

Town of Keenesburg
Minor Subdivision & Partial Vacation
of a Special Use Permit

Prepared for

EWS #4 DJ Basin LLC

Lot 1 of EWS Minor Subdivision

By



AGPROfessionals
3050 67th Avenue, Suite 200
Greeley, CO 80634
(970) 535-931



Application Form

Town of Keenesburg Minor Subdivision & Partial Vacation of a Special
Use Permit

Prepared for

EWS #4 DJ Basin LLC



TOWN OF KEENESBURG
91 W BROADWAY AVENUE
KEENESBURG, CO 80643
303-732-4281

APPLICATION FOR SPECIAL USE PERMIT
Application Fee \$500.00

A preapplication conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the Town's application requirements and processes and other information relevant to the proposed application.
Please contact the Town Clerk 303-732-4281

Applicant should provide the following:

1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or Town Council.
2. Information as requested. Please refer to attached checklist.

The applicant is responsible for the following:

1. Mailing of public hearing notice 15 days prior to hearing
2. Posting a hearing notice on the property 10 days prior to the hearing.

Name of Property Owner: EWS #4 DJ BASIN LLC Phone: 303-868-6418

Address: 2015 Clubhouse Drive Suite 201, Greeley, CO 80634

Applicant (if different from owner): AGPROfessionals

Address: 3050 67th Avenue Suite 200, Greeley, CO 80634

Home Phone: 970-535-9318 Cell Phone: _____

Address or location of Property for which Special Use Permit is being requested:

31631 County Road 398, Keenesburg, CO 80643

Legal Description Lot 1, EWS Minor Subdivision

Current Zoning Heavy Industrial (HI)

Reason for Request:

Requesting a partial vacation of an existing special use permit to align with the Lot 1 of the
EWS Minor Subdivision Filing No.2. No changes to site operations proposed.

Please answer the following questions in detail. **See attached narrative**

1. What is the proposed use?

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

Noise

Dust

Odor

Safety

Traffic

Light

3. What are the proposed hours of operation?

4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?

5. If this application is for a daycare, how many children will you be caring for?

6. If this application is for an assisted living facility, how many units will you have in the facility?

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the Town Code, Land Use Code, and Comprehensive Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signatures  Submittal requirements

Date: 6/10/2022

(1) Completed land use application.

(2) Application fees and fee deposits with signed fee agreement.

(3) A detailed written description of the proposal, including acreage or square footage of the property, hours of operation, number of employees, number of patrons or customers, members, buyers or visitors, existing zone district and existing land uses adjacent to the property.

(4) Proof of ownership acceptable to the Town Clerk or Town Attorney.

(5) A list of property owners within three hundred (300) feet of the property. (provided by staff)

(6) Copies of any applicable state or federal permits for the proposed use.

(7) Written certification that notice as required by Section 24-65.5-103.3, C.R.S., has been provided. Such certification may be submitted on the date of the initial public hearing referred to in Section 24-65.5-103(1), C.R.S.

(8) Copy of any surface use agreement with mineral interest owners of the property.

(9) Traffic study. Requirement TBD at pre-application meeting.

(10) Drainage study. Requirement TBD at pre-application meeting.

(11) Soils report. Requirement TBD at pre-application meeting.

(12) Noise report. Requirement TBD at pre-application meeting.

(13) Use by special review and landscape plan maps. Plans shall show existing and proposed buildings, parking, landscape elements, lighting, drainage elements, utilities, public rights-of-way and any other information deemed necessary by Town staff. Plans shall include a vicinity map at an appropriate scale to show surrounding area.

(14) Such additional information that may be reasonably required by Town staff.

(f) Recording. After conditions are met, the Town Clerk shall have the approved use by special review map recorded with the County Clerk and Recorder's office.

(g) Changes to use by special review. No changes may be made in an approved use by special review unless an amendment is approved by the Town. An amendment shall follow the same procedures as set forth herein for approval, except that the Town Planner may authorize minor changes that are generally consistent with the purpose and content of the use by special review application as heard by the Planning Commission and Board of Trustees. The Town Planner shall advise the Planning Commission and Board of Trustees by written memorandum of any administratively approved amendment or modification to a use by special review.

(h) Operation and monitoring. The Town may establish and carry out procedures as are reasonably necessary to ensure compliance with the conditions of approval of use by special review permits.

(i) Revocation. Upon receipt of evidence that conditions of a use by special review have not been met or operation of the property is not consistent with the approved uses, after providing the property owner with notice and following public hearings held before the Planning Commission and Board of Trustees, the use by special review may be revoked, suspended or modified. (Ord. 5-00, 2000, §3; Ord. 2007-06, 2007, §2; Ord. 2012-04, 2012, §§33, 34)



MINOR SUBDIVISION APPLICATION

Application Fee: \$500.00

(Plus all developer related review fees incurred by the Town of Keenesburg i.e. legal, engineering, publication, recording fees, etc.)

Applicant Name Hannah Dutrow, AGPROfessionals

Address 3050 67th Avenue Suite 200, Greeley, CO 80634

Daytime Phone 970-535-9318

Email: hdutrow@agpros.com

Replat Name: EWS Minor Subdivision Filing 2

Address of Proposed Minor Subdivision: 31631 County Road 398, Keenesburg, CO 80643

Legal Description: Lot 1, EWS Minor Subdivision

Is the Applicant the Owner of the Property? Yes No

Owner Name (if not Applicant): EWS #4 DJ BASIN LLC

Owner Address: 2015 Clubhouse Drive Suite 201, Greeley, CO 80634

Owner's Phone: 303-868-6418

Owner's email: john.stout@rlholdings.com

A Minor Subdivision must meet one or more of the following requirements: (check all that apply)

The subdivision is a replat of an approved final subdivision plat, which does not increase the number of lots or increase density, and which does not result in a material change in the extent, location or type of public improvements, easements, arrangement of streets, open space or utilities;

The subdivision is a division of a parcel into not more than two lots; each lot has access to an accepted and maintained public street; the subdivision will not

require the dedication of streets, alleys or easements, or the construction of improvements to serve the lots; and each lot will meet the requirements of the Town's zoning regulations without the necessity for a variance and no variance has been granted within the previous three years;

The subdivision is of a lot, previously created by an approved final subdivision plat, which is split or subdivided into no more than two lots and the lots created by the split comply with the applicable requirements of the Town's zoning regulations; or

The subdivision is a division of a parcel or lot into not more than two lots, one or both of which are to be conveyed to the Town, or into three lots, at least two of which are to be conveyed to the Town. The approval of any subdivision pursuant to this subsection may be conditioned upon conveyance to the Town of such lots.

Requirement Checklist

Pre-application conference.

Subdivider's Certification that all required improvements are installed, available and adequate to serve each lot of the minor subdivision.

Water, sewer, electrical power, natural gas, telephone, access, etc..

Six copies of the Final Plat.

Completed Application

Executed Cost Agreement

Deposit (Amount determined by administrator during pre application conference)

Public Hearings will be scheduled by the Town Clerk when the application is determined to be complete.

The Subdivider will be responsible for notifying all property owners located within three hundred (300) feet of the property in question at least fifteen (15) days prior to the public hearings. (Notice to be provided by the Town Clerk)

Public Hearing notice posted on property at least ten (10) days prior to the public hearings. (The Posting shall contain the same information as the mailed notice, as provided by the Town Clerk)

Notarized affidavit stating that notice was mailed, when, with attached list, and that the property was posted with an attached photo.

_____ Affidavit of compliance with notification of surface development under
C.R.S. § 24-65.5-101 et. seq.

Property Owner signature: Jim Goodland Date: 6/15/2022

The Applicant understands that this is an application only, that it must be approved, and that any required building permits must be obtained before the property may be used in accordance with the request. The Applicant further acknowledges that the above information is correct. By signing this Application, the Applicant certifies that he or his consultants have read and understand the pertinent ordinances of the Town of Keenesburg and will prepare application materials consistent with them.

Applicant signature: [Signature] Date: 6/15/2022