

140 South Main Street
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Keenesburg, CO 80643



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TOWN OF KEENESBURG

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 Pioneer HoldCo, LLC c/o Joel Farkas
Address 9033 E. Easter Place Suite 112
Mailing Address Same
Daytime Phone 720-362-5995
Email joelharkas@gmail.com justinhay@stacklot.com
Subdivision Name Pioneer Village
General Location of Proposed Subdivision Weld County: Roads CR22 & CR49

Legal Description See Attached

Is the Applicant the Owner of the Property? ☒ Yes ☐ No
Owner Name (if not applicant) Same
Owner Address _____
Owner Mailing Address _____
Owner's Phone _____
Owner's email _____

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. Attached
 - b. The names and addresses of all fee owners and lien holders having an interest in the Land. Entire project area is owned by Joel Farkas: Pioneer HoldCo, LLC
 - C. A statement of existing and proposed zoning. Existing Zoning PUD– Weld Cnty (See Enclosed, proposed Zoning Map)
 - D. Description of the land uses adjacent to the property. Single Family Residential and Agriculture.
 - E. Existing site conditions including topography and unique natural or man made features. See attached topography & boundary map.
 - f. Proposed street system with approximate right of way width if applicable. See attached Sketch plan.
 - g. Generalized lot layout with approximate lot areas. Attached
 - h. Locations of existing and proposed utilities. Attached topography and boundary map
 - i. Generalized locations of all existing and proposed land uses. Attached zoning map.
 - J. The approximate locations and areas of land to be used for public or private Zoning map. 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, one (1) copy (11 X 17), one (1) (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

- ☒ Pre-application conference.
- ☒ Subdivider's Certification that all utilities are available.



- ☒ 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.

Property Owner signature: _____

Date: 9-11-19

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: 9-11-19

Pioneer Village Phasing								
Phase One: 1-15 Years								
Phase	PA	Years	Area	Units	Acres	DU/Ac	Average Lot Size	
1A	1	3	1	158	15	10	2600	
			2	332	32	10	2600	
1B	2	5	3	222	18	12	2600	
			4	202	20	10	2600	
1C	8	7	5	222	18	12	2600	
			6	268	41	7	4000	
			7	183	18	10	2600	
			8	168	19	9	2600	
			9	106	16	7	4500	
1D	3	10	10	585	17	34	MF	
	4	12	11	-	-	-	COMM	
1E	5	10	12	113	12	9	2600	
		12	13	125	15	8	2700	
1F	6	12	14	-	-	-	COMM	
	7	14	15	-	-	-	COMM	
1G	9	14	16	205	42	5	5400	
1H	10	15	17	263	55	5	5400	
Totals:		-	15	-	3,152	339	9	-
Gross Totals (Zoning Plan):				4,261	515			
Phase Two: 15-25 Years								
Phase	PA	Years	Area	Units	Acres	DU/Ac	Average Lot Size	
2A	12	16	18	125	26	5	6000	
			19	223	47	5	6000	
2B	13	17	20	106	27	4	6000	
			15	-	-	-	-	School
2C	14	18	21	279	68	4	6000	
2E	16	19	22	91	29	3	6000	
		20	23	86	27	3	7500	
2F	17	21	24	74	27	3	6000	
		22	25	67	20	3	6000	
2G	19	23	26	-	-	-	Comm	
		24	27	128	44	3	10500	
2H	18	25	28	60	14	4	6500	
		25	29	93	18	5	6500	
Totals:		25	-	1,332	346	4	-	
Gross Totals (Zoning Plan):				2,049	431			
Phase Three: 25-30 Years								
Phase	PA	Years	Area	Units	Acres	DU/Ac	Average Lot Size	
3A	20	26	30	1156	257	4	6000	
3B	24	27	31	-	33	-	School	
3C	21	28	32	272	97	3	6000	
3D	22	29	33	223	35	6	6000	
3E	23	30	34	350	125	3	6000	
Totals:		5	-	2,001	547	4	-	
Gross Totals (Zoning Plan):				2,001	547			
Phase Four: 30-35 Years								
Phase	PA	Years	Area	Units	Acres	DU/Ac	Average Lot Size	
4A	25	31	35	-	86	-	Industrial	
4B	26	32	36	-	61	-	Industrial	
4D	27	33	37	-	11	-	Comm	
4E	28	34	38	-	105	-	Industrial	
Totals:		5	-	-	263	-	-	-
Gross Totals (Zoning Plan):				-	263			



Pioneer Village Phasing								
Phase One: 1-15 Years								
Phase	PA	Years	Area	Units	Acres	DU/Ac	Average Lot Size	
1A	1	3	1	158	15	10	2600	
			2	332	32	10	2600	
1B	2	5	3	222	18	12	2600	
			4	202	20	10	2600	
1C	8	7	5	222	18	12	2600	
			6	268	41	7	4000	
			7	183	18	10	2600	
			9	8	168	19	9	2600
			10	9	106	16	7	4500
1D	3	10	585	17	34	MF		
	4	12	11	-	-	COMM		
1E	5	10	12	113	12	9	2600	
		12	13	125	15	8	2700	
1F	6	12	14	-	-	-	COMM	
	7	14	15	-	-	-	COMM	
1G	9	14	16	205	42	5	5400	
1H	10	15	17	263	55	5	5400	
Totals:		-	15	-	3,152	339	9	-
Gross Totals (Zoning Plan):				4,261	515			
Phase Two: 15-25 Years								
Phase	PA	Years	Area	Units	Acres	DU/Ac	Average Lot Size	
2A	12	16	18	125	26	5	6000	
			19	223	47	5	6000	
2B	13	17	20	106	27	4	6000	
			15	-	-	-	School	
2C	14	18	21	279	68	4	6000	
2E	16	19	22	91	29	3	6000	
		20	23	86	27	3	7500	
2F	17	21	24	74	27	3	6000	
		22	25	67	20	3	6000	
2G	19	23	26	-	-	-	Comm	
2H	18	24	27	128	44	3	10500	
		25	28	60	14	4	6500	
		25	29	93	18	5	6500	
Totals:			25	-	1,332	346	4	-
Gross Totals (Zoning Plan):				2,049	491			

