



WESTERN ENGINEERING CONSULTANTS,

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Inc LLC

August 18, 2017

Town of Keenesburg
140 S. Main St
Keenesburg, CO 80643

RE: RK ANNEXATION SUBMITTAL NARRATIVE

Dear Town Staff,

Please find the attached Annexation Narrative and supporting documents for the RK Annexation submittal.

This letter is intended to serve as the Project narrative (Annexation Item #6).

General Information and Brief Project Description:

Applicant: Richard I. Robertson, Heidi D. Robertson, Aaron L. Kaiser, Lori J. Kaiser
Richard Robertson authorized as the agent/representative
8537 WCR 51 Keenesburg, CO 80643

Site Plan Address: East of address 30123 WCR 398, Keenesburg, CO 80643
West of address 30425 WCR 398, Keenesburg, CO 80643
Lot B RE-4346 (Rec # 3373994)
Weld County Parcel # 130319300014

Phone Contact: Richard Robertson @ 303-961-0031

Current Land Use: Vacant – Proposed Zone Industrial

Change in Use: Eventually

Description of new use:
Applicant proposes to develop said parcel as an Industrial lot.

Detailed Description:
The overall property is 15.060 acres.

WCR 398 lies to the south. Farm ground lies to the north, and developed parcels to the west and east.

Traffic Engineer: Sustainable Traffic Solutions
823 West 124th Drive
Westminster, Colorado 80234
303-589-6875
Joe Henderson PE PTOE

Geotechnical Engineer: Soillogic
4350 Highway 66
Longmont, Colorado 80504
970-535-6144
Wolf Von Carlowitz PE, Darrel DiCarlo PE

Electrical Engineer: To Be Determined

Drainage Engineer: Western Engineering
127 S. Denver Avenue
Ft. Lupton, Colorado 80643
303-913-7341
Chadwin Cox PE

Location of Site: **Between 30123 and 30425 WCR 398, Keenesburg Colorado
Weld County Parcel # 130319300014**

Total Property Area: **15.06 Acres (656,013 sf)**

COMPREHENSIVE PLAN:

The current Land Use Plan for this area shows the property as Industrial. The proposed use will be consistent with the Land Use Plan and current zoning.

PROPOSED ZONE:

The proposed Zone is Industrial.

DENSITY:

The maximum density will be determined during Site design and review.

DIVERSITY:

The proposed industrial lot size do not currently exist in Town – the Applicant believes this project will bring further diversity to the Town of Keenesburg.

LAND USES:

To the west lies an existing industrial use, to the North is agricultural farm ground, to the South is WCR 398, and to the east is a residence and out building.

CONNECTIVITY:

The property is directly connected to the Town and it's frequently traveled locations via WCR 398.

OPEN SPACE:

Not applicable.

ROADWAY NETWORK:

The Town has existing roadways to the east and west.

TREATMENTS TO ROADWAYS

None expected.

PROPERTY INTERFACE WITH ROADWAYS:

WCR 398 is the existing adjacent roadway.

SETBACKS:

The setbacks are 20 feet front and rear and 5 feet each side.

FENCING:

To be determined during site development.

IRRIGATION SYSTEM

No irrigation is expected.

POTABLE WATER:

Potable water does not exist at the property. The Town water system could be extended east or this property could be served by well.

STORM WATER MANAGEMENT:

To be determined during site development.

STORM SEWER:

On site conveyance are expected to be via grass/gravel swales and concrete pans once the site is developed.

SANITARY SEWER:

A new OSWTS (septic) system will be required or extension of the Town sanitary main (force).

GAS AND ELECTRIC:

Electric is already adjacent to the property. It is unclear if gas exist.

WILL SERVICE LETTERS:

We have contacted South East Weld County Fire Rescue requesting service and a will serve letter.

SURVEYS:

The Site topography and boundary survey was provided by American West Land Surveyors in Brighton.

SUBMITTAL & HOPEFUL PROJECT SCHEDULE:

Date:	Time/ location:	Event:	Notes:
August 18, 2017	2:30 p.m.	Submit Annexation documents	
November 15, 2017		Complete Annexation and Zoning approvals	

SPECIAL USE APPLICATION CHECKLIST:

The following is a summary of the checklist items:

- | | |
|---|----------|
| 1. Annexation Petition | included |
| 2. Completed Land Use Application | included |
| 3. Application fees and fee deposits | included |
| 4. Annexation Map | included |
| 5. Completed Annexation Agreement | included |
| 6. Supporting Annexation Impact information | included |

Please contact me with any questions or comments you may have on our proposal for this project!

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager