



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

July 16, 2026
6:00 PM

9900 Park Avenue, Firestone, CO 80504

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

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. Approval of the March 5, 2026, Planning and Zoning Commission Meeting Minutes
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. **PUBLIC HEARING: RESOLUTION PC-26-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 5, 2nd AMENDMENT PRELIMINARY PLAT**
- 7. Staff Reports**
- 8. Commissioner Comments**
- 9. Adjournment**

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

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM No.: 4.a

Approval of Minutes

Meeting Date: July 16, 2026

Initiated By:

Department: Town Clerk

AGENDA ITEM

Approval of the March 5, 2026, Planning and Zoning Commission Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. 03-05-2026 Planning & Zoning Commission Meeting Minutes DRAFT



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
March 5, 2026

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on March 5, 2026, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Vice Chair Spiegelberg called the meeting to order at 06:00 PM.

The following were present upon the call of the roll:

Chair: James Sutton, **Excused**

Vice Chair: Tim Spiegelberg

Commissioners: David Whelan, **Excused**
Pat Young
Dennis Haney
Gene Hoskins
Helen Lay

2. Pledge of Allegiance

Vice Chair Spiegelberg led the Pledge of Allegiance.

3. Approval of Agenda

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

4. Approval of Minutes

a. Approval of the December 4, 2025, Meeting Minutes.

Motion by Commissioner Hoskins, **second** by Commissioner Lay, for Approval of the December 4, 2025, Meeting Minutes. All in Favor, **Motion carried**.

5. Election of Officers

Motion by Commissioner Young, **second** by Commissioner Haney, to nominate Commissioner Whelan as Planning and Zoning Commission Chair.

Motion by Commissioner Hoskins, **second** by Commissioner Haney, to appoint Commissioner Whelan as the Planning & Zoning Commission Chair for 2026. All in

Favor, **Motion carried.**

Motion by Vice Chair Spiegelberg, **second** by Commissioner Haney, to nominate Commissioner Haney as Planning and Zoning Commission Vice Chair.

Motion by Commissioner Young, **second** by Commissioner Hoskins, to appoint Commissioner Haney as the Planning & Zoning Commission Vice Chair for 2026. All in Favor, **Motion carried.**

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

No members of the public came forward for public comment.

7. Public Hearings

- a. **PUBLIC HEARING: RESOLUTION PC-26-01: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE NEW VISION – JOHNSON RV OUTLINE DEVELOPMENT PLAN**

Vice Chair Haney opened the public hearing at 6:10 PM.

Annika Risser, Planner I with the Town of Firestone, provided a presentation on the item, outlining an outline development plan for Johnson RV.

Whitney Holtz, President of Windish RV, and Mickey Leyba of Permontes Group were present and provided additional information regarding the request.

The Commission asked questions regarding the item, and the applicant and staff provided responses.

Vice Chair Haney opened the public comment portion of the hearing.

No members of the public came forward for public comment.

Vice Chair Haney closed the public comment portion of the hearing.

Vice Chair Haney closed the public hearing at 6:29.

The Commission discussed the item.

Motion by Commissioner Spiegelberg, **second** by Commissioner Hoskins, to Approve **PUBLIC HEARING: RESOLUTION PC-26-01: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE NEW VISION – JOHNSON RV OUTLINE DEVELOPMENT PLAN**

Roll Call Vote:

Yes: Vice Chair Haney, Commissioner Young, Commissioner Hoskins,
Commissioner Lay, Commissioner Spiegelberg

No: None

Abstain: None

Motion carried.

8. Staff Reports

9. Commissioner Comments

Commissioner Young thanked former Vice Chair Spiegelberg and former Chair Sutton for their service and welcomed new Commissioner Lay to the Planning and Zoning Commission.

Commissioner Spiegelberg announced his resignation from the Planning and Zoning Commission.

10. Adjournment

Motion by Commissioner Hoskins, **second** by Commissioner Spiegelberg, to adjourn.
All in Favor, **Motion carried.**

Introduced and Approved the 16th of July, 2026.

TOWN OF FIRESTONE, COLORADO

ATTEST

David Whelan, Chair

Missy Carranco, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.a

Public Hearings

Meeting Date: July 16, 2026

Initiated By: Annika Risser

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION PC-26-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 5, 2nd AMENDMENT PRELIMINARY PLAT

RECOMMENDATION

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-26-02, a resolution recommending approval of the Barefoot Lakes Filing No. 5, 2nd Amendment application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes Filing No. 5, 2nd Amendment 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.

SUMMARY

This hearing is for the Barefoot Lakes Filing No. 5, 2nd Amendment Preliminary Plat, which is a proposed amendment to the Barefoot Lakes Filing No. 5 Final Plat. The proposed preliminary plat includes 11 lots of single-family detached homes and two tracts.

HISTORY AND PREVIOUS BOARD ACTION

The Barefoot Lakes Filing No. 5 Final Plat was approved by the Board of Trustees on July 8, 2020, through Resolution No. 20-67. This decision approved Barefoot Lakes Filing No. 5, with the subject site designated as "Tract J".

Since approval of the initial Final Plat, the previous Oil and Gas activity on the site has been completed and all wells have been plugged and abandoned. This application seeks to replat Tract J of the original Final Plat to allow for further residential development, in alignment with the surrounding uses.

ATTACHMENTS

1. PP PC Staff Report
2. Resolution PC-26-02

3. Applicant's Narrative
4. Barefoot Lakes Filing 5, 2nd Amendment PP
5. Public Comments



Staff Report

**Barefoot Lakes Filing No. 5, 2nd Amendment
Preliminary Plat
PP-25-030
July 16, 2026**

GENERAL INFORMATION

Purpose:

This staff report is for the Barefoot Lakes Filing No. 5, 2nd Amendment Preliminary Plat, which is a proposed amendment to the Barefoot Lakes Filing No. 5 Final Plat.

Applicant/Owner:

Barefoot LLC

6465 S. Greenwood Plaza Blvd., Suite 700

Centennial, CO 80111

Owners' Representative:

Terracina Design

10200 E. Girard Ave.

Building A, Suite 314

Denver, CO 80231

Location:

The subject property is located along Sanctuary Avenue between Bend Court and Cove Street.



Existing Zoning:

Mixed-zoning PUD including Neighborhood Center (NC), Regional Commercial (RC), Low-Density Residential (R-A), Medium-Density Residential (R-B), and High-Density Residential (R-C).

Existing Use:

Vacant, Undeveloped, Previously Oil and Gas Facilities.

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH, EAST, and WEST	Mixed-zoning PUD including Neighborhood Center (NC), Regional Commercial (RC), Low-Density Residential (R-A), Medium-Density Residential (R-B), and High-Density Residential (R-C).	Barefoot Lakes Filing No. 5, Single-Family Residential
SOUTH	Open Space (OS)	Open Space

Barefoot Lakes Filing No. 5 History

The Barefoot Lakes Filing No. 5 Final Plat was approved by the Board of Trustees on July 8, 2020, through Resolution No. 20-67. This decision approved Barefoot Lakes Filing No. 5, with the subject site designated as “Tract J”.

Since approval of the initial Final Plat, the previous Oil and Gas activity on the site has been completed and all wells have been plugged and abandoned. This application seeks to replat Tract J of the original Final Plat to allow for further residential development, in alignment with the surrounding uses.

Barefoot Lakes Filing No. 5 Preliminary Plat Analysis

The subject property is located along Sanctuary Avenue between Bend Court and Cove Street. It includes the northwest quarter of section 36, township 3 north, range 68 west of the 6th principal meridian. The site area is 6.118 acres and is vacant land. The site was previously used for Oil and Gas activity. The proposed preliminary plat includes 11 lots of single-family detached homes and two tracts. Public access for the proposed project will be the creation of a new residential cul-de-sac.

The gross density of the proposed subdivision is 1.8 dwelling units/acre in accordance with the Barefoot Lakes ODP PUD. The proposed average single-family residential lot area is 8,363 square feet.

The parks and open space requirements for this site have already been met through the overall Barefoot Lakes Filing No. 5 parks and open space dedication. No additional parks and open space need to be dedicated.

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:

This Preliminary Plat application for Barefoot Lakes Filing No. 5, 2nd Amendment (PP-25-030) was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. 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 R-M (Residential Medium Density) 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. The development of this tract has always been intended, and these 11 homes will add to the residential density of the overall Barefoot Lakes Filing No. 5 as consistent with the R-M Comprehensive Master Plan designation.

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, and NC zone districts as outlined in the FDC and Barefoot Lakes PUD.

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 and 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 11 single-family detached homes located around a cul-de-sac street. The cul-de-sac and site have been designed in a traffic-conscious way to create easy vehicular and pedestrian access to the rest of Barefoot Lakes.

The site design is conscious of the nearby open space and has provided a trail connection to guide pedestrian activity and protect the drainageway from pedestrian impact.

- 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, storm water 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. The applicant has worked with the applicable oil and gas entities 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 vehicular and pedestrian passageways. The site is near Barefoot Lakes Parkway and has a trail connection from the end of the cul-de-sac to the nearby regional trail system. The planned trail will provide a pedestrian connection to the nearby Peninsula Park and the community amenity space The Cove at Barefoot Lakes.

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

Staff Response: All adjacent properties are part of Barefoot Lakes Filing No. 5 and reflect similar development patterns.

- 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 future development of this site was considered during the development of Barefoot Lakes Filing No. 5 and all infrastructure and public needs triggered by this development were considered at that time. Existing facilities will have the capacity to maintain sufficient levels of service in these areas with the addition of 11 new homes.

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

Staff Response: Considering the scale of the proposed preliminary plat, all construction will be completed in one phase.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	July 1, 2026
Signs Posted on the Property:	June 30, 2026
Letters to Adjacent Property Owners:	June 30, 2026

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-26-02, a resolution recommending approval of the Barefoot Lakes Filing No. 5, 2nd Amendment application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes Filing No. 5, 2nd Amendment 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.

**FIRESTONE PLANNING AND ZONING COMMISSION
RESOLUTION NO. PC 26-02**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN
OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT
LAKES, FILING 5, 2nd AMENDMENT PRELIMINARY 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 5, 2nd Amendment, 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 5, 2nd Amendment 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.

PASSED AND ADOPTED this ____ day of _____, 2026.

Chairperson

ATTEST:

Missy Carranco, Deputy Town Clerk

EXHIBIT A

Barefoot Lakes, Filing 5, 2nd Amendment, Preliminary Plat

[See following pages]

Barefoot Filing 5 - Second Replat

Preliminary Plat Narrative

December 11th, 2025

a. General project concept and purpose of the request:

Brookfield LLC is proposing 11 single family detached lots on one existing future development tract that was part of the Barefoot Lakes Filing 5 Final Plat. The tract contained oil and gas facilities along with wells that have recently been plugged and abandoned.

b. The total land area to be subdivided totals: 6.118 acres

c. The total number of lots, and if residential the proposed density:

The Final Plat proposes 11 lots on 6.118 acres for a density of 1.8 DU/AC.

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	6.118 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	1.80 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	11
NUMBER OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	0
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	11
NUMBER OF SUPER BLOCKS	0
NUMBER OF SUPER BLOCKS	0.000 ACRES
NUMBER OF TRACTS	2
AREA OF ROW	0.000 ACRES
AREA OF TRACTS	3.072 ACRES
AREA OF SINGLE FAMILY RESIDENTIAL LOTS	2.188 ACRES
DENSITY (SINGLE FAMILY RESIDENTIAL LOTS PER ACRE)	5.03 LOTS / ACRE
MINIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	7,746 SQUARE FEET
MAXIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	8,980 SQUARE FEET
AVERAGE SINGLE FAMILY RESIDENTIAL LOT AREA	8,363 SQUARE FEET

d. The total land area to be preserved as open space

Land dedication for the site is regulated by the Barefoot Lakes ODP and Barefoot Lakes Filing No.5 Final Development Plan. Park dedication standards are identified on Page 2 under "Parks, Open Space, and Trails," and "Tract Land Use" Per the calculations Tract J was never counted as open space and is shown as O&G and Future Development. All Parak Open Space and Trail requirements were satisfied as part of the overall Filing 5 FDP.

e. A brief description regarding the phasing of the proposed subdivision:

Phasing will be done in one phase. There is one remaining O&G structure onsite that will be removed in January of 2026 and remaining construction will commence at the time of Town approvals.

f. A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers:

The site currently has water located in Sanctuary Avenue which the plan proposes looping through our site and connecting at two locations in Sanctuary Avenue. An existing sewer line runs along the southern portion of the site which the plan proposed connecting into at an existing manhole. Dry utilities exist in Sanctuary Avenue and will be coordinated with the providers on extending into the site. Fire protection exists within Barefoot Lakes today and the proposed plan meets fire criteria.

g. A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings:

All open space will be owned and maintained by the Metropolitan District.

h. A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

There are currently O&G facilities that encumber the site along with two gas line easements. The wells onsite have been plugged and abandoned, and setbacks have been shown accordingly on the site. The last structure on-site along with a corresponding gas line and easement that runs east-west will be removed in January 2026 and appropriately documented. Other gathering lines onsite will be verified that they have been removed and documented. The 50' Kerr Mcgee north-south easement will remain.

Please let us know if you have any additional questions.

PRELIMINARY PLAT

BAREFOOT LAKES FILING NO. 5, AMENDMENT NO. 2

A REPLAT OF TRACT J, BAREFOOT LAKES FILING NO. 5
NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

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:

TRACT J, BAREFOOT LAKES FILING NO. 5, RECEPTION NO. 4651760.

CONTAINING A TOTAL AREA OF 6.118 ACRES, (266,502 SQUARE FEET), MORE OR LESS.

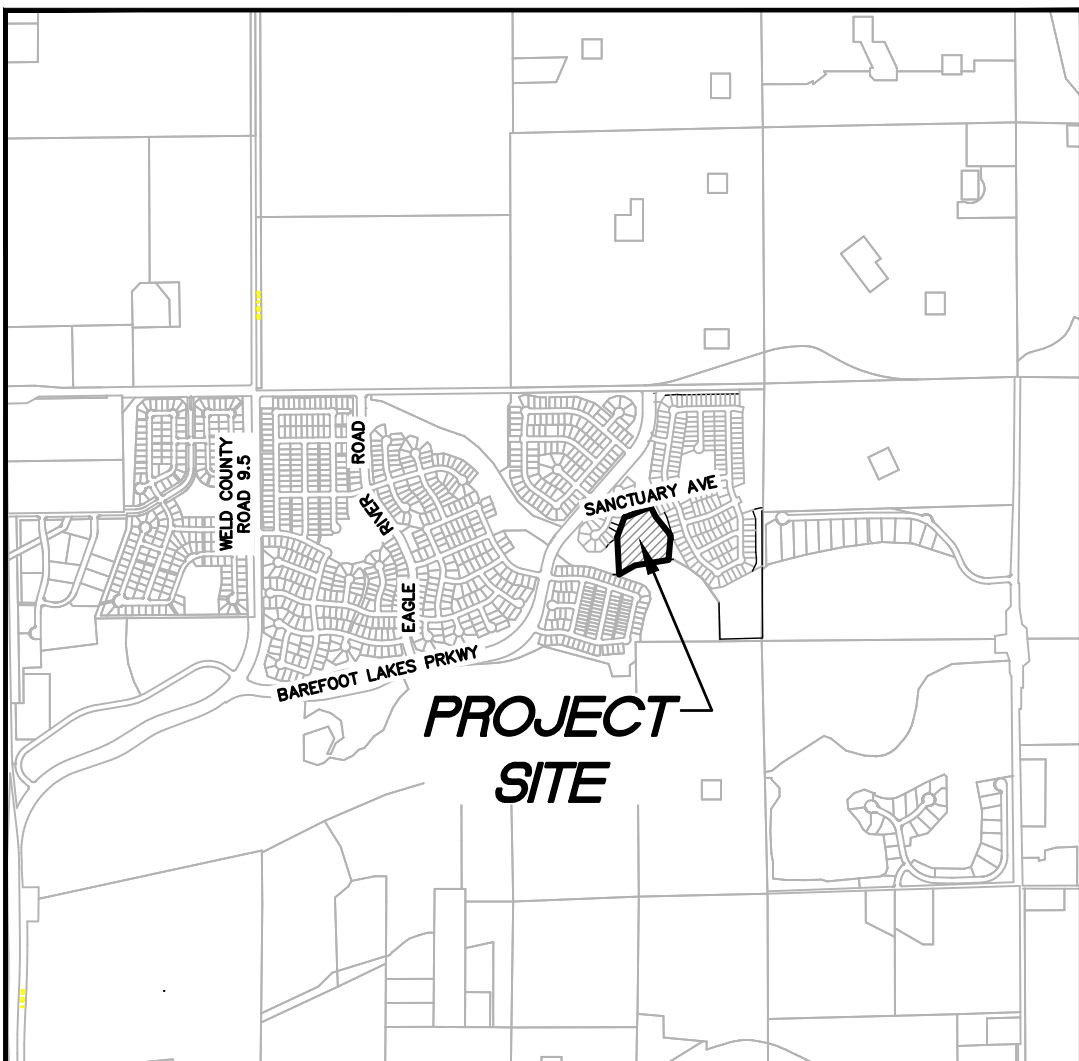
HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 5, AMENDMENT NO. 2**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE 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.

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 SOUTH BOUNDARY OF TRACT J, BAREFOOT LAKES FILING NO. 5 BEING SOUTH 80°47'09" WEST, A DISTANCE OF 401.77 FEET AND MONUMENTED AS SHOWN HEREON.
- TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY ORDER NUMBER RND25214455-5, DATED 11/07/2025 AT 5:00 P.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.
- 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).
- UPON AND AFTER RECORDATION, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL AFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.
- IN THE EVENT UNITED POWER, INC. FACILITIES ARE PLACED BENEATH LANDSCAPED AREAS OR HARD SURFACES SUCH AS, BUT NOT LIMITED TO, ASPHALT OR CONCRETE AND THE FACILITIES REQUIRE MAINTENANCE, REPLACEMENT, REPAIRS, ENLARGEMENT, RECONSTRUCTION, IMPROVEMENT, INSPECTION, AND/OR REMOVAL AT ANY TIME, UNITED POWER, INC. WILL NOT BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE RESTORATION OR REPLACEMENT OF ANY HARD SURFACES OR LANDSCAPING.

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	50,474	1.159	DRAINAGE/UTILITY	SVLMD	SVLMD
B	79,895	1.834	DRAINAGE/UTILITY	SVLMD	SVLMD
TOTAL	130,369	2.993	SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT		



VICINITY MAP
SCALE: 1" = 2000'

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., 2025.

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2025.,

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

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

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
303-790-6305
CONTACT: CHRIS HAYES
CHRIS.HAYES@BROOKFIELDRP.COM

ENGINEER:

TERRACINA DESIGN
10200 E. GIRARD AVENUE
BUILDING A, SUITE 314
DENVER, COLORADO 80231
303-632-8867 EX. 105
CONTACT: DAVID BACCI, P.E.
DBACCI@TERRACINADESIGN.COM

SURVEYOR:

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

BY: _____
NAME: _____
TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 2025.

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2025.,

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

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, VICINITY MAP, LEGAL DESCRIPTION
GENERAL NOTES, SUBDIVISION DATA AND LINE/CURVE TABLES
SHEET 2 — OVERALL BOUNDARY, TRACTS, LOTS, BLOCKS AND GRAPHICS AND DIMENSIONS

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, AND MONETARY ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
) SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____

OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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.

FOR REVIEW
DO NOT RECORD

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.B.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 THIS PLAT FOR **BAREFOOT LAKES FILING NO. 5, AMENDMENT NO. 2** 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 _____, 2025, 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.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	PRELIMINARY PLAT
Filing Number	FILING NO. 5
Phase Number	SECOND REPLAT
Preparation Date	12/19/2025
Revision Date	07/07/2026
Revision Date	
Revision Date	

LOT DETAIL PAGE ~ SHEET 1 of 2

 AzTec Proj. No.: 81325-06 Drawn By: GLW	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:	2025-12-05
		6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 790-6604		SCALE:	N/A
				SHEET 1 OF 2	

PRELIMINARY PLAT

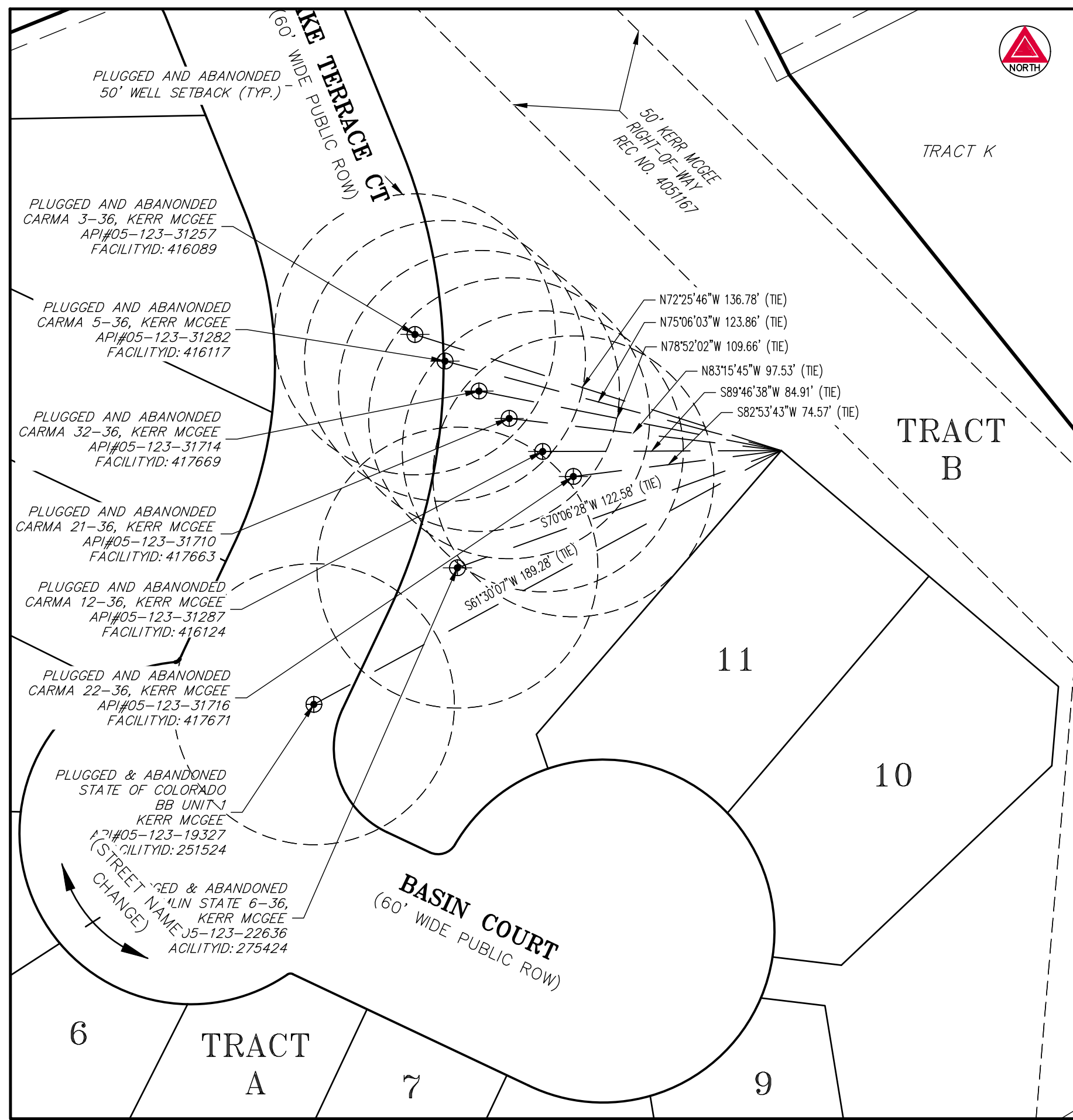
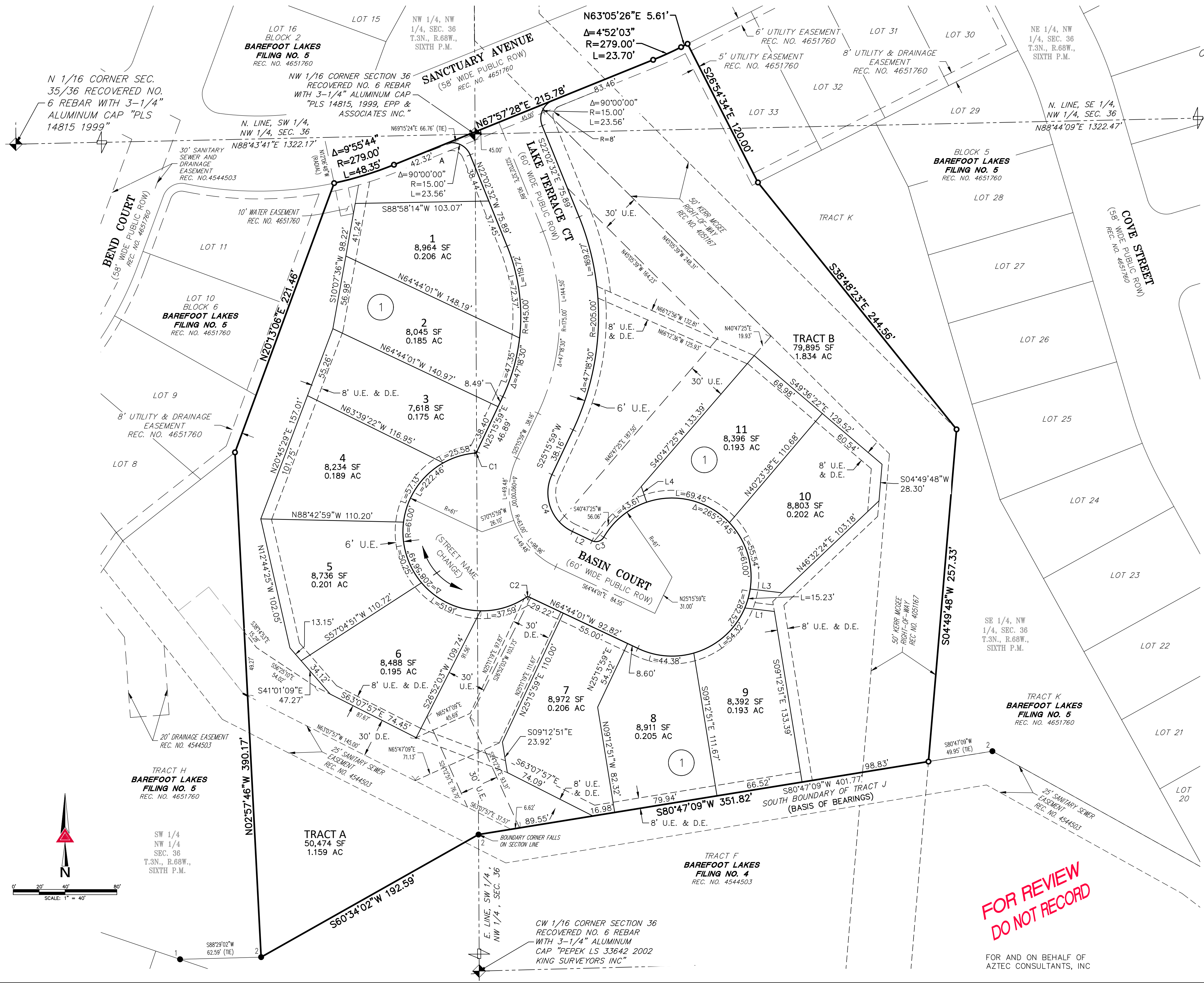
BAREFOOT LAKES FILING NO. 5, AMENDMENT NO. 2

A REPLAT OF TRACT J, BAREFOOT LAKES FILING NO. 5
NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

11 RESIDENTIAL LOTS, 2 TRACTS
SHEET 2 OF 2
PROJECT NO. PP-25-030

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- ROW = RIGHT-OF-WAY



OIL & GAS WELL DETAIL

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N83°11'11\"W	22.99'	C1	59°28'27\"	2.00'	2.08'
L2	S64°44'01\"W	16.81'	C2	59°28'25\"	2.00'	2.08'
L3	N83°11'11\"W	24.69'	C3	84°56'11\"	7.00'	10.38'
			C4	90°00'00\"	33.00'	51.84'

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	PRELIMINARY PLAT
Filing Number	FILING NO. 5
Phase Number	SECOND REPLAT
Preparation Date	12/19/2025
Revision Date	7/7/2026
Revision Date	
Revision Date	

LOT DETAIL PAGE ~ SHEET 2 of 2



Aztec
CONSULTANTS, INC.

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

DEVELOPER
BAREFOOT LLC

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

DATE OF PREPARATION: 2025-12-05

SCALE: 1" = 40'

SHEET 2 OF 2

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

Annika Risser

From: William Yartz <yartzw@yahoo.com>
Sent: Thursday, March 26, 2026 2:36 PM
To: Annika Risser
Cc: Matthew G. Thompson
Subject: Re: Proposed walking trail for Barefoot Lakes Filing No. 5, Second Replat
Attachments: Photo1behindfenceline.pdf; Photo2behindfenceline.pdf

Thanks for the response, Annika. I do have several concerns I would like to get addressed and will attach a photo or two that helps show some of these concerns.

My initial concern is my house and the lot it was built on was not designed to have a walking trail placed behind it. My house backs up to the large overflow drainage basin. I believe this area is maintained by the metro district. My house sits very close to the edge of this basin and about 12 feet behind my fence line there is a huge and immediate drop off of about 15 feet down to the basin. I have some experience in erosion issues in this sort of grade and while we do not get the level of mud slides places like California gets, this is a significant concern. I have previously been in contact with the metro district to make sure the vegetation and grade are maintained to help avoid any type of issue with this. The land in this area actually bottlenecks behind my house and fence line. At this point, the land is the narrowest and there is a large concrete storm sewer that is above grade and is about 5 feet from my fence line. Any trail placed here would have to come up right along my fence line. Any trail placed on the other side of the storm sewer would have to be right along the edge of the large drop off.

Another concern I would have is the impact to the value of my house. I paid a significant lot premium for this house and when making my purchase decision no where in the developers plans nor the city of Firestone trail plan was a walking trail designated or indicated for the future in this area. A walking trail here literally puts the public 20 feet from my back porch and any expectation of privacy would be gone. I have walked this entire neighborhood and cannot find a walking trail as close to a house as this one would be. Even those houses were largely purchased knowing of the existing or planned trails. Most the trails in the area provide plenty of distance between the trail and fence line that people can walk their dogs without causing issues. That would not be the case here and I as well as some others along this fence line have dogs that will certainly cause disruption when people walk dogs so closely by our fence line.

I am not sure what purpose this walking trail would serve and my understanding is there are additional trails planned across Ronald Reagan in Barefoot Villages that add to the extensive trails already in existence throughout Barefoot Lakes. I've lived here for 2 years now and am an avid hiker and have never heard anyone complain about a lack of available trails. If there needs to be a connection between the proposed development and the existing trail I would recommend the city consider a raised wooden deck type walkway in the drainage basin the connects the paths. Having lived in Florida, this type of walkway is seen frequently in swampy areas of trail systems. This would add significantly to the scenic walk in the area and not cause any disruption. We frequently see people walk their dogs down in this area already and adding a trail here would make sense.

Thanks for your time. I know other neighbors that attended the meeting have concerns as well but at this point I will let them present them separately. I just want to proactively make sure the city is aware of these issues as early as possible so we can have a meaningful discussion on what makes the most sense.

William Yartz
12657 Cove Street
Firestone, CO 80504
970-518-7159
yartzw@yahoo.com

On Thursday, March 26, 2026 at 01:04:00 PM EDT, Annika Risser <arisser@firestoneco.gov> wrote:

Good morning Mr. Yartz,

I am the primary Planner assigned to this application and I am happy to answer any questions you may have. I understand you have some questions and concerns regarding the trail requirements for this site. Are there any specific concerns I can help to address?

Thank you,

Annika Risser
Town of Firestone | Planner I
9950 Park Avenue | Firestone, CO 80504
arisser@firestoneco.gov

firestoneco.gov | [Twitter](#) | [Facebook](#)



From: William Yartz <yartzw@yahoo.com>
Sent: Thursday, March 26, 2026 8:14 AM
To: Planning <planning@firestoneco.gov>
Subject: Proposed walking trail for Barefoot Lakes Filing No. 5, Second Replat

You don't often get email from yartzw@yahoo.com. [Learn why this is important](#)

Good Morning-

Can you advise who is the contact and provide their information to discuss the proposed walking trail for the Barefoot Lakes Filing No 5, Second Replat? I am a homeowner that will be directly impacted by this proposed development. In a neighborhood meeting with the developer yesterday they indicated that while they are not recommending this extension of the walking trail but that the City of Firestone is pushing for this. Given my house and lot line's proximity to this proposed trail I would like to gather more information on this and discuss my concerns. Thanks,

William Yartz
12657 Cove Street
Firestone CO 80504
yartzw@yahoo.com
970-518-7159

From: Garret Maurer
Sent: Tuesday, March 31, 2026 9:57 AM
To: Matthew G. Thompson
Subject: Thanks

You don't often get email from garret_maurer@yahoo.com. [Learn why this is important](#)

Matt (and Annika),

I appreciate your time this afternoon discussing the Plat5 at BFL along Sanctuary. Your expertise and experience is notable.

I liked your thought of paving the social trail along the river and below the Plat5 site as an alternative to the pathway through the area as initially proposed. That seems like a double benefit of solving part of the social trail issue for strollers and compliance to the code for trails along wetlands inside or contiguous to homes in a subdivision. Could you send me a link to that part of the code?

Knowing the city intends to have the developer maintain the existing berms and topography along the backside of the existing homes will be helpful to know. Some neighbors will be talking about that of course and having knowledge of the expectations seems important to be able to convey.

Regards,

Garret Maurer [Sent from Yahoo Mail for iPhone](#)