



TOWN OF FIRESTONE
Board of Trustees Regular Meeting Agenda

September 24, 2025
6:00 PM

9900 Park Avenue, Firestone, CO 80504

Board of Trustees Regular Meetings can be viewed live online at www.firestoneco.gov/Agendas

PRE-MEETING WORK SESSION 5:30 PM IN THE RICHARD E. HART TRAINING ROOM

THE AGENDA FOR THE PRE-MEETING WORK SESSION IS A DISCUSSION OF THE FOLLOWING REGULAR
MEETING AGENDA

REGULAR MEETING 6:00 PM IN THE MUNICIPAL COURT AND BOARD ROOM

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
5. **Consent Agenda**
 - a. Approval of the September 10, 2025 Board of Trustees Regular Meeting Minutes
 - b. **Resolution 25-99:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING AN ACCESS AND UTILITY EASEMENT FROM ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J PERTAINING TO THE BAREFOOT LAKES FILING 7A SUBDIVISION.
 - c. **Resolution 25-100:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE DENMORE FILING 1 SUBDIVISION AGREEMENT
 - d. **Resolution 25-101:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE PURCHASE OF CAPITAL EQUIPMENT NECESSARY FOR THE TOWNS OPERATIONS
 - e. Appointment of Brenda Fox to the Parks, Trails, Recreation, and Open Space Commission

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Individuals are allotted 3 minutes of Public Comment during the entirety of the meeting. Maximum time permitted for all Public Comment during a meeting is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees 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.

- f. Appointment of Gene Hoskins to the Planning Commission

6. Presentation

- a. Water Action Plan Update

7. Land Development

- a. **PUBLIC HEARING: Resolution 25-102:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE BAREFOOT LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT
- b. **PUBLIC HEARING: ORDINANCE 1066:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN APPLICATION TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD

8. Discussion/Action

- a. Water Fund & Storm Water Budget Discussion

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

10. Reports

- a. Staff
- b. Mayor
- c. Trustees

11. Adjournment

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Individuals are allotted 3 minutes of Public Comment during the entirety of the meeting. Maximum time permitted for all Public Comment during a meeting is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees 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**

FIRESTONE BOARD OF TRUSTEES



AIM No.: 5.a

Consent Agenda

Meeting Date: September 24, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Approval of the September 10, 2025 Board of Trustees Regular Meeting Minutes

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the [Ordinance or Resolution].

Approval with Conditions: The Board moves to approve the [Ordinance or Resolution], listing the Board's conditions.

Denial: The Board moves to deny the [Ordinance or Resolution].

No Action: The Board provides staff with specific instructions to modify the [Ordinance or Resolution] and return at a future date.

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

ATTACHMENTS

1. September 10, 2025 Board of Trustees Regular Meeting Minutes



TOWN OF FIRESTONE
Board of Trustees Regular Meeting
MINUTES
September 10, 2025

1. Call to Order & Roll Call

The Board of Trustees of the Town of Firestone met for a Regular Meeting on September 10, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Mayor Conyac called the meeting to order at 6:00 PM.

The following were present upon the call of the roll:

Mayor: Don Conyac, Jr.
Mayor Pro-tem: Frank A. Jimenez
Trustees: Ray Byrd
Matt Holcomb
Lorna Morton
Sean Doherty

2. Pledge of Allegiance

Mayor Conyac led the pledge of allegiance.

3. Approval of Agenda

Motion by Trustee Doherty, **second** by Trustee Morton, to Approve the Agenda. All in Favor, **Motion carried.**

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

John Damsma, a Firestone resident, provided public comment regarding resolution 25-96.

Rolf Kaumann, a Firestone resident, made a public comment by thanking the trustees who attended the Chat with a Trustee.

Kevin Feeley, a Firestone resident, provided a public comment regarding the executive session scheduled for this meeting.

5. Consent Agenda

Motion by Trustee Byrd, **second** by Mayor Pro Tem Jimenez, to Approve the Consent Agenda

Roll Call Vote:

Yes: Mayor Pro Tem Jimenez, Trustee Holcomb, Trustee Morton, Trustee Byrd, Trustee Doherty

No: None

Abstain: None

Motion carried.

a. Approval of August 27, 2025 Board of Trustees Regular Meeting Minutes

b. **Resolution 25-97:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A SUBRECIPIENT AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND WELD COUNTY FOR USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR A HOUSING REHABILITATION PROGRAM

6. Land Development

a. Regional Housing Needs Assessment Review

7. Discussion/Action

a. **Resolution 25-96:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING AND AUTHORIZING THE EXECUTION OF A PRE-DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF FIRESTONE, CARD ASSOCIATES ATHLETIC FACILITIES, LLC, AND UNITED SOCCER LEAGUE, LLC

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Morton, to Approve **Resolution 25-96:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING AND AUTHORIZING THE EXECUTION OF A PRE-DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF FIRESTONE, CARD ASSOCIATES ATHLETIC FACILITIES, LLC, AND UNITED SOCCER LEAGUE, LLC

Roll Call Vote:

Yes: Mayor Pro Jimenez, Trustee Morton, Trustee Byrd, Trustee Doherty

No: Trustee Holcomb

Abstain: None

Motion carried.

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

There was no one present who wished to provide public comment.

9. Reports

a. Staff

b. Mayor

c. Trustees

Trustee Byrd, reported on the September Chat with a Trustee.

10. Executive Session

- a. *An executive session pursuant to C.R.S. 24-6-402 (4) (b) and C.R.S. Section 24-6-402(4)(e)(I), to receive legal advice from Special Counsel and Town Counsel on pending litigation regarding Central Weld County Water District services as well as to determine positions and to develop strategy accordingly.*

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Doherty, to go into *An executive session pursuant to C.R.S. 24-6-402 (4) (b) and C.R.S. Section 24-6-402(4)(e)(I), to receive legal advice from Special Counsel and Town Counsel on pending litigation regarding Central Weld County Water District services as well as to determine positions and to develop strategy accordingly.* All in Favor, **Motion carried.**

11. Adjournment

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Doherty, to Adjourn. All in Favor, **Motion carried.**

Introduced and Approved the _____ Day of _____, 2025.

TOWN OF FIRESTONE, COLORADO

ATTEST

Don Conyac, Jr., Mayor

Miriam Granados Luna, CMC,
Town Clerk

AGENDA INFORMATION MEMORANDUM

FIRESTONE BOARD OF TRUSTEES



AIM No.: 5.b

Consent Agenda

Meeting Date: September 24, 2025

Initiated By: Kiran Bhusal

Department: Engineering & Utilities

AGENDA ITEM

Resolution 25-99: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING AN ACCESS AND UTILITY EASEMENT FROM ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J PERTAINING TO THE BAREFOOT LAKES FILING 7A SUBDIVISION.

RECOMMENDATION

Staff recommends approval of Resolution 25-99.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the resolution.

Approval with Conditions: The Board moves to approve the resolution, listing the Board's conditions.

Denial: The Board moves to deny the resolution.

No Action: The Board provides staff with specific instructions to modify the resolution and return at a future date.

SUMMARY

Barefoot Lakes, LLC is developing approximately 238 residential lots under the Barefoot Lakes Filing 7A Final Plat. As part of the public improvement requirements for the Filing 7A development, the traffic signal and intersection improvements at Colorado Boulevard and Ronald Reagan Boulevard must be completed.

To perform this work, an access and utility easement is required from the St. Vrain Valley School District at their bus facility located east of this intersection. This Agreement grants the Town the necessary easement rights for the intersection and allows Barefoot Lakes, LLC to construct the intersection improvements and install the traffic signal.

FINANCIAL CONSIDERATIONS

N/A

HISTORY AND PREVIOUS BOARD ACTION

The Barefoot Lakes Filing 7A Final Plat and Subdivision Agreement was approved on July 10, 2024.

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
 - Maintain Town Infrastructure & Facilities
 - Maintain a Safe, Clean & Beautiful Town
 - Design and Promote Livable Neighborhoods & Homes

ATTACHMENTS

1. Reso 25-99 Barefoot 7A Public Improvements Offsite Utility Easement

2. 20250828_East_Transportation_Access_Utility_Easement_PartialSign[19]

RESOLUTION NO. 25-99

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING AN ACCESS AND UTILITY EASEMENT FROM ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J PERTAINING TO THE BAREFOOT LAKES FILING 7A SUBDIVISION

WHEREAS, Barefoot, LLC (“Owner”) is the owner of certain real property located in the Town of Firestone (“Town”), legally described as Barefoot Lakes F7A, Town of Firestone, County of Weld, State of Colorado (the “Property”); and

WHEREAS, Owner intends to develop approximately 238 residential lots on the Property (“Project”) pursuant to the Barefoot Lakes F7A Final Plat (“Plat”) approved by the Town Board of Trustee’s on July 10, 2024 pursuant to Resolution No. 24-68; and

WHEREAS, to develop the Project, Owner must construct and install certain public improvements, including without limitation, a traffic signal and intersection improvements at the intersection of Ronald Reagan Boulevard and Colorado Boulevard (“Improvements”); and

WHEREAS, to construct and maintain the Improvements until construction acceptance, and for the continued ownership, operation, and maintenance of the Improvements by the Town after construction acceptance, the Town will require and Owner is requesting from St. Vrain Valley School District RE-1J (the “District”) a utility easement over a portion of its property; and

WHEREAS, the District is willing to grant and convey to the Town an easement pursuant to the terms and conditions of an Access and Utility Easement and Agreement, attached as **Exhibit A**, to be located on, over, under, and across the lands more particularly described and depicted in the attachment to **Exhibit A**, which will correspond with the location of the Improvements as shown in the Final Construction Documents for the Plat.

WHEREAS, the Board of Trustees desires to accept the Access and Utility Easement grant from the District in accordance with the terms and conditions set forth in the Access and Utility Easement attached hereto as Exhibit A

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees of the Town of Firestone hereby accepts the grant of a permanent, non-exclusive access and utility easement over and across approximately 15 acres of the District property, as described and depicted in Exhibit A, attached hereto and made a part of this resolution, with the Mayor being authorized to execute and acknowledge the grant of the easement on behalf of the Town.

Section 2. The Board of Trustees of the Town of Firestone hereby authorizes and approves the Access and Utility Easement Agreement between the Town and the District, in substantially the same form as the copy attached hereto and made a part of this resolution, and the Mayor is authorized to execute the agreement on behalf of the Town.

PASSED AND ADOPTED this 24th day of September, 2025.

Don Conyac Jr., Mayor

ATTEST:

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Marshall Keith Martin, Town Attorney

EXHIBIT A

[Access and Utility Easement Agreement]

ACCESS AND UTILITY EASEMENT AND AGREEMENT

THIS ACCESS AND UTILITY EASEMENT AND AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2025, by and between St. Vrain Valley School District RE-1J, whose address is 395 South Pratt Parkway, Longmont, Colorado 80501-6499 ("Grantor") and THE TOWN OF FIRESTONE, COLORADO, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, whose address is 9950 Park Avenue, Firestone, Colorado, 80504 (the "Grantee").

1. Grantor's Property. Grantor is the owner of that certain parcel of real property located in Weld County, Colorado, as legally described in **Exhibit A** (the "Property").
2. Consideration - Grant of Permanent Easement. For and in consideration of the covenants and agreements set forth herein, the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, the receipt and adequacy of which Grantor acknowledges, the Grantor grants, sells and conveys to the Grantee, its successors and assigns, a non-exclusive, permanent easement (the "Permanent Easement") on, over, under and across the Property as described more fully on **Exhibit B**, attached to and made a part of this Agreement (the "Permanent Easement Area"), subject to the terms, conditions and restrictions set forth below.
3. Purpose and Uses of Permanent Easement. Grantee may use the Permanent Easement: (a) to construct, install, operate, access, maintain, repair, replace, inspect and remove at any time and from time to time one or more water lines, traffic signals, storm drainage facilities, pipelines, conduits, vaults, accessories, road improvements, or manholes and all necessary underground wires and appurtenances thereto, including, but not limited to, electric or other control systems, video or other control systems, cables, wires, connections, conduits, and surface appurtenances (the "Improvements") over, under, through and within the Permanent Easement Area; (b) to replace and remove at any time and from time to time the Improvements constructed hereunder either in the original location or at any alternate locations within the Permanent Easement Area, generally consistent with the intended purposes of the Permanent Easement and (c) to mark the location of the Permanent Easement Area and the Improvements by suitable markers set and maintained in the ground.
4. Access. Additionally, Grantor grants and conveys to Grantee a permanent easement (the "Access Easement") for the purpose of ingress to and egress to and from the Permanent Easement Area upon, over, in and across the Property, as described more fully on **Exhibit B**, attached hereto and made a part of this Agreement (the "Access Easement Area").
5. Grantor's Rights in Easement Area. Grantor reserves the right to use the Permanent Easement Area for any purposes which will not impair, endanger or unreasonably interfere with any of the Improvements or with Grantee's full enjoyment of the rights hereby granted. Grantor shall not impair the lateral or subjacent support for the Improvements or the Permanent Easement Area, or otherwise change the ground level in the Permanent Easement Area. Grantor shall not erect or construct any permanent structure or building, drill or operate any well, construct any

reservoir or impoundment, raise or lower the ground elevation, or install or plant any trees or woody shrubs within the Permanent Easement Area without the prior written consent of the Grantee, which shall not be unreasonably withheld. Grantee shall have the right to cut, mow, or otherwise remove trees, undergrowth, weeds, brush, vegetation or other obstructions from the Permanent Easement Area that, in its judgment, may injure, endanger or interfere with the Improvements or Grantee's exercise of the rights granted herein. Grantor reserves all other rights, including the right to use the Permanent Easement Area for vehicular and pedestrian access, including low maintenance landscaping and soft surface and/or concrete trails, as well as the right to cross the Permanent Easement Area with other utilities or other easements; provided, however, that any such utility crossings, access or other easements do not interfere with, adversely impact or otherwise disturb the Improvements or impair the rights granted to Grantee under this Permanent Easement, and provided that any new underground utilities, facilities or other improvements are not installed or located within twenty-four inches above (vertically) and ten feet on either side of (horizontally) the centerline of the underground water pipeline (the "No-Install Zone"), or that construction or installation of any new underground utilities, facilities or other improvements do not require relocation of or future modifications to any existing Improvements. Grantee shall in no event be liable for any damages to any landscaping, trails, new underground or aboveground utilities, facilities or other improvements installed or located within the No-Install Zone or the Permanent Easement Area resulting from the Improvements or caused by the exercise of Grantee's rights hereunder.

6. Maintenance of the Permanent Easement Area.

(a) Upon completing any work in the Permanent Easement Area, Grantee will make such repairs or take such other action as may be necessary to restore the Permanent Easement Area to a condition comparable to its condition prior to Grantee's activities in the Permanent Easement Area, including but not limited to the reseeding and replanting of any disturbed areas in a manner reasonably satisfactory to Grantor, correction of any subsidence, and restoration of any other improvements or conditions impacted by Grantee's activities.

(b) Upon completion of construction work in the Permanent Easement Area, Grantor will maintain the surface of the Permanent Easement Area in compliance with any applicable weed, nuisance or other legal requirements.

7. Representations and Warranties of Grantor.

(A) Grantor represents to the Town, to Grantor's knowledge as of the date of the execution of this Permanent Easement, with respect to the Property that: (1) the Property has never been used as a landfill or waste dump; (2) that there has been no installation in or production, disposal, or storage on the Property of any hazardous substances, including, without limitation, asbestos, by Grantor, Grantor's tenants, or any previous owner or previous tenants, or any other activity which could have toxic results; (3) there is no underground storage tank on the Property; and (4) there is no proceeding or inquiry by any governmental authority or agency with respect thereto. Grantor shall indemnify, defend and hold the Town harmless from and against any and all claims, demands, and liabilities, costs and expenses (including expert fees and attorney fees)

arising or resulting from a breach of the covenants and warranties contained in this paragraph. For the purposes of this Permanent Easement, hazardous substances means all hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. 9601, et seq.) and in Section 25-5-502 of the Colorado Revised Statutes, and petroleum or petroleum products.

(B) Grantor hereby warrants and represents to the Town that Grantor is seized with fee title to the underlying real property and there are no other parties with interest; that the rights conveyed herein are free and clear of liens and encumbrances; and that Grantor has sole and exclusive authority to enter into this Permanent Easement.

8. Binding Effect - Runs With Land. This Easement shall extend to and be binding upon the successors and assigns of the respective Parties hereto. The rights and responsibilities set forth in this Easement are intended to be covenants upon the Easement Property and are to run with the land.

9. Entire Agreement; Amendments. This Agreement constitutes the entire agreement between the Parties hereto relating to the Easement and sets forth the rights, duties and obligations of each to the other as of this date. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified or amended, except by a writing executed by both Parties.

10. Compliance with Laws. Grantee shall comply with all applicable laws in connection with its use of the Permanent Easement Area, the Access Easement Area, and the Improvements.

11. Governing Law. This Easement and all of the terms and provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado, with venue in Weld County.

12. Severability. If any part, term or provision of this Easement shall be held unenforceable or invalid, the remainder of this Easement and the application of such part, term or provision to persons or situations other than those to which it shall have been held unenforceable or invalid shall not be affected thereby, but shall continue to be enforceable and enforceable to the greatest extent permitted by law.

13. Counterparts. This Agreement may be executed by the parties in counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall constitute one and the same Agreement.

[Signatures and acknowledgments on following page]

ACCEPTED BY GRANTEE:

TOWN OF FIRESTONE

By: _____
Don Conyac Jr., Mayor

ATTEST:

By: _____
Miriam Granados Luna, CMC Town Clerk

APPROVED AS TO FORM:

By: _____
Marshall Keith Martin, Town Attorney

EXHIBIT A
[Property Description]

**EXHIBIT A
LEGAL DESCRIPTION**

LOT B, RECORDED EXEMPTION NO. 1209-30-3 RE-4399, IN THE COUNTY OF WELD, STATE OF COLORADO, PER PLAT RECORDED AUGUST 17, 2006, AT RECEPTION NO. 3412692, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 653,224 SQUARE FEET OR 14.996 ACRES, MORE OR LESS.



ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EXHIBIT B
[Description of Easement to be conveyed to the Town of Firestone]

EXHIBIT B
LEGAL DESCRIPTION

THAT CERTAIN PORTION OF LOT B, RECORDED EXEMPTION NO. 1209-30-3 RE-4399, IN THE COUNTY OF WELD, STATE OF COLORADO, PER PLAT RECORDED AUGUST 17, 2006 AT RECEPTION NO. 3412692, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°18'43" EAST, A DISTANCE OF 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 13 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89°18'43" EAST, A DISTANCE OF 417.85 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°42'49" EAST, A DISTANCE OF 13.00 FEET;

THENCE NORTH 89°18'43" WEST, A DISTANCE OF 386.43 FEET;

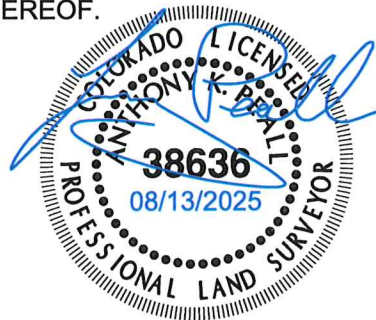
THENCE NORTH 00°25'49" WEST, A DISTANCE OF 34.53 FEET;

THENCE SOUTH 89°34'11" WEST, A DISTANCE OF 31.67 FEET TO SAID EASTERLY RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°25'49" EAST, A DISTANCE OF 46.91 FEET TO THE **POINT OF BEGINNING**.

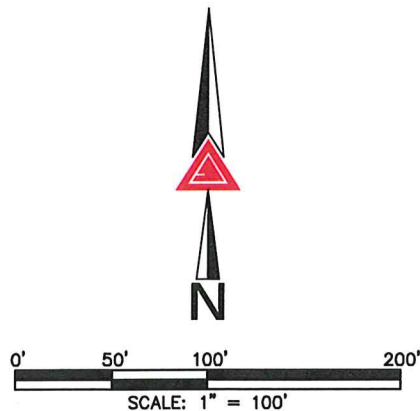
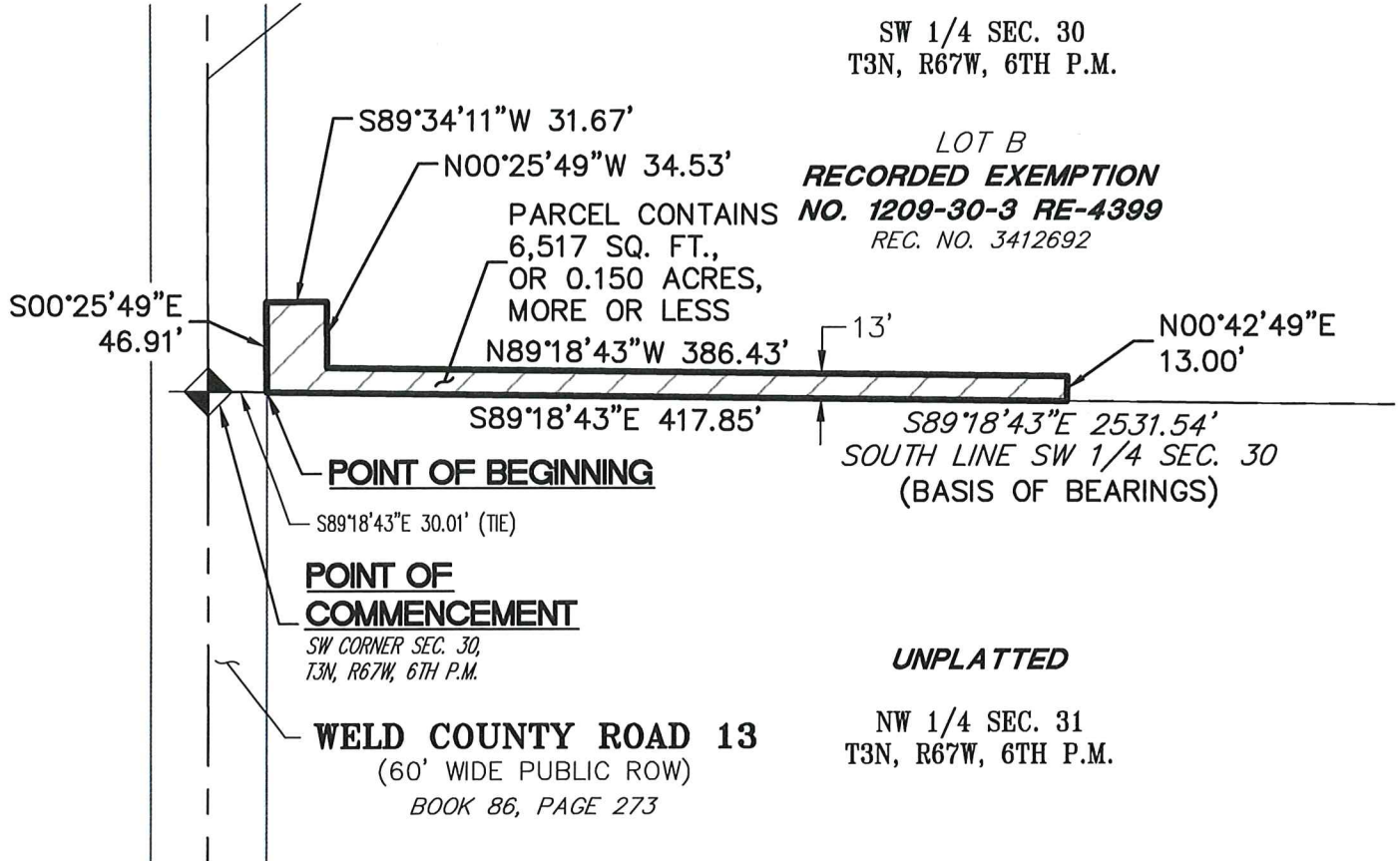
CONTAINING AN AREA OF 6,517 SQUARE FEET OR 0.150 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT B



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AGENDA INFORMATION MEMORANDUM

FIRESTONE BOARD OF TRUSTEES



AIM No.: 5.c

Consent Agenda

Meeting Date: September 24, 2025

Initiated By: Matt Wiederspahn

Department: Engineering & Utilities

AGENDA ITEM

Resolution 25-100: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE DENMORE FILING 1 SUBDIVISION AGREEMENT

RECOMMENDATION

Staff recommends approval of Resolution 25-100.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.

Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.

Denial: The Board moves to deny the Resolution.

No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The proposed amendment will remove the building permit limit included in the Denmore Filing 1 Subdivision Agreement. As part of the agreement, a limit of 96 building permits was established, pending the completion of roadway improvements to Firestone Boulevard and Frontier Street. Tri-Pointe Homes, the developer of Denmore, has requested the removal of this permit cap, citing that the improvements are nearly complete. According to Tri-Pointe, lifting the limit would accelerate the sale of lots to other homebuilders and facilitate the issuance of additional building permits.

Town staff supports this request and anticipates that the roadway improvements will be completed within the next few months. Additionally, Tri-Pointe has provided an improvement surety equal to 115% of the total cost of the improvements, which the Town may utilize to complete the work if necessary.

FINANCIAL CONSIDERATIONS

N/A

HISTORY AND PREVIOUS BOARD ACTION

The Denmore Filing 1 Final Plat and Subdivision Agreement was approved by the Board on May 24, 2023.

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
 - Uphold Fiscal Integrity
 - Establish a Strong & Competitive Business Environment

ATTACHMENTS

1. Reso 25-100 First Amendment to Denmore F1 SA

2. First Amendment to Subdivision Agreement - Denmore Filing 1 - FINAL

RESOLUTION NO. 25-100

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE DENMORE FILING 1 SUBDIVISION AGREEMENT

WHEREAS, the Town of Firestone (“Town”) and Tri Pointe Homes Holdings, Inc., as successor-in-interest to TPH Firestone Trail, LLC, (“Owner”), entered into that certain Subdivision Agreement regarding the Denmore Filing 1 subdivision, dated October 24, 2023, and subsequently recorded on November 1, 2023, in the records of the Weld County Clerk and Recorder’s Office (the “Original Agreement”), in furtherance of the subdivision and residential development of approximately 144 acres, more or less, of real property, as more fully described in Exhibit A to the Original Agreement (“Property”); and

WHEREAS, the Town and Owner desire to amend certain provisions of the Original Agreement to clarify the Town’s rights to withhold building permits until Owner’s timely completion of certain transportation-related public improvements regarding Phase 2 of Filing 1, as more fully set forth in the proposed First Amendment to Denmore Filing 1 Subdivision Agreement, attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

1. The First Amendment to Denmore Filing 1 Subdivision Agreement between the Town of Firestone and Tri Pointe Homes Holdings, Inc. is approved in substantially the same form as the copy attached to this resolution. The Mayor is authorized to execute the agreement on behalf of the Town.

PASSED AND ADOPTED this 24th day of September, 2025.

Don Conyac Jr., Mayor

ATTEST:

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Marshall Keith Martin, Town Attorney

EXHIBIT A

[First Amendment to Denmore F1 Subdivision Agreement]

FIRST AMENDMENT TO DENMORE FILING 1 SUBDIVISION AGREEMENT

THIS FIRST AMENDMENT TO DENMORE FILING 1 SUBDIVISION AGREEMENT (this “Amendment”) is executed this _____ day of _____ 2025, by and between **TRI POINTE HOMES, HOLDINGS, INC.**, as successor-in-interest to **TPH FIRESTONE TRAIL, LLC**, a Delaware corporation, with an address of 5350 S. Roslyn St., Ste. 400, Greenwood Village, CO 80111 (“Owner”), and the **TOWN OF FIRESTONE**, a Colorado municipal corporation, with an address of 9950 Park Avenue, Firestone, CO 80504 (“Town”). Owner and the Town may be referred to in this Amendment collectively as the “Parties.”

RECITALS

WHEREAS, the Owner and the Town entered into that certain Subdivision Agreement dated as of October 24, 2023, and recorded with the Weld County Clerk and Recorder under Reception No. 4928809 on November 1, 2023 (the “Agreement”), which agreement is incorporated herein by reference, to ensure the construction and completion of certain public improvements as shown on Exhibit “B” to the Agreement (the “Public Improvements”); and

WHEREAS, the Parties desire to amend the Agreement as provided in this Amendment, subject to the terms of the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Section IX(A). Section IX(A) of the Agreement is hereby deleted in its entirety and replaced with the following:

A. Transportation

Owner shall construct the Firestone Boulevard and Frontier Street Improvements, including the mast arm traffic signal at the Firestone Boulevard and Frontier Street intersection and HAWK Traffic Signal at the Firestone Trail crossing, as shown in the accepted Construction Plans. The Frontier Street and interim intersections as depicted in the accepted Construction Plans shall be constructed as part of Phase 1 and shall be operational prior the issuance of any building permit. The Firestone Boulevard improvements, traffic signal at Firestone Boulevard and Frontier Street, and Firestone Trail HAWK Traffic Signal shall be constructed as part of Phase 2.

2. Amendment Controls. In the event of any conflict between Agreement and this Amendment, the provisions in this Amendment shall govern and control such conflicting provisions.

3. Covenants to Run with Land/Successors and Assigns. The restrictions, covenants and conditions as set forth in the Agreement and this Amendment shall run with such land within the Development and the same shall extend to, and be binding upon, the successors, legal representatives, and assigns of the Parties.

4. No Other Modifications. Except as expressly set forth herein, this Amendment shall not modify or amend the terms or provisions of the Agreement, and all other terms or provisions of the Agreement not otherwise modified or amended by this Amendment are hereby ratified and shall remain in full force and effect and constitute legal and binding obligations of the Parties.

5. Headings. The section headings herein shall have no legal significance and are used solely for convenience of reference.

6. Defined Terms. Except as otherwise defined herein, all capitalized terms in this Amendment shall be the same meaning that was given to such terms in the Agreement.

7. Entire Agreement. This Amendment contains the entire agreement of the Parties with respect to the subject matter hereof and may not be amended or modified except by an instrument executed in writing by the Parties.

8. Counterparts and Facsimile. This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together shall be deemed to constitute one and the same instrument. Each of the Parties hereto shall be entitled to rely upon a counterpart of the instrument executed by the other Party and sent by facsimile or electronic mail transmission. The Parties further agree that this Amendment may be executed by electronic copies of signatures, and that any electronic copies of signatures shall be binding upon the Party providing such electronic copy of signature as if it were the Party's original signature. Signature pages may be delivered by electronic mail to each Party as electronically imaged signatures such as .pdf files or by any other method which complies with the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101 et seq. (e.g., www.docusign.com).

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[Signature pages follow]

TOWN OF FIRESTONE, COLORADO

Don Conyac Jr., Mayor

ATTEST

Miriam Granados Luna, CMC, Town Clerk

Approved as to form:

Marshall Keith Martin, Town Attorney

AGENDA INFORMATION MEMORANDUM

FIRESTONE BOARD OF TRUSTEES



AIM No.: 5.d

Consent Agenda

Meeting Date: September 24, 2025

Initiated By: Julie Pasillas

Department: Water & Community Resources

AGENDA ITEM

Resolution 25-101: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE PURCHASE OF CAPITAL EQUIPMENT NECESSARY FOR THE TOWNS OPERATIONS

RECOMMENDATION

Staff recommends approval of Resolution 25-101, approving the purchase of capital equipment necessary for the Town's operations.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.

Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.

Denial: The Board moves to deny the Resolution.

No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

SUMMARY

The proposed resolution approves the purchase of essential capital equipment necessary for the Town's operations. The equipment includes various items, such as a water trailer, a commercial sprayer, a tractor, a gator, laser grading equipment, a replacement backhoe, a bucket truck, an asphalt roller, a crash truck, and a message board, all of which will be used to maintain the Town's infrastructure and public spaces effectively.

The equipment has been selected following the Town's purchasing policy, ensuring cost-effective and necessary acquisitions to support municipal functions. Approval of this purchase will enable the Town to continue providing high-quality services to its residents.

FINANCIAL CONSIDERATIONS

This resolution is for an amount not exceeding \$930,000.00, including \$872,000 from the General Fund, \$36,250 from the Water Fund, and \$21,750 from the Stormwater Fund.

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
 - Maintain Town Infrastructure & Facilities
 - Maintain a Safe, Clean & Beautiful Town

ATTACHMENTS

1. Res 25-101 Capital Equipment Purchase

RESOLUTION NO. 25-101

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE PURCHASE OF CAPITAL EQUIPMENT NECESSARY FOR THE TOWNS OPERATIONS

WHEREAS, pursuant to C.R.S. 31-15-302, the financial powers of the Town of Firestone (“Town”) include the power to control the finances of the Town, appropriate money for municipal purposes and provide for payment of municipal expenses; and

WHEREAS, staff requests that the Board of Trustees authorize the expenditure of an amount not to exceed \$930,000.00 in appropriated funds for the purchase of the items set forth below, which are capital equipment necessary for the Town’s operations (“Equipment”):

Water Trailer (Forestry Division) -----	\$11,000
Commercial Sprayer for back of Cam-Am (Parks Division) -----	\$7,000
John Deere Tractor (Parks Division) -----	\$270,000
John Deere Gator TX (Recreation Division) -----	\$10,000
ABI Force Z-23 Machine w/ Laser Ready & Tweels (Recreation Division) --	\$47,000
Replacement Backhoe (Streets, Water and Stormwater Divisions) -----	\$145,000
Bucket Truck (Streets Division) -----	\$220,000
Asphalt Roller Replacement (Streets Division) -----	\$55,000
Crash Truck (Streets Division) -----	\$145,000
Message Board (Streets Division) -----	\$20,000; and

WHEREAS, in accordance with the Town's Purchasing Policy, any Equipment under \$50,000 will be purchased in accordance with the Town’s Informal Quotations procedures, and any Equipment over \$50,000 will be purchased through the use of the Colorado State Purchasing and Contracts Office Competitive Bids; and

WHEREAS, the Board of Trustees finds that the purchase of the Equipment is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees hereby approves of the purchase of Equipment set forth in this Resolution.

Section 2. The Town Manager, in consultation with the Town Attorney, is authorized to negotiate and execute on behalf of the Town a bill of sale, purchase order, purchase agreement and/or other documentation, only if necessary to complete the purchase of the Equipment.

INTRODUCED, READ AND ADOPTED this 24th day of September, 2025.

TOWN OF FIRESTONE, COLORADO

Don Conyac Jr, Mayor

ATTEST:

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Marshall Keith Martin, Town Attorney

**AGENDA INFORMATION
MEMORANDUM**

FIRESTONE BOARD OF TRUSTEES



AIM No.: 5.e

Consent Agenda

Meeting Date: September 24, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Appointment of Brenda Fox to the Parks, Trails, Recreation, and Open Space Commission

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

**AGENDA INFORMATION
MEMORANDUM**

FIRESTONE BOARD OF TRUSTEES



AIM No.: 5.f

Consent Agenda

Meeting Date: September 24, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Appointment of Gene Hoskins to the Planning Commission

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

**AGENDA INFORMATION
MEMORANDUM**

FIRESTONE BOARD OF TRUSTEES



AIM No.: 6.a

Presentation

Meeting Date: September 24, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Water Action Plan Update

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

None

AGENDA INFORMATION MEMORANDUM

FIRESTONE BOARD OF TRUSTEES



AIM No.: 7.a

Land Development

Meeting Date: September 24, 2025

Initiated By: Matt Thompson

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: Resolution 25-102: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE BAREFOOT LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT

RECOMMENDATION

Town staff recommends that the Board of Trustees approve draft Resolution 25-102, a resolution recommending approval of the Barefoot Lakes Filing 7D Preliminary Plat application 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.

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Resolution.

Approval with Conditions: The Board moves to approve the Resolution, listing the Board's conditions.

Denial: The Board moves to deny the Resolution.

No Action: The Board provides staff with specific instructions to modify the Resolution and return at a future date.

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.

FINANCIAL CONSIDERATIONS

n/a

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.

BOARD STRATEGIC PLAN IMPACT

- ✓ This agenda item furthers the Board of Trustees' strategic goal:
N/A

ATTACHMENTS

1. Resolution 25-102
2. Barefoot Lakes Filing 7D Preliminary Plat BOT Staff Report
3. Barefoot Lakes Filing 7D Preliminary Plat
4. Signed Resolution PC 25-09

RESOLUTION NO. 25-102

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE BAREFOOT LAKES FILING NO. 7D PRELIMINARY SUBDIVISION PLAT

WHEREAS, Barefoot LLC, (the “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, the Firestone Planning and Zoning Commission, after conducting a public hearing on the proposed preliminary subdivision plat on September 18, 2025, rendered a decision recommending approval of the Preliminary Plat with four (4) conditions as more fully set forth in PC-25-09, dated September 18, 2025; and

WHEREAS, on September 24, 2025, the Board of Trustees conducted a public hearing on the proposed Preliminary Plat; and

WHEREAS, after reviewing the Planning and Zoning Commission’s recommendation, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the Application is in substantial conformance with the technical platting requirements of the Firestone Development Code, and that the Application meets the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s findings of fact in this case, as detailed in Resolution PC-25-09.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this resolution.

Section 3. The Board of Trustees hereby approves the Preliminary Plat, Barefoot Lakes Filing No. 7D, attached hereto as Exhibit A and incorporated herein by this reference, which is subject to 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.

Section 4. Unless otherwise extended by the Board of Trustees, the approval of the Barefoot Lakes Filing No. 7D Preliminary Plat shall be null and void if a final plat for all or a portion of the property is not approved by the Town of Firestone within three years of the date of this Resolution.

INTRODUCED, READ AND ADOPTED this 24th day of September, 2025.

TOWN OF FIRESTONE, COLORADO

Don Conyac Jr, Mayor

ATTEST:

Miriam Granados Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Marshall Keith Martin, Town Attorney

EXHIBIT A
Barefoot Lakes Filing No. 7D
Preliminary Plat

[See following pages]



Staff Report

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

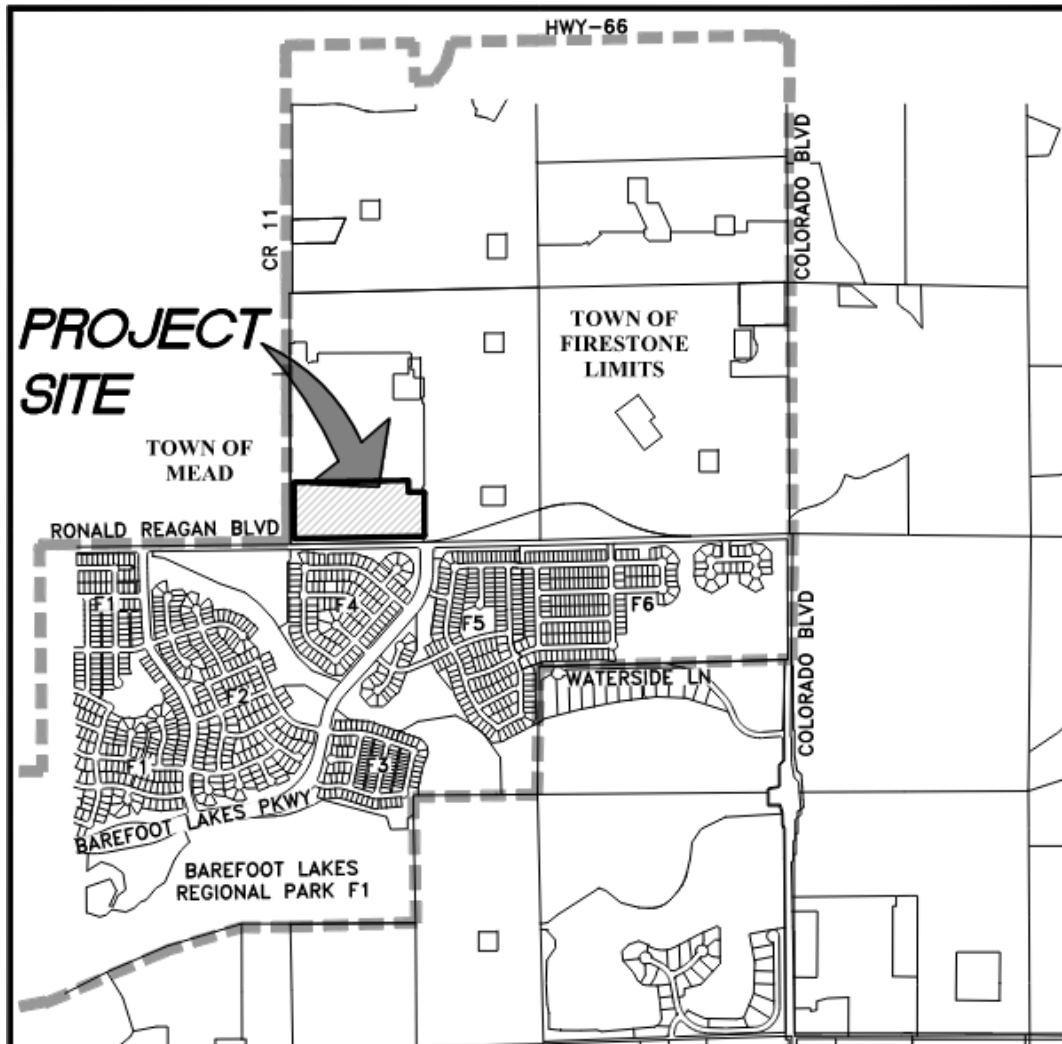
Barefoot, LLC

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 PUD - Neighborhood Center (NC), PUD - Old Town Commercial (OTC), PUD - Medium-Density Residential (R-B), PUD - Flex Zoning, and PUD - 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's zoning to the west also allows for 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 built 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

PLANNING AND ZONING COMMISSION:

After conducting a Public Hearing on the proposed Preliminary Plat on September 18, 2025, the Planning and Zoning Commission rendered a decision recommending approval of the Preliminary Plat as more fully set forth in PC-25-09.

RECOMMENDATIONS

Town staff recommends that the Board of Trustees approve Resolution No. 25-102, a resolution approving the Barefoot Lakes Filing 7D Preliminary Plat, 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.
- c. 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.
- d. 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.

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.

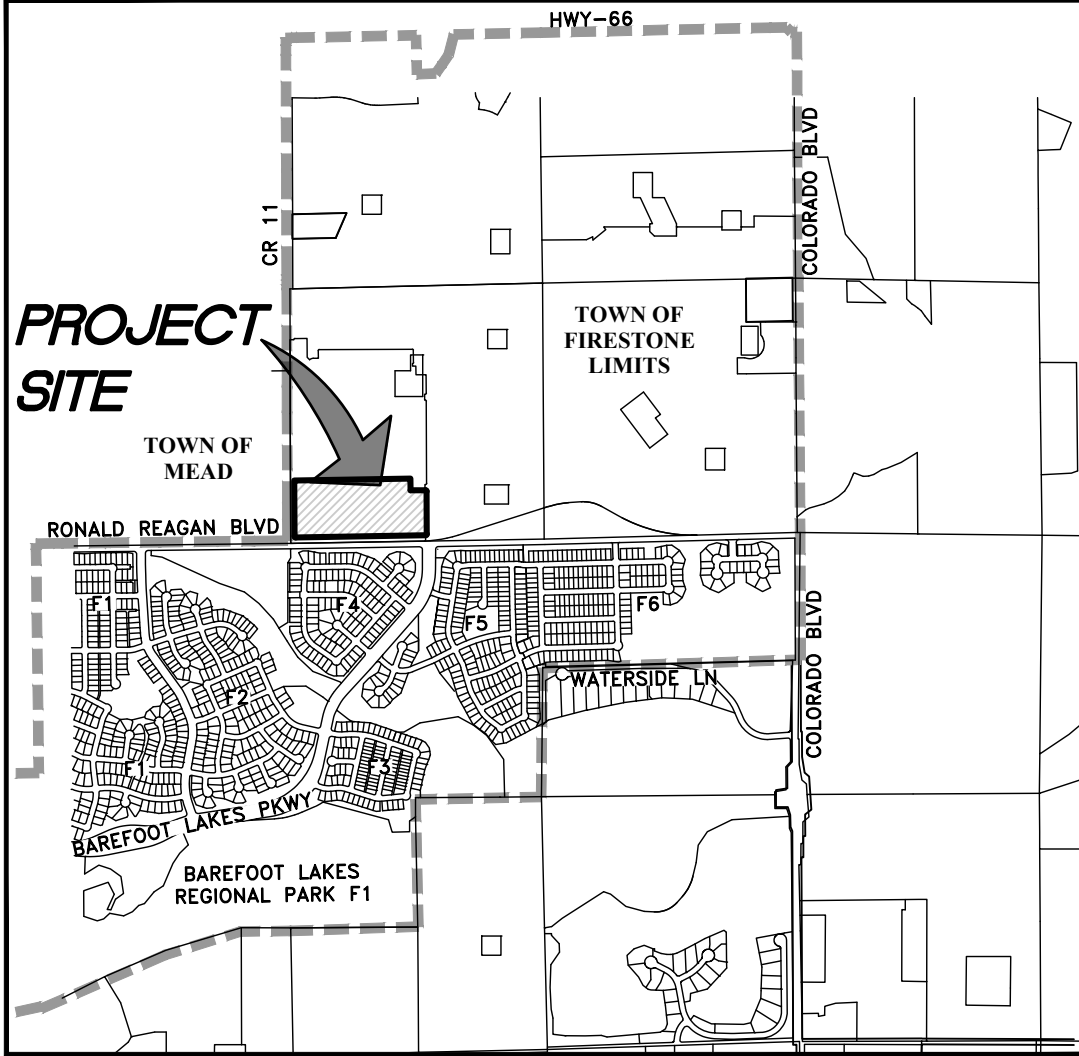
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____.

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

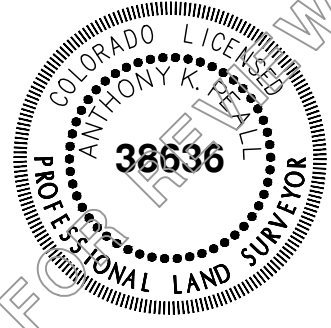
GENERAL NOTES

- 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
	Drawn By: GLW		SHEET 1 OF 6	

PRELIMINARY PLAT

BAREFOOT LAKES FILING NO. 7D

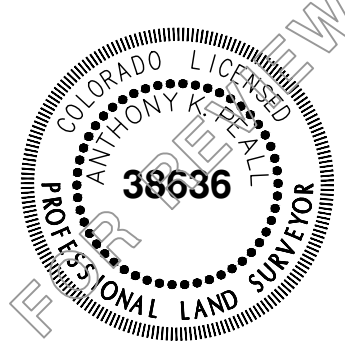
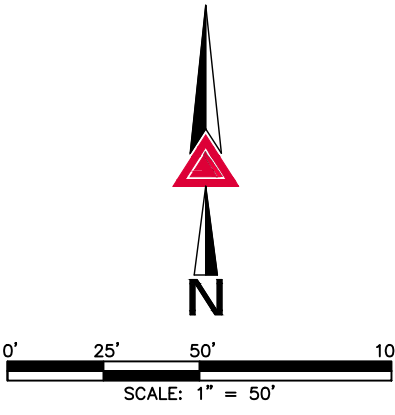
A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

SHEET 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
Revision Date	2024/12/19
Revision Date	2025/02/06
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LOT DETAIL PAGE ~ SHEET 2 of 6

 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:	1" = 50'
	AzTec Proj. No.: 54824-10 Drawn By: GLW		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'

Δ=90°48'44"
R=12.00'
L=19.02'

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

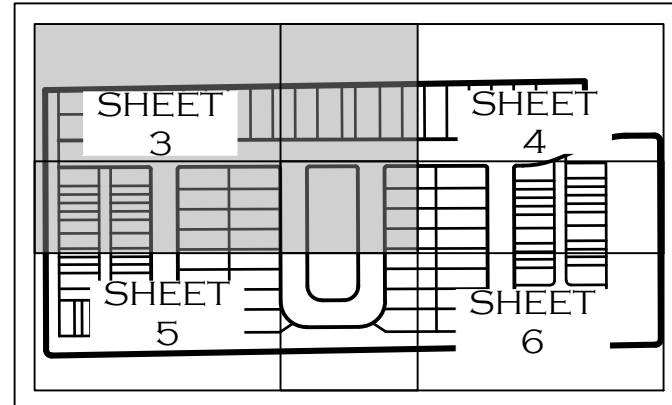
MONUMENT SYMBOL LEGEND

- 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"

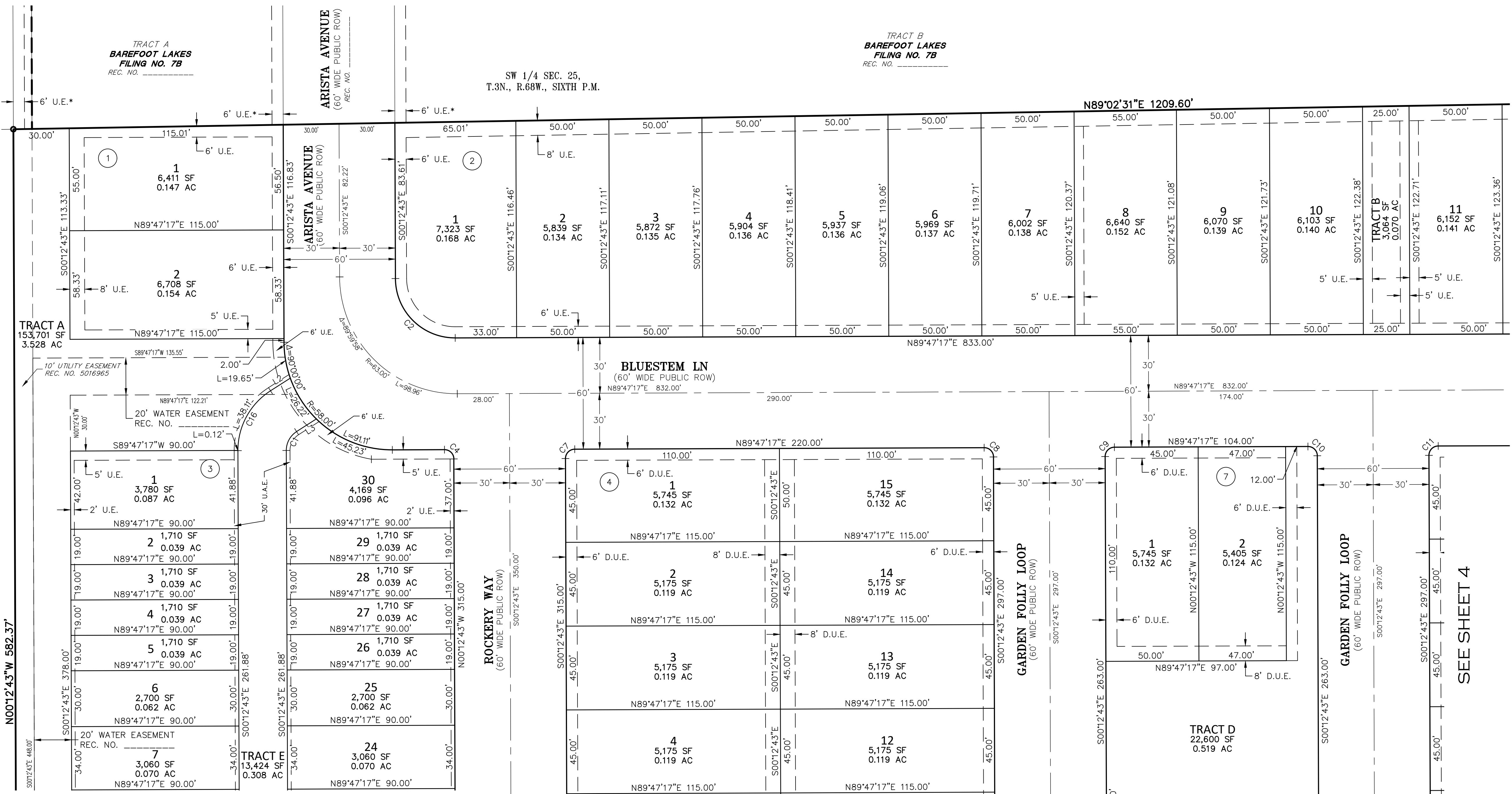
PRELIMINARY PLAT
BAREFOOT LAKES FILING NO. 7D

A REPLAT OF TRACT Q, BAREFOOT LAKES FILING NO. 7B
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TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

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

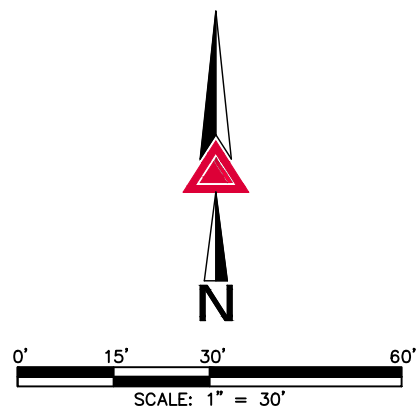


KEY MAP
N.T.S.



SEE SHEET 4

SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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 3 of 6

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- 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



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

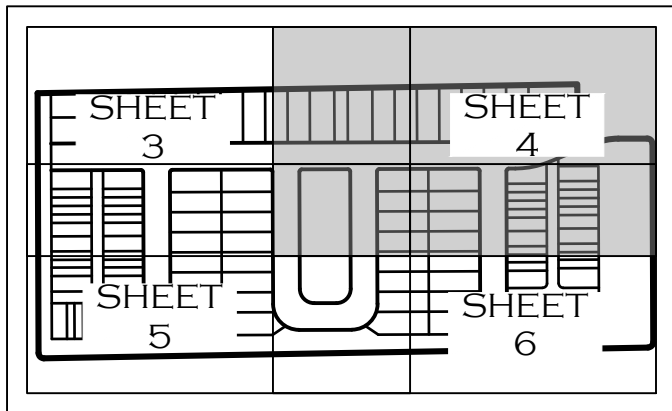
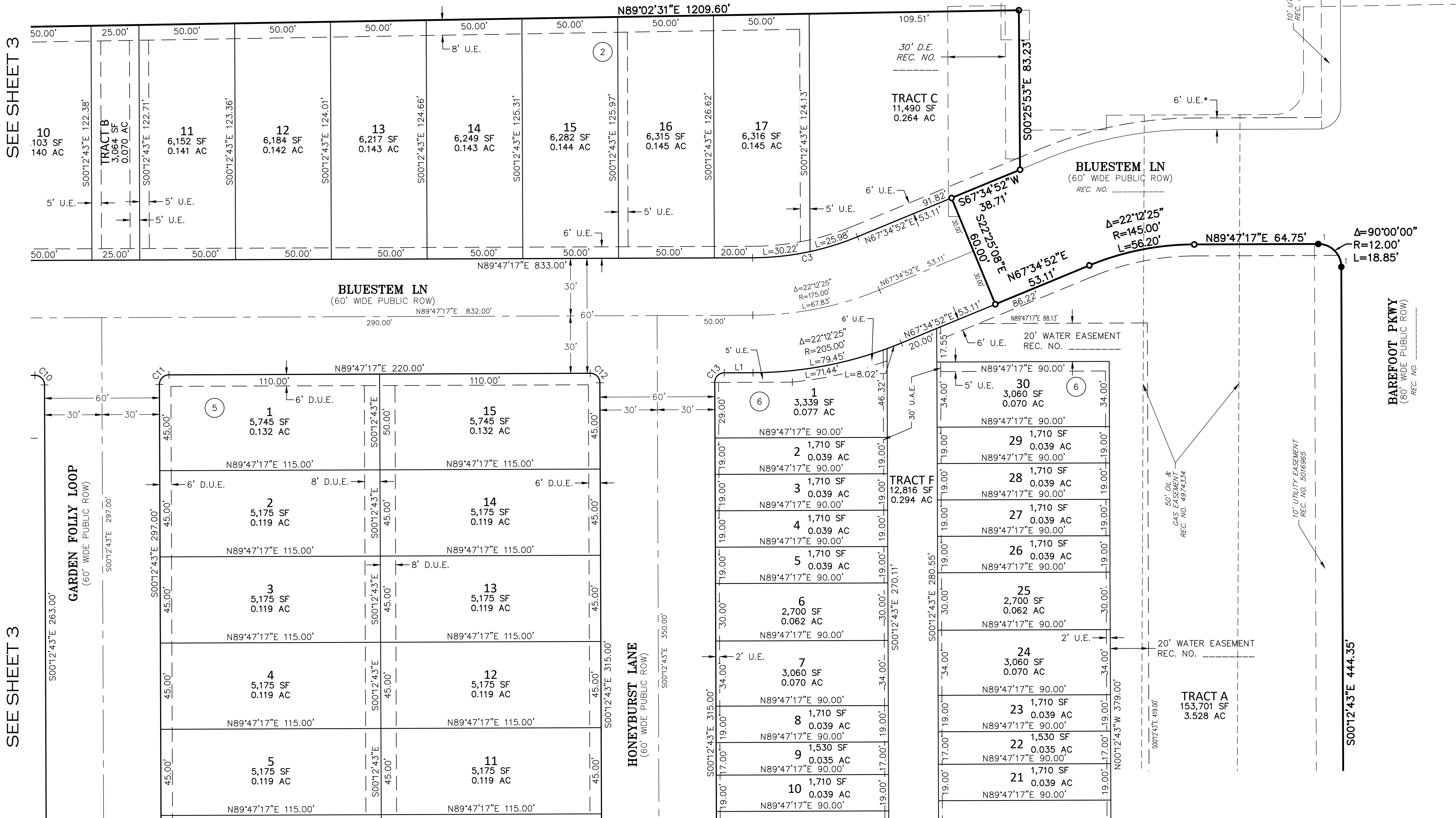
BAREFOOT LAKES FILING NO. 7D

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

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

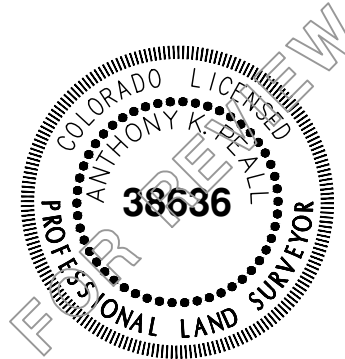
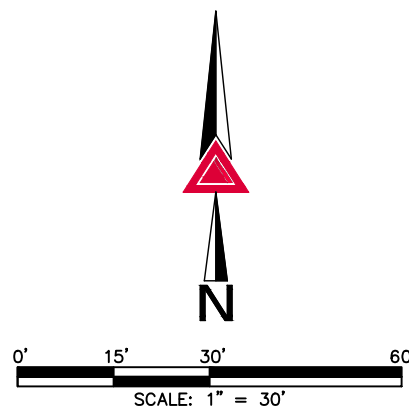
SW 1/4 SEC. 25,
T.3N., R.68W., SIXTH P.M.

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
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Phase Number	N/A
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Revision Date	2025/02/06
Revision Date	2025/04/14
Revision Date	2025/09/10

LOT DETAIL PAGE ~ SHEET 4 of 6

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



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
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'

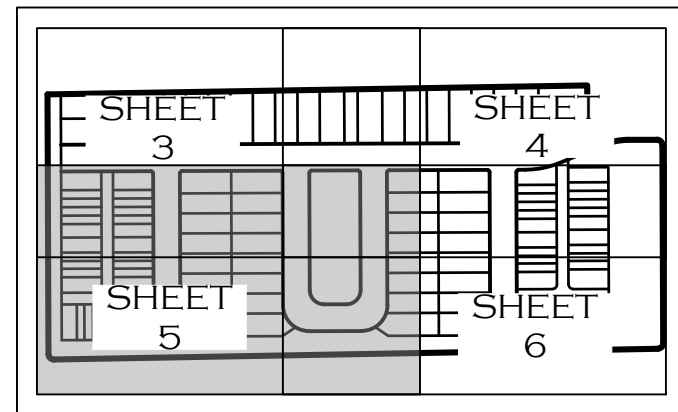
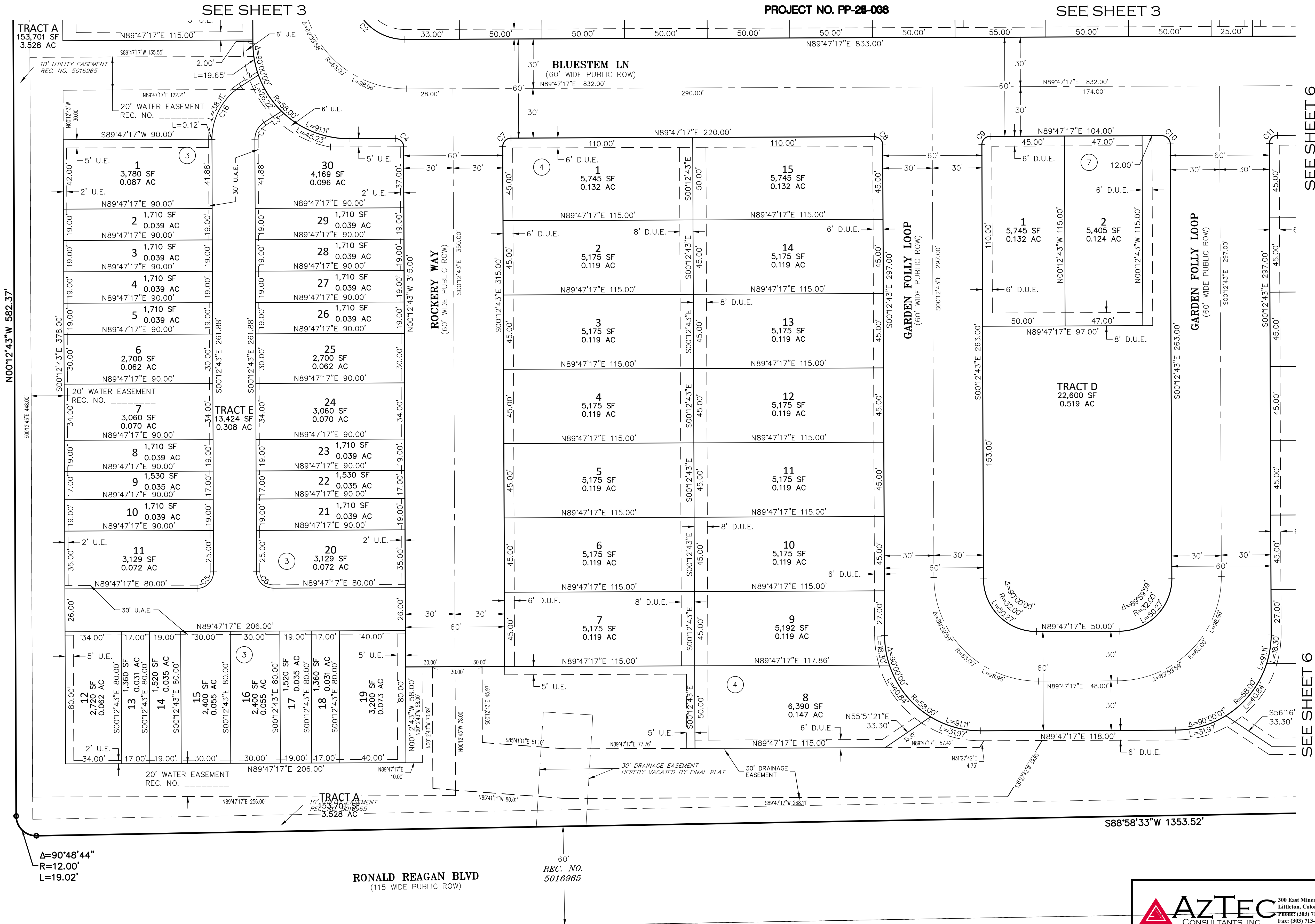
SHEET 4 OF 6

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 5 OF 6
PROJECT NO. FP-28-006



KEY MAP
N.T.S.

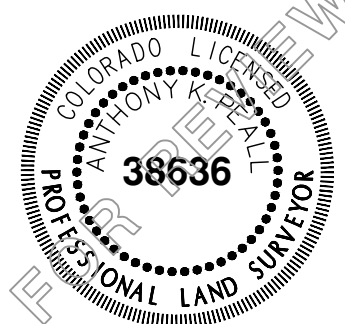
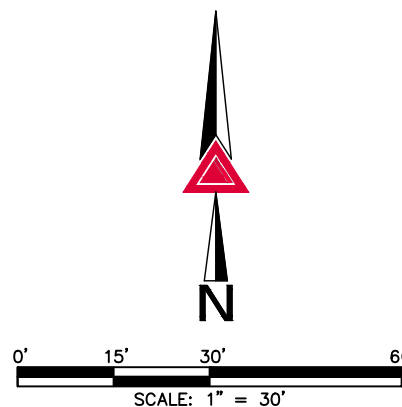
MONUMENT SYMBOL LEGEND

- 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
- 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 5 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 5 OF 6

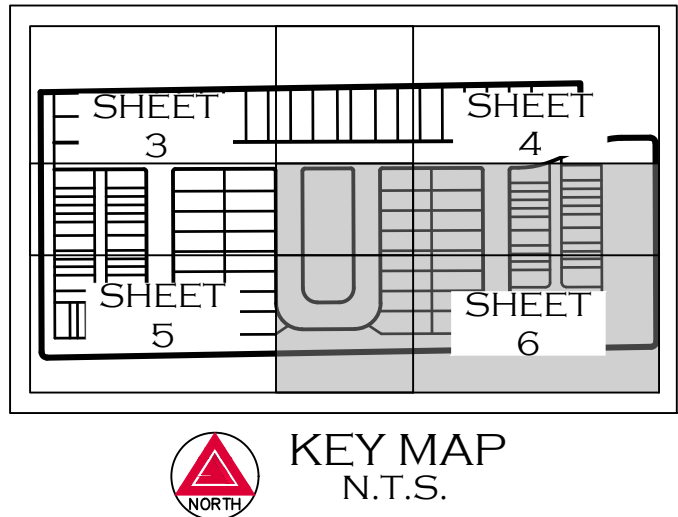
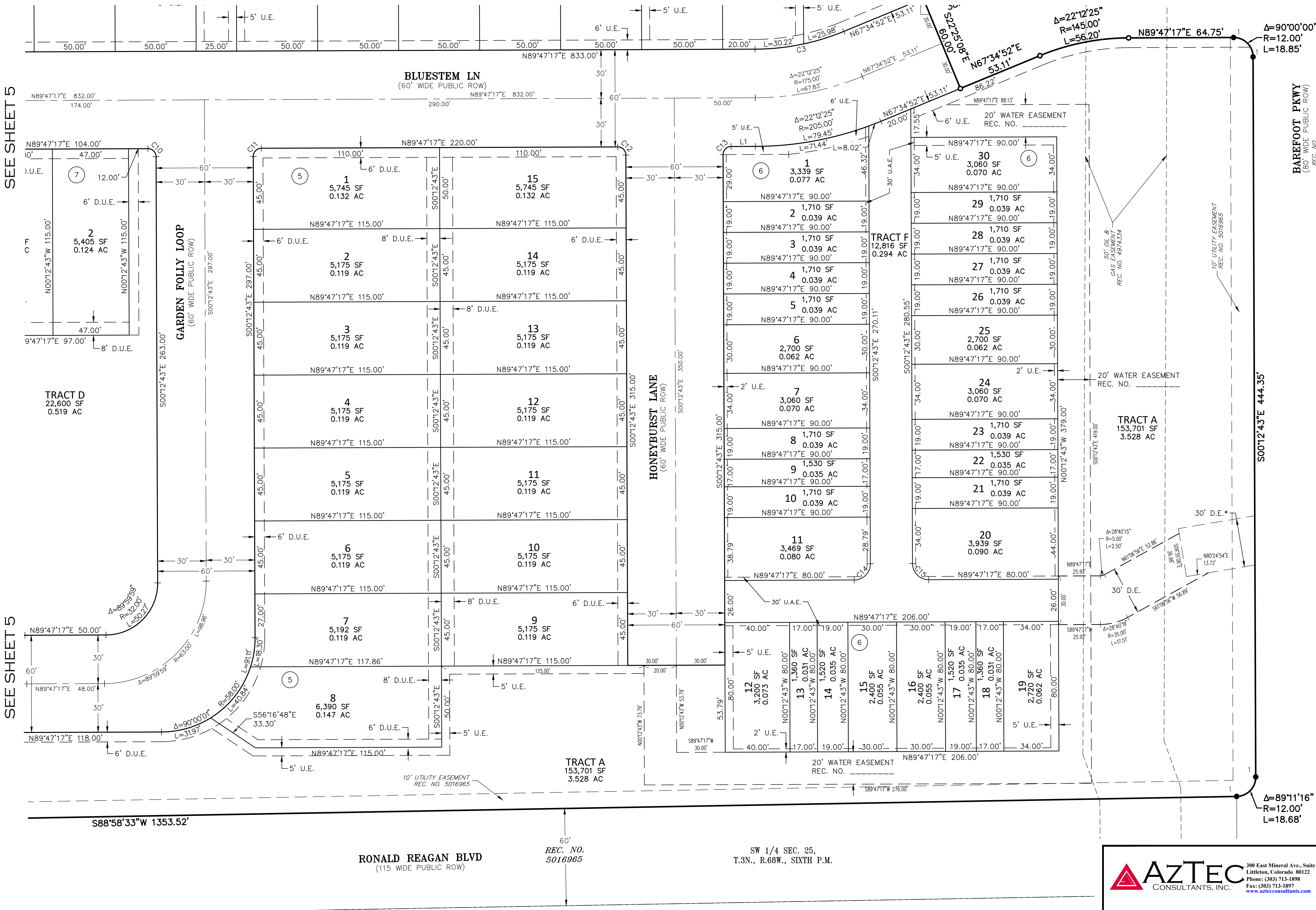
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TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
18.296 ACRES - 111 RESIDENTIAL LOTS - 6 TRACTS

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

SEE SHEET 4

SEE SHEET 4



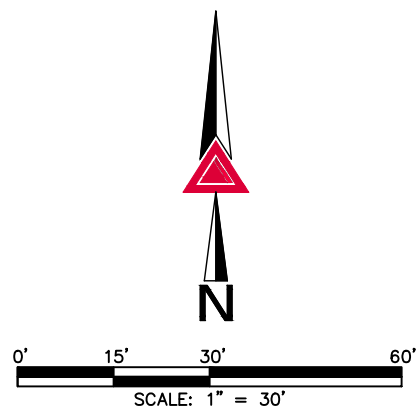
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SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

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Type of Submittal	FINAL PLAT
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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	

**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 18th day of September, 2025.

ATTEST:

M. Carranco

Missy Carranco, Deputy Town Clerk



[Signature]
Chairperson

EXHIBIT A

Barefoot Lakes, Filing 7D, Preliminary Plat

[See following pages]

SHEET INDEX

- SHEET 1 — DEDICATION, APPROVALS, NOTARY MAP, LEGAL DESCRIPTION
SHEET 2 — GENERAL NOTES, SUBDIVISION DATA AND LINE/DRIVE DETAILS
SHEET 3 — OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 4-6 — 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, HEREBY CERTIFIES THAT 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 NO. 7D, COUNTY OF WELD, STATE OF COLORADO, CONTAINING AN AREA OF 18.296 ACRES, (794.249 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, BEING 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, C&G SERVICE LINES, WATER MAINS AND LINES, AND ALL OTHER NECESSARY UTILITIES AND OTHER APPROPRIATE UTILITIES IN CONNECTION WITH THE CONSTRUCTION OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF SAID SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, C&G SERVICE LINES, WATER MAINS AND LINES, AND ALL OTHER NECESSARY UTILITIES AND OTHER APPROPRIATE UTILITIES IN CONNECTION WITH THE CONSTRUCTION OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

THE UNDERSIGNED HEREBY CERTIFY THAT THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

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SHEET 1 OF 6

PROJECT NO. PP-24-033

OWNER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
PETER LAURICEN@BAREFOOTLAKESDEVELOPMENT.COM

DEVELOPER:

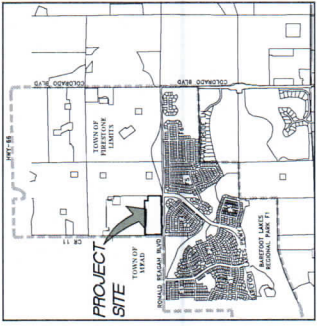
BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
CONTACT: CHRIS BECHER
CHRIS@BAREFOOTLAKESDEVELOPMENT.COM

ENGINEER:

REDAW
1500 WEST CANAL COURT
FIRESTONE, COLORADO 80420
CONTACT: FRED TAYLOR, P.E.
FRED@REDAW.COM

NOTARY:

AZTEC CONSULTANTS, INC.
3002 EAST MINERAL AVE., SUITE 1
FIRESTONE, COLORADO 80420
CONTACT: TONY PEALL
TONY@AZTECCONSULTANTS.COM



GENERAL NOTES

1. THE SUBDIVISION IS LOCATED WITHIN THE TOWN OF FIRESTONE, COLORADO, AND IS SUBJECT TO THE TOWN'S ZONING ORDINANCES AND OTHER REGULATIONS.
2. THE TOWN OF FIRESTONE HAS A ZONING ORDINANCE THAT REQUIRES THE SUBDIVISION TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS.
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7. THE SUBDIVISION IS LOCATED WITHIN THE TOWN OF FIRESTONE, COLORADO, AND IS SUBJECT TO THE TOWN'S ZONING ORDINANCES AND OTHER REGULATIONS.
8. THE TOWN OF FIRESTONE HAS A ZONING ORDINANCE THAT REQUIRES THE SUBDIVISION TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS.
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12. THE TOWN OF FIRESTONE HAS A ZONING ORDINANCE THAT REQUIRES THE SUBDIVISION TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S STANDARDS AND SPECIFICATIONS.

TRACT USE SUMMARY TABLE			
TRACT	AREA (AC. #)	AREA (AC. #)	USE
A	153.701	3.528	OPEN SPACE/DRAINAGE
B	3.064	0.070	OPEN SPACE/DRAINAGE
C	11.490	0.264	OPEN SPACE/DRAINAGE
D	22.600	0.519	OPEN SPACE/DRAINAGE
E	13.424	0.308	ACCESS/UTILITY
F	12.816	0.294	ACCESS/UTILITY
TOTAL	217.095	4.983	

* INDICATES TRACTS THAT WILL TRANSFER FROM BAREFOOT LLC TO ST. VRAIN LAKES METROPOLITAN DISTRICT UPON COMPLETION OF THE SUBDIVISION. THE SUBDIVISION IS LOCATED WITHIN THE TOWN OF FIRESTONE, COLORADO, AND IS SUBJECT TO THE TOWN'S ZONING ORDINANCES AND OTHER REGULATIONS.

PARK/OPEN SPACE DATA TABLE			
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F	12.816	0.294	ACCESS/UTILITY
TOTAL	217.095	4.983	

SURVEYING CERTIFICATE:

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT HEREON SHOWN ARE TRUE AND CORRECT, AND THAT THE SAME HAVE BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS, AND THE TOWN OF FIRESTONE.



BY: ANTHONY K. PEALL, P.E., 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 SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 RECORDATIONS SHOWN HEREON ARE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEED TO THE TOWN OF FIRESTONE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEED TO THE TOWN OF FIRESTONE, HEREIN VACATED AS SHOWN HEREON.

TOWN OF FIRESTONE, COLORADO

FIRESTONE INFORMATION BLOCK			
Name of Applicant	BAREFOOT LAKES	DATE OF PREPARATION	2024-09-30
Type of Submittal	FINAL PLAT	SCALE	N/A
Filing Number	FILING NO. 7D	DATE OF FILING	N/A
Phase Number	N/A	REVISION DATE	2024/05/20
Revision Date	2024/12/19	REVISION DATE	2025/02/05
Revision Date	2025/04/14	REVISION DATE	2025/09/10

COVER PAGE ~ SHEET 1 of 6

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

Drawn By: CLW
AZTEC CONSULTANTS, INC.
3002 East Mineral Ave., Suite 1
Firestone, CO 80420
Tel: 970-251-1339
Fax: 970-251-1340
www.aztecconsultants.com

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	N67°52'27"E	12.60'
L3	N67°52'27"E	12.60'

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	57°38'05"	12.00'
C2	90°00'00"	32.00'
C3	27°17'25"	145.00'
C4	90°00'00"	5.00'
C5	89°59'58"	10.00'
C6	90°00'00"	10.00'
C7	90°00'00"	5.00'
C8	90°00'00"	5.00'
C9	89°59'58"	5.00'
C10	90°00'00"	5.00'
C11	90°00'00"	5.00'
C12	90°00'00"	5.00'
C13	90°00'00"	5.00'
C14	90°00'00"	10.00'
C15	90°00'00"	10.00'
C16	57°38'05"	38.00'

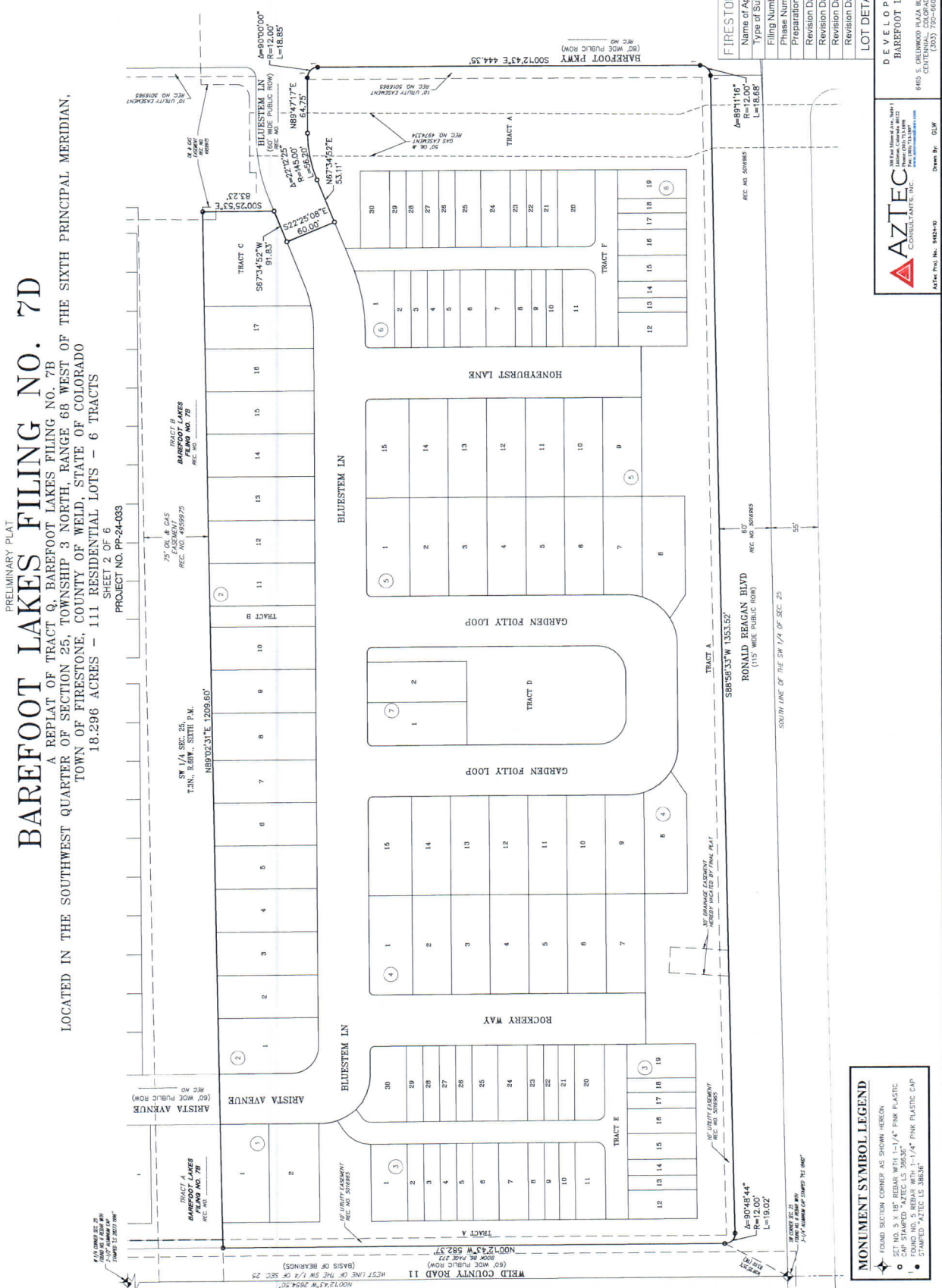
LEGEND		
U.E.	= UTILITY EASEMENT	
U.A.E.	= UTILITY EASEMENT	
U.A.C.	= UTILITY EASEMENT	
D.E.	= DRAINAGE EASEMENT	
(N.E.)	= NON-RADIAL	
* = EASEMENT PER BAREFOOT		
RECEPTION NO.		
BLOCK NUMBER		



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK		
Name of Applicant	BAREFOOT LAKES	
Type of Submittal	FINAL PLAT	
Filing No. To		
Phase Number	N/A	
Preparation Date	2024/05/30	
Revision Date	2024/12/19	
Revision Date	2025/02/05	
Revision Date	2025/04/14	
Revision Date	2025/09/10	

LOT DETAIL PAGE - SHEET 2 of 6		
DATE OF PREPARATION	2024-05-30	
DATE OF REVISION	T = 02	
SCALE		
DEVELOPER	BAREFOOT LLC	
6463 S. GREENWOOD BLVD. SUITE 200		
CENTENNIAL, COLORADO 80111		
(303) 750-6804		
Drawn By	CLM	

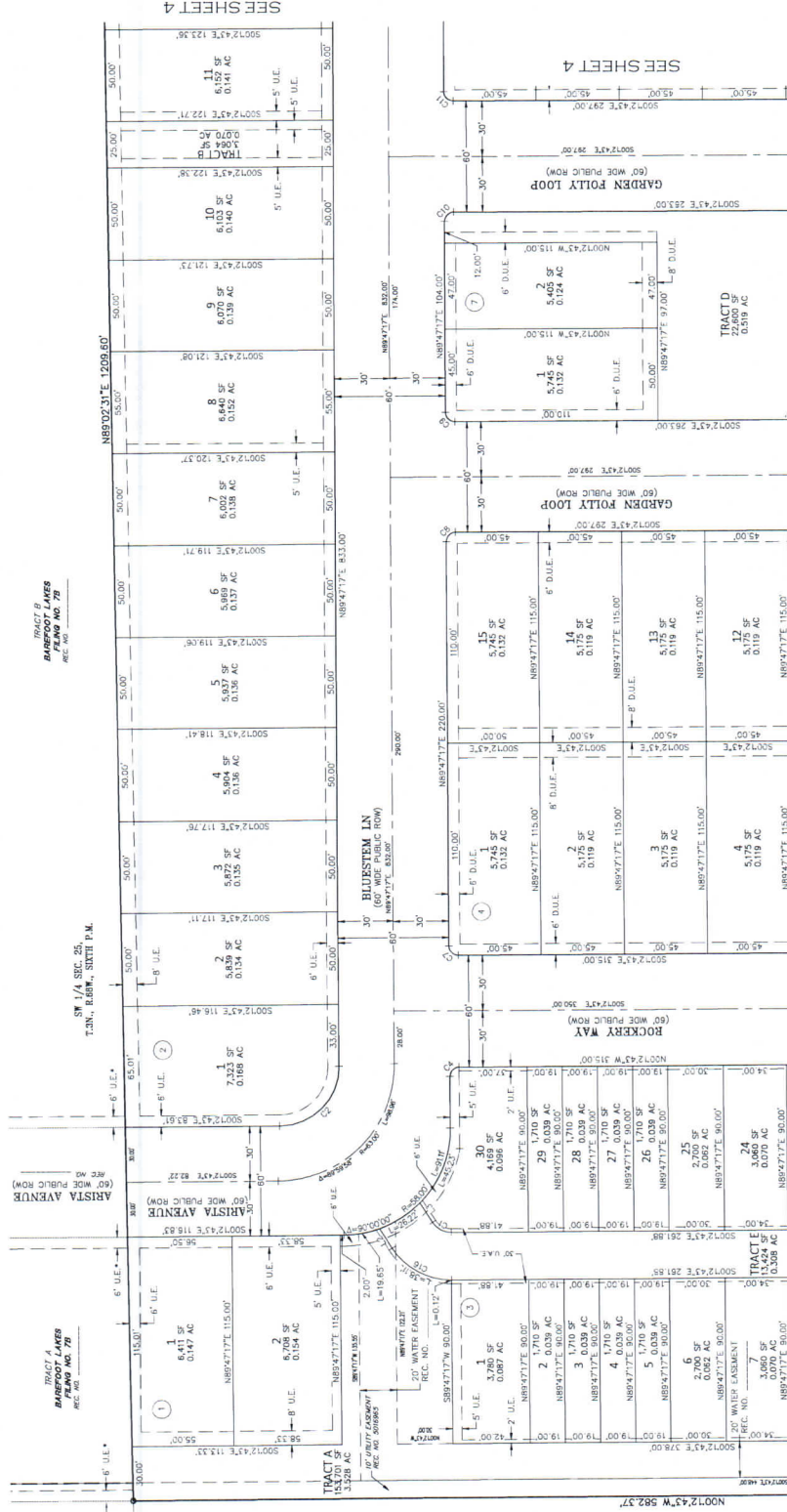
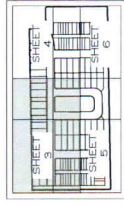


MONUMENT SYMBOL LEGEND	
FOUND SECTION CORNER AS SHOWN HEREON	
SET NO. 5, 1/4" REBAR WITH 1-1/4" PINK PLASTIC	
CAP STAMPED "AZTEC L5 38636"	
FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP	
STAMPED "AZTEC L5 38636"	

BAREFOOT LAKES FILING NO. 7D

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

SHEET 3 OF 6
PROJECT NO. PP-28-008



SEE SHEET 5

SEE SHEET 5

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 8" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC L.S. 3805"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC L.S. 3805"

LEGEND

- U.E. = UTILITY EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- U.A.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (N) = NON-RADIAL
- (R) = RADIAL
- (#) = BLOCK NUMBER



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK	
Name of Applicant	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
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 3 of 6

DEVELOPER	
BAREFOOT LLC	
8465 S. GREENWOOD BLVD. SUITE 200	
CENTENNIAL, COLORADO 80111	
(303) 790-6604	

AZTEC	
CONSULTANTS, INC.	
3805 S. GREENWOOD BLVD. SUITE 200	
CENTENNIAL, COLORADO 80111	
(303) 790-6604	

Drawn By: GJM

As per Proj. No. 34624-00

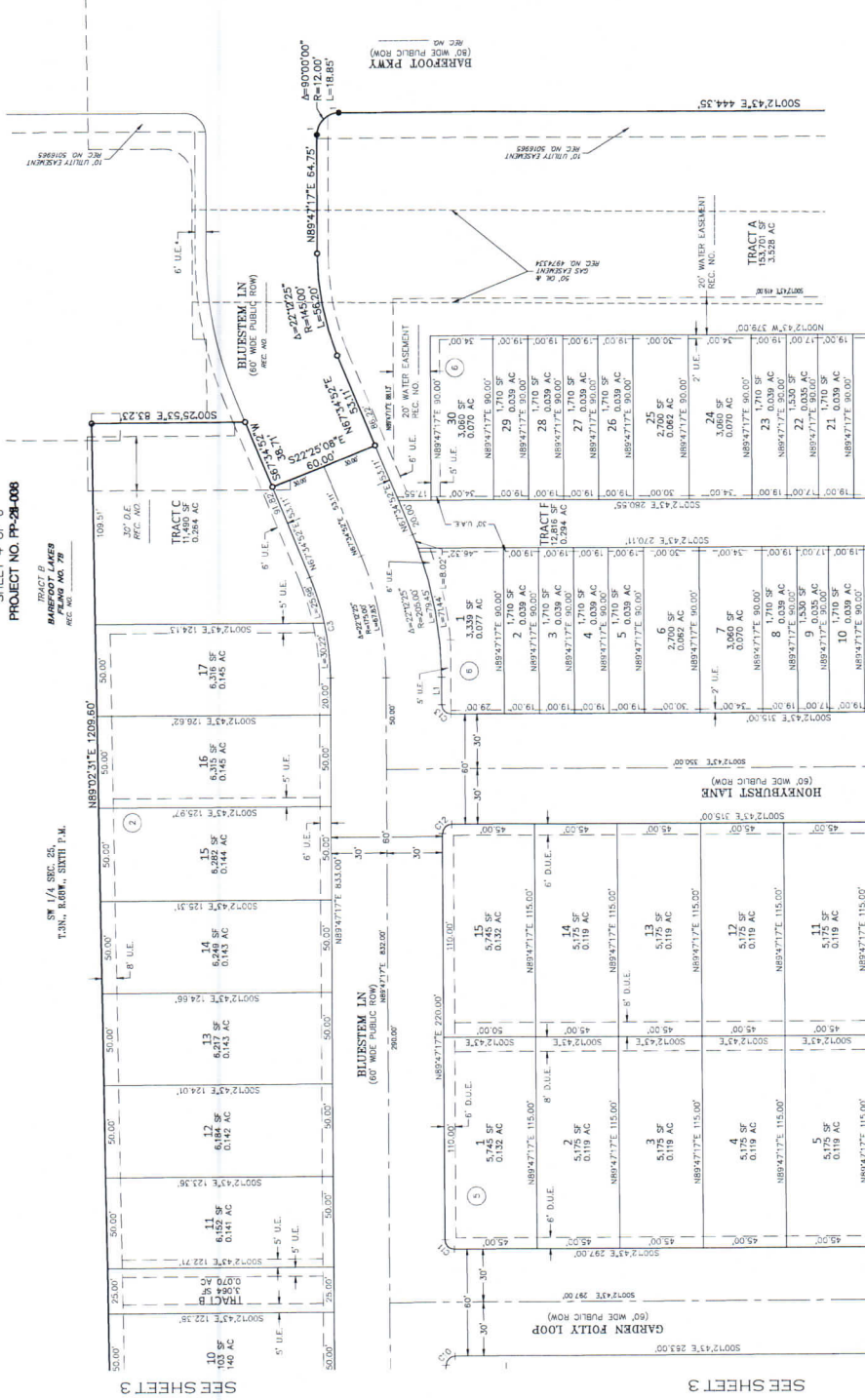
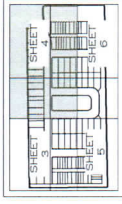
BAREFOOT LAKES FILING NO. 7D

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

PROJECT NO. PP-28-008

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

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



SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK	
Name of Applicant	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	N/A
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 4 of 6	

DEVELOPER	
BAREFOOT LLC	
4465 S. BROWNWOOD BLVD. SUITE 200	
CENTENNIAL, COLORADO 80111	
(303) 792-6884	
DATE OF PREPARATION	2024-05-30
SCALE	T = 1" = 30'
SHEET 4 OF 6	

SEE SHEET 6

SEE SHEET 6

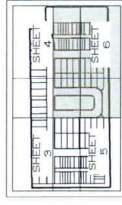
LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.A.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(N) = NON-RADIAL	
(R) = RADIAL	
(#)	BLOCK NUMBER

MONUMENT SYMBOL LEGEND	
FOUND SECTION CORNER AS SHOWN HEREON	
SET NO. 5 x 1/4" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC L.S. 38636"	
FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC L.S. 38636"	

Drawn By: C.W.

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

SHEET 6 OF 6
PROJECT NO. PP-24-008



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 306336"

● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 306336"

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 75
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 Applicant	BAREFOOT LAKES		
Type of Submission	FINAL PLAN		
Filing Number	FILE 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		

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

RONALD REAGAN BLVD
(115 WIDE PUBLIC ROW)

DEVELOPER
BAREFOOT LLC

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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:

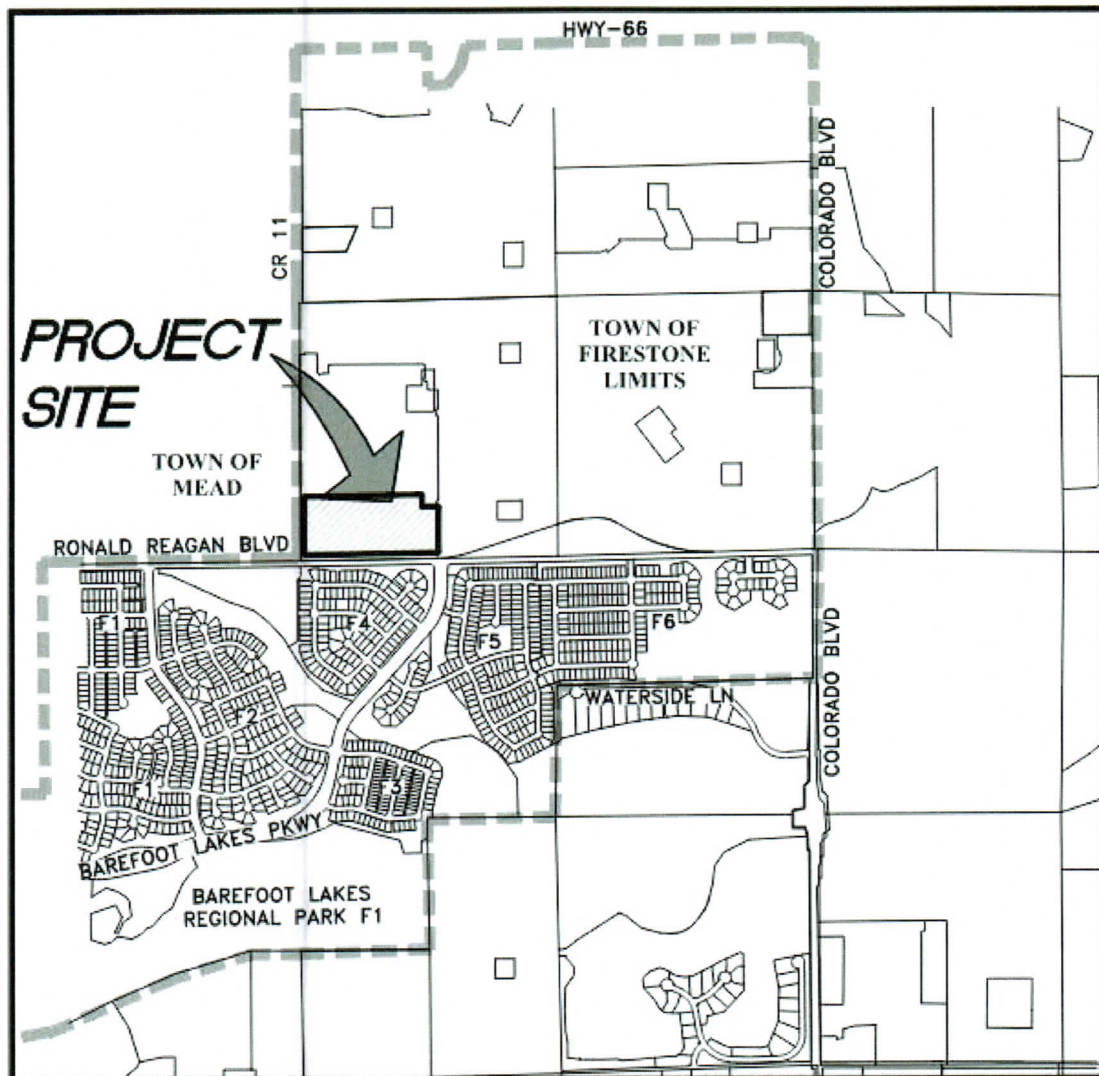
Barefoot, LLC

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.

AGENDA INFORMATION MEMORANDUM

FIRESTONE BOARD OF TRUSTEES



AIM No.: 7.b

Land Development

Meeting Date: September 24, 2025

Initiated By: Rachel Clyne

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: ORDINANCE 1066: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN APPLICATION TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD

RECOMMENDATION

Town staff recommends the Board of Trustees approve draft Ordinance 1066, an ordinance approving the Del Camino Junction Business Park Planned Unit Development Amendment application 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.

On September 17, 2025, the Firestone Planning & Zoning Commission voted to approve Resolution No. PC-25-10 recommending that the Board of Trustees approve the requested Planned Unit Development Amendment (PUDA).

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the Ordinance.

Approval with Conditions: The Board moves to approve the Ordinance, listing the Board's conditions.

Denial: The Board moves to deny the Ordinance.

No Action: The Board provides staff with specific instructions to modify the Ordinance and return at a future date.

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.

FINANCIAL CONSIDERATIONS

n/a

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.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

N/A

ATTACHMENTS

1. Ordinance 1066

2. BOT Staff Report Del Camino PUDA
3. Del Camino Business Park PUDA
4. PUD Rezone Narrative
5. Signed Resolution PC 25-10

ORDINANCE NO. 1066

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING 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 (the “Application”); and

WHEREAS, the specific amendments to the Original PUD, as more particularly stated in the Application, are intended to accommodate the development of a Porche car dealership on the Property and, to that extent, would only modify certain land-use, architectural, sign and other development standards within the Original PUD as it relates to the Property and the PUD-NC/EC use, not for other use areas or properties within the Original PUD; and

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the proposed Application on September 18, 2025, rendered a decision recommending approval of the Application with one (1) condition as more fully set forth in PC-25-10, dated September 18, 2025; and

WHEREAS, on September 24, 2025, the Board of Trustees conducted a public hearing on the Application; and

WHEREAS, after reviewing the recommendation of the Planning and Zoning Commission, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the proposed Application is in substantial conformance with the technical requirements of the Firestone Development Code, and that the proposed development plan meets the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
TOWN OF FIRESTONE, COLORADO:**

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s recommendation in this case, as detailed in Resolution PC-25-10.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this ordinance. Section 3. The Board of Trustees hereby approves the Del Camino Junction Business Park PUD Amendment No. 1, attached hereto as Exhibit A and incorporated herein by this reference, which is subject to the following condition:

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

- Section 4. As it relates to the Property, the Del Camino Junction Business Park PUD Final Development Plan Amendment No. 1 hereby establishes additional standards regarding land use, building orientation, architecture and signs as it relates to the “vehicle service and repair, light” and “vehicle sales and rental” use for the underlying PUD-RC/EC zoning classification and, to that extent, modifies and amends the approved development standards within underlying PUD-RC/EC zoning classification, as contained in the Original PUD Final Development Plan. Except as explicitly provided in this Amendment, the existing zoning, land-use, height, bulk, landscaping, architectural, or any other standards as it relates to the Property and for other use areas throughout the Original PUD, as originally approved and contained in the Del Camino Junction Business Park PUD Final Development Plan, remain in place and shall remain in full force and effect. In the event of any conflict between Del Camino Junction Business Park PUD Final Development Plan and the Del Camino Junction Business Park PUD Final Development Plan Amendment No. 1, the Del Camino Junction Business Park PUD Final Development Plan Amendment No. 1 shall prevail.
- Section 5. The Board of Trustees directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk index, file and make the Ordinance. available to the public.
- Section 5. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
- Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED
PUBLISHED BY TITLE this 24th day of September, 2025.

TOWN OF FIRESTONE, COLORADO

Don Conyac Jr., Mayor

ATTEST:

Miriam Granado Luna, CMC, Town Clerk

APPROVED AS TO FORM:

Marshall Keith Martin, Town Attorney

EXHIBIT A
DEL CAMINO JUNCTION BUSINESS PARK PUD AMENDMENT

[See following pages]



Staff Report

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

September 24, 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

PLANNING AND ZONING COMMISSION

After conducting a Public Hearing on the proposed Planned Unit Development Amendment (PUDA) on September 18, 2025, the Planning and Zoning Commission rendered a decision recommending approval of the PUDA as more fully set forth in PC-25-10.

RECOMMENDATIONS

Town staff recommends that the Firestone Board of Trustees approve Ordinance No. 1066, approving the Del Camino Junction Business Park Planned Unit Development Amendment application 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.

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.

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

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

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	

SANDPIPER POND

CR 24 1/2

BALD EAGLE POND

E INTERSTATE FRONTAGE RD

25

SITE

BUSINESS PARK CIR

ARBOR ST

UNION ST

FIRESTONE BLVD

1. COVER SHEET
2. STANDARDS

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

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

ATTEST: TOWN CLERK

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

ALASKA 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

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

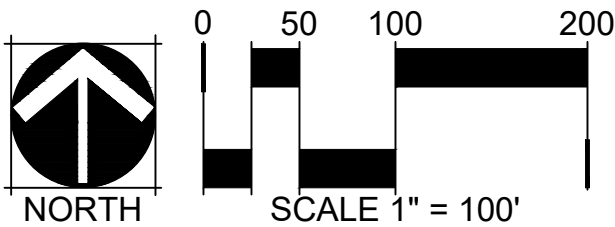
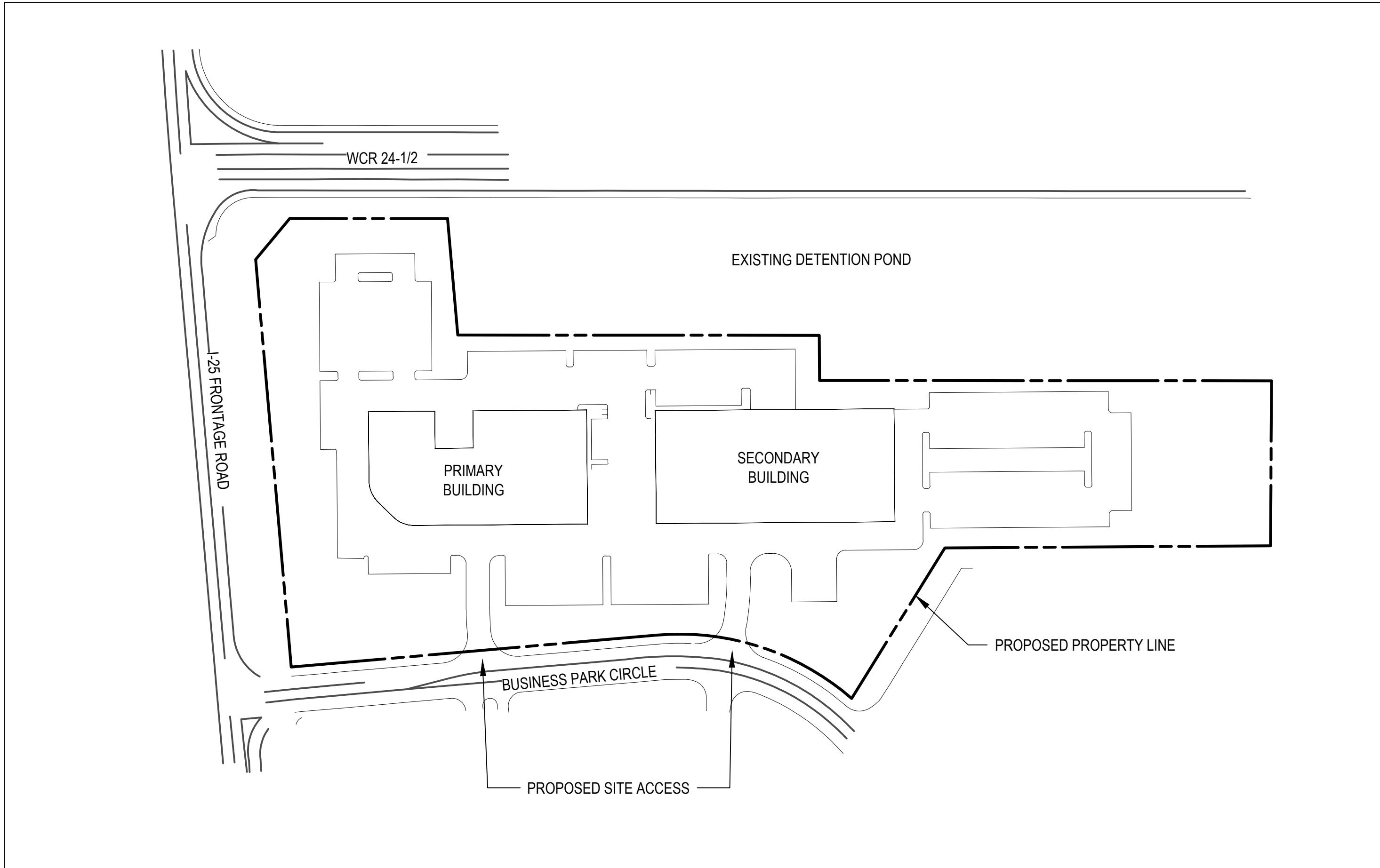
SHEET TITLE:

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



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.



**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 18th day of September 2025.

ATTEST:


Missy Carranco, Deputy Town Clerk



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

[See following pages]

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 1/4 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 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.
TAX ID NO. 18480600 / 131302011001

PARCEL B
LOT 2, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., COUNTY OF WELD, STATE OF COLORADO.
TAX ID NO. 18480100 / 131302011002

PARCEL C
LOT 3, DEL CAMINO JUNCTION BUSINESS PARK FOURTH MINOR PLAT, ACCORDING TO THE PLAT RECORDED JUNE 20, 2006 AT
RECEPTION NO. 344774, COUNTY OF WELD, STATE OF COLORADO.
TAX ID NO. 18480707 / 13130210003

VICINITY MAP



PROJECT TEAM

APPLICANT
INDIGO AUTO GROUP
13911 NORTH HWY
HOUSTON, TX 77060

PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204

CIVIL
MARTINMARTIN, INC.
12469 WEST COLEMAN AVENUE
LAKEWOOD, CO 80215

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 PUD.

FIRESTONE PORSCHE
P.U.D. AMENDMENT
BUSINESS PARK CIRCLE AND 125 FRONTAGE RD, FIRESTONE, CO

OWNER
ALASKA HOLDING CO LLC
2072 BAYVIEW LANE, SUITE 100
BLOOMINGDALE, IL 60010

NOT FOR CONSTRUCTION

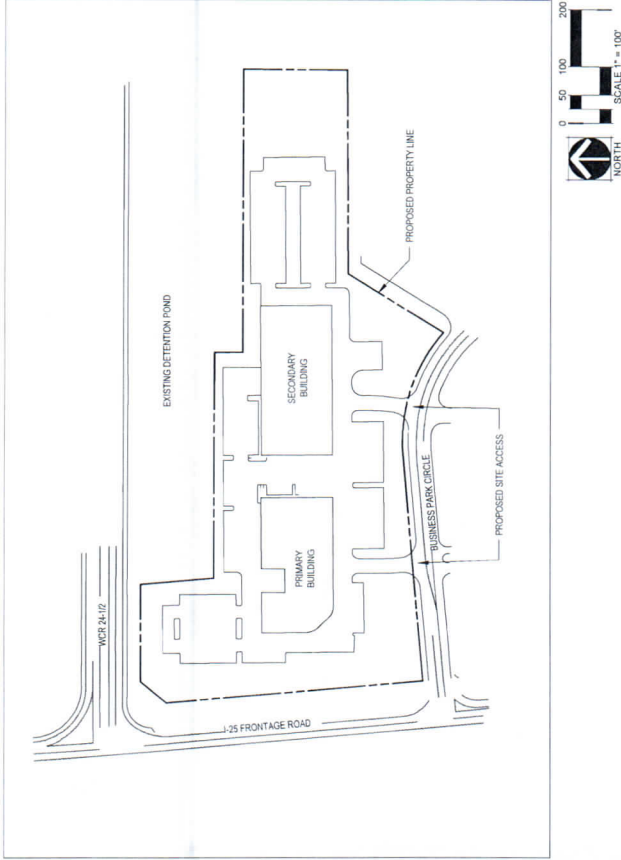
DATE
7/2/23 SUBMITTAL 01
8/21/23 SUBMITTAL 02

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 1/4 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 100' FROM INTERSTATE ARTERIAL, AND SECTION LINE ROADWAYS	ALLOW VEHICLE SALES AND RENTAL VEHICLE SERVICE AND REPAIR WITHIN 100' OF INTERSTATE
DIMENSION STANDARDS				
CODE SECTION	MINIMUM SETBACKS (FT.)		MAXIMUM HEIGHT (FT.)	
	125' FRONTAGE ROAD	STREET	INTERIOR SIDE AND REAR	
	PRINCIPAL 50 ACCESSORY 30	20	PRINCIPAL 15 ACCESSORY 5	PRINCIPAL 45 ACCESSORY 30
OFF STREET PARKING				
CODE SECTION	ACTIVITY		NUMBER OF SPACES REQUIRED	
	OFFICE AREA		1 PER 300 SQ. FT.	
	INDOOR SALES AREA		1 PER 250 SQ. FT.	
	OUTDOOR SALES OR DISPLAY AREA (OVER 1,000 SQ. FT.)		1 PER 2,000 SQ. FT.	
6.16.6.6	VEHICLE SERVICE		1 PER BAY	

DEVELOPMENT AND DESIGN STANDARDS

CODE SECTION	CATEGORY	REQUIRED CODE STANDARD	PROPOSED DEVIATION
16.6.6.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 AND MAINTENANCE BAYS ARE ORIENTED TOWARDS THE STREETS. GARAGE DOORS FACING WEST SHALL BE HIGH AESTHETIC, HIGH-SPEED ROLLING OVERHEAD DOORS. THREE OF THE FOUR DOORS SHALL BE PAINTED TO MATCH THE BUILDING COLOR AND BE ROUGHLY AT 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 USED TO MINIMIZE VISUAL IMPACT OF ALL OTHER GARAGE DOORS.
16.6.6.C.4	BUILDING MASS	A SINGLE LARGE DOMINANT BUILDING MASS SHALL BE PROHIBITED. BUILDINGS SHALL BE ORIENTED TO AVOID VARIATIONS IN HEIGHT, TEXTURE, COLOR, AND FACADE DEPTH. AND PROPORTIONAL MEANS. THREE (3) OR MORE OF THE FOLLOWING FEATURES: A. BUILDING HEIGHT (40 FEET IN LENGTH) I. CHANGES IN TEXTURE OR CHANGES IN MATERIAL. II. PROJECTIONS, RECESSES, AND REVEALS EXPRESSING STRUCTURAL FORMS OR FUNCTIONALITY. III. VARIATIONS IN COLOR OR FINISH. IV. AWNINGS OR OTHER PROJECTING ARCHITECTURAL V. CHANGES IN ROOF LINE OR FORM.	SECONDARY BUILDING THE STANDARD SHALL NOT APPLY TO THE SECONDARY BUILDING. THE SECONDARY BUILDING SHALL INCORPORATE MATERIAL VARIATIONS AND THOUGHTFUL FENESTRATION.
16.6.6.C.4c	WALL ARTICULATION	I. CHANGES IN TEXTURE OR CHANGES IN MATERIAL. II. PROJECTIONS, RECESSES, AND REVEALS EXPRESSING STRUCTURAL FORMS OR FUNCTIONALITY. III. VARIATIONS IN COLOR OR FINISH. IV. AWNINGS OR OTHER PROJECTING ARCHITECTURAL 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 60'
16.6.6.C.7.a	BUILDING MATERIALS	NO MORE THAN TWENTY (20) 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 TISAM PANELS AS EXTERIOR CLADDING. VARIATION IN COLOR AND FINISH SHALL ENSURE VISUAL INTEREST.
16.6.12.C.3 TABLE 6.12.4	NON-RESIDENTIAL SIGNS	FREESTANDING MAX SIGN HEIGHT: 10 FEET	FREESTANDING MAX SIGN HEIGHT: 35 FEET
16.6.12.C.3 TABLE 6.12.4	NON-RESIDENTIAL SIGNS	FREESTANDING MAX SIGN AREA: 25 SF (FOR DOUBLE SIDED SIGNAGE) THEN ONLY ONE (1) SIDE SHALL BE CONSIDERED WHEN DETERMINING THE SIGN AREA.	FREESTANDING MAX SIGN AREA: 70 SF (FOR DOUBLE SIDED SIGNAGE) THEN ONLY ONE (1) SIDE SHALL BE CONSIDERED WHEN DETERMINING THE SIGN AREA.
16.6.12.C.2.D	NON-RESIDENTIAL SIGNS	SMALL SIGNS: FREESTANDING FREESTANDING SIGNS NOT MORE THAN FOUR SQUARE FEET IN SIZE AND LESS THAN THREE FEET IN HEIGHT FOR THE CONVENIENCE OF PUBLIC TO IDENTIFY ENTRANCES AND EXIT DRIVES, CIRCULATION AND OTHER WAYFINDING OR SITE.	SMALL SIGNS: FREESTANDING FREESTANDING SIGNS FOR THE CONVENIENCE OF PUBLIC TO IDENTIFY ENTRANCES AND EXIT DRIVES, CIRCULATION AND OTHER WAYFINDING OR SITE SHALL BE ALLOWED TO BE FIVE FEET AND EIGHT INCHES (5' 8") IN HEIGHT WITH A MAXIMUM SIGN AREA OF 10 SQUARE FEET.



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:

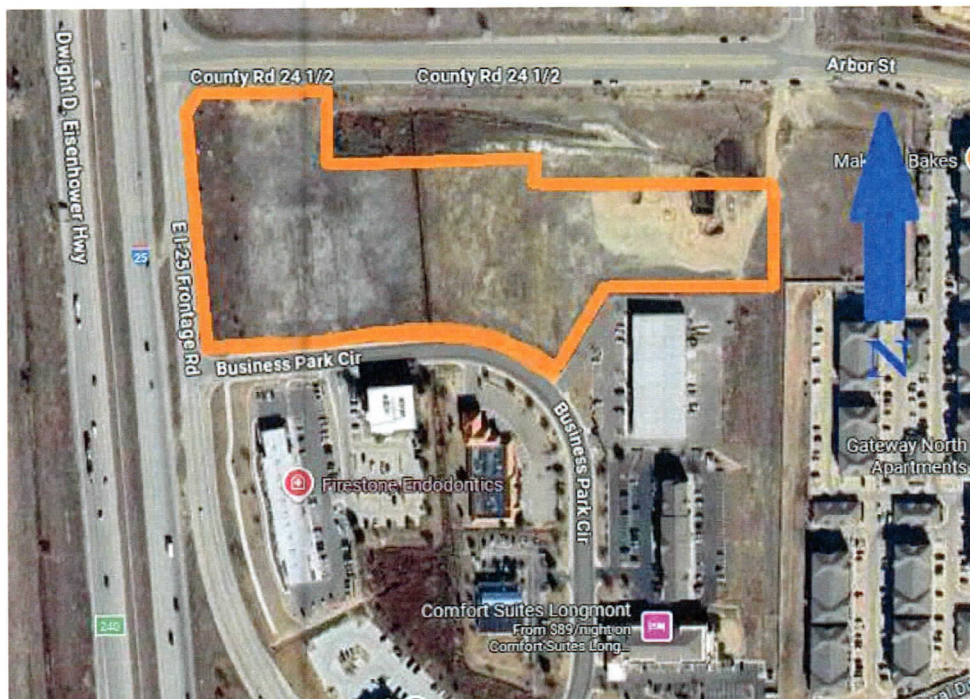
IndiGo Auto Group
13911 North Fwy
Houston, TX 77090

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 1/2 (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.



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.



**AGENDA INFORMATION
MEMORANDUM**

FIRESTONE BOARD OF TRUSTEES



AIM No.: 8.a

Discussion/Action

Meeting Date: September 24, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Water Fund & Storm Water Budget Discussion

RECOMMENDATION

APPROVAL/DENIAL OPTIONS

Approval: The Board moves to approve the [Ordinance or Resolution].

Approval with Conditions: The Board moves to approve the [Ordinance or Resolution], listing the Board's conditions.

Denial: The Board moves to deny the [Ordinance or Resolution].

No Action: The Board provides staff with specific instructions to modify the [Ordinance or Resolution] and return at a future date.

SUMMARY

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

ATTACHMENTS

None