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Town of New Castle Administration Department
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Agenda

New Castle Planning & Zoning Commission Special Meeting
Wednesday, November 29, 2017, 7:00 p.m., Town Hall

Call to Order, Roll Call, Meeting Notice

Conflicts of Interest (Disclosures are on file with Town Clerk & Secretary of State)

Citizen Comments on Items NOT on Agenda

Public Hearing

- A. Brief description of application: zoning of a property to be annexed into the Town of New Castle

Applicant: Garfield County, Colorado

Owner: Garfield County, Colorado

Legal Description: A parcel of land situated in the SW1/4 of Section 32, Township 5 South, Range 90 West of the 6th P.M., and also in the NE1/4 of Section 2, Township 6 South, Range 91 West of the 6th P.M., County of Garfield, State of Colorado, said parcel being more fully described as follows:

Beginning at the Southwest Corner of that parcel of land described and shown on that Annexation Plat, recorded as Reception No. 431501 of the Garfield County records from which the Southwest Corner of said Section 32 bears S.04°11'47"E. a distance of 1315.98 feet;

thence 667.37 feet along the Southerly Line of said parcel, along a non-tangent curve to the right, having a radius of 2138.39 feet, a central angle of 17°52'53", the chord of which bears S 63°11'11" E a distance of 664.66 feet;

thence S 54°14'45" E along said Southerly Line, a distance of 579.81 to the Southeast Corner of said parcel;

thence S 54°14'45" E a distance of 331.99 feet along an offset line being 50.00 feet Northeasterly of, and parallel to, the road surface centerline of the existing County Road No. 335;

thence continuing along said offset line the following three (3) courses;

1) 430.98 feet along a curve to the left, having a radius of 3628.46 feet, a central angle of 6°48'19", the chord of which bears S 57°38'54" E, a distance of 430.72 feet;

2) S 61°03'15" E a distance of 484.41 feet;

3) 299.28 feet along a curve to the left, having a radius of 1786.15 feet, a central angle of 9°36'02", the chord of which bears S 65°51'16" E, a distance of 298.93 feet to the Westerly Line of Lot 1 of Riverside Park, as shown on the Plat thereof, recorded as Reception No. 548663;

thence S 13°22'59" W following said Westerly Line, and said Westerly Line extended, a

distance of 100.51 feet;

thence along a line being 50.00 feet Southwesterly of, and parallel to the road surface centerline of the existing County Road No. 335 the following three (3) courses;

1) 326.48 feet along a non-tangent curve to the right, having a radius of 1886.15 feet, a central angle of $9^{\circ}55'03''$, the chord of which bears $N 66^{\circ}00'46'' W$ a distance of 326.07 feet;

2) $N 61^{\circ}03'15'' W$ a distance of 484.42 feet;

3) 350.74 feet along a curve to the right, having a radius of 3726.87 feet, a central angle of $5^{\circ}23'32''$, the chord of which bears $N 58^{\circ}21'23'' W$ a distance of 350.61 feet to the easterly most corner of Coal Ridge Industrial Subdivision, as shown on the Plat thereof, recorded as Reception No. 571484;

thence along the Northeasterly Line of said Subdivision, the following three (3) courses:

1) 92.11 feet along a non-tangent curve to the right, having a radius of 3726.87 feet, a central angle of $1^{\circ}24'58''$, the chord of which bears $N 54^{\circ}57'09'' W$ a distance of 92.11 feet;

2) $N 54^{\circ}14'45'' W$ a distance of 911.80 feet;

3) 595.45 feet along a non-tangent curve to the left, having a radius of 2038.39 feet, a central angle of $16^{\circ}44'14''$, the chord of which bears $N 62^{\circ}36'51'' W$, a distance of 593.34 feet to the Northwest Corner of Tract A of said Coal Ridge Industrial Subdivision, also being at the Westerly Line of said Section 32;

thence $N 04^{\circ}11'47'' W$ along said Westerly Line, a distance of 108.35 feet to the point of beginning, said parcel containing 6.376 acres (277747 square feet), more or less.

Common address: TBD, New Castle

B. Proposed zoning: Industrial

C. Consider Resolution PZ-2017-05: A Resolution of the Town of New Castle Planning and Zoning Commission Making Recommendations Regarding Zoning of Certain Real Property Proposed for Annexation into the Town of New Castle, Colorado

Items for Discussion

D. Referral from Garfield County (GARCO) – Land Use Change Permit

E. Colorado Department of Transportation (CDOT) Wayfaring Sign System

F. Delivery of Draft Comprehensive Plan Requesting Chair to set date for review of Draft Comprehensive Plan

G. Consider Appointing Commissioner to Historic Preservation Commission (HPC)

H. Consider Appointing Commission Vice-Chair

Comments/Reports

I. Items for Next Planning and Zoning Agenda

J. Commission Comments/Reports

K. Staff Reports

Review Minutes of Previous Meetings

L. June 14, 2017 Minutes

Adjournment