



**TOWN OF FIRESTONE**  
Board of Trustees Special Meeting Agenda

May 13, 2026  
6:00 PM

9900 Park Avenue, Firestone, CO 80504

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Board of Trustees Special Meetings can be viewed live online at [www.firestoneco.gov/Agendas](http://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 SPECIAL MEETING AGENDA

SPECIAL 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 April 15, 2026, Board of Trustees Meeting Minutes
6. **Proclamation**
  - a. Municipal Clerk's Week Proclamation
7. **Land Development**
  - a. **Resolution 26-40**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING RESOLUTION NO. 26-21
8. **Discussion/Action**
  - a. Building Code Update Discussion
9. **Public Comment** \*(maximum time permitted for all Public Comment is 30 minutes)

\* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each speaker is allotted a maximum of three minutes to address the Board. The total time allocated for public comment shall not exceed 30 minutes. We ask that all comments be directed to the Board as a whole and that speakers remain respectful and on topic. Please note that during this portion of the meeting, the Board will not respond to comments. If indicated on this form, Town Staff will follow up with you individually after the meeting to address your comments.

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.

**10. Reports**

**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:** May 13, 2026

**Initiated By:**

**Department:** Town Clerk

**AGENDA ITEM**

Approval of April 15, 2026, Board of Trustees Meeting Minutes

**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**

- 04-15-2026 Board of Trustees Regular Meeting Minutes



**TOWN OF FIRESTONE**  
Board of Trustees Regular Meeting MINUTES  
April 15, 2026

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**1. Call to Order & Roll Call**

The Town of Firestone met for a Regular Meeting on April 15, 2026, 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  
John Damsma

**2. Pledge of Allegiance**

Mayor Conyac led the pledge of allegiance.

**3. Approval of Agenda**

**Motion** by Mayor Pro Tem Jimenez, **second** by Trustee Doherty, to Amend the agenda to reflect the correct actions/discussions taken during the March 25, 2026 meeting minutes. All in Favor, **Motion carried.**

**Motion** by Mayor Pro Tem Jimenez, **second** by Trustee Byrd, to Approve the Agenda. All in Favor, **Motion carried.**

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

Becky Duckworth, a Firestone resident, provided public comment regarding resolution 26-30.

Gary Hoerner, a Firestone resident, provided public comment regarding the Downtown Development Authority.

**5. Consent Agenda**

**Motion** by Trustee Morton, **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, Trustee Damsma

**No:** None

**Abstain:** None

**Motion carried.**

- a. Approval of March 25, 2026, Board of Trustees Special Meeting Minutes
- b. Approval of March 18, 2026, Board of Trustees Meeting Minutes
- c. **Resolution 26-21:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING AND FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION FOR CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO, TO BE KNOWN AS THE VARRA ESTATE ANNEXATION; AND SETTING A PUBLIC HEARING ON SUCH PETITION IN ACCORDANCE WITH THE MUNICIPAL ANNEXATION ACT OF 1965
- d. **Resolution 26-30:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR VISTOSA FILING NO. 1; ACCEPTING A PERMANENT EASEMENT PERTAINING TO THE VISTOSA FILING NO. 1 SUBDIVISION; AND AUTHORIZING A SUBDIVISION DEVELOPMENT AGREEMENT AND DONOR AGREEMENT PERTAINING TO THE VISTOSA FILING NO. 1 SUBDIVISION

**6. Presentation**

- a. George E. Heath Community Scholarship Award
- b. 2025 Water and Community Resources Update
- c. STAR Award Presentation

**7. Discussion/Action**

- a. **Resolution 26-31:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND KRW FOR CERTAIN PROFESSIONAL SERVICES FOR THE TOWN OF FIRESTONE TOWN MANAGER RECRUITMENT PROJECT

**Motion** by Trustee Byrd, **second** by Mayor Pro Tem Jimenez, to Approve **Resolution 26-31:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND KRW FOR CERTAIN PROFESSIONAL SERVICES FOR THE TOWN OF FIRESTONE TOWN MANAGER RECRUITMENT PROJECT

**Roll Call Vote:**

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

**No:** None

**Abstain:** None

**Motion carried.**

- b. **Resolution 26-32:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF FIRESTONE AND CMH CONCRETE PUMPING INC PERTAINING TO MOUNTAIN SHADOWS TRAIL PROJECT

**Motion** by Mayor Pro Tem Jimenez, **second** by Trustee Damsma, to Approve **Resolution 26-32:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A CONSTRUCTION CONTRACT BETWEEN THE TOWN OF FIRESTONE AND CMH CONCRETE PUMPING INC PERTAINING TO MOUNTAIN SHADOWS TRAIL PROJECT

**Roll Call Vote:**

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

**No:** None

**Abstain:** None

**Motion carried.**

- c. **Resolution 26-33:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE APPROVING A PURCHASE AND SALE AGREEMENT WITH JAMES ALAN OWEN AND CANDACE CARR OWEN; AND AUTHORIZING THE FILING OF A WATER COURT APPLICATION FOR CHANGE OF WATER RIGHTS PERTAINING THERETO

**Motion** by Trustee Morton, **second** by Trustee Doherty, to Approve **Resolution 26-33:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE APPROVING A PURCHASE AND SALE AGREEMENT WITH JAMES ALAN OWEN AND CANDACE CARR OWEN; AND AUTHORIZING THE FILING OF A WATER COURT APPLICATION FOR CHANGE OF WATER RIGHTS PERTAINING THERETO

**Roll Call Vote:**

**Yes:** Mayor Po Tem Jimenez, Trustee Holcomb, Trustee Morton, Trustee Byrd, Trustee Doherty, Trustee Damsma

**No:** None

**Abstain:** None

**Motion carried.**

- d. **Resolution 26-34:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE, DECLARING STAGE 1 DROUGHT CONDITIONS AND ESTABLISHING MANDATORY WATERING RESTRICTIONS FOR THE CONSERVATION OF WATER IN THE TOWN OF FIRESTONE WATER UTILITY SYSTEM

**Motion** by Mayor Pro Tem Jimenez, **second** by Trustee Byrd, to Approve **Resolution 26-34:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE, DECLARING STAGE 1 DROUGHT CONDITIONS AND ESTABLISHING MANDATORY WATERING RESTRICTIONS FOR THE CONSERVATION OF WATER IN THE TOWN OF FIRESTONE WATER UTILITY SYSTEM

**Roll Call Vote:**

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

Trustee Doherty, Trustee Damsma

**No:** None

**Abstain:** None

**Motion carried.**

e. American Legion Community Grant

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

Lou Matthews, a Firestone resident, provided public comment regarding the American Legion.

**9. Reports**

a. Staff

9.a.i. March Financial Report

b. Mayor

Mayor Conyac reported on his visit to the Coal Ridge Middle School and meetings with residents.

c. Trustees

Trustee Morton reported on PTROC meetings and vacancies.

Trustee Damsma reported on the Town's municipal Code and board retreat. Trustee

Byrd reported on Firestone water education.

Trustee Holcomb reported on the April 1, 2026 Chat with a Trustee.

**10. Adjournment**

**Motion** by Trustee Morton, **second** by Trustee Byrd, 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.: 7.a

Land Development

Meeting Date: May 13, 2026

Initiated By: Matt Thompson

Department: Planning & Development

**AGENDA ITEM**

**Resolution 26-40:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING RESOLUTION NO. 26-21

**RECOMMENDATION**

Staff recommends the Board of Trustees approve Resolution 26-40.

**APPROVAL/DENIAL OPTIONS**

**SUMMARY**

The Town desires to amend Resolution No. 26-21 to reschedule the annexation public hearing from May 20, 2026, to June 17, 2026, due to a notice publication error.

Colorado statute requires the hearing to be set for a date between 30 and 60 days from the approval of the substantial compliance resolution; therefore, the amended resolution needs to be approved by May 18 to set a June 17 hearing date.

**FINANCIAL CONSIDERATIONS**

N/A

**HISTORY AND PREVIOUS BOARD ACTION**

On April 7, 2026, the applicant submitted a "Petition for Annexation to the Town of Firestone" (Petition) for the proposed Varra Annexation. The total area proposed for annexation is 33.29 acres. The land is located at 11979 Colorado Blvd, which is the southwest corner of Colorado Blvd and CR 26.

On April 15, 2026, the Board of Trustees approved Resolution 26-21, accepting and finding substantial compliance of the annexation petition. However, there was an error in the publication of the notice, and a new hearing date is required.

**BOARD STRATEGIC PLAN IMPACT**

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

**ATTACHMENTS**

1. Res 26-40 Amending Reso re Varra Estate Annexation Petition Substantial Compliance
2. 26-21 Varra Estate Annexation Compliance Annexation Petition Signed
3. SIGNED PETITION FOR ANNEXATION
4. Varra Estate Annexation Map

**RESOLUTION NO. 26-40**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING RESOLUTION NO. 26-21**

**WHEREAS**, on April 15, 2026, the Town of Firestone Board of Trustees (“Town Board”) adopted Resolution No. 26-21, accepting and finding substantial compliance with an annexation petition for certain real property described in Exhibit A to that resolution, to be known as the Varra Estate Annexation, and setting a public hearing regarding the eligibility of the Varra Estate Annexation for May 20, 2026; and

**WHEREAS**, the Town Board desires to amend Resolution No. 26-21 to reschedule the eligibility hearing to June 17, 2026, due to a publication error.

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

**Section 1.** Section 5 of Resolution No. 26-21 is hereby amended so that it now reads as follows:

**Section 5.** The Town Board shall hold a public hearing on the proposed annexation at a regular meeting to be held on Wednesday, **June 17, 2026**, at 6:00 p.m., or as soon as thereafter possible, at the Firestone Board of Trustees Boardroom, located at 9900 Park Avenue, Firestone, Colorado 80504, to determine if the proposed annexation as described in the Petition complies with Section 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, as may be required to establish eligibility for annexation.”

**Section 2.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Don Conyac Jr., Mayor

ATTEST:

\_\_\_\_\_  
Miriam Granados Luna, CMC Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Marshall Keith Martin, Town Attorney

**RESOLUTION NO. 26-21**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING AND FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION PETITION FOR CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO, TO BE KNOWN AS THE VARRA ESTATE ANNEXATION; AND SETTING A PUBLIC HEARING ON SUCH PETITION IN ACCORDANCE WITH THE MUNICIPAL ANNEXATION ACT OF 1965**

**WHEREAS**, a written petition requesting the annexation of certain real property, to be known as the Varra Estate Annexation (“Petition”), and as further described in Exhibit A (“Property”), has been filed of record with the Town Clerk of the Town of Firestone, State of Colorado (“Town”), who has provided copies of such petition to the Board of Trustees (“Board”) upon receipt; and

**WHEREAS**, the Petition has been referred to the Town Board for a determination of substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

**WHEREAS**, the Town Board has taken official notice of all maps, records, and other information and materials on file with the Town, regarding the Petition; and

**WHEREAS**, the Town Board has examined the Petition and finds as follows:

1. That the Petition contains:
  - (a) An allegation that it is desirable and necessary that such area be annexed to the Town of Firestone and
  - (b) Allegations that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
  - (c) An allegation that the signers of the Petition comprise more than fifty percent (50%) of the landowners of the area proposed to be annexed and own more than fifty percent (50%) of the area proposed to be annexed, exclusive of public streets and alleys and any land owned by the Town of Firestone.
  - (d) A request that the Town of Firestone approve the annexation of the Property, as more particularly described in Exhibit A.
  - (e) The signatures of the landowners that executed the petition.
  - (f) The mailing address of each landowner signer.
  - (g) The legal description of the Property and a legal description of the specific real property owned by the landowners that executed the petition.
  - (h) The date that each landowner executed the petition.

- (i) The affidavit of petition circulator(s); stating that the signature of each landowner therein is the signature of the person whose name it purports to be.
2. That four (4) copies of the annexation map corresponding to the Property have been submitted to the Town with the Petition, and that each annexation map contains the following information:
- (a) A written legal description of the boundaries of the property proposed to be annexed.
  - (b) A map showing the boundary of the property proposed to be annexed.
  - (c) Within the map, the boundaries and the plat numbers of plots or of lots and blocks.
  - (d) Next to the boundary of the property proposed to be annexed is drawn the contiguous boundary of the Town of Firestone and any other municipality abutting the property proposed to be annexed.
3. That no signature on the Petition is dated more than one hundred eighty (180) days prior to the date of filing of the Petition for Annexation with the Town Clerk of the Town of Firestone, State of Colorado.

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

**Section 1.** That the foregoing recitals and findings are incorporated herein as findings and conclusions of the Town Board.

**Section 2.** The Petition for Annexation of the real property described and shown in Exhibit A, attached hereto and incorporated herein by this reference, to be known as the Varra Estate Annexation, is determined to be in substantial compliance with C.R.S. § 31-12-107(1).

**Section 3.** No election is required under C.R.S. § 31-12-107(2).

**Section 4.** No additional terms and conditions are to be imposed except as provided in each Petition for Annexation and in any annexation agreement which may be entered into by and between the Town of Firestone and the petitioner(s), which are not to be considered additional terms and conditions within the meaning of C.R.S. §31-12-112.

**Section 5.** The Town Board shall hold a public hearing on the proposed annexation at a regular meeting to be held on Wednesday, **May 20, 2026**, at 6:00 p.m., or as soon as thereafter possible, at the Firestone Board of Trustees Boardroom, located at 9900 Park Avenue, Firestone, Colorado 80504, to determine if the proposed annexation as described in the Petition complies with Section 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, as may be required to establish eligibility for annexation.

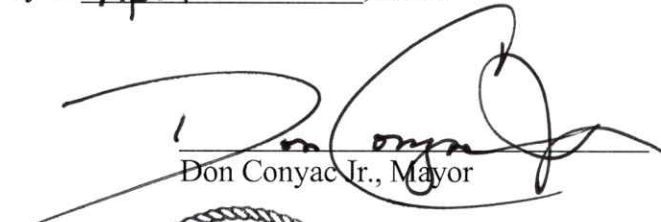
**Section 6.** The Town Clerk shall publish a Notice of Public Hearing once a week for four successive weeks in a newspaper of general circulation in the area proposed to be annexed,

with the first publication of such notice to be at least thirty days prior to the date of the hearing. The Town Clerk shall further provide notice to the Clerk of the Board of County Commissioners of Weld County, the Weld County Attorney, and to any special district or school district having territory within the area proposed to be annexed, in the manner and within the time provided in C.R.S. § 31-12-108(2).

**Section 7.** The Town staff and Town Attorney are hereby directed to take all such actions, including making any legal filings, as are necessary to comply with state law governing the process for annexing the Property.

**Section 8.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of April, 2026.


  
Don Conyac Jr., Mayor

ATTEST:

  
Miriam Granados Luna, CMC Town Clerk



APPROVED AS TO FORM:

  
Marshall Keith Martin, Town Attorney

**EXHIBIT A**

**VARRA ESTATE ANNEXATION  
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS.

**PETITION FOR ANNEXATION  
TO  
TOWN OF FIRESTONE, COLORADO**

**TO: THE TOWN CLERK AND THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO**

**RE: ANNEXATION OF APPROXIMATELY 33.29 ACRES IN WELD COUNTY, COLORADO, AS DESCRIBED ON EXHIBIT 1, ATTACHED HERETO**

**THE UNDERSIGNED PETITIONER**, in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the Town of Firestone, a statutory municipality of the State of Colorado (the "**Town**"), for annexation of the unincorporated areas more particularly described in **Exhibit 1, Legal Description of Boundary of Area to be Annexed** and as shown on **Exhibit 2**, the maps designated as "Varra Estate Annexation to the Town of Firestone," all attached hereto and incorporated herein by reference (collectively, the "**Property**"). In support of this Petition, the undersigned Petitioner alleges and states the following:

1. The legal description of the real property owned by Petitioner is legally described in **Exhibit 3**, attached hereto and incorporated herein by this reference, which is located within the Property proposed to be annexed.
2. That it is desirable and necessary that the Property be annexed to the Town.
3. That either (check one)
  - a. \_\_\_\_\_ the undersigned Petitioner, together with all other signer(s) of the Petition, comprise more than fifty percent (50%) of all the landowners in the proposed annexation territory, who own more than fifty percent (50%) the Property described in **Exhibit 1**, excluding of public streets, alleys and any land owned by the Town.

OR

  - b.   X   the undersigned Petitioner is the owner of one hundred percent (100%) of the Property described in **Exhibit 1**, excluding public streets, alleys, and any land owned by the Town.
4. Petitioner, hereby consents to the establishment of the boundaries of the territory to be annexed as shown in **Exhibit 1**.
5. That all requirements of Section 31-12-104 and 31-12-105 of the Municipal Annexation Act of 1965, as amended, exist or have been met in that:
  - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town of Firestone, Colorado;
  - b. Contiguity with the Town is not established by use of any boundary:
    - i. \_\_\_\_\_ of an area previously annexed to the Town that, at the time of its annexation, was not

contiguous at any point with the boundary of the Town, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the nearest boundary of the Town (“Non-Contiguous Area”); or

- ii. of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area;
  - c. A community of interest exists between the Property and the Town of Firestone;
  - d. The Property is urban or will be urbanized in the near future;
  - e. The Property is integrated or is capable of being integrated with the Town;
  - f. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
    - i. has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or
    - ii. comprising 20 acres or more and having a valuation for assessment in excess of \$200,000 for ad valorem tax purposes is included without the written consent of the landowners.
  - g. The Property is not presently part of any incorporated city, city and county, or town;
  - h. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality, nor has any election for annexation of the Property to the Town been held within the twelve (12) months immediately preceding the filing of this Petition;
  - i. The annexation of the Property will not result in the detachment of area from any school district or attachment of same to another school district;
  - j. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three-mile limit, annexing the Property will not have the effect of extending the boundary of the Town of Firestone more than three miles in any direction from any point of the boundary of the Town of Firestone in any one year;
  - k. The entire width of all streets and alleys to be included within the Property are included; and
  - l. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, because annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the Town.
6. The area proposed to be annexed is comprised of (check one): \_\_\_\_\_

\_\_\_\_\_ MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF ADAMS/WELD (circle appropriate jurisdiction) COUNTY HAS AGREED TO WAIVE

THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S., AS AMENDED. (Copy of resolution approving such waiver is provided.)

  X   MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

       TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

7. That accompanying this Petition are four (4) copies of an annexation map containing the following information:
  - a. a written legal description of the Property;
  - b. a map showing the boundary of the Property;
  - c. with the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and
  - d. next to the Property, a drawing of all contiguous municipal boundaries.
8. That the Property proposed to be annexed is located within special district(s) identified on **Exhibit 4** and no other(s) and the undersigned consents to the Property's inclusion into those special districts.
9. That, in connection with the processing of this Petition, Petitioner requests that the Town:
  - a. Institute zoning approval processes for the Property in accordance with C.R.S. § 31-12-115 and Section 16.7.4 of the Firestone Development Code; and
  - b. Undertake negotiations with respect to an annexation agreement between the Town and Petitioner in form and substance acceptable to the Town and Petitioner ("**Annexation Agreement**") prior to the effective date of this annexation, as provided for in Chapter 31-12-112(2), Colorado Revised Statutes, as amended.
10. Petitioner has filed this Petition subject to, and Petitioner's consent to annexation of the Property to the Town is conditioned upon satisfaction of, the following conditions, any one or more of which may be waived by Petitioner in Petitioner's sole discretion:
  - a. Concurrently with approving annexation of the Property, the Board approves, in form and substance satisfactory to Petitioner, the following:
    - i. zoning for the Property to the Low Density Residential (R-A) District;
    - ii. execution of the Annexation Agreement on terms and conditions mutually acceptable to Petitioner and the Town; and
    - iii. such ordinances and/or resolutions, if any, as may be required to implement provisions of the Annexation Agreement
  - b. Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the Town Clerk in writing at any point prior to the later to occur of: (i) the latest

final, non-appealable approval of the final ordinances, resolutions and/or other final actions approving, as requested pursuant to this Petition, (A) annexation of the Property, and (B) any later date contemplated in the Annexation Agreement.

11. For purposes of this Petition, "Legal Challenge" means either: (i) any third party commences any legal proceeding or other action that directly or indirectly challenges the Approvals or any of the Town's resolutions or ordinances approving any of the Approvals; or (ii) any third party submits a petition for a referendum seeking to reverse or nullify any of the Approvals.
12. That, upon the annexation of the Property becoming effective, and subject to any terms and conditions to be set forth in an annexation agreement between the Town and Petitioner in form and substance acceptable to the Town and Petitioner ("Annexation Agreement"), the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.
13. That this Petition includes the signature of the Petitioner proposing the annexation, the mailing addresses of the Petitioner, the legal description of the land owned by the Petitioner, the date on which each Petitioner executed this Petition, and the circulator's affidavit required by Section 31-12-107(1)(c), C.R.S., certifying that the signatures on this Petition are the signature of each person whose name it purports to be and certifying the accuracy of the date of such signatures.
14. That the undersigned Petitioner(s) signed this Petition not more than one hundred and eighty (180) days prior to the date of the filing of this Petition with the Town Clerk.

**THEREFORE, THE PETITIONER**, respectfully requests that the Town Board of Trustees of the Town, approve the annexation of the Property. To that end, the undersigned Petitioner(s) does/do hereby consent to the annexation of said area into the Town.

**PROPERTY OWNER/PETITIONERS SIGNATURES**

The signatures affixed hereon represent property owners within the Property who desire annexation to the Town of Firestone, Colorado.

Page 1 of 1 pages of petitioner signatures

*Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)*

<b>Name of Petitioner (print):</b>	Pasquale Varra Estate in care of Personal Representative Virginia A. Frazer-Abel
Address of parcel within Property proposed for annexation (no. street, city):	11979 County Rd. 13 Longmont, Colorado 80504
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibit 1
Signature of Petitioner:	
Mailing address of Petitioner:	4704 Harlan St., Suite250 Denver, CO 80212
Date of Signature:	
Circulator Initials:	
*****	*****
<b>Name of Petitioner (print):</b>	
Address of parcel within Property proposed for annexation (no. street, city):	
Legal description (lots, blocks and subdivision name or metes and bounds if unplatted):	See Exhibit 1
Signature of Petitioner:	
Mailing address of Petitioner:	
Date of Signature:	
Circulator Initials:	
*****	*****



**EXHIBIT 1**

**LEGAL DESCRIPTION OF BOUNDARIES OF AREA TO BE ANNEXED**

**VARRA ESTATE ANNEXATION LEGAL DESCRIPTION  
(Revised 4-23-25)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 TO BEAR NORTH 00°15'52" WEST, BEING MONUMENTED ON THE NORTH END BY A 2 1/2" ALUMINUM CAP, PLS 28656 IN MONUMENT BOX, AND ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 24307 IN MONUMENT BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 43°57'55" WEST, A DISTANCE OF 43.01 FEET TO THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF FIRESTONE NORTH ANNEXATION RECORDED JANUARY 16, 2015 AS RECEPTION NO. 4076118 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°15'52" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE AS SHOWN ON THE PLAT OF BROOKS FARM SECOND ANNEXATION RECORDED JUNE 15, 2001 AS RECEPTION NO. 2857771 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; A DISTANCE OF 1289.98 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION NO. RE-1852, AS SHOWN ON THE PLAT RECORDED APRIL 8, 1996 AS RECEPTION NO. 2484545 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 88°12'30" WEST, COINCIDENT WITH SAID SOUTH LINE AND THE EXISTING MUNICIPAL BOUNDARY OF THE TOWN OF FIRESTONE, AS SHOWN ON THE PLAT OF THE SHORES ANNEXATION RECORDED JULY 29, 1998 AS RECEPTION NO. 2629149 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO, A DISTANCE OF 1279.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT B, A DISTANCE OF 918.96 FEET TO THE SOUTHWEST CORNER OF LOT A OF SAID RE-1852; THENCE SOUTH 60°25'53" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 345.57 FEET; THENCE NORTH 88°11'34" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 116.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 01°48'19" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 550.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 26; THENCE NORTH 88°11'41" EAST, COINCIDENT WITH SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 876.18 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

**EXHIBIT 2**

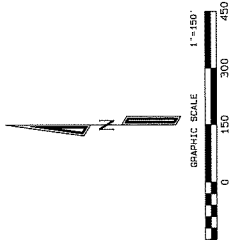
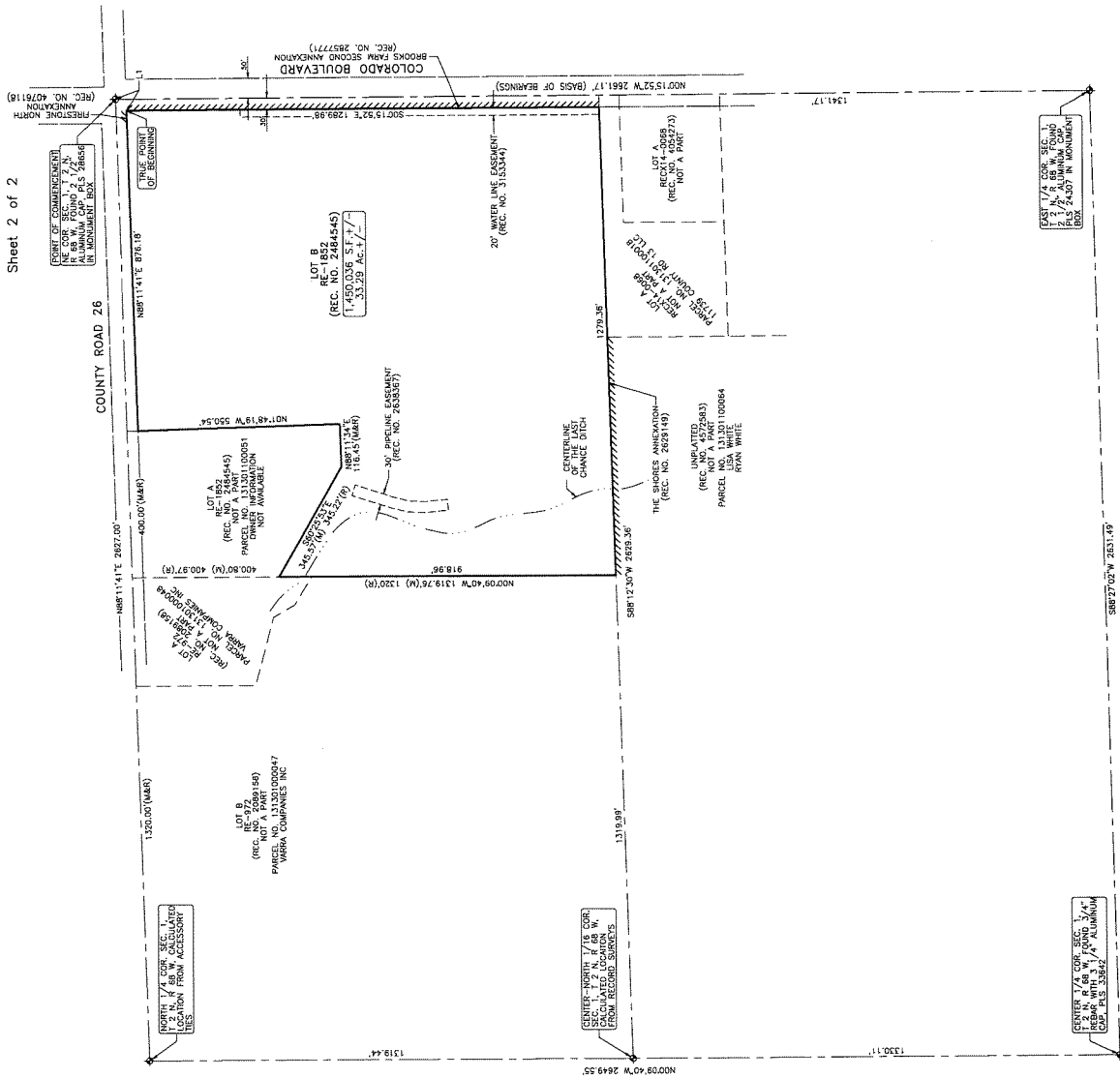
**(See Annexation Map Attached hereto.)**



# VARRA ESTATE ANNEXATION TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,  
Township 2 North, Range 6E West of the 8th P.M.,  
Town of Firestone, County of Weld, State of Colorado

Sheet 2 of 2



**American West Land Surveying Co.**  
 1000 E. 17th Avenue, Suite 100, Denver, CO 80202  
 Phone: (303) 733-8888 • Fax: (303) 733-8889 • Email: info@americanwestsurveying.com  
 License No. 155 • Surveyor: T. J. GREGG, P.E., L.S. License No. 155  
 License No. 155

### EXHIBIT 3

#### LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

**Property Within Varra Estate Annexation**

**Petitioner: Pasquale Varra Estate**

**Legal Description: (Revised 4-23-25)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 1,450,036 SQUARE FEET OR 33.29 ACRES, MORE OR LESS

**EXHIBIT 4**  
**SPECIAL DISTRICTS WITH BOUNDARIES THAT INCLUDE PROPERTY PROPOSED TO**  
**BE INCLUDED**

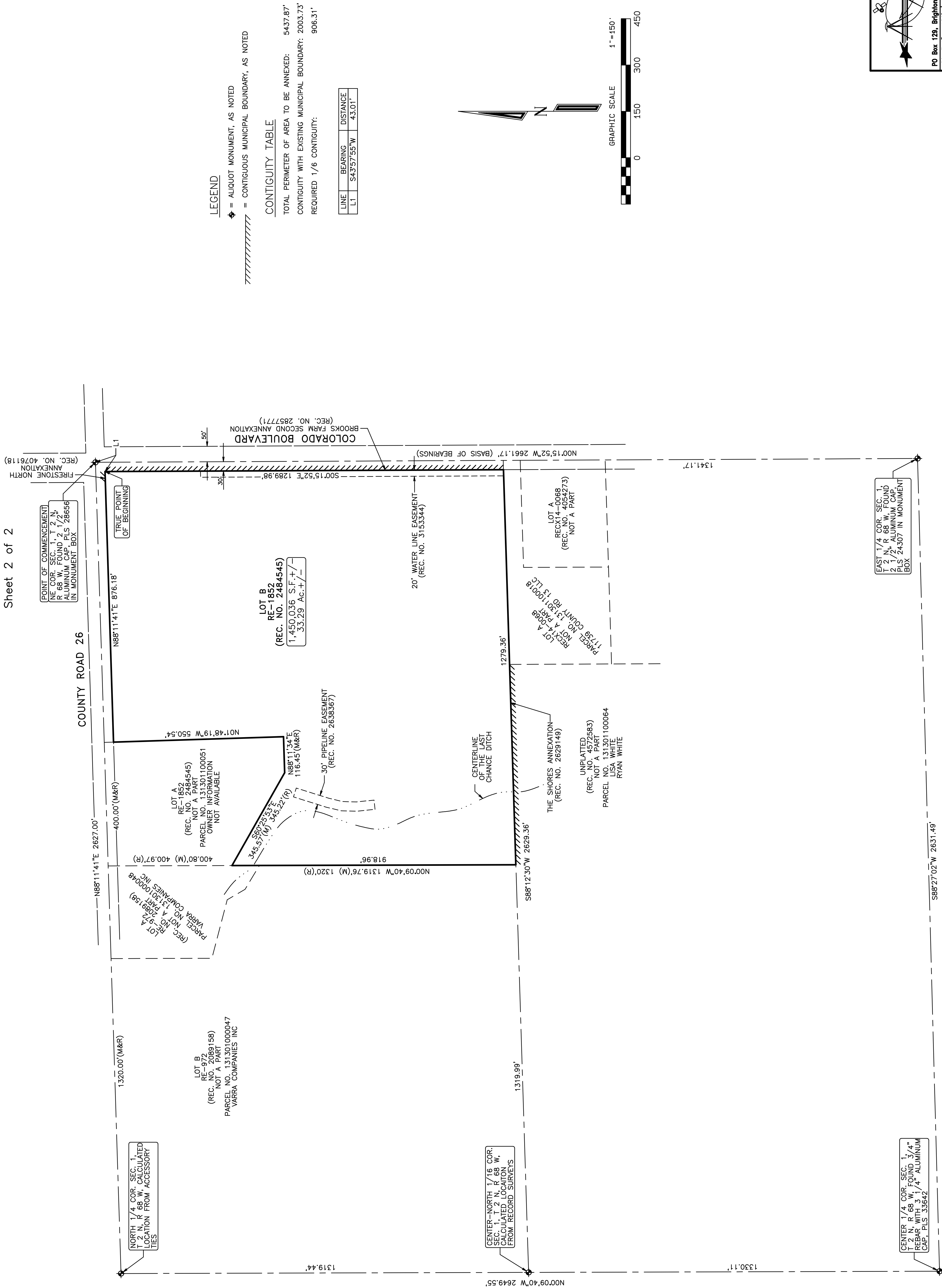
- Mountain View Fire Protection District
- St. Vrain Valley School District RE-1J, Longmont School District
- St. Vrain & Left Hand Water District
- Northern Colorado Water Municipal Subdistrict
- High Plains Library
- Longmont Conservation District



# VARRA ESTATE ANNEXATON TO THE TOWN OF FIRESTONE

Part of the Northeast 1/4 of Section 1,  
Township 2 North, Range 68 West of the 6th P.M.,  
Town of Firestone, County of Weld, State of Colorado

Sheet 2 of 2



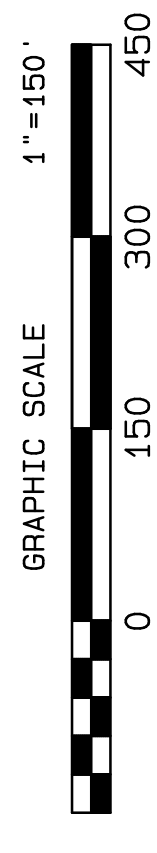
### LEGEND

- ◆ = ALIQUOT MONUMENT, AS NOTED
- ===== = CONTIGUOUS MUNICIPAL BOUNDARY, AS NOTED

### CONTIGUITY TABLE

TOTAL PERIMETER OF AREA TO BE ANNEXED: 5437.87'  
CONTIGUITY WITH EXISTING MUNICIPAL BOUNDARY: 2003.73'  
REQUIRED 1/6 CONTIGUITY: 906.31'

LINE	BEARING	DISTANCE
L1	S43°57'55\"W	43.01'



*American West*  
**Land Surveying Co.**  
A Colorado Corporation

PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestlls.com  
SCALE: 1" = 150' DRAWN BY: GCH | CHECKED BY: MJH | DATE: MARCH 2, 2026  
REVISIONS:  
JOB NO.: 26-

CENTER 1/4 COR. SEC. 1,  
T. 2 N., R. 68 W., CALCULATED  
LOCATION FROM ACCESSORY  
TIES

CENTER-NORTH 1/16 COR.  
SEC. 1, T. 2 N., R. 68 W.,  
CALCULATED LOCATION  
FROM RECORD SURVEYS

NORTH 1/4 COR. SEC. 1,  
T. 2 N., R. 68 W., CALCULATED  
LOCATION FROM ACCESSORY  
TIES

EAST 1/4 COR. SEC. 1,  
T. 2 N., R. 68 W.,  
CALCULATED LOCATION  
FROM RECORD SURVEYS

UNPLATTED  
(REC. NO. 2629149)  
NOT A PART  
PARCEL NO. 131301100064  
LYSA WHITE  
RYAN WHITE

THE SHORES ANNEXATION  
(REC. NO. 2629149)

LOT B  
RE-1852  
(REC. NO. 2484545)  
1,450.036 S.F. +/-  
33.29 Ac. +/-

LOT A  
RE-1852  
(REC. NO. 2484545)  
NOT A PART  
PARCEL NO. 131301100051  
OWNER INFORMATION  
NOT AVAILABLE

LOT A  
REC14-0068  
(REC. NO. 054273)  
NOT A PART

LOT A  
REC14-0068  
(REC. NO. 054273)  
NOT A PART

POINT OF COMMENCEMENT  
NE COR. SEC. 1, T. 2 N.,  
R. 68 W., ALUMINUM CAP PLS 286656  
IN MONUMENT BOX

FIRESTONE NORTH  
ANNEXATION  
(REC. NO. 4076118)

TRUE POINT  
OF BEGINNING

COLORADO BOULEVARD  
(BROOKS FARM SECOND ANNEXATION  
(REC. NO. 2657771))

30' PIPELINE EASEMENT  
(REC. NO. 2638367)

20' WATER LINE EASEMENT  
(REC. NO. 3153344)

CENTERLINE  
OF THE LAST  
CHANCE DITCH

COUNTY ROAD 26

**AGENDA INFORMATION  
MEMORANDUM**

**FIRESTONE BOARD OF TRUSTEES**



**AIM No.:** 8.a

**Discussion/Action**

**Meeting Date:** May 13, 2026

**Initiated By:**

**Department:** Planning & Development

**AGENDA ITEM**

Building Code Update Discussion

**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