



# Narrative

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

Prepared for

**EWS #4 DJ Basin LLC**

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### **Minor Subdivision & Partial Vacation of a Special Use Permit**

#### **Project Narrative**

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#### **Introduction**

EWS #4 DJ Basin, LLC (EWS) is requesting a two (2) lot minor subdivision of Lot 1 of the EWS Minor Subdivision. The subject property was annexed into the Town of Keenesburg in 2017 and zoned Heavy Industrial (HI). Also in 2017, the property was subdivided with a minor subdivision, EWS Minor Subdivision. In conjunction with the minor subdivision, EWS is requesting a partial vacation of the Special Use Permit (SUP) on Lot 2 of the EWS Minor Subdivision Filing No. 2.

The Keenesburg Minor Subdivision process allows for a division of a parcel into not more than two lots. Each lot has access to Weld County Road 398, an accepted and maintained Keenesburg street. The subdivision will require the dedication of utility easements to serve the lots. As presented in this application, each lot will meet the requirements of the Town's zoning regulations without the necessity for a variance and no variance has been granted in the previous three years. The property is currently zoned Heavy Industrial, and Lot 1 of the EWS Minor Subdivision Filing No. 2 will continue to operate in accordance with the approved SUP for Oil and Gas facilities as amended by the requested partial vacation. Lot 2 of the EWS Minor Subdivision Filing No. 2 will remain unimproved range land. No new development is proposed at the time of this application.

The current site has an approved SUP for an existing Injection Well Facility. The partial vacation of the SUP will remove the special use from the proposed Lot 2 that is currently rangeland and not encumbered by the injection well operations.

#### **Description of Site**

The subject property consists of one contiguous parcel currently zoned Heavy Industrial. Parcel described below and shown in Figure 1:

Parcel 1:

Parcel Number: 130318101001  
Legal Description: Lot 1 EWS Minor Subdivision  
Zoning: Heavy Industrial

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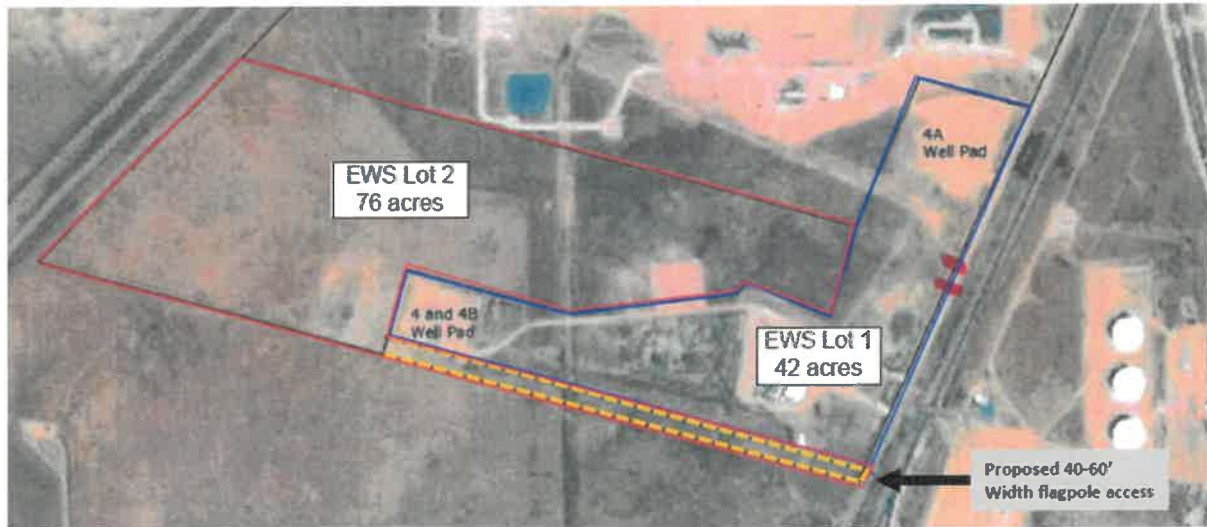


Figure 1 – Draft

Proposed Lot 1 will contain the injection well facility. Lot 2 will consist of non-irrigated range land.

### Adequate Community Facilities

- The properties will access to WCR 398 which is a paved roadway. No additional internal roads are proposed at this time.
- Lot size will allow for adequate space for the continued operation as approved on Lot 1. Lot 2 is the unused portion of the property. No specific land use for Lot 2 is proposed at this time.
- No setback requirements, street designs, fencing, landscaping, common areas or amenities are proposed with this application.
- At the time of development, lighting, parking, and storm runoff will be addressed and designed in accordance with the applicable guidelines for the proposed use.
- There will be no noise or odor associated with the subdivision of the land into two parcels.
- A Surface Use Agreement (SUA) is currently in place with the surface owner and the mineral owner. The SUA is included with this application.
- Atmos Energy and United Power will be the service providers for natural gas and electricity. "Will serve" letters are included with the application.
- An existing septic system (SP-1700221) serves Lot 1 of EWS Minor Subdivision Filing No. 2. Currently there is no municipal sanitary sewer service to or within found hundred feet of the subject property. Septic systems are expected until a wastewater main is extended adjacent to this site, existing septic system(s) require repair/replacement and sanitary taps are purchased.

- The town of Keenesburg has an 8" water main adjacent to the property. A water tap and adequate dedication of water will occur at time of development, as applicable.

### **Special Use Permit Questionnaire**

1. What is the proposed use?

No change to the existing use is proposed. Lot 1 of proposed EWS Minor Subdivision Filing No. 2 will continue to operate the existing injection well facility in compliance with the existing special use permit. Removal of the special use boundary from Lot 2 of proposed EWS Minor Subdivision Filing No. 2 will unencumber the property for future development.

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

Noise No proposed changes to the use.

Dust No proposed changes to the use.

Odor No proposed changes to the use.

Safety No proposed changes to the use.

Traffic No proposed changes to the use.

Light No proposed changes to the use.

3. What are the proposed hours of operation?

No change proposed and site will continue to operate within approved 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?

No change proposed, the site will continue to operate within all federal, state, and local regulations.

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

Not applicable.

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

Not applicable.