



TELLURIDE FIRE PROTECTION DISTRICT

Voluntary inclusion of real property into the boundaries of the Telluride Fire Protection District

July 2026

Inclusion brings property inside the District's legal boundaries

The process is voluntary and begins only when the current fee owner signs and notarizes a petition for inclusion

A signed petition does not itself complete inclusion.

Inclusion becomes effective after Board action, court approval, and filing or recording of the court order.

Authority: C.R.S. §§ 32-1-401 and 32-1-402

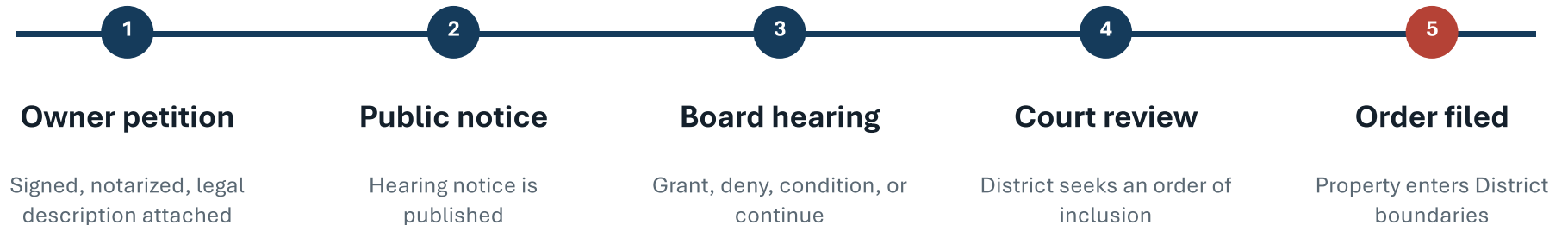
A complete petition requires four things from each property owner

- 1 Confirm the current fee owner(s)**
- 2 Attach a complete legal description**
- 3 Obtain every fee owner's signature**
- 4 Sign before a notary and return the original**

A copy of the current deed is recommended to confirm ownership and the legal description.

If the owner is an entity, identify the signer's title and authority. If more than two owners are shown on the deed, add signature pages as needed.

The statutory path has five distinct stages



After publication of the hearing notice, the petition cannot be withdrawn without the Board's consent.

Timeline of events



The public hearing creates the formal decision point

AUGUST 18, 2026

6:00 p.m.

Telluride Fire Protection District

131 W. Columbia Ave.

Telluride, Colorado 81435

The Board may:

- Grant a petition in whole or in part
- Deny a petition
- Impose lawful conditions
- Continue the hearing if more information is needed

Municipalities, counties, interested persons, and other parties with an interest may appear and state why a petition should not be granted.

Approval changes both service responsibility and property obligations

Service and governance

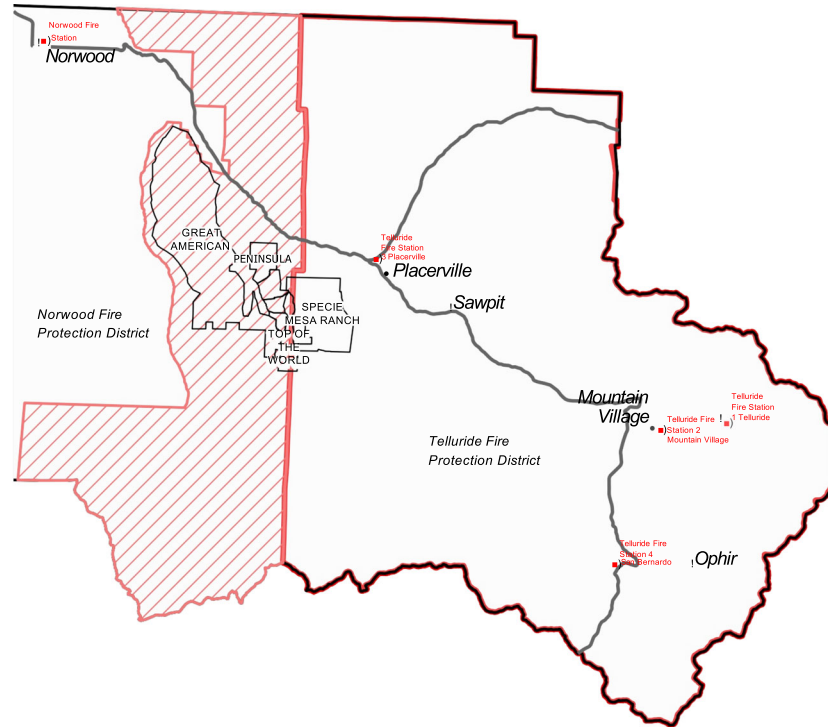
The property becomes part of the Telluride Fire Protection District and is served under the District's applicable standards and governance structure.

Taxes and charges

After inclusion, the property is subject to District taxes, rates, fees, tolls, charges, annual operation and maintenance costs, facility costs, and its proportionate share of existing bonded indebtedness, as provided by law.

The property is not liable for District taxes or charges levied or assessed before inclusion. Any specific tax impact should be evaluated using the property's assessed value and the District's then-current mill levy and charges.

Telluride Fire Protection District Boundary & Proposed Inclusions 2026



Legend
 ● Towns
 ■ Stations
 ▨ Proposed Inclusions
 ■ Telluride Fire Protection District



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San Miguel, Montrose, Ouray, San Juan County GIS Departments

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Owners can keep the process on schedule by returning originals promptly

REQUESTED RETURN DATE

**August 4
2026**

Allows time to prepare for the
proposed August 18 Board hearing

Return the original petition to

Patrick Dasaro, Office Manager
Telluride Fire Protection District
P.O. Box 1645
131 W. Columbia Ave.
Telluride, CO 81435
pdasaro@telluridefire.com

Before sending: verify ownership, legal description, every signature, and notarization.

THE NEXT STEP

Review, sign, notarize, and return the petition

District staff and counsel can answer process questions before the hearing. Property owners should consult their own advisors regarding property-specific legal or tax consequences.

Questions: Fire Chief John Bennett or District counsel

Public Hearing -

The presiding officer can use a short, disciplined hearing sequence

1 Open the public hearing

Identify each petition and confirm that notice was published as required.

2 Build the record

Receive the petition, legal description, ownership and notarization confirmation, staff presentation, and evidence regarding ability to serve.

3 Receive written objections and comment

Invite interested persons to be heard. Identify any municipality or county objection and the evidence supporting it.

4 Close deliberations with a clear motion

Grant or deny in whole or in part, with or without conditions; state the basis on the record; and direct preparation of the written order.

If the record is incomplete, continue the hearing to a subsequent meeting rather than forcing a decision.

The Board has broad discretion, subject to one express statutory constraint

General rule

The Board may grant or deny a 100%-owner petition, in whole or in part, with or without conditions. Its action is final and conclusive except for the limited statutory challenge.

Mandatory limitation

If a municipality or county files a written objection, the Board may not include property for which that entity provides—or will provide within a reasonable time—adequate service on a comparable basis.

A defensible record should address

- Petition completeness and 100% fee-owner assent
- Whether the property is capable of being served
- Notice, written objections, and public testimony
- Service availability, timing, adequacy, and comparability
- The basis for any partial approval or conditions

A qualifying municipality or county may sue within 30 days; the statutory judicial-review question is whether approval was arbitrary, capricious, or unreasonable.

Approval changes both service responsibility and property obligations

Service and governance

The property becomes part of the Telluride Fire Protection District and is served under the District's applicable standards and governance structure.

Taxes and charges

After inclusion, the property is subject to District taxes, rates, fees, tolls, charges, annual operation and maintenance costs, facility costs, and its proportionate share of existing bonded indebtedness, as provided by law.

The property is not liable for District taxes or charges levied or assessed before inclusion. Any specific tax impact should be evaluated using the property's assessed value and the District's then-current mill levy and charges.



TELLURIDE FIRE PROTECTION DISTRICT – Estimated Tax impact

Based on the Telluride Fire Protection District's current levy of 8.151 mills and San Miguel County's applicable residential assessment rate, the estimated District property tax is approximately \$51 per year—or about \$4.25 per month—for each \$100,000 of actual residential property value. This represents only the Telluride Fire Protection District portion of the property-tax bill. Actual taxes will depend upon the property's classification, assessed valuation, applicable exemptions, assessment rates, and the mill levy certified for the applicable tax year. This is just an estimate, and Property Owners are encouraged to conduct their own research with the San Miguel County Assessor's Office.

TELLURIDE FIRE PROTECTION DISTRICT INCLUSION PROCESS

The Telluride Fire Protection District (“TFPD”) provides fire suppression, fire prevention and public education, emergency medical, ambulance, emergency rescue, and hazardous materials services to the citizens and property within its jurisdiction, and to individuals passing through its jurisdiction.

If your property currently is not within the jurisdiction of TFPD but you would like it to be, you may “petition”, or apply, to TFPD for inclusion of your property into the TFPD boundaries. The process for seeking inclusion of your property into the TFPD boundaries is below.

Process for Including Property Into TFPD Boundaries:

- ☐ Complete the attached Petitions for Inclusion of Property (“***Inclusion Petition***”), including attaching a complete and accurate copy of the property's legal description to the Inclusion Petition. Attaching a complete copy of the property's deed to the Inclusion Petition is recommended.
- ☐ Ensure that the Inclusion Petition is signed by **all** owners of the property (*i.e.*, by all owners as shown on the property's deed) **and** that each signature is notarized. If there are more than two property owners, please duplicate the signature page as needed.
- ☐ Submit the completed Inclusion Petition to:

Mr. Patrick Dasaro, Office Manager
Telluride Fire Protection District
PO Box 1645
131 W. Columbia Ave.
Telluride, CO 81435
pdasaro@telluridefire.com

Once you have submitted the Inclusion Petition to TFPD, the Board of Directors (“***Board***”) will hold a public hearing on the Inclusion Petition at a public meeting, and will publish advance notice of the public hearing in the local newspaper. The Petition for Inclusion cannot be withdrawn without the consent of TFPD once the notice is published in the newspaper. If you would like to, you may attend the public hearing to support the Inclusion Petition or to hear the Board's discussion and decision on the Inclusion Petition.

If, after conducting the public hearing, the Board grants the Inclusion Petition, TFPD will then ask the San Miguel County District Court to approve the property's inclusion into TFPD’s boundaries. TFPD will record the Court Order including the property with the San Miguel County Clerk and Recorder’s Office, and the property will be officially included into TFPD on the day the Court Order is recorded. Should you have any questions, please do not hesitate to contact

Please note that this document provides only general information, not legal advice, and it is important that you seek the advice of an attorney to understand your specific rights in connection with the inclusion process.

**PETITION TO THE TELLURIDE FIRE PROTECTION DISTRICT FOR
INCLUSION OF PROPERTY**

WHEREAS, the undersigned Petitioner(s), referred to collectively herein as the “Petitioner”, is/are the 100% fee owner(s) of certain real property, the legal description of which is attached hereto as Exhibit A (“Property”);

WHEREAS, the Property is not currently within the jurisdiction of another fire protection district;

WHEREAS, the Petitioner believes that, given the location and nature of the Property, and the response time, equipment, staff, and quality of fire and emergency services that would be provided to the Property by the Telluride Fire Protection District (“TFPD”), TFPD would be best suited to the needs of the persons owning and occupying the Property to provide fire and emergency services to the Property; and

WHEREAS, Petitioner therefore desires to include the Property into TFPD’s jurisdiction, stating:

1. The Petitioner assents to and requests the inclusion of the Property into TFPD’s jurisdiction;
2. The Petitioner understands and agrees that, pursuant to C.R.S. § 32-1-401(1)I(I), the TFPD Board of Directors may grant or deny this Petition in whole or in part, and with any conditions it deems necessary and appropriate;
3. The Petitioner understands and agrees that, pursuant to C.R.S. § 32-1-402, upon inclusion into TFPD’s jurisdiction, the Property shall be subject to all of the taxes and charges imposed by TFPD and shall be liable for its proportionate share of existing bonded indebtedness of TFPD; but the Property shall not be liable for any taxes or charges levied or assessed prior to its inclusion into TFPD; nor shall inclusion of the Property be made subject to or contingent upon the payment or assumption of any tax, rate, fee, toll, or charge, other than the taxes, rates, fees, tolls, and charges which are uniformly made, assessed, or levied for all of TFPD, without the prior consent of the Petitioner. The Property shall also be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of TFPD and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefore; and
4. The Petitioner understands and agrees it cannot withdraw this Petition without the consent of the TFPD Board of Directors after TFPD has published notice of a public hearing on the Petition.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

NOW THEREFORE, pursuant to C.R.S. § 32-1-401(1), the Petitioner respectfully petitions the Board of Directors to include the Property into the Telluride Fire Protection District jurisdiction.

Dated: _____

Property Owner: _____
printed name

Signature: _____

Title (If Property Owner is an Entity): _____

Address: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
day month year
by _____, (on behalf of _____).
Name entity, if applicable

Witness my hand and official seal.

Notary Public
My commission expires: _____

Dated: _____

Property Owner: _____
printed name

Signature: _____

Title (If Property Owner is an Entity): _____

Address: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
day month year
by _____, (on behalf of _____).
Name entity, if applicable

Witness my hand and official seal.

Notary Public
My commission expires: _____

EXHIBIT A – LEGAL DESCRIPTION

**TELLURIDE FIRE PROTECTION DISTRICT
NOTICE OF PUBLIC HEARING
PETITIONS FOR INCLUSION OF PROPERTY INTO THE DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Telluride Fire Protection District (the “District”), pursuant to § 32-1-401, C.R.S., will conduct a public hearing to consider one or more Petitions for Inclusion requesting that certain real property be included within the boundaries of the Telluride Fire Protection District.

Date: [AUGUST 18, 2026]

Time: 6:00 PM

Location: Telluride Fire Protection District
131 W. Columbia Ave.,
Telluride, CO 8143

The petitions have been filed by the fee owners of the real property as of file with the District. The petitions request that the described properties be included within the boundaries of the Telluride Fire Protection District in accordance with Article 1, Part 4 of Title 32, Colorado Revised Statutes.

The petitioners include:

- Top of the World Owners Association property owners:
- Peninsula property owners: _____, and:
- [Other Property Owners]

At the public hearing, the Board of Directors will consider whether the petitions should be granted, denied, or granted subject to conditions, as authorized by Colorado law.

Any municipality, county, interested person, or other party having an interest in the proposed inclusion may appear at the hearing and show cause, in writing, why the petition or petitions should not be granted. Any written objections should identify the objector, the property affected (if applicable), and the factual and legal basis for the objection.

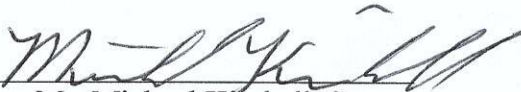
Following the public hearing, the Board may:

1. Grant the petition(s), in whole or in part;
2. Deny the petition(s);
3. Grant the petition(s) subject to conditions; or
4. Continue the hearing to a later date if deemed necessary.

If the Board grants a petition, the Board shall enter an Order Granting Inclusion, after which the District will petition the District Court for an Order Including Property within the District pursuant to §§ 32-1-401 and 32-1-402, C.R.S., and applicable law.

Dated this 21st day of July, 2026.

TELLURIDE FIRE PROTECTION DISTRICT

By: 
Mr. Michael Kimball, Sr.
Board of Directors