



Sketch Plan Subdivision Application

Application Fee: \$250.00

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

Applicant Name: MSP Investment Co, LLP

Address: Suite 940 North Tower, 720 S. Colorado Blvd., Denver, CO 80246

Daytime Phone: (303)399-9804

Email: chad@mspcompanies.com

Subdivision Name: Vista West

Address of Proposed Subdivision:

Legal Description: See Exhibit A attached hereto

Is the Applicant the Owner of the Property? ___ Yes X No

Owner Name (if not Applicant): Bar S Properties, LLC

Owner Address: 14291 E. 144th Avenue, Brighton, CO 80601

Owner's Phone: 720-237-4541

Owner's email: rdunbar22@gmail.com

Sketch Plan Requirements and procedure

1. Public hearing will be set when staff determines that all application materials are complete.
2. Application shall be submitted at least thirty (30) days prior to date of public hearing by the Planning Commission or Board of Trustees.

3. Site plan drawn to scale and supporting maps and written materials, with the following information:
 - a. Complete Legal description of the property.
 - b. The names and addresses of all fee owners and lien holders having an interest in the Land.
 - c. A statement of existing and proposed zoning.
 - d. Description of the land uses adjacent to the property.
 - e. Existing site conditions including topography and unique natural or man made features.
 - f. Proposed street system with approximate right of way width if applicable.
 - g. Generalized lot layout with approximate lot areas.
 - h. Locations of existing and proposed utilities.
 - i. Generalized locations of all existing and proposed land uses.
 - j. The approximate locations and areas of land to be used for public or private Open space, recreation areas, school sites or public uses if applicable.
4. Written comments from utility companies and other Governmental agencies (will serve letters).
5. One (1) electronic complete packet, three (3) copies (11 X 17), three (3) (36 X 24) of the sketch plan shall be submitted.
6. A **\$250.00** application fee shall be submitted with the sketch plan application.
7. An executed Cost Agreement.
8. In accordance with KMC 17-1-20 a deposit of the estimated costs that include administrative, engineering, legal, and any other technical review deemed appropriate by the administrator. _____ (As represented on the fee deposit schedule)

Checklist

- X Pre-application conference.
- X Subdivider's Certification that all utilities are available.
- X Completed Application
- x Executed Cost Agreement
- \$10,000 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.

See Property Owner's Authorization Letter attached

Property Owner signature: hereto as Exhibit B Date: _____

The Applicant understands that this is an application only, that is 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:  Date: 5/7/2021
MSP Investment Co., LLP

EXHIBIT "A"

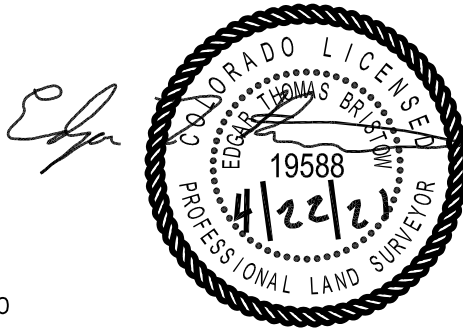
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 3

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.40 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "T2N, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.02 FEET TO A POINT ON THE SOUTH LINE OF



JOB NUMBER: 20-74,310
DRAWN BY: B. OELKE
DATE: APRIL 21, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 3

THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

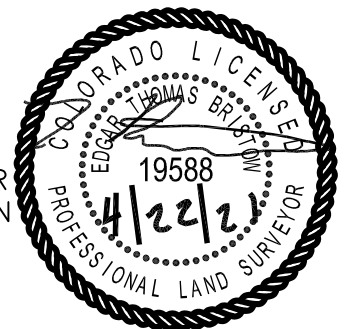
THE ABOVE DESCRIBED PARCEL CONTAINS 1,374,187 SQ. FT. OR 31.55 ACRES, MORE OR LESS.

I, EDGAR T. BRISTOW, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.

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Land Surveying Services

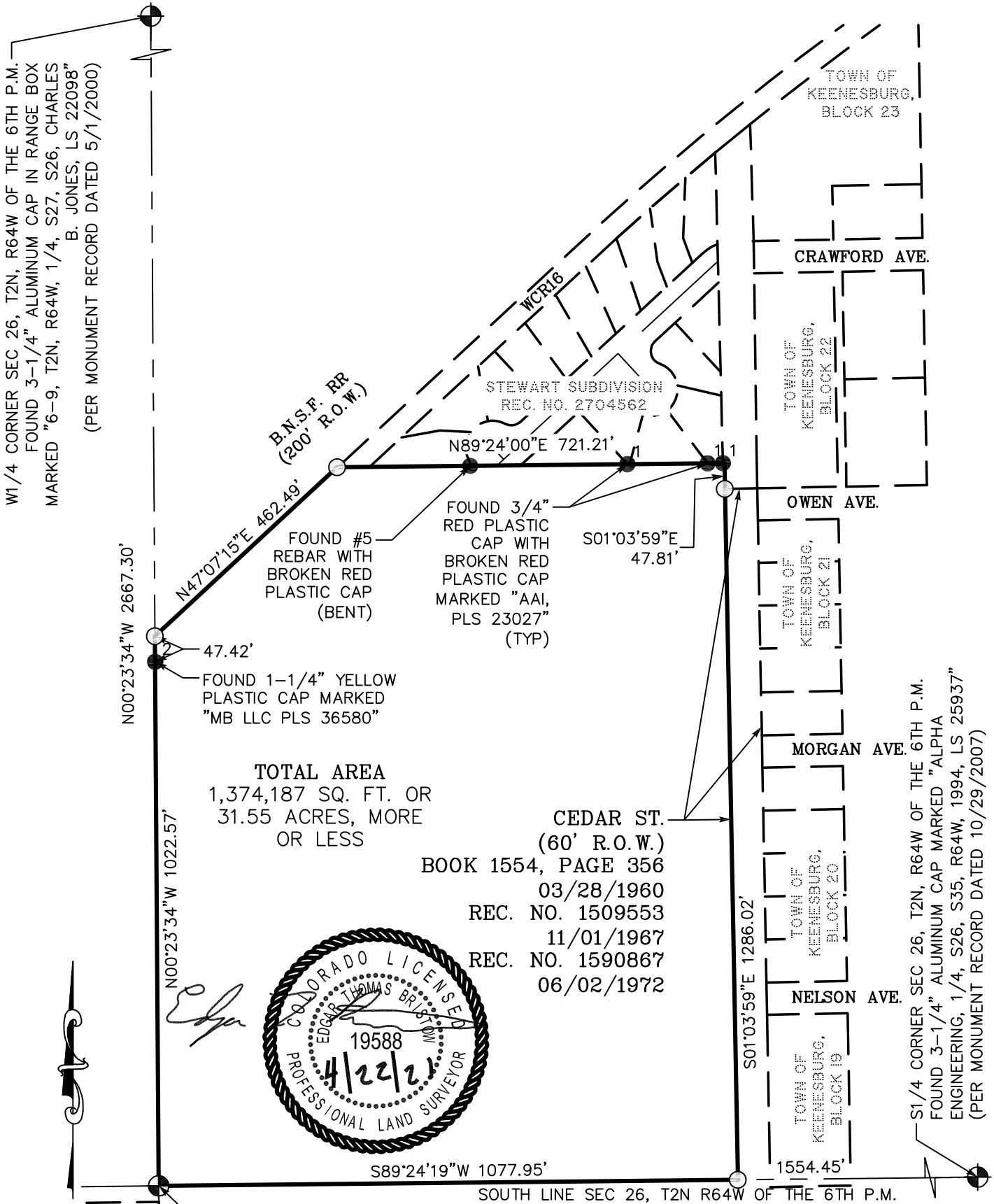


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NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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SHEET 3 OF 3



1 inch = 250ft.

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Exhibit B

Richard H. Stewart and Bar S Properties, a trade name of HLL LLC
14291 E. 144th Avenue
Brighton, CO 80601

September 22, 2020

Debra Chumley, Town Manager
Town of Keenesburg
91 W. Broadway Avenue
Keenesburg, CO 80643

**Re: Property Owner Letter of Authorization
Stewart 1 and 2 Annexation**

I, Richard H. Stewart, as an individual and as manager of Bar S Properties, a trade name of HLL LLC, hereby certify that we are the legal owners of record of the land described in the attached Legal Description, and do hereby authorize MSP Investment Co., LLP to process land use approvals, development agreements, and other such documents and agreements needed for the development of the subject property.

We understand that in the review of this project, by providing this authorization, we will allow Town of Keenesburg staff to enter the subject property for purposes of evaluating this request, as the specifics of this request may require.

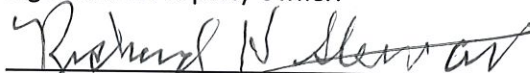
MSP Investment Co., LLP will be responsible for paying to the Town any application and processing fees for agreements which they process on behalf of the property.

Signature of Property Owner:



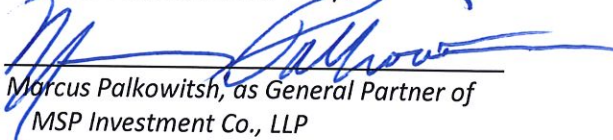
*Richard H. Stewart, as Manager of Bar S Properties,
a trade name of HLL LLC*

Signature of Property Owner:



Richard H. Stewart, an individual

Signature of Authorized Party:


Marcus Palkowitsh, as General Partner of
MSP Investment Co., LLP

LEGAL DESCRIPTION OF PROPERTY

Parcel 1-

Parcel ID#: 130526300007 Parcel size: 31.58 acres Owner: Bar S Properties, a trade name of HLL, LLC

Manager: Richard H. Stewart

Registered Address: 14291 E. 144th Ave Brighton, CO 80601, ~~Weld County~~

Adams County

Legal description:

A portion of that part of the West $\frac{1}{2}$ Southwest $\frac{1}{4}$ of Section 26 lying South of the right of way of the Chicago, Burlington and Quincy Railroad, all in Township 2 North, Range 64 West of the 6th Principal Meridian, County of Weld, State of Colorado.

EXCEPT that part of said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 26 platted in the Town of Keenesburg, including but not limited to Stewart Subdivision.

Parcel 2-

Parcel ID #: 130534100001 Parcel size: 73 acres Owner: Richard H. Stewart

Owner Address: ~~13727 County Rd 18.5, Fort Morgan, CO 80701, Weld County~~

14291 E 144th Ave Brighton CO 80601 Adams CO

Legal Description:

The North $\frac{1}{2}$ Northeast $\frac{1}{4}$ of Section 34, all in Township 2 North, Range 64 West of the 6th Principle Meridian, County of Weld, State of Colorado.

Parcel 3-

Parcel ID#: 130534100002 Parcel size: 80 acres Owner: Richard H. Stewart

Owner Address: ~~13727 County Rd 18.5, Fort Morgan, CO 80701, Weld County~~

14291 E. 144th Ave Brighton, CO 80601 Adams CO

Legal Description:

The South $\frac{1}{2}$ Northeast $\frac{1}{4}$ of Section 34, all in Township 2 North, Range 64 West of the 6th Principle Meridian, County of Weld, State of Colorado