

WESTERN ENGINEERING CONSULTANTS,

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Inc LLC

December 23rd, 2021

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

RE: BRAID ANNEXATION -29989 WCR 398 -SUBMITTAL NARRATIVE

Dear Town Staff,

Western Engineering Consultants has prepared this letter on behalf of Richard Robertson who desires the annexation of his property located in a part of Northeast Quarter of Section 24, Township 2N, Range 64, County of Weld. Property address is 29989 WCR 398, Keenesburg, CO 80643, Weld County parcel No. 130524000026.

The subject property is located north and adjacent to parcel No. 130524400042 that is already located within the Town of Keenesburg, which enables the proposed annexation to meet State contiguousness criteria.

Annexation proceedings have not been commenced with any other municipality.

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

General Information and Brief Project Description:

Applicant: Richard I. Robertson
8537 WCR 51 Keenesburg, CO 80643

Site Plan Address: 29989 WCR 398, Keenesburg, CO 80643
Weld County Parcel # 130524000026

Phone Contact: Richard Robertson @ 303-961-0031

Current Land Use: Existing Residence and Farmland

Change in Use: None Currently Proposed – applicant’s daughter has moved into the existing residence. Future request may include a minor subdivision for single family homes for the applicant’s other children (up to three 3 single family Ag residences).

Description of new use:
No change of use is proposed.

Detailed Description:
The overall property is 51 acres.

Highway 76 eastbound lies to the north and west, Wild Country RV Park (Commercial Highway Zone) is adjacent to the south property boundary. Ag zoned Farm ground lies to the east and southwest, and WCR 398 lies farther south (south of the RV Park). There is an existing residence with an attached garage, a 3,753 sq ft barn, and one 1,560 sq ft metal building.

6) Annexation Impact Questions

- a.) Soils Description See attached NRCS Soil data.
- b.) Known hazards None known to exist.
- c.) Preliminary Utility Plan Buried electric exists within WCR 398 right of way
Existing Water well, Permit No. 245722
Septic (OSWTS) permit No.0200383
Propane gas is currently used for existing house.
- d.) Affidavit concerning water Enclosed
- e.) Statement on Community need Additional tax base and inclusion of existing community members.
- f.) Effect of annexation on Schools None immediately
Potentially 2 other single family residences in the future.

Owner Richard I. Robertson
8537 WCR 51
Keenesburg, CO 80643

Civil Engineer: Western Engineering Consultants
127 South Denver Avenue
Ft Lupton, Colorado 80643
303-913-7341
Chadwin Cox PE

Land Surveyor: American West Land Surveyors
331 South 4th Avenue
Brighton, Colorado 80601
303-659-1532
Curtis Hoos PLS

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

Geotechnical Engineer: High Plains Engineering
 555 Main Street
 Hudson, Colorado 80642
 303-57-9280
 Tod Schroeder PE

Electrical Engineer: To Be Determined

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

Total Property Area: **51 Acres (2,221,560 sf)**

COMPREHENSIVE PLAN:

The current Land Use Plan- recently updated for this area shows the property as Industrial. The proposed use will remain as is- rural farmland and the current expected future use will be the same.

An amendment to the Comprehensive plan for this historic farm can be completed if necessary.

See Fig 1 Comprehensive Plan Map

Town of Keenesburg Comprehensive Plan Map

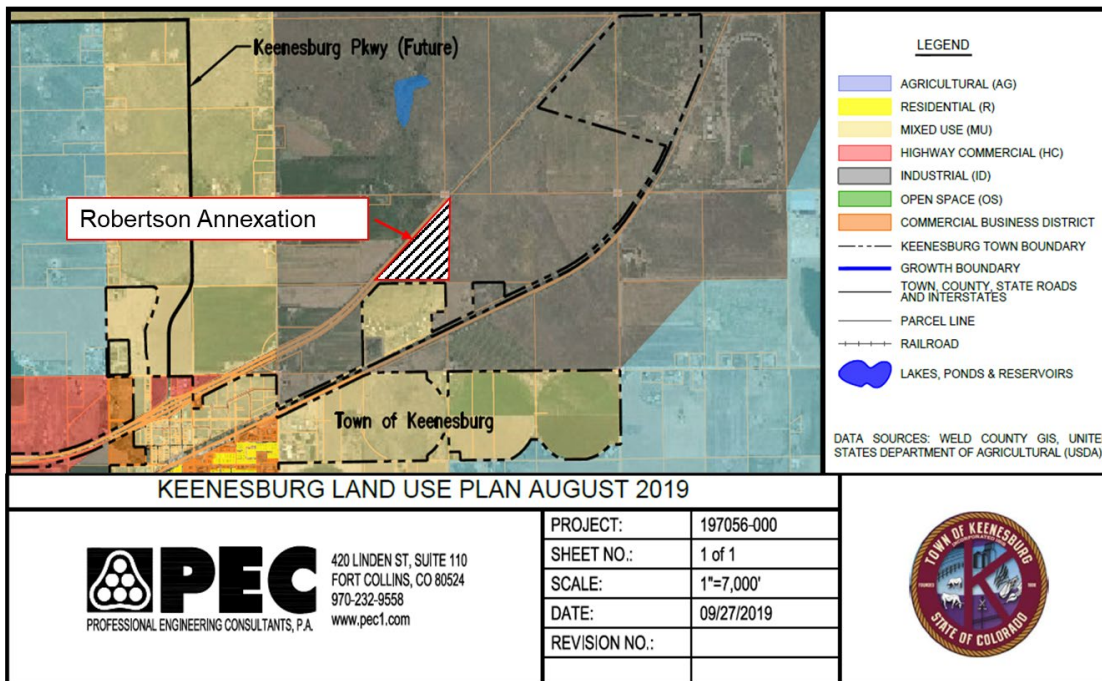


Fig. 1

PROPOSED ZONE:

Agricultural

LAND USES:

Highway 76 eastbound lies to the north and west, Wild Country RV Park (Commercial Highway Zone) is adjacent to the south property boundary. Ag zoned Farm ground lies to the east and southwest, and WCR 398 lies farther south (south of the RV Park).

CONNECTIVITY:

The property is directly connected to the Town via an existing access within reserved WCR 61 roadway which is directly connected to WCR 398.

ROADWAY NETWORK:

The Town has existing roadways to the east and west.

PROPERTY INTERFACE WITH ROADWAYS:

WCR 398 is the existing adjacent Town public roadway.

POTABLE WATER:

Water well exists at the property. The Town water system could be extended north from the RV Park or WCR 398 in the future if desired

STORM WATER MANAGEMENT:

None proposed for existing conditions (1 single family residence and farm).

STORM SEWER:

On site conveyance are expected to continue as historically have occurred- overland sheet flow to the natural drainageway that runs north through the eastern third of the property.

SANITARY SEWER:

An OSWTS (septic) system serves the existing residence.

GAS AND ELECTRIC:

Overhead electric is serving to the property is provided by United Power. Propane gas is currently used.

SCHOOL DISTRICT:

We contacted the Weld County School District RE-3J Superintendent Greg A. Rabenhorst as required, attached copy of this District's response.

FIRE DISTRICT:

We have verified that the property is within the Southeast Weld County Fire Rescue district. See Fig 2. Weld County Fire Districts Map.

Southeast Weld Fire Protection District

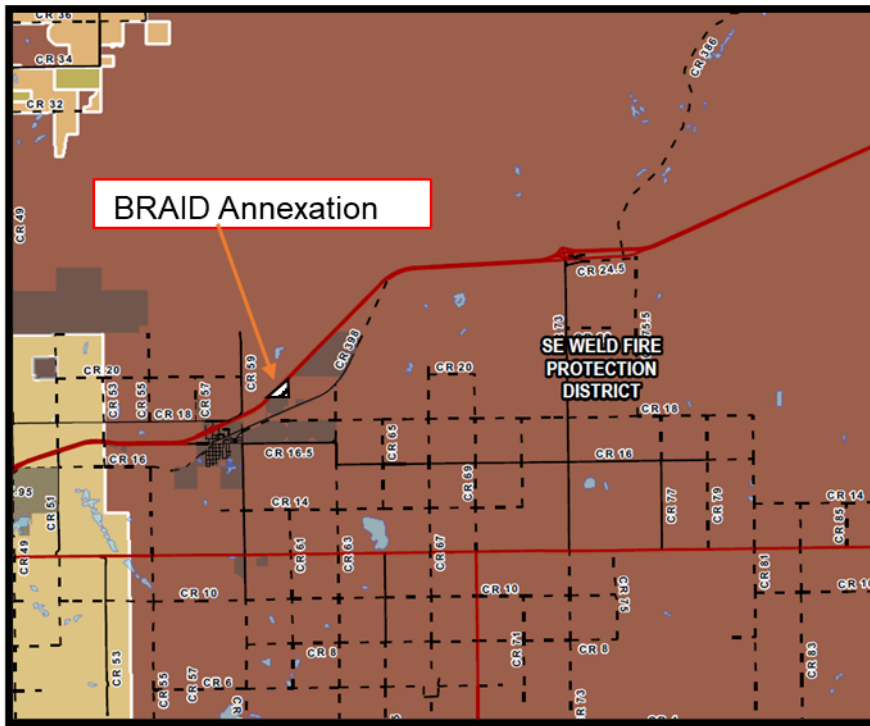


Fig. 2

ANNEXATION APPLICATION CHECKLIST:

The following is a summary of the checklist items:

- | | |
|---|---------------|
| 1. Annexation Petition | included |
| 2. Annexation Narrative letter | this document |
| 3. Application fees and fee deposit Agreement | included |
| 4. Annexation Map | included |
| 5. Completed Annexation Agreement | included |
| 6. Property Title | 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