterior cladding. Glazing will also be incorporated throughout. 4 high-speed rolling overhead doors will face the west façade and will be positioned within a covered service bay. These doors will be recessed roughly 30 feet from the western façade. All other service bays and overhead doors will be oriented toward the interior of the site in order to minimize street visibility. The dealership building will be similar to the building built in Little Rock, Arkansas, and building imagery has been included below to show similar design and style intent for the proposed building in Firestone.

The PEMB building will use wall articulation to break up the appearance of a singular, uniform mass.



DEL CAMINO JUNCTION BUSINESS PARK P.U.D. AMENDMENT

LOTS 1 & 2, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., AND LOT 3, DEL CAMINO JUNCTION BUSINESS PARK FOURTH MINOR PLAT, SITUATED WITHIN THE SOUTHWEST ¼ OF SECTION 2, T. 2 N., R68W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED FIRESTONE, IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
LOT 1, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., COUNTY OF WELD, STATE OF COLORADO.
FOR INFORMATIONAL PURPOSES ONLY
TAX ID NO.: R8404000 / 131302001001

PARCEL B:
LOT 2, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., COUNTY OF WELD, STATE OF COLORADO.
FOR INFORMATIONAL PURPOSES ONLY
TAX ID NO.: R8404100 / 131302001002

PARCEL C:
LOT 3, DEL CAMINO JUNCTION BUSINESS PARK FOURTH MINOR PLAT, ACCORDING TO THE PLAT RECORDED JUNE 20, 2006 AT
RECEPTION NO. 3484774, COUNTY OF WELD, STATE OF COLORADO.
FOR INFORMATIONAL PURPOSES ONLY
TAX ID NO.: R4846707 / 131302310003

PROJECT TEAM

APPLICANT
INDIGO AUTO GROUP
13911 NORTH FWY
HOUSTON , TX 77090

PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204

CIVIL
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204

ARCHITECT
PGAL
7951 E. MAPLEWOOD AVE., SUITE 105
GREENWOOD VILLAGE, CO 80111

VICINITY MAP



SHEET INDEX

1. COVER SHEET
2. STANDARDS

PURPOSE AND OMISSIONS

THE PURPOSE OF THIS PUD PLAN AMENDMENT IS TO REVISE THE FOLLOWING ALLOWED USE, ARCHITECTURE STANDARDS, AND SIGN STANDARDS.

ALL OTHER DEVELOPMENT STANDARDS OR REQUIREMENTS, OR ANY QUESTIONS WHICH MIGHT ARISE REGARDING A CONDITION OF THE DEVELOPMENT WHICH HAS NOT BEEN ANTICIPATED, OR WAS OMITTED FROM THESE SPECIFICATIONS, WILL FALL UNDER THE REQUIREMENTS OF THE FIRESTONE MUNICIPAL CODE AND THE ORIGINAL DEL CAMINO JUNCTION BUSINESS PARK FDP.

SIGNATURE BLOCK

APPROVAL BLOCK

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS _____ DAY OF _____, 202____
BY ORDINANCE NO. _____.

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE BLOCK

BY SIGNING THIS PUD, THE ----- ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

ALEASKA HOLDING CO LLC

AUTHORIZED REPRESENTATIVE

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

FIRESTONE PORSCHE
P.U.D. AMENDMENT
BUSINESS PARK CIRCLE AND I-25 FRONTAGE RD. FIRESTONE, CO

OWNER:
ALEASKA HOLDING CO LLC
2012 BAYOU LAPORTE DR
BILOXI, MS 39531

NOT FOR
CONSTRUCTION

DATE:
7/2/25 SUBMITTAL 01
8/27/27 SUBMITTAL 02

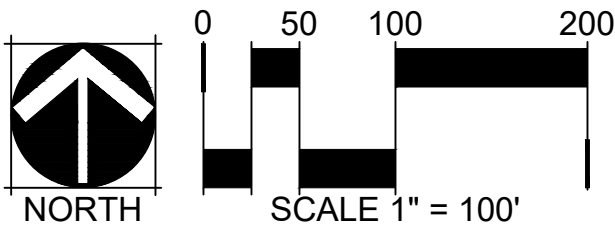
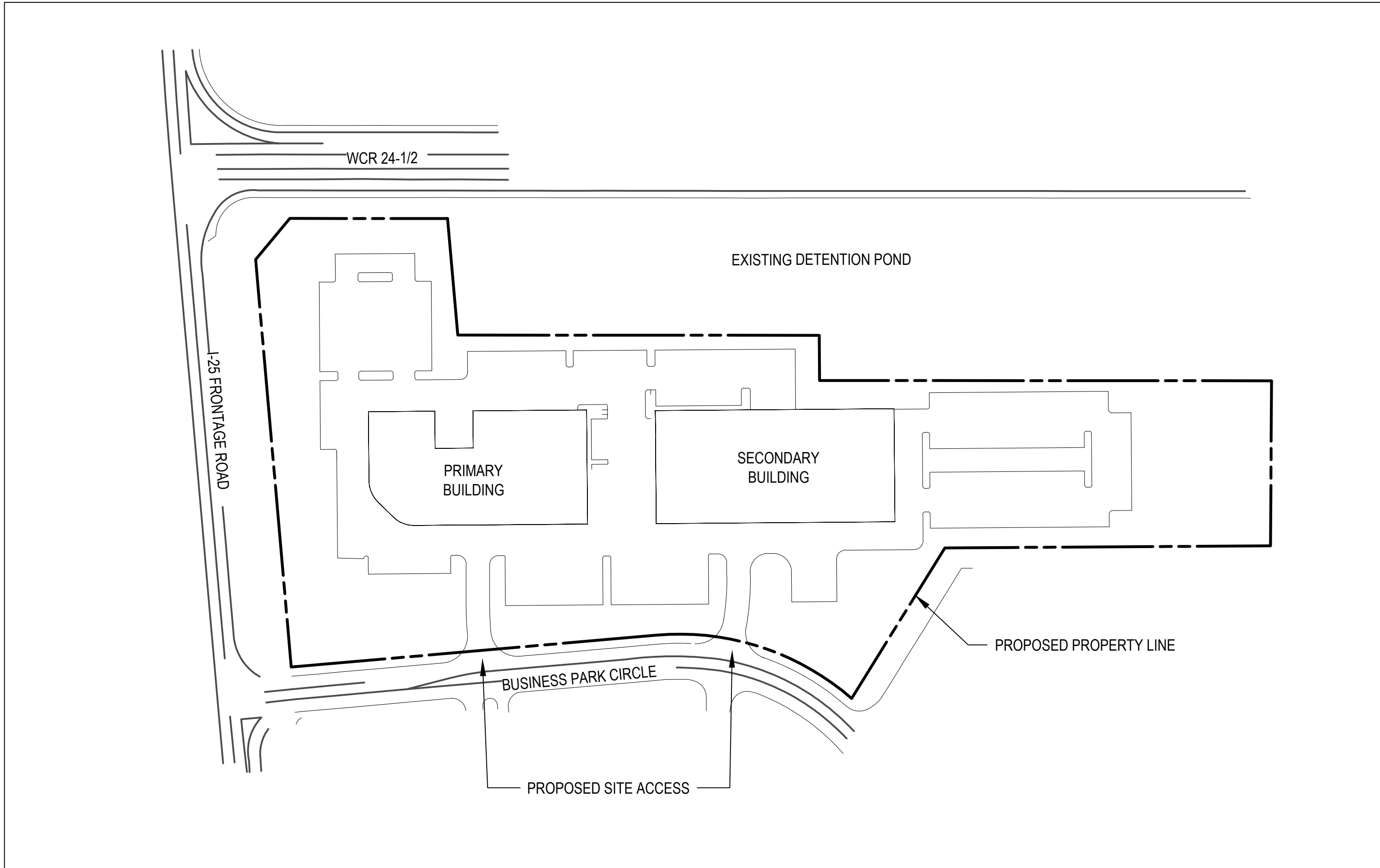
SHEET TITLE:

COVER
SHEET

DEL CAMINO JUNCTION BUSINESS PARK P.U.D. AMENDMENT

LOTS 1 & 2, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., AND LOT 3, DEL CAMINO JUNCTION BUSINESS PARK FOURTH MINOR PLAT, SITUATED WITHIN THE SOUTHWEST ¼ OF SECTION 2, T. 2 N., R68W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

PROPOSED BUILDING PLACEMENT



STANDARDS AND USE

ALLOWED USE CHART DEVIATION REQUEST				
CODE SECTION	USE CATEGORY	USE TYPE	USE STANDARD	REQUESTED DEVIATION
3.16.3.1	VEHICLE AND EQUIPMENT	VEHICLE SALES AND RENTAL VEHICLE SERVICE AND REPAIR, LIGHT	MINIMUM 1000' FROM INTERSTATE, ARTERIAL, AND SECTION LINE ROADWAYS	ALLOW VEHICLE SALES AND RENTAL VEHICLE SERVICE AND REPAIR WITHIN 1000' OF INTERSTATE
DIMENSION STANDARDS				
CODE SECTION	MINIMUM SETBACKS (FT.)			MAXIMUM HEIGHT (FT.)
DEL CAMINO JUNCTION BUSINESS PARK FDP	I-25 FRONTAGE ROAD	STREET	INTERIOR SIDE AND REAR	
	PRINCIPAL: 50 ACCESSORY: 50	20	PRINCIPAL: 15 ACCESSORY: 5	PRINCIPAL: 45 ACCESSORY: 30
OFF STREET PARKING				
CODE SECTION	ACTIVITY		NUMBER OF SPACES REQUIRED	
6.16.6.6	OFFICE AREA		1 PER 300 SQ. FT.	
	INDOOR SALES AREA		1 PER 250 SQ. FT.	
	OUTDOOR SALES OR DISPLAY AREA (OVER 3,000 SQ. FT.)		1 PER 2,000 SQ. FT.	
	VEHICLE SERVICE		1 PER BAY	

DEVELOPMENT AND DESIGN STANDARDS

DEVELOPMENT AND DESIGN STANDARDS			
CODE SECTION	CATEGORY	REQUIRED CODE STANDARD	PROPOSED DEVIATION
16.6.8.C.3	BUILDING ORIENTATION	BUILDING FUNCTIONS SUCH AS GARAGES, MAINTENANCE BAYS SHALL NOT BE ORIENTED TOWARDS THE STREET.	PRIMARY BUILDING: DUE TO THE FUNCTION OF THE BUILDING, GARAGE DOORS ARE LOCATED ON MULTIPLE FACADES, SOME ORIENTED TOWARDS THE STREETS. GARAGE DOORS FACING WEST SHALL BE HIGH AESTHETIC. HIGH-SPEED ROLLING OVERHEAD DOORS. THREE OF THE FOUR DOORS SHALL BE POSITIONED WITHIN A COVERED SERVICE BAY AND RECESSED ROUGHLY 30' FROM THE BUILDING FACADE. MOST OF THE SERVICE BAYS AND OVERHEAD DOORS ARE ORIENTED TOWARD THE INTERIOR OF THE SITE, MINIMIZING STREET VISIBILITY. LANDSCAPE SHALL BE UTILIZES TO MINIMIZE THE VISUAL IMPACT OF ALL OTHER GARAGE DOORS.
16.6.8.C.4	BUILDING MASS	A SINGLE, LARGE, DOMINANT BUILDING MASS SHALL BE PROHIBITED. BUILDINGS SHALL BE DESIGNED TO INTEGRATE VARIATIONS IN HEIGHT, TEXTURE, COLOR, AND FACADE DEPTH.	SECONDARY BUILDING: THIS STANDARD SHALL NOT APPLY TO THE SECONDARY BUILDING. THE SECONDARY BUILDING SHALL INCORPORATE MATERIAL VARIATIONS AND THOUGHTFUL FENESTRATION.
16.6.8.C.4.c	WALL ARTICULATION	PRIMARY STRUCTURES SHALL INCORPORATE, IN SUBSTANTIAL AND PROPORTIONAL MEANS, THREE (3) OR MORE OF THE FOLLOWING FEATURES AT LEAST EVERY FORTY (40) FEET IN LENGTH: I. CHANGES IN TEXTURE OR CHANGES IN MATERIAL; II. PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF TWELVE (12) INCHES; III. WINDOWS AND FENESTRATIONS; IV. AWNINGS OR OTHER PROJECTING ARCHITECTURAL FEATURES; OR V. CHANGES IN ROOF LINE OR FORM.	PRIMARY AND SECONDARY BUILDINGS: SHALL INCORPORATE THREE (3) OR MORE OF THE WALL ARTICULATION FEATURES AT LEAST EVERY 40 TO 65'.
16.6.8.C.7.a	BUILDING MATERIALS	NO MORE THAN TWENTY-FIVE (25) PERCENT OF EACH FACADE OF THE BUILDING SHALL BE FINISHED WITH METAL MATERIAL.	PRIMARY AND SECONDARY BUILDINGS: THE BUILDINGS FACADES WILL BE A COMBINATION OF HIGH QUALITY METAL MATERIALS INCLUDING ALUMINUM COMPOSITE MATERIAL (ACM) PANELS AND STANDING SEAM METAL (SSM) PANELS AS EXTERIOR CLADDING. VARIATION IN COLOR AND TEXTURE SHALL ENSURE VISUAL INTEREST.
16.6.12.G TABLE 6.12-4	NON-RESIDENTIAL SIGNS	FREESTANDING MAX SIGN HEIGHT: 10 FEET	FREESTANDING MAX SIGN HEIGHT: 35 FEET
16.6.12.G TABLE 6.12-4	NON-RESIDENTIAL SIGNS	FREESTANDING MAX SIGN AREA: 32 SF. (FOR DOUBLE-SIDED SIGNS, IF THE FACES ARE EQUAL IN SIZE, THEN ONLY ONE (1) SIDE SHALL BE CONSIDERED WHEN DETERMINING THE SIGN AREA.)	FREESTANDING MAX SIGN AREA: 70 SF. (FOR DOUBLE-SIDED SIGNS, IF THE FACES ARE EQUAL IN SIZE, THEN ONLY ONE (1) SIDE SHALL BE CONSIDERED WHEN DETERMINING THE SIGN AREA.)
16.6.12.G.2.D	NON-RESIDENTIAL SIGNS	SMALL SIGNS: PERMANENT FREESTANDING SIGNS NOT MORE THAN FOUR (4) SQUARE FEET IN SIZE AND LESS THAN THREE (3) FEET IN HEIGHT FOR THE CONVENIENCE OF PUBLIC TO IDENTIFY ENTRANCES AND EXIT DRIVES, CIRCULATION AND OTHER WAYFINDING ON-SITE.	SMALL SIGNS: PERMANENT FREESTANDING SIGNS FOR THE CONVENIENCE OF PUBLIC TO IDENTIFY ENTRANCES AND EXIT DRIVES, CIRCULATION AND OTHER WAYFINDING ON-SITE SHALL BE ALLOWED TO BE FIVE FEET AND 6 INCHES (5' 6") IN HEIGHT WITH A MAXIMUM SIGN AREA OF 10 SQUARE FEET.

FIRESTONE PORSCHE
P.U.D. AMENDMENT
BUSINESS PARK CIRCLE AND I-25 FRONTAGE RD, FIRESTONE, CO

OWNER:
ALEASKA HOLDING CO LLC
2012 BAYOU LAPORTE DR
BILOXI, MS 39531

NOT FOR
CONSTRUCTION

DATE:
7/2/25 SUBMITTAL 01
8/27/27 SUBMITTAL 02

SHEET TITLE:

STANDARDS