

**PROJECT DESCRIPTION FOR THE PROPOSED OLIVER SPECIAL USE PERMIT,  
TOWN OF KEENESBURG, WELD COUNTY, COLORADO**

Property Description:

Lot A of Corrected Recorded Exemption No. 1305-19-4 RE-2907, recorded August 30, 2002 at Reception No. 2982966, records of Weld County, CO, being a portion of the East Half of the Southeast Quarter of Section 19, Township 2 North, Range 64 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado

Weld County Parcel No: 130519000024

Property Address: 8053 CR 51, Keenesburg, CO 80643

Property Owner / Applicant:

Katharine Oliver

1738 Edgewater Place, Longmont, CO 80504

Existing Zoning: Light Industrial (LI), Keenesburg, CO

**PROJECT DESCRIPTION:**

This application request is for a Special Use Permit. The subject property contains approximately 3.65 acres and is currently zoned Light Industrial (LI) (Town of Keenesburg). The site contains an existing house and a 4,478 square foot shop. The property owner's Grandson lives on the property and is currently operating a vehicle towing and recovery business on site. Through the special use permit process, the owner is attempting to bring the property/use into Town compliance.

The proposed use of the site will be for a vehicle towing and recovery business. This business serves Southern Weld County, surrounding communities, and local law enforcement/emergency services. A screened outside storage area, a mobile office and a long-range future 5,000± square foot shop are proposed for the site. The mobile office will be a small converted camper trailer. The office will not have a full-time employee present. It will be used for a point of contact for individuals to view/pick-up various vehicles. The intent is to keep people from approaching the residence for business purposes. A small parking area is designated near the office for visitor parking. The outside storage area will consist of approximately 41,874 square feet and will be fenced and screened. It will be used to stage towed vehicles waiting for transport or pick-up. A 5,000 square foot shop is proposed for the future with no construction date in mind. The proposed 5,000 square foot shop is intended for office space and tow truck parking. The proposed 5,000 square foot shop is not intended for storage for impounded or wrecked vehicles. The existing metal building is intended for the storage of impounded or wrecked vehicles. The portion of the site to be used for the business will be a graveled surface. The driveway will initially be gravel with recycled asphalt planned in the future. A security gate is proposed at the entrance of the site which accesses WCR 51 along the East side of the property.

Existing land uses adjacent to the site are farming to the West, North and Northwest. Single Family Residence and farming are to the East, South and Southeast.

The owner is requesting that no landscaping be proposed for this Special Use Permit. The site contains many trees (see site plan) and is naturally well screened from adjacent residential properties.

Impacts to the surrounding properties will be negligible with the uses proposed for this site. Noise will be limited to basically vehicle operation. There will be no consistent noise throughout the day as the site will only be accessed a few times a day. It will have far less of an impact than the surrounding farming operations.

Dust will be very minor due to the fact of infrequent use and graveled drive/storage areas.

There will be no odor associated with the proposed use.

Safety to surrounding properties will not be an issue with this proposal. All activities are conducted on site and have no chance of affecting adjacent properties.

Traffic to and from the site will be very minor and sporadic from day to day. On a busy day, approximately 4 to 6 trips per day will be generated as a result of the towing operation. An additional 2 to 4 trips will be generated by individuals to view/pick-up various vehicles such as insurance companies, law enforcement and/or vehicle owners. Again, these numbers are based on a busy day and typically will be less than this on a day to day basis. Due to the limited traffic impact, the owner requests that the traffic study be waived for this proposal.

Drainage for the site generally flows to the Northwest corner of the property (see site plan for flow direction). Attached is a Drainage Memorandum prepared by Wohnrade Civil Engineers.

No outdoor lighting is proposed with this Special Use Permit. If business operation is conducted in the evening hours, the business truck has "Scene Lighting". This method will be used if light is needed.

The business will contain 1 full time employee (owner/operator). The hours of business operation will be 7:00 a.m. to 5:00 p.m., Monday through Friday. The business will be on call 7 days a week, 24 hours a day as towing services are needed.

All special licenses and permits are in place and possessed by the owner/operator for this business.

The owner/applicant is not aware of any surface use agreements associated with the property.

**HAZARDS / ENVIRONMENTAL CONDITIONS / FLOODPLAIN:**

There are no known hazards or environmental conditions that would prevent the site from being used in the manner proposed.

## **SOILS INFORMATION:**

### **Weld County, Colorado, Southern Part 15—Colby loam, 1 to 3 percent slopes**

#### **Properties and qualities**

- Slope: 1 to 3 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Well drained
- Runoff class: Low
- Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Available water storage in profile: High (about 10.6 inches)

### **Weld County, Colorado, Southern Part 79—Weld loam, 1 to 3 percent slopes**

#### **Properties and qualities**

- Slope: 1 to 3 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Well drained
- Runoff class: Medium
- Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Available water storage in profile: High (about 11.3 inches)

Thank you for your consideration regarding the attached land use application. If you should have any questions and/or need additional information, please do not hesitate to contact us.

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Steve Stencil  
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