



CARBON VALLEY

PARKS & RECREATION DISTRICT

RE: Required Inclusion into Carbon Valley Parks and Recreation District - Dacono, Colorado

Dear Property Owner or Developer:

Pursuant to the Intergovernmental Agreement between City of Dacono and Carbon Valley Parks and Recreation District (CVPRD), the City requires developments/properties within the City that are not currently within CVRPD to Petition for Inclusion into the special district. At present, the property owned by your organization in the City of Dacono is not included in the park and recreation special district.

To encourage immediate compliance with the agreement, an inclusion packet is enclosed with all District requirements. The packet contains instructions and forms to help you successfully and legally petition into CVPRD. A signed and notarized Petition for Inclusion form must be submitted as Exhibit A and a map of the real property/properties must be attached to the petition as well. CVPRD recommends you maintain a complete copy of the inclusion packet for your records before returning all original documents to the District for processing. CVPRD will absorb any costs associated with processing the inclusion request and a public hearing shall be scheduled.

The District requests that you respond with the petition for inclusion as soon as possible. Please do not hesitate to contact me directly with questions or concerns.

Thank you in advance for your cooperation and compliance.

Sincerely,

Dean Rummel

Executive Director

Drummel@cvprd.com

Enclosures



CARBON VALLEY

PARKS & RECREATION DISTRICT

Instructions for Inclusion of Real Property into Carbon Valley Parks & Recreation District

1. Pursuant to the Town/City annexation ordinance and Intergovernmental Agreement a property that seeks annexation into or development within the Town/City shall also seek inclusion into all applicable special districts.
2. The Carbon Valley Parks and Recreation District absorbs all the costs associated with processing inclusion.
3. A petition for Inclusions **must be executed before a notary public by 100% of the owners of the real property to be included into the District.**
4. An accurate legal description and map of the real property to be included into the District **must be attached to the fully executed Petition for Inclusion.**
5. The fully executed Petition for Inclusion must be filed with the District at the following address:
Carbon Valley Parks and Recreation District
Attention: Bryan Hostetler
701 5th Street
Frederick, Colorado 80530
303.833.3660 Fax 303.833.7068
bhostetler@cvprd.com
6. Upon the receipt of the Petition for Inclusion, the Board of Directors of the District will set a public hearing at which the Board will consider the petition. Notice of the public hearing will be published one time prior to the public hearing.
7. At such public hearing, upon the approval of the Petition, the Board will issue an Order of Inclusion, which will be filed with the Weld County District Court with a request that the District Court Judge issue a final Order of Inclusion.
8. Upon issuance of the Order of Inclusion by the Weld County District Court Judge, the Order will be recorded with the Weld County Clerk and Recorder, and the inclusion will be in effect.



CARBON VALLEY

PARKS & RECREATION DISTRICT

Petition for Inclusion Filing Name:

Grandview

In the Matter of Carbon Valley Parks and Recreation District, Weld County, Colorado

To The Board of Directors of District:

The undersigned Petitioner(s), being the free owner(s) of 100% of the real property hereinafter described, hereby request(s) that such property be included within the Carbon Valley Parks and recreation District, as provided by law, and for cause, state(s):

- 1. That such property is capable of being served with facilities of District.**
- 2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitute(s) the free owner(s) of 100% of such property.**
- 3. That there shall be no withdrawal from this Petition after consideration by the Board, nor shall further objections be filed thereto by the Petitioner(s).**
- 4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner(s), and to all duly promulgated rules, regulations and rates of District.**
- 5. That the property owned by Petitioner(s) and sought to be included in District is accurately described as follows:**

See Exhibit A attached hereto and incorporated herein by this reference.



CARBON VALLEY

PARKS & RECREATION DISTRICT

Exhibit A

(If more than two Petitioners/Property Owners, please copy this page as needed.)

PETITIONER (S):

Andrew R. Klein

Printed Name of Petitioner

Authorized Representative

Title / Company

Grandview 84 LLC

Property Address

NW Corner of Grandview and Holly St.

City, State, Zip COUNTY

Who owns 100 % of property

aklein@westsideinv.com

303-984-9800

Phone Number or Email

Signature of Petitioner

Printed Name of Petitioner

Title / Company

Property Address Tracts 1, 2 and 3, M & C

Development Properties Subdivision
No. 2, City of Dacono, County of Weld, CO
City, State, Zip COUNTY

Who owns _____ % of property

Phone Number or Email

Signature of Petitioner

State of Colorado)
) ss.
Arapahoe County)

Subscribed and sworn to before me this 27th day of January, 2025.

Witness my hand and official seal.

SAMUEL GOTTSEGEN
Notary Public
State of Colorado
Notary ID # 20244027871
My Commission Expires 07-24-2028

Notary of the Public

My commission expires 7/24/2028



CARBON VALLEY

PARKS & RECREATION DISTRICT

Office Use Only:

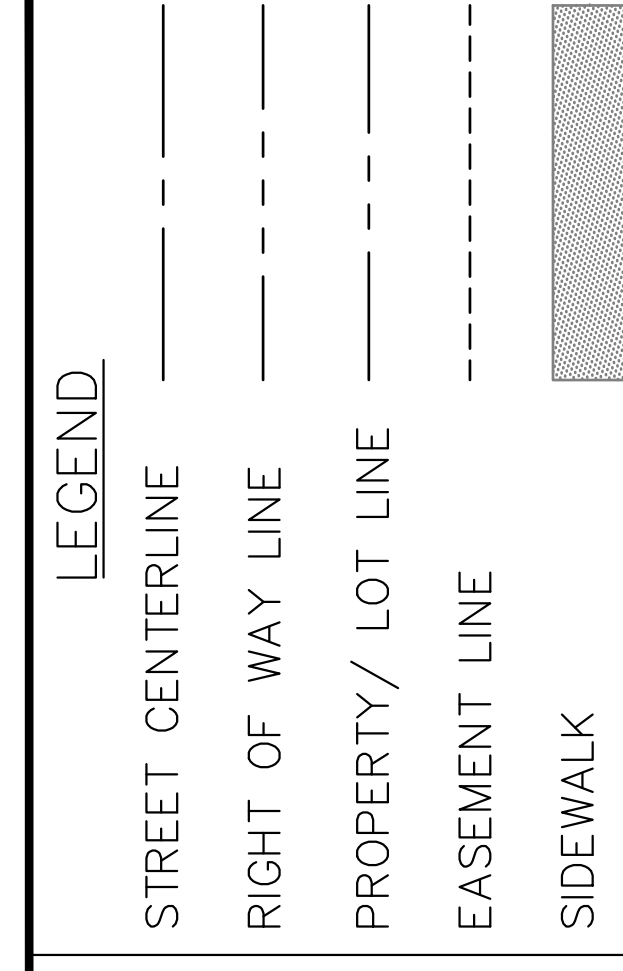
Received petition of inclusion _____ (date)

Board Agenda _____ (date)

Order of Inclusion submitted to Weld County Courts _____ (date)

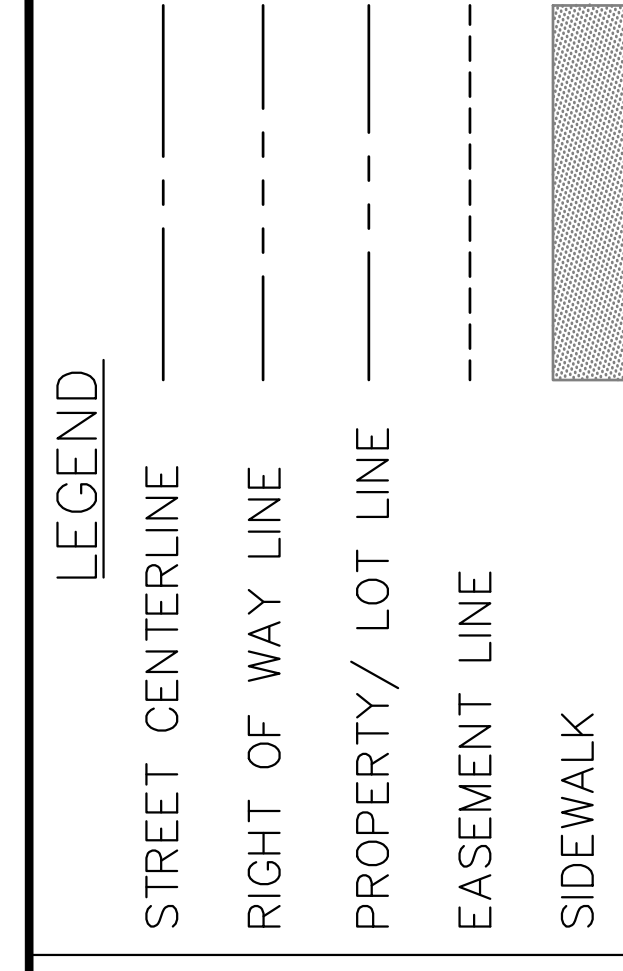
LEGEND

- STREET CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY/ LOT LINE
- EASEMENT LINE
- SIDEWALK



OWNER: 5430 LLC
 PARCEL ID: 146905000017

OWNER: KERR-MCEE OIL & GAS ONSHORE LP
 PARCEL ID: 146907100011



811
 GRANDVIEW
 know what's below.
 Call before you dig.

Grandview & Holly
 OVERALL SITE PLAN

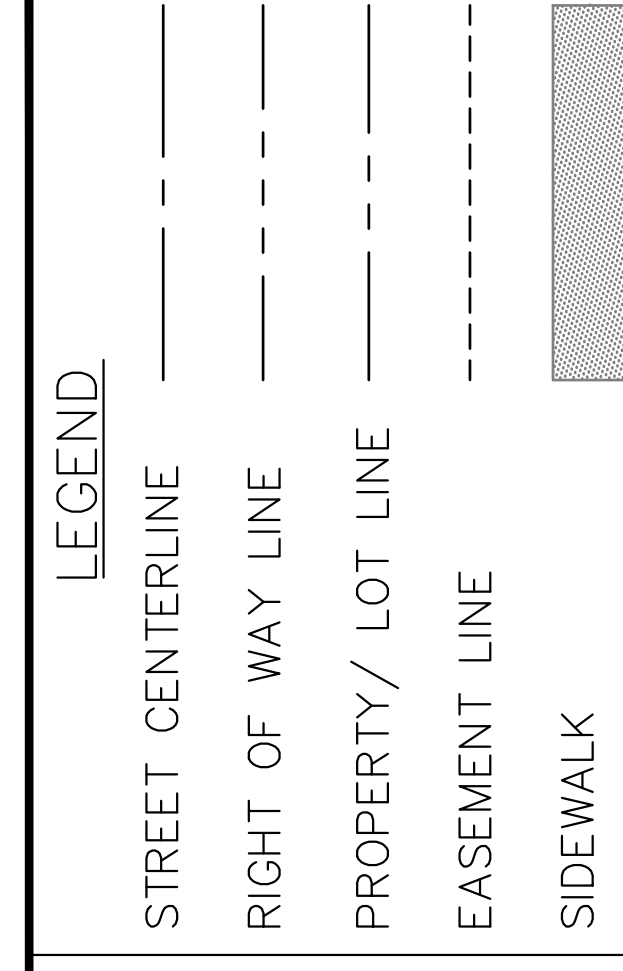
DACONO, CO
Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 AUTOMATION WAY, SUITE 210
 FORT COLLINS, CO 80525
 (970) 228-2300

| | | | | | |
|---|------------|------------|---------------------|-------------|-----------------------|
| DESIGNED | KH TEAM | DRAWN | KH TEAM | CHECKED | CHS |
| SCALE (H): | 1" = 150' | SCALE (V): | N/A | PROJECT NO. | 086134005 |
| DATE: | 01/10/2025 | DWG. NAME | SP-OV-096134005.dwg | | |
| FOR REVIEW ONLY NOT FOR CONSTRUCTION | | | | | SHEET NO. 6 |
| KIMLEY-HORN AND ASSOCIATES, INC. | | | | | |

EXISTING GLENS OF DACONO DEVELOPMENT

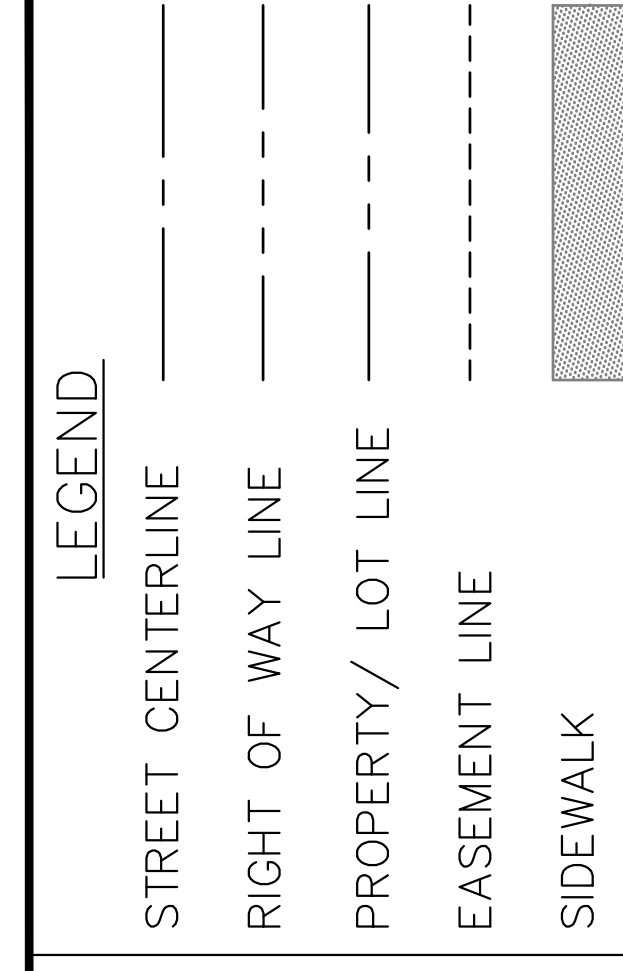
EXISTING CLEM DUFOR PARK

EXISTING AUTUMN VALLEY SUBDIVISION



OWNER: 5430 LLC
 PARCEL ID: 146905000017

OWNER: KERR-MCEE OIL & GAS ONSHORE LP
 PARCEL ID: 146907100011



811
 GRANDVIEW
 know what's below.
 Call before you dig.

Grandview & Holly
 OVERALL SITE PLAN

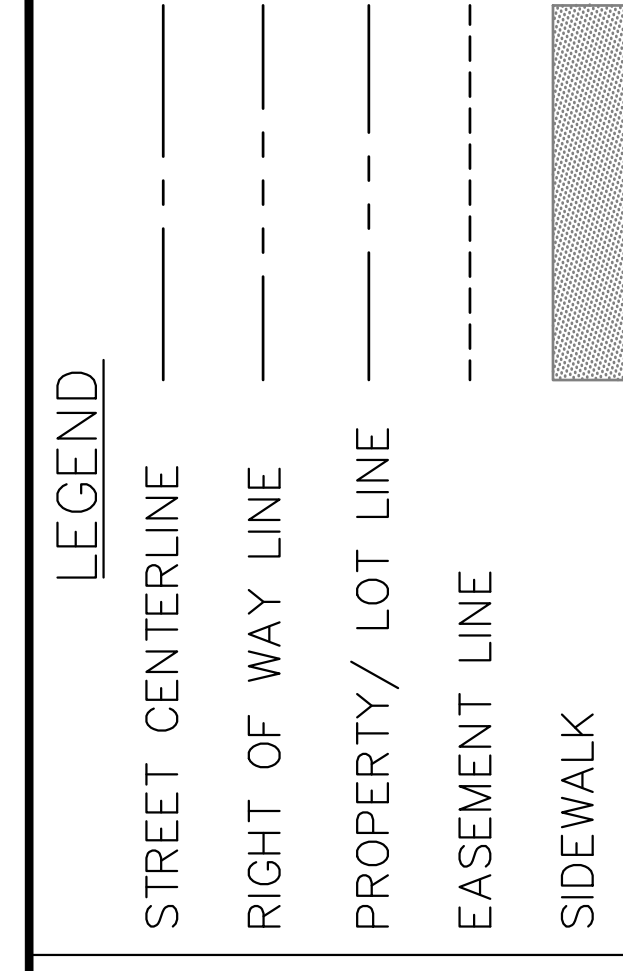
DACONO, CO
Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 AUTOMATION WAY, SUITE 210
 FORT COLLINS, CO 80525
 (970) 228-2300

| | | | | | |
|---|------------|------------|---------------------|-------------|-----------------------|
| DESIGNED | KH TEAM | DRAWN | KH TEAM | CHECKED | CHS |
| SCALE (H): | 1" = 150' | SCALE (V): | N/A | PROJECT NO. | 086134005 |
| DATE: | 01/10/2025 | DWG. NAME | SP-OV-096134005.dwg | | |
| FOR REVIEW ONLY NOT FOR CONSTRUCTION | | | | | SHEET NO. 6 |
| KIMLEY-HORN AND ASSOCIATES, INC. | | | | | |

EXISTING GLENS OF DACONO DEVELOPMENT

EXISTING CLEM DUFOR PARK

EXISTING AUTUMN VALLEY SUBDIVISION



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 February 19, 2025 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by Grandview 84 LLC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

LEGAL DESCRIPTION –

PT TRACT 1 M&C DEVELOPMENT PROPERTIES NO 2 BEG SE COR TRACT 1 TH N88D55W 206.73 N00D38W 267.59 S89D22W 56.24 TH ALG CRV L 245.89 (R=275 RB=N39D25W) TH N00D39W 90.29 TH ALG TAN CRV R 28.27 (R=18) TH N89D20E 142 S00D39E 596.58 TPOB

TRACT 1 M&C DEVELOPMENT PROPERTIES NO 2 EXC BEG SE COR TRACT 1 TH N88D55W 206.73 N00D38W 267.59 S89D22W 56.24 TH ALG CRV L 245.89 (R=275 RB=N39D25W) TH N00D39W 90.29 TH ALG TAN CRV R 28.27 (R=18) TH N89D20E 142 S00D39E 596.58 TPOB

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 Community Center located at 151 Grant Avenue, Firestone, CO, 80520, February 19, 2025 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Deputy 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.

Legal Notice No. FLP1203
First Publication: February 6, 2025
Last Publication: February 6, 2025
Publisher: Fort Lupton Press