



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 7 day of November, 2023 .

Maarjan Hashmi
Applicant (Print Name)

Signature of Applicant

(469) 531-4115
Telephone Number

maarjan@tcfuels.com
Mailing Address of Applicant

maarjan@tcfuels.com
Email

maarjan@tcfuels.com
Email Address of Applicant

TC Midwest LLC
Property Owner

Signature of Property Owner

Relationship of Owner to Applicant

17774 Preston Road Dallas Texas
Owner Mailing Address

Type of application: Sketch Plan

Property description: Section: 30 Township: 5 Range: 90 PARCEL EXEMPTION ALTA/ACSM LAND SURVEY PLAT



Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org

Town of New Castle
 PO Box 90
 450 W. Main Street
 New Castle, CO 81647


LAND DEVELOPMENT APPLICATION

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Maarjan Hashmi	
Address: 17774 Preston Road, Dallas TX 75252	Phone: (469) 531-4115 E-mail: maarjan@tcfuels.com
Property Owner: Tc Midwest LLC	
Address: 17774 Preston Road Dallas Tx 75252	Phone: E-mail:
Contact Person: Maarjan Hashmi	
Address: 17774 Preston Road Dallas Tx 75252	Phone: (469) 531-4115 E-mail: maarjan@tcfuels.com
Property Location/Address: TBD N Wildhorse Drive, New Castle, CO 81647	
Legal Description: Parcel 212330400002 Section:30 Township:5 Range:90	Acres: 10.317
Existing Zone (e.g., Residential R-1, Commercial C-1): Commercial	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|--|
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Lot Line Adjustment or Dissolution |
| <input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input type="checkbox"/> Site Specific Development Plan/Vested Rights |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |
| | <input type="checkbox"/> Watershed Permit |


Applicant Signature **Date** 1/18/24

From: [Orrin Moon](#)
To: [Paul Smith](#)
Cc: [Lauren Prentice](#)
Subject: RE: New Castle Presentation
Date: Monday, February 5, 2024 8:40:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Paul,

I have looked through the updated TC Midwest proposed mix-use development sketch plan and I have the following comments:

1. Lot 1 and lot 2 at the end of the Phase 1 roadway shall have a fire apparatus turnaround installed until Phase 2 is built. All apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and surface shall be approved all weather driving surface.
2. New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Any new road names shall be approved by Colorado River Fire Rescue and Garfield County Communications Authority.
3. If any of the buildings are going to be required to have a fire sprinkler system installed, then communication required for each building will be Century Link POTs (copper) lines only. Lines shall be installed for each building.
4. Fire Hydrants will be required to be installed in specific locations as per the fire code.
5. Fire Department Knox Box's may be required to be installed on certain buildings where emergency access is required.

This review may be subject to change when building plans are submitted.
Please don't hesitate to contact me with any questions or concerns.

Thank You,

Orrin D. Moon
Prevention Division Chief/Fire Marshal

Public Works Department
(970) 984-0669 ex200
jwenzel@newcastlecolorado.org



Town of New Castle
801 W Main Street
New Castle, CO 81647

February 6, 2024

Paul,

The Public Works Department has had the opportunity to review the TC Midwest Sketch Plan and has the following comments:

Streets:

The first phase of this project should provide vehicle connectivity from N. Wild Horse Dr. to Castle Valley Boulevard, including the entrance adjacent to the future Silverado Trail Rd and the travel lanes depicted in phase three.

Sidewalk and Trails:

The entire length of the solid surface trail connecting Castle Valley Boulevard to VIX park should be constructed in phase I.

Raw Water:

Outdoor landscaping should be irrigated with raw water. This will require an extension of the existing raw water system onto the property.

Thank you.

John Wenzel

From: [Jeff Simonson](#)
To: [Paul Smith](#); [John Wenzel](#); [Orrin.Moon@Crfr.us](#)
Cc: [Haley Carmer \(hcarmer@garfieldhecht.com\)](#); [Lauren Prentice](#); [Dave Reynolds](#)
Subject: RE: New Castle Presentation
Date: Wednesday, February 7, 2024 3:40:35 PM
Attachments: [image006.png](#)

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Hi Paul,

Following up with some sketch plan comments from our review, the main areas of concern for this project will be centered around providing adequate drainage particularly in light of offsite drainage that does traverse the site and utilizes the box culvert at the Castle Valley Boulevard. The 100-year event will be critical to be evaluated at the tributary basin area is significant for this property (hence, the size of the box culvert). Provisions will need to be made to assure the Town has the ability to provide adequate maintenance, if necessary.

For onsite drainage, provisions should be made to assure water quality can be provided with the appurtenant detention requirements to limit flows to historic rates. In this context, snow storage should be a consideration at 15% of the plowed area and subsequent areas of detention should also be made available.

Coordinate access to make sure that emergency services can be adequately accommodated in light of the proposed 4 phases of development. Phased improvements need to be clear to assure that each phase, when constructed can exist in perpetuity without reliance on a subsequent phase.

Subsequent design will need to consider the outside irrigation should be from the Town's raw water irrigation system.

Thanks!

Jefferey S. Simonson, PE, CFM
Principal



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