

**Public Notice**

**Notice of Public Hearing**

**on Petition for Inclusion**

**Of Real Property into Recreation District**

**Frederick, Colorado** - PLEASE TAKE NOTICE that at 6:30 PM on January 17, 2024 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by DENMORE PROPERTY to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

**LEGAL DESCRIPTION – PART OF THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;**

**TENCE NORTH 43°58'50" WEST, A DISTANCE OF 42.55 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING;**

**TENCE NORTH 88°48'45" WEST, A DISTANCE OF 2610.61 FEET, ON SAID NORTH LINE TO AN ANGLE POINT THERIN; TENCE NORTH 89°34'24" WEST, A DISTANCE OF 54.32 FEET ON SAID NORTH LINE TO THE EASTERLY LINE OF FIRESTONE TRAIL ANNEXATION NO. 2, RECORDED AT SAID CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2928666;**

**TENCE NORTH 29°40'27" EAST, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE; TENCE NORTH 29°41'50" EAST, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;**

**THEN SOUTH 88°04'45" EAST, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WESTERLY LINE OF SAID WELD COUNTY ROAD NUMBER 15; TENCE SOUTH 00°51'35" WEST, A DISTANCE OF 1338.82 FEET ON SAID WESTERLY LINE TO AN ANGLE POINT THERIN;**

**THEN SOUTH 00°51'05" WEST, A DISTANCE OF 2620.47 FEET ON SAID WESTERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 6,250,139 SQUARE FEET OR 143.484 ACRES, MORE OR LESS.**

**EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND; PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;**

**TENCE NORTH 32°44'06" WEST, A DISTANCE OF 72.31 FEET TO THE POINT OF BEGINNING TENCE NORTH 88°48'45" WEST, A DISTANCE 829.07 FEET; TENCE NORTH 00°51'05" EAST, A DISTANCE OF 553.64 FEET; TENCE NORTH 49°44'15" EAST, A DISTANCE OF 126.52 FEET; TENCE NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET; TENCE NORTH 49°27'45" EAST, A DISTANCE OF 146.44 FEET; TENCE SOUTH 89°08'57" EAST, A DISTANCE OF 645.47 FEET; TENCE SOUTH 00°51'05" WEST, A DISTANCE OF 763.28 FEET TO THE POINT OF BEGINNING;**

**SAID EXCEPTION PARCEL CONTAINING A CALCULATED AREA OF 612,263 SQUARE FEET OR 14.056 ACRES, MORE OR LESS. THE NET AREA OF SAID PARCEL CONTAINING A CALCULATED AREA OF 5,637,876 SQUARE FEET OR 129.428 ACRES, MORE OR LESS.**

**ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.**

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Active Adult Center located at 6615 Frederick Way, Frederick, Colorado, January 17, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Business and Finance Director, (303) 833-3660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetler at [bhostetler@cvprd.com](mailto:bhostetler@cvprd.com).

Legal Notice No. FLP990  
First Publication: January 4, 2024  
Last Publication: January 4, 2024  
Publisher: Fort Lupton Press