



Zoning Application

Keenesburg Annexation & Zoning Application

Prepared for

Front Range Resources, LLC



Town Of Keenesburg
140 South Main Street
PO BOX 312
Keenesburg, CO 80643
(303)732-4281

Zoning Application
Fee \$250.00

Applicant(s) Name: Front Range Resources, LLC c/o Mark D. Sullivan

Address of Applicant (s) 1001 Bannock Street, Suite 482, Denver, CO 80204

Legal Description of Property: PT Sections 17 & 18, T 2N, R 64W, see attached parcel description and legal description.

Current Zoning A (Agriculture) Weld County

Requested Zoning Light Industrial District (LI) & Heavy Industrial District (HI)

Reason for requested zoning change: Consistent with Comprehensive Plan and adjacent land uses. See Annexation and Zoning Narrative and Zoning Exhibits included in application materials.

Each applicant whose name appears upon the deed or title to this property must sign:

Name Mark D. Sullivan, Manager of FRR Management, LLC, for Front Range Resources, LLC Date

Mark D. Sullivan 3.11.21

Name _____ Date

Name _____ Date

This application must be accompanied by a title commitment for proof of ownership issued within 30 days of hearing.

PROPERTY DESCRIPTION

Parcel 1:

Parcel Number: 130518200011
Legal Description: PT NW4, Section 18, Township 2N, Range 64W
Address: Not Assigned

Parcel 2:

Parcel Number: 130518200008
Legal Description: PT NW4, Section 18, Township 2N, Range 64W
Address: Not Assigned

Parcel 3:

Parcel Number: 130518100017
Legal Description: N2NE4, Section 18, Township 2N, Range 64W
Address: Not Assigned

Parcel 4:

Parcel Number: 130518100016
Legal Description: PT S2NE4, Section 18, Township 2N, Range 64W, Lot B RE-3731
Address: Not Assigned

Parcel 5:

Parcel Number: 130517000020
Legal Description: PT N2N2, Section 17, Township 2N, Range 64W, Lot B RE-2827
Address: Not Assigned

Parcel 6:

Parcel Number: 130517000015
Legal Description: SW4NW4 / W2SW4, Section 17, Township 2N, Range 64W
Address: 9561 CR 51, Keenesburg, CO 80643

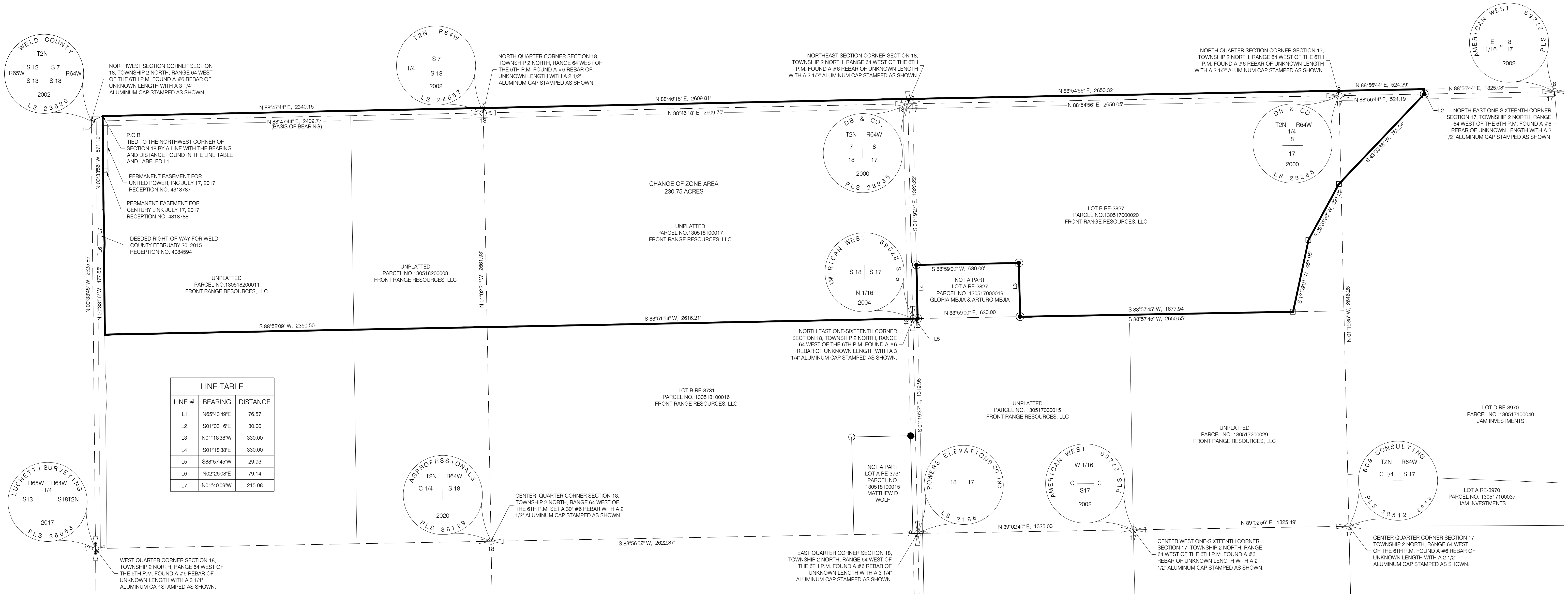
Parcel 7:

Parcel Number: 130517200029
Legal Description: PT SE4NW4, Section 17, Township 2N, Range 64W
Address: Not Assigned

Parcel 8:

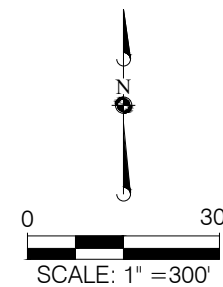
Parcel Number: 130517300028
Legal Description: PT E2SW4, Section 17, Township 2N, Range 64W, Lot B RE-3467
Address: Not Assigned

LIGHT INDUSTRIAL ZONING EXHIBIT A
BEING A PART OF THE SECTION 17 AND SECTION 18 OF TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, CO



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND OR SET ONE-QUARTER CORNER AS NOTED
-



P:\2600-01\2642 - RENEW STRATEGIES, LLC\01 - KEEESBURG ANNEXATION\B\AUTOCAD\01\SURVEY\2642-01 LIGHT INDUSTRIAL ZONING EXHIBIT.DWG

DATE: April 16, 2021	DRAWN BY: AGPRO
REVISIONS:	
R1	
R2	
R3	
R4	



3050 67th Avenue, Suite 200,
Greeley, CO 80634
P (970) 535-9318
F (970) 535-9854

LIGHT INDUSTRIAL ZONING EXHIBIT A
SECTION 17 & 18, TOWNSHIP 2 NORTH, RANGE 64 WEST, 6TH P.M.,
WELD COUNTY, CO

LIGHT INDUSTRIAL ZONING EXHIBIT B:

LEGAL DESCRIPTION:

BEING PART OF THE NORTH 1/2 OF SECTION 18 AND PART OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT THE LOT A OF RE-2827 RECORDED NOVEMBER 15, 2000 AT RECEPTION NO. 2806942.

BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST AS BEARING NORTH 88°47'44" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

THENCE NORTH 65°43'49" EAST FOR A DISTANCE OF 76.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22 RIGHT-OF-WAY AND ALSO TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°47'44" EAST FOR A DISTANCE OF 2340.15 FEET;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°46'18" EAST FOR A DISTANCE OF 2609.81 FEET;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°54'56" EAST FOR A DISTANCE OF 2650.32 FEET;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 22, NORTH 88°56'44" EAST FOR A DISTANCE OF 524.29 FEET;

THENCE SOUTH 01°03'16" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 ;

THENCE DEPARTING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SOUTH 43°30'38" WEST FOR A DISTANCE OF 761.24 FEET;

THENCE SOUTH 28°31'30" WEST FOR A DISTANCE OF 391.22 FEET ;

THENCE SOUTH $12^{\circ}09'01''$ WEST FOR A DISTANCE OF 451.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$ OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$ OF SAID SECTION 17, SOUTH $88^{\circ}57'45''$ WEST FOR A DISTANCE OF 1677.94 TO A POINT ON THE EAST LINE OF LOT A OF RE-2827;

THENCE ALONG THE BOUNDARY OF LOT A OF THE RE 2827 FOR THE FOLLING 3 COURSES;

1. THENCE NORTH $01^{\circ}18'38''$ WEST FOR A DISTANCE OF 330.00 FEET;

2. THENCE SOUTH $88^{\circ}59'00''$ WEST FOR A DISTANCE OF 630.00 FEET;

3. THENCE SOUTH $01^{\circ}18'38''$ EAST FOR A DISTANCE OF 330.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$ OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$ OF SAID SECTION 17, SOUTH $88^{\circ}57'45''$ WEST FOR A DISTANCE OF 29.93 FEET TO THE NORTH WEST ONE STIXTEENTH CORNER OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTH $1/2$ OF THE NORTHEAST $1/4$ OF SAID SECTION 18, SOUTH $88^{\circ}51'54''$ WEST FOR A DISTANCE OF 2616.21 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$ OF SAID SECTION 18, SOUTH $88^{\circ}52'09''$ WEST FOR A DISTANCE OF 2350.50 FEET TO A POINT ON THE EASTERLY LINE OF RIGHT OF WAY DEEDED TO WELD COUNTY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY RECEPTION NO. 4084594 FOR THE FOLLOWING 8 COURSES:

1. THENCE NORTH $00^{\circ}33'56''$ WEST FOR A DISTANCE OF 477.65 FEET;

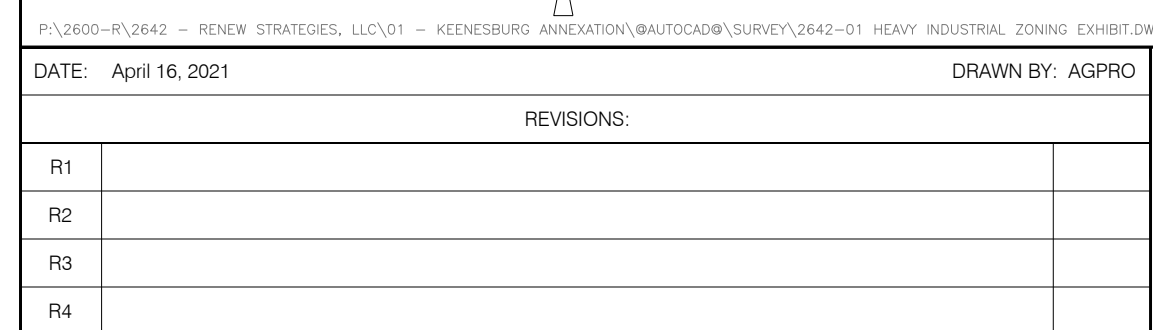
2. THENCE NORTH $02^{\circ}26'08''$ EAST FOR A DISTANCE OF 79.14 FEET;

3. THENCE NORTH $01^{\circ}40'09''$ WEST FOR A DISTANCE OF 215.08 FEET;

4. THENCE NORTH $00^{\circ}33'56''$ WEST FOR A DISTANCE OF 571.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY COUNTY ROAD 22 AND ALSO BEING THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 230.75 ACRES.

BEING A PART OF THE SECTION 17 AND SECTION 18 OF TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, CO



HEAVY INDUSTRIAL ZONING EXHIBIT B:

LEGAL DESCRIPTION:

BEING PART OF THE NORTH 1/2 OF SECTION 18 AND PART OF SECTION 17,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE
OF COLORADO.

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE NORTHWEST 1/4 OF
SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST AS BEARING NORTH 00°33'45"
EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH
ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. SAID PROPERTY
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 2
NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF
COLORADO.

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18,
NORTH 88°56'52" EAST FOR A DISTANCE OF 70.26 FEET TO THE EASTERLY SIDE OF
RIGHT-OF-WAY DEEDED TO WELD COUNTY RECEPTION NO. 4084594 AND ALSO TO
THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY
RECEPTION NO. 4084594 FOR THE FOLLOWING 5 COURSES:

1. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 808.01 FEET;
2. THENCE NORTH 04°23'36" EAST FOR A DISTANCE OF 122.12 FEET;
3. THENCE NORTH 03°36'41" WEST FOR A DISTANCE OF 76.57 FEET;
4. THENCE NORTH 06°00'11" WEST FOR A DISTANCE OF 68.46 FEET;
5. THENCE NORTH 00°33'56" WEST FOR A DISTANCE OF 238.69 FEET TO A POINT ON
THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF
SAID SECTION 18, NORTH 88°52'09" EAST FOR A DISTANCE OF 2350.50 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF
SAID SECTION 18, NORTH 88°51'54" EAST FOR A DISTANCE OF 2616.26 FEET TO THE
NORTH EAST ONE-SIXTEENTH CORNER OF SAID SECTION 18;

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, NORTH 88°57'44" EAST FOR A DISTANCE OF 2369.57 FEET;

THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 05°44'43" EAST FOR A DISTANCE OF 527.78 FEET;

THENCE SOUTH 27°53'08" EAST FOR A DISTANCE OF 537.34 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, SOUTH 01°19'06" EAST FOR A DISTANCE OF 318.15 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 17;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, SOUTH 01°19'39" EAST FOR A DISTANCE OF 2147.06 FEET TO THE NORTHEAST CORNER OF LOT A OF RE-3467;

THENCE ALONG THE LOT LINE OF LOT A OF RE-3467 THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 89°08'14" WEST FOR A DISTANCE OF 466.97 FEET;
2. THENCE SOUTH 01°19'42" EAST FOR A DISTANCE OF 466.69 FEET;
3. THENCE NORTH 89°08'14" EAST FOR A DISTANCE OF 466.96 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20;

THENCE SOUTH 01°19'39" EAST FOR A DISTANCE OF 59.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20, SOUTH 89°07'49" WEST FOR A DISTANCE OF 1325.75 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 20, SOUTH 89°07'38" WEST FOR A DISTANCE OF 1295.31 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 51;

THENCE ALONG EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 51, NORTH 01°18'56" WEST FOR A DISTANCE OF 2669.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 SOUTH 89°02'40" WEST FOR A DISTANCE OF 30.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 SOUTH 88°56'52" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51 AND LOT A OF RE-3731;

THENCE ALONG WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51 AND LOT A OF RE-3731, NORTH 01°19'33" WEST FOR A DISTANCE OF 600.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 51;

THENCE ALONG THE LOT LINE OF LOT A OF RE-3731 FOR THE FOLLOWING 2 COURSES:

1. THENCE SOUTH 88°56'39" WEST FOR A DISTANCE OF 362.70 FEET;

2. THENCE SOUTH 01°19'43" EAST FOR A DISTANCE OF 600.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 SOUTH 88°56'52" WEST FOR A DISTANCE OF 2230.20 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, SOUTH 88°56'52" WEST FOR A DISTANCE OF 2361.35 FEET TO EASTERLY RIGHT-OF-WAY DEEDED TO WELD COUNTY AND ALSO BEING THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 377.02 ACRES.