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Town of New Castle Administration Department
450 W. Main Street **Phone:** (970) 984-2311
PO Box 90 **Fax:** (970) 984-2716
New Castle, CO 81647 www.newcastlecolorado.org

Agenda

New Castle Planning & Zoning Commission Regular Meeting
Wednesday, May 8, 2019, 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: Application for a Final Planned Unit Development (PUD) (Continued from April 10th)

Legal description: Lakota Canyon Ranch, Phase 7, Lot 2B, Reception# 789213

Common address: 741 Castle Valley Blvd, New Castle, CO 81647

Applicant: Jim Colombo

Landowner: Malo Development Company - Lakota, LLC

- B. Resolution PZ-2019-04 Consider Recommending Conditional Approval of a Final **PUD Development Plan for Eagle's Ridge Ranch**

Public Hearing

- C. Brief description of application: Application for Final Subdivision Plat (Continued from April 10th)

Legal description: Lakota Canyon Ranch, Phase 7, Lot 2B, Reception# 789213

Common address: 741 Castle Valley Blvd, New Castle, CO 81647

Applicant: Jim Colombo

Landowner: Malo Development Company - Lakota, LLC

- D. Resolution PZ-2019-05 Consider Recommending Conditional Approval of a Final **Subdivision Plat for Eagle's Ridge Ranch**

Comments/Reports

- E. Items for Next Planning and Zoning Agenda
F. Commission Comments/Reports
G. Staff Reports

Review Minutes of Previous Meetings

F. April 10, 2019 Minutes

Adjournment



Planning Department
 (970) 984-2311
 Fax: (970) 984-2716
 Email: tnc@glenwood.net

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

LAND DEVELOPMENT APPLICATION

Note: You are required to meet with the Town Planner to review a checklist of items applicable to your project before filing this application with the Town. Call Town Hall to schedule this meeting.

Applicant: JAMES P. COLOMBO / COLOMBO INT'L LLC.	
Address: 741 WEST CASTLE VALLEY BLVD.	Phone: 970 618-9222 FAX: E-mail: colombo@sports.net

Property Owner: MOUNTAIN DEVELOPMENT LAKOTA LLC.	
Address: 300 HILSESAYE DR. BASALT CO 81621	Phone: 970 618-9222 FAX: E-mail: colombo@sports.net

Contact Person: JIM COLOMBO	
Address: 300 HILSESAYE DRIVE BASALT CO 81621	Phone: 970 618-9222 FAX: E-mail: colombo@sports.net

Property Location/Address: 741 WEST CASTLE VALLEY BLVD NEW CASTLE, 81647	
Legal Description: SEE ATTACHMENT	Acres: 2.604

Existing Zone (e.g., Residential R-1, Commercial C-1): M-11	Existing Land Use: M-U
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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 checked="" 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"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |

Applicant Signature:	Date: 2/15/14
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PRELIMINARY/FINAL
 PUD APPLICATION

Planning Department
(970) 984-2311
Fax: (970) 984-2716
Email: tnc@glenwood.net



subdivision

Town of New Castle
PO Box 90
450 W. Main Street
New Castle, Co. 81617

LAND DEVELOPMENT APPLICATION

Note: You are required to meet with the Town Planner to review a checklist of items applicable to your project before filing this application with the Town. Call Town Hall to schedule this meeting.

Applicant: COLOMBO INTERNATIONAL, INC. - SIM COLOMBO	
Address: 300 HORSESHOE DR. BASALT, CO 81621	Phone: 970 618-9222 FAX: E-mail: colombo@sopr15.net

Property Owner: MALD Development Company - LAKOTA, LLC.	
Address: 300 HORSESHOE DRIVE BASALT, CO. 81621	Phone: FAX: SAIC E-mail:

Contact Person: Jim Colombo	
Address: 300 Horseshoe Drive, Basalt -	Phone: FAX: Same E-mail:

Property Location/Address: 741 CASTLE VALLEY BLVD. NEW CASTLE, CO 81647	
Legal Description: See Previous Submissions	Acre: 2.64

Existing Zone (e.g., Residential R-1, Commercial C-1): MU	Existing Land Use: VACANT
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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 checked="" 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 checked="" 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"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |

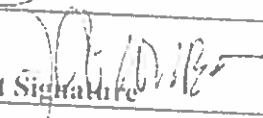
Applicant Signature:  Date: 3/12/19

Exhibit A
LEGAL DESCRIPTION

File Number: 931602

A PARCEL OF LAND BEING A PORTION OF LOT 2, LAKOTA CANYON RANCH, PHASE 7 RECORDED AS RECEPTION NO. 763774 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER, SAID PARCEL SITUATE IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, ALL BEARINGS RELATIVE TO A BEARING OF N89°40'33"W BETWEEN THE EAST 1/4 CORNER OF SAID SECTION 32 AND THE CENTER 1/4 CORNER OF SAID SECTION 32, BOTH GARFIELD COUNTY SURVEYOR BRASS CAPS IN PLACE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID CENTER 1/4 CORNER; THENCE N89°41'47"W 17.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°41'47"W 235.30 FEET; THENCE N00°00'00"E 447.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CASTLE VALLEY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1.) N86°06'36"E 98.06 FEET
- 2.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.92 FEET, AN ARC LENGTH OF 195.25 FEET (CHORD BEARS S83°23'37"E 194.16 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY S12°25'54"W 278.62 FEET; THENCE S01°37'09"E 161.41 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 2.607 ACRES MORE OR LESS.

Also Known As:

2B

Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009 as Reception No. 763774 and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 31, 2010 as Reception No. 789213

County of Garfield, State of Colorado

Stewart Title of Colorado, Inc. - Glenwood Springs Division reserves the right to add and/or delete requirements and/or exceptions upon disclosure of additional information relating to subject property.

Stewart title

Stewart Title Company
620 E Hopkins Ave
Aspen CO 81611

Formal Bid/Proposal - Real Estate/Insurance

Date: March 21, 2019
File Number: 385348
Property Address: 741 Castle Valley Boulevard New Castle CO 81647
Buyer/Borrower: TBD Buyer

TBD Buyer
Delivery Method: E-mailed
Mable Development Company Lakota LLC
Delivery Method: E-mailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE

We Appreciate Your Business and Look Forward to Serving You in the Future

Stewart title

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY. THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE. REPORT OF THE CONDITION OF TITLE, LEGAL OPINION OR OPINION OF TITLE OR OTHER REPRESENTATION OF THE STATUS OF TITLE, THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE INCLUDING ANY SEARCH AND EXAMINATION ARE PROPRIETARY TO THE COMPANY. THESE SERVICES WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY AND CREATE NO EXTRA-CONTRACTUAL LIABILITY TO ANY PERSON INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice Schedule B Part 1 - Requirements, Schedule B Part II - Conditions, and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), consents to issue the Policy shown in Schedule A for each Policy described in Schedule A, only when the Company has received in Schedule A each item specified and/or attached as the Proposed Policy Amount, and the name of the Proposed Insured.

If all of the Schedule B Part 1 - Requirements have not been met with a six-months after the Commitment Date (the "Commitment Terminals" and the Company's liability and obligation end.

Authorized Company Officer


Stewart Title Company
620 E Hopkins Ave
Aspen CO 81611



U-11 Adams
President and CEO


John S. Adams
President and CEO

THIS DOCUMENT IS A FORM OF TITLE INSURANCE POLICY AND IS NOT A CONTRACT. THE POLICY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY AND THE STANDARD FORMS OF THE COMPANY. THE COMPANY'S OBLIGATION IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) Knowledge or "Known" Actual or Imputed Knowledge but not constructive notice imparted by the Public Records
(b) Land: The land described in Schedule A and all...
(c) Mortgage: A mortgage deed of trust or other security instrument...
(d) Policy: Each contract of fire insurance...
(e) Proposed Insured: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment...

2. If all of the Schedule B Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, the Commitment, Termination and the Company's liability and obligation end.

- 3. The Company's liability and obligation is limited by and this Commitment is not valid without the Notice
(a) the Commitment to Issue Policy;
(b) the Commitment Conditions
(c) Schedule A
(d) Schedule B Part I - Requirements
(e) Schedule B Part II - Exceptions and
(f) a court's signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time if the Company notifies the Commitment to add a defect in its underwriting database claim or other matter recorded in the Public Records prior to the Commitment Date any time the Company is notified by the Commitment Condition 5. The Company shall not be liable for any other amendments to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expenses incurred in the normal business of the Company's delivery to the Proposed Insured of the Commitment; and the cost of the amended Commitment resulting from the Proposed Insured's good faith reliance to:
(1) Comply with the Schedule B Part I - Requirements
(2) Obtain the title of the Company's written consent to any Schedule B Part II - Exceptions or
(3) Obtain the title of the Company's written consent to any Schedule B Part II - Exceptions
(b) The Company shall not be liable under Commitment Condition 4 if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about the matter in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have received the response had the Company not acted the advice on their letter when was first delivered to the Proposed Insured.

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Handwritten initials

(d) The Company's liability shall not extend the lesser of the Proposed Insured's actual expenses incurred in good faith and described in Commitment Conditions 5(a)(1) through 5(a)(4) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data if any Schedule B Part I - Requirements have been met to the satisfaction of the Company.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A and no other person may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of the Commitment.
(c) Under the Policy, if issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitments, negotiations, representations and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The debtor or modification of any Schedule B Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the exclusive purpose of issuing the insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing clearing or settlement services.

B. PRO-FORMA POLICY

The Company may provide at the request of a Proposed Insured in pro forma policy language the coverage that the Company may provide a pro forma policy on their reflects the status of the Proposed Insured under the pro forma policy.

9. ARBITRATION

The Policy contains an arbitration clause. All third party matters when the Proposed Policy Amount is \$7,000,000 or less shall be resolved at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at www.adr.org.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statements, reports, returns, notices or other documents shall be addressed to: 10710 Binwood Houston Texas 77252-2029

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 196348

Requirements

All of the following requirements must be met:

1. The proposed insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exclusions.
2. Pay the agreed amount of the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the policy to the Company.
4. Document satisfactory to the Company that convey the Title or create the Mortgage to be insured or loan must be properly authorized, executed, delivered and recorded in the Public Records.
5. Payment to or for the account of the grantor(s) or mortgagee(s) of the full consideration for the estate or interest to be insured.
6. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
7. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
8. Execution of Affidavits as to Debts and Liens and its return to Stewart Title Guaranty Company.
NOTE: If work has been performed on or in connection with the subject property (which includes improvements, soils testing, foundation work, installation of materials) please notify the Company's escrow officer within 10 days of receipt of this title commitment.
9. Payment of any and all Homeowners' assessments and expenses which may be assessed to the property.
NOTE: Execution of an agreement or survey at any time during the time that there have been no new improvements constructed or no structural changes made on the subject property.
NOTE: If improvements have been made on or in connection with the subject property, please notify the Company's escrow officer within 10 days of receipt of this title commitment.
10. Regarding the Main Development Company, Lohrlich LLC, The Company requires for its review the following:
a) Copy of the Act us of Organization, the Operating Agreement and the requirements of the agreement by the company and any amendments thereto.

This page is only a part of a 2016 ALTA Commitment for title insurance. This commitment is not valid without the Assuree's Commitment to issue policy, the Government Certificate Statement of Services B (SBI) Requirements and Schedule B, Part I Exclusions, and a completed and signed by the Assuree's escrow officer. Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this form for any other purpose is prohibited. ALTA members are authorized to use this form for their own use only. Register at www.landtitle.com for more information. ALTA Form No. ST-100 (Rev. 11/14)

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

b) A certificate of good standing, evidencing that the company is in good standing in the state of its formation.

c) Execution and recording of Statement of Authority pursuant to the provisions of Section 36-30-112 C.R.S.

Note: At the time the Company is furnished these items, the Company may make additional requirements or exclusions.

NOTE: Statement of Authority for Main Development CO, Lohrlich LLC recorded November 21, 2016 as Record No. 895119. It reflects the following persons as those authorized to transact business on behalf of said entity: James P. Colombo Jr. There have been any amendments or changes to the management of the entity, written documentation reflecting the changes and a new Statement of Authority will be required.

12. Release by the Public Trustee of the Deed of Trust from Main Development CO, Lohrlich LLC for the use of Werberg Services LLC to secure \$1,000,000.00 recorded November 21, 2016 as Record No. 895119.

NOTE: Assignment of Deed of Trust to Danise Werberg, Chen Werberg, (trust) Inc. SA 401-1 (trust) BSA, Patricia Werberg, Werberg Fund LLC, Nova Fund a Stewart J Morris, Nova Development Member LLC, Daniel S. Frost, Sam Braver, Melissa Braver, Perisod Trust CO, Whasia Mervin, Maura Whasia, Christian Richman Properties LLC and Chir J Korhonen recorded March 15, 2017 as Record No. 895119.

13. Deed term vesting ownership of the strip of land in the purchaser(s).

NOTE: Reason of the legal address of the grantor must appear on the deed as per 1976 amendment to statute on recording of deeds (CRS 38-35-109 (2) Deed of Trust from the Riverbank, The Public Trustee for the use of the proposed vendor to secure the loan.

NOTE: The vesting deed is shown as follows:
Vestary Deed recorded November 21, 2016 as Record No. 895119.

NOTE: The product is for "Commercial purposes only." It is not a title insurance product and does not provide any form of coverage. The product is not a substitute for an insurance policy and does not provide or guarantee any coverage for or claim against. The product does not obligate the Company to issue any documents of title, insurance for any subsequent transaction based on the information provided or upon the product's description herein. The Company's SOA and "Covered" or "Excluded" risks and products are listed in the amount that was paid for this product.

This page is only a part of a 2016 ALTA Commitment for title insurance. This commitment is not valid without the Assuree's Commitment to issue policy, the Government Certificate Statement of Services B (SBI) Requirements and Schedule B, Part I Exclusions, and a completed and signed by the Assuree's escrow officer. Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this form for any other purpose is prohibited. ALTA members are authorized to use this form for their own use only. Register at www.landtitle.com for more information. ALTA Form No. ST-100 (Rev. 11/14)

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

**ISSUED BY
STEWART TITLE GUARANTY COMPANY**

Exceptions

File No. 386348

THIS COMMITMENT DOES NOT REPURSUE ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will exclude the following descriptions unless clarified to the satisfaction of the Company:

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears on the title records in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date of recording of the Schedule B Part I. Requirements are met.
- 2. Rights or claims of parties or possessors not shown by the public records.
- 3. Easements or claims of easements not shown by the public records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
- 5. Any lien or right to lien for services, labor, or material provided or rendered furnished imposed by law and not shown by the public records.
- 6. (a) Unintentional mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and adjacent to the Land and together with all rights, privileges, and interests, including mineral rights, whether or not the minerals are located under (a) (b) or (c) and shown by the Public Records to exist in Schedule B.
- 7. Water rights claims of title to water.
- 8. Any and all unpaid taxes and assessments and any untendered tax sales.
- 9. Indefinite or indefinite rights in any mineral or special water conservancy, hydroelectric, water control, or other district, subdivision, or city water service or street improvement area.
- 10. Reservation or easements concerning in U.S. Patents or U.S. Acts authorizing the issuance thereof, recording October 24, 1865 in Book 12 at Page 384 as recorded in the Public Records, 11 Rights of the up-riparian or a vein or lode or vein or lode or vein and mineral rights and provisions of rights of any to discover and claim a constructible under the authority of the United States.

This page is part of a set of ALTA Commitment Form Instructions. The Commitment is not valid without the full set of instructions. Please refer to the instructions provided by the Company for the correct use of the form. Copyright 2018 American Land Title Association. All rights reserved. The use of this form is limited to the use of the ALTA members and ALTA members in good standing as of the date of this Agreement and is not valid for other uses. Any use of this form by a non-member of ALTA constitutes a violation of the ALTA Code of Ethics. Page 5 of 7.

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

**ISSUED BY
STEWART TITLE GUARANTY COMPANY**

- 11. Easement and right of way for the Promerquest Ditch by deed rights-of way for 1127 acres as disclosed by Warranty Deed recorded January 29, 1915 in Book 93 at Page 599 as recorded in the Public Records.
- 12. Easement and right of way for the Promerquest Encroachment and Easement of the Section 10 Ditches as disclosed by Quit Claim Deed recorded May 27, 1920 in Book 133 at Page 623 as recorded in the Public Records.
- 13. Rights of Way recorded March 22, 1934 in Book 74 at Page 555 as recorded in the Public Records.
- 14. Any and all Placer and Lode Mining Claims and any and all assignments of record or otherwise thereof or interests therein.
- 15. Matters relating to the mineral estate as disclosed by Deed recorded April 4, 1940 in Book 125 at Page 82 as recorded in the Public Records and any and all assignments of record or otherwise thereof or interests therein.
- 16. Matters relating to the mineral estate as disclosed by Warranty Deed recorded August 5, 1995 in Book 653 at Page 460 as recorded in the Public Records 173515 and any and all assignments of record or otherwise thereof or interests therein.
- 17. Town of New Castle Resolution TC 197 recorded June 15, 1999 in Book 1135 at Page 481 as recorded in the Public Records.
- 18. Town of New Castle Resolution No. 110 95 recorded June 15, 1999 in Book 1135 at Page 484 as recorded in the Public Records.
- 19. Town of New Castle Ordinance No. 99 9 recorded June 16, 1999 in Book 1135 at Page 482 as recorded in the Public Records.
- 20. Amendment and Deed Agreement recorded June 15, 1960 in Book 1125 at Page 520 as recorded in the Public Records and Amendment recorded May 2, 2005 in Book 683 at Page 540 as recorded in the Public Records.
- 21. Town of New Castle Ordinance No. 99 10 recorded June 16, 1999 in Book 1135 at Page 482 as recorded in the Public Records.
- 22. Town of New Castle Council Ordinance No. 2002 8 recorded July 1, 2002 in Book 346 at Page 337 as recorded in the Public Records.
- 23. All matters disclosed or mentioned in Easement Hedges Ranch Subd v. So. E. section 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 24. Town of New Castle Council Ordinance No. 2002 7 recorded January 15, 2002 in Book 346 at Page 933 as recorded in the Public Records.

This page is part of a set of ALTA Commitment Form Instructions. The Commitment is not valid without the full set of instructions. Please refer to the instructions provided by the Company for the correct use of the form. Copyright 2018 American Land Title Association. All rights reserved. The use of this form is limited to the use of the ALTA members and ALTA members in good standing as of the date of this Agreement and is not valid for other uses. Any use of this form by a non-member of ALTA constitutes a violation of the ALTA Code of Ethics. Page 6 of 7.

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

25 Town of New Castle, Colorado Ordinance No. 2002-18 recorded January 8, 2003 in Book 1424 at Page 910 as Recipient No. 618326.

26 Vactor Storage Tank Agreement recorded January 8, 2003 in Book 1425 at Page 248 as Recipient No. 618303.

27 Town of New Castle, Colorado Ordinance No. 2003-2 recorded July 18, 2003 in Book 1454 at Page 621 as Recipient No. 619317.

28 Master's disclosed on the Amended and Restated Subdivision Easement/Exemption Map of Lakota Canyon Ranch (formerly Eagles Ridge Ranch) recorded July 18, 2003 as Recipient No. 535115 and on the Second Amended and Restated Subdivision Exemption Map of Lakota Canyon Ranch (formerly Eagles Ridge Ranch) recorded October 19, 2005 as Recipient No. 704280 and the First Plat Lakota Canyon Ranch Phase 7 recorded February 25, 2009 as Recipient No. 793714 and the Amended First Plat Lot 2 Lakota Canyon Ranch Phase 7 recorded July 20, 2010 as Recipient No. 788213.

29 Bylaws of Lakota Canyon Ranch Master Association, Inc. recorded December 11, 2003 in Book 545 at Page 939 as Recipient No. 619713.

30 First Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Lakota Canyon Ranch recorded October 19, 2002 in Book 1833 at Page 9 as Recipient No. 611824. First Supplement to First Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Lakota Canyon Ranch recorded December 23, 2002 in Book 1850 at Page 645 as Recipient No. 655845. Second Supplement recorded August 10, 2005 in Book 1715 at Page 459 as Recipient No. 679432. Amendment to the First and Second Supplements recorded February 8, 2006 in Book 1770 at Page 826 as Recipient No. 691993. Third Supplement recorded October 19, 2006 in Book 1854 at Page 604 as Recipient No. 700293. Amendment to the Third Supplement recorded December 28, 2007 as Recipient No. 749734. Fourth Supplement recorded February 4, 2008 as Recipient No. 749734.

31 Town of New Castle, Colorado Ordinance No. 2009-1 recorded February 26, 2009 as Recipient No. 61771.

32 Town of New Castle, Colorado Ordinance No. 2009-2 recorded September 16, 2009 as Recipient No. 76372.

33 All notices shown on the plat of P11 recorded July 30, 2010 as Recipient No. 746713.

This page is a copy of a plat of a subdivision. The contents of this commitment are subject to the terms and conditions of the plat. The plat is a public document and is subject to the provisions of the Colorado Real Estate Law, including the provisions of the Colorado Real Estate Law regarding the recording of documents. All rights reserved. Copyright 2008, 2015 American Land Title Association. All rights reserved. The use of this document for any purpose other than that for which it was prepared is prohibited. This document is not a contract and does not constitute an offer of insurance. It is a statement of facts. A copy of this document may be obtained from the American Land Title Association, 525 North Dearborn Street, Chicago, IL 60610. Page 1 of 1

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No. 395348

STATEMENT OF CHARGES

These charges are due and payable before a policy can be issued.

Title Fee

\$9.00

This page is a copy of a plat of a subdivision. The contents of this commitment are subject to the terms and conditions of the plat. The plat is a public document and is subject to the provisions of the Colorado Real Estate Law, including the provisions of the Colorado Real Estate Law regarding the recording of documents. All rights reserved. Copyright 2008, 2015 American Land Title Association. All rights reserved. The use of this document for any purpose other than that for which it was prepared is prohibited. This document is not a contract and does not constitute an offer of insurance. It is a statement of facts. A copy of this document may be obtained from the American Land Title Association, 525 North Dearborn Street, Chicago, IL 60610. Page 1 of 1

DISCLOSURES

File No. 386348
 Pursuant to C.R.S. 10-1-122 notice is hereby given that:

- A THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT.
- B A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT.
- C INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER OR THE COUNTY ASSESSOR.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that: "Every individual who is responsible for matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed" provided that Stewart Title Company conducts the closing of the stated transaction and is responsible for recording the legal documents from the transferor (exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued).

Note: Affirmative Maintenance Condition for the Owner may be available (typically by obtain of Exception No. 4 of Schedule B Section 2 of the Commitment) from the Owner's Policy to be issued upon compliance with the following conditions:

- A The land described in Schedule A of this commitment must be a single-family residence which includes a condominium or townhouse unit.
- B No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 180 days.
- C The Company must receive an appropriate third-party indemnifying the Company against United Matchless and Material Conditions.
- D The Company must receive payment of the appropriate premium.
- E If work has been construction improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for Unrecorded Items will include disclosure of certain construction information, financial information as to the seller, the builder and/or the contractor, payment of the appropriate premium fully disclosed indemnity agreements, satisfactory to the Company and any additional statements as may be necessary after an examination of the aforementioned information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or intended to pay.

To comply with the provisions of C.R.S. 10-1-123 the Company makes the following disclosure:

- a For the purposes of this disclosure, a "material estate" has been determined based on ownership conveyed from the surface estate and that there is a substantial likelihood that it is to pass to the party to be insured in the future.
- b For the purposes of this disclosure, "third party" means any person or entity who is not the insured or the insured's assignee.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C(1)(i) a closing protection letter is available to the insured.

NOTHING HEREIN CONTAINED SHALL BE HELD TO QUALIFY THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

**Stewart Title Guaranty Company Privacy Notice
 Stewart Title Companies**

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give customers the right to limit, suspend and opt out of sharing. Federal and applicable state law regulations also require us to tell you how we collect, share and protect your personal information. The following table can help you understand how we use your personal information. This privacy notice is provided on behalf of the Stewart Title Guaranty Company and its affiliates (the "Stewart Title Companies") pursuant to Title 18 of the Colorado Revised Statutes (C.R.S.).

The types of personal information we collect and share depend on the product or service that you have sought through us. The information can include social security numbers and driver's license numbers. As Federal companies, such as the Stewart Title Companies, need to share customer's personal information to run our everyday business—to protect beneficiaries and maintain customer accounts, in the version from we act the reasons that we can share customer's personal information, the reasons that we choose to share, and whether you can limit the sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes – to protect your beneficiaries and protect your account. This may include managing the business and managing customer records, such as protecting beneficiaries, making and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes – to offer our products and services to you.	No	We don't share
For joint marketing with other financial companies.	No	We don't share
For our affiliates' everyday business purposes – information about your beneficiaries and expenses. Affiliates are companies related to Stewart Title Guaranty or its parent company, such as Stewart Title Guaranty, Stewart Title Guaranty, and other companies with a Stewart name.	Yes	No
For our affiliates' everyday business purposes – information about your credit/borrowing.	No	We don't share
For our affiliates to market to you – for our convenience, Stewart has developed a means for you to limit and share your personal information through such mechanisms as opt-out, opt-in, and opt-out.	Yes	Yes, you may opt out and limit how we use your personal information for marketing purposes. You may also opt out of sharing your personal information with our affiliates.
For non-affiliates to market to you. Non-affiliates are companies not related to Stewart Title Guaranty or its parent company.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates, as permitted by law. If you request a restriction on the use of your personal information, we will disclose your personal information to the non-affiliates for the purposes of the non-affiliates' use of your personal information and subject to our privacy policy.

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	When we notify you about our sharing practices, we will provide a transaction.
How do the Stewart Title Companies protect my personal information?	Technical, physical, and administrative safeguards, including security measures that comply with federal and state regulations, including encryption, fire, and disaster recovery.
How do the Stewart Title Companies collect my personal information?	We collect your personal information for marketing when you request it, when you provide it to us, when you share it with us, when you use our services, when you use our website, when you use our mobile app, or when you use our services through our website, mobile app, or other means.
What sharing can I limit?	As noted above, you may limit how we use your personal information for marketing purposes. You may also opt out of sharing your personal information with our affiliates.

Contacts: If you have any questions about this privacy notice, please contact us at Stewart Title Guaranty Company, 1980 Post Oak Blvd, Privacy Officer, Houston, Texas 77056.

WARRANTY DEED

State Doc Fee: ~~\$61.71~~ ^{5.17}
Recording Fee: \$16.00

THIS DEED, is dated the 29th day of July, 2010, and is made between
Lakota Investment Company, LLC, a Colorado Limited Liability Company

(whether one, or more than one), the "Grantor," of the County of Garfield and State of Colorado, and

James Patrick Colombo

(whether one, or more than one), the "Grantee," whose legal address is: 300 Horseshoe Drive, Basalt CO 81621 of the County of and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$10.00) Ten dollars and Zero cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with improvements thereon, located in the County of Garfield and State of Colorado described as follows:

See "Exhibit A" attached hereto

also known by street and number as: TBD, New Castle, CO 81647

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2010 and subsequent years

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Lakota Investment Company, LLC.

By: J. Brett Benzel, Authorized Agent

State of Colorado)
County of Garfield) ss.
)

The foregoing instrument was acknowledged before me this 29th day of July, 2010, by J. Brett Benzel as Authorized Agent for Lakota Investment Company, LLC.

Witness my hand and official seal

Notary Public: _____
My commission expires: _____



stewart title

Stewart Title Company
620 E Hopkins Ave
Aspen, CO 81611

P.O. BOX 999, ASPEN, COLORADO 81611

Date: March 21, 2019
File Number: 3865348
Property Address: 721 Castle Valley Boulevard New Castle, CO 81642
Buyer/Borrower: TBD Buyer

TBD Buyer
Derby Meyer Emails
Mail Development Company Lakota, LLC
Derby Meyer Emails

WHELED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE

We Appreciate Your Business and Look Forward to Serving You in the Future

stewart title

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTEE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY. THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF TITLE, CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF TITLE, INCLUDING ANY SEARCH AND EXAMINATION ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND RELATE TO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice, Schedule B, Part I, Requirements, Schedule B, Part II, Exclusions, and the Commitment Conditions, STEWART TITLE GUARANTEE COMPANY, a Texas corporation, (Company) commits to issue the Policy described in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A into the specified and approved by the Proposed Policy Approval, and the name of the Proposed Insured. Part I of the Schedule B, Part I, Requirements have not been met within six months after the Company's Date of Commitment Termination, and the Company's liability and obligation ends.

Authorised Representative
Stewart Title Company
620 E Hopkins Ave
Aspen, CO 81611



Signature
Principal and CEO

For purposes of this policy, Stewart Title Guaranty shall be deemed to have been duly licensed under the laws of the State of Colorado under the provisions of the Colorado Insurance Code, Chapter 10, Article 10, Section 10-10-101, C.R.S. and Chapter 10, Article 10, Section 10-10-102, C.R.S. to issue title insurance policies in the State of Colorado, and to act as an agent for the issuance of title insurance policies in the State of Colorado. This commitment is subject to the terms and conditions of the policy and Schedule B, Part I, Requirements. For more information, please contact the issuing office.

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This document is intended to provide information only. It is not intended to constitute an offer or a solicitation of insurance. The actual terms, conditions, coverages and exclusions of any policy issued by Stewart Title Guaranty shall govern. For more information, please contact the issuing office.
ALTA Commitment Form, 3/18/18, version 1.0

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known" Actual or imputed knowledge but not constructive notice imparted by the Public Records
- (b) "Land" The land described in Schedule A and related improvements that by law constitute real property. The term "land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title or interest, estate or easement, in adjoining streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage" A mortgage deed of trust or other security instrument including one evidenced by electronic means authorized by law
- (d) "Policy" Each contract of fire insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured" Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount" Loan dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records" Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge
- (h) "Title" The estate or interest described in Schedule A

2. If all of the Schedule B Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation

3. The Company's liability and obligation is limited by and by its Commitment's not valid without

- (a) the Notice
- (b) the Commitment to Issue Policy
- (c) the Commitment Conditions
- (d) Schedule A
- (e) Schedule B Part I - Requirements
- (f) Schedule B Part II - Exceptions and
- (g) a corporate signature by the Company or its issuing agent that may be in electronic form

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a subject matter, it shall not be deemed an adverse claim or other matter recorded in the Public Records prior to the Commitment Date. Any amendment to this Commitment shall be made by the Company and shall not be binding on the Company unless it is approved by the Company's Board of Directors.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expenses incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the date of the Proposed Insured's payment resulting from the Proposed Insured's good faith reliance on the Commitment.
- (b) The Company shall not be liable under Commitment Condition 4 if the Proposed Insured requested the amendment and had knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have an obligation under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is a part of a 2016 All-Texas Commitment Form for the Insurance Title Commitment. The Commitment Form is a contract between the Company and the Proposed Insured. It is subject to the terms and conditions of the American Land Title Association's 2016 All-Texas Commitment Form. The Company's liability is limited to the Proposed Insured's actual expenses incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the date of the Proposed Insured's payment resulting from the Proposed Insured's good faith reliance on the Commitment. The Company shall not be liable under Commitment Condition 4 if the Proposed Insured requested the amendment and had knowledge of the matter and did not notify the Company about it in writing. The Company will only have an obligation under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

Page 3 of 3

- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expenses incurred in good faith and described in Commitment Condition 4(a) through 4(f) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data if any
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B Part I - Requirements have been met for the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A and no other person may make a claim under this Commitment.
- (b) Any claim must be made in writing and must be restrictive solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, the Commitment as last revised is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitments, negotiations, understandings, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The decision or modification of any Schedule B Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued in whole and in part under this Commitment, we and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing the insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide at the request of a Proposed Insured a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title nor the pro-forma policy is delivered to a Proposed Insured nor is it a commitment to issue.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be resolved at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.adr.org/adr/rules>.

STEWART TITLE GUARANTY COMPANY

All notices regarding this policy must be given to the Company and any statement of work or instruction to the Company must be given to the Company's agent. The Company's agent is the Company's agent for the limited purpose of issuing the insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

This page is a part of a 2016 All-Texas Commitment Form for the Insurance Title Commitment. The Commitment Form is a contract between the Company and the Proposed Insured. It is subject to the terms and conditions of the American Land Title Association's 2016 All-Texas Commitment Form. The Company's liability is limited to the Proposed Insured's actual expenses incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the date of the Proposed Insured's payment resulting from the Proposed Insured's good faith reliance on the Commitment. The Company shall not be liable under Commitment Condition 4 if the Proposed Insured requested the amendment and had knowledge of the matter and did not notify the Company about it in writing. The Company will only have an obligation under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

Page 3 of 3

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Stewart Title Company
Issuing Office: 620 E. Hopkins Ave. Aspen, CO 81611
Loan ID Number: 386348
Commitment Number: 386348
Issuing Office File Number: 741 Castle Valley Boulevard, New Castle, CO 81647
Property Address: 741 Castle Valley Boulevard, New Castle, CO 81647
Revision Number:

1. Commitment Date: March 1, 2010 at 8:00AM
2. Policy to be issued: Proposed Policy Amount
3. The estate of Robert W. and Linda M. Long described or referred to in this Commitment is FEE SIMPLE
4. The Fee is at the Commitment Date versus:
Mao Drive Investment Certificates, Landed LLC, a Colorado limited liability company
5. The land is conserved as follows:
See Exhibit A Attached Hereto

The policy is only a partial title commitment. It does not insure the full title. It only insures the title as it appears in the public records. It does not insure against claims that may arise from unrecorded interests, such as mortgages, judgments, liens, or other claims. It also does not insure against claims that may arise from the actions of the insured or its agents, or from the actions of the insured's predecessors in title. All rights reserved. Copyright 2006, 2010 American Land Title Association. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the American Land Title Association. This document is not a contract. It is only a summary of the information provided. The actual policy is the contract. The actual policy is available at the American Land Title Association website: <http://www.amlta.com>. Page 2 of 7

ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION
ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No. 386348

A PARCEL OF LAND BEING A PORTION OF LOT 2, LAKOTA CANYON RANCH PHASE 7, RECORDED AS RECESSION NO. 763774 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER SAID PARCEL SITUATE IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, ALL BEARINGS RELATIVE TO A BEARING OF N89°20'33"W BEING THE EAST 1/4 CORNER OF SAID SECTION 32 AND THE CENTER 1/4 CORNER OF SAID SECTION 32, BOTH GARFIELD COUNTY SURVEYOR BRASS TAPS IN PLACE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CORNER AT SAID CENTER 1/4 CORNER. BEARING N89°41'47"W 170.7 FEET TO THE TRUE POINT OF BEGINNING.
BEARING N89°41'47"W 235.30 FEET
BEARING N00°00'00"E 447.87 FEET TO A POINT ON THE SOUTHERLY RIGHT (S) WAY OF CASHEL VALLEY BOULEVARD
BEARING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES
1. N95°06'36"E 98.06 FEET
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 537.97 FEET AN ARC LENGTH OF 195.25 FEET (CHORD BEARS S83°23'37"E 84.66 FEET)
HENCE DEPARTING SAID RIGHT OF WAY S17°25'54"W 278.62 FEET
THE NCE S01°37'09"E 91.47 FEET TO THE TRUE POINT OF BEGINNING

AS SHOWN AS

LOT 2B

Lakota Canyon Ranch Phase 7, according to the final plat, Rekonsation of Parcel 1) plat recorded February 26, 2009 as Recession No. 763774 and the Amended Final Plat Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010 as Recession No. 789273.

County of Garfield, State of Colorado

This report is only a partial title commitment. It does not insure the full title. It only insures the title as it appears in the public records. It does not insure against claims that may arise from unrecorded interests, such as mortgages, judgments, liens, or other claims. It also does not insure against claims that may arise from the actions of the insured or its agents, or from the actions of the insured's predecessors in title. All rights reserved. Copyright 2006, 2010 American Land Title Association. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the American Land Title Association. This document is not a contract. It is only a summary of the information provided. The actual policy is the contract. The actual policy is available at the American Land Title Association website: <http://www.amlta.com>. Page 2 of 7

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANITY COMPANY

File No.: 387348

Requirements

A. of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party (not referred to in this Commitment) who will exist in interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exclusions.
2. Pay the agreed amount for the estate or interests to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Deedowner's satisfaction to the Company that convey the Title or create the Mortgage to be insured or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment to or for the account of the grantor(s) or mortgagee(s) of the full consideration for the estate or interest to be insured.
6. Proper jurisdiction(s) covering the estate or interest to be insured must be executed and duly filed for record.
7. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
8. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.
NOTE: If work has been performed on or in connection with the subject property (including drawings, soils testing, foundation work, installation of materials) please notify the Company's assessor within 10 days of receipt of this Title Commitment.
9. Payment of any and all Homeowners assessments and expenses which may be assessed to the property.
NOTE: Execution of an acceptance survey at a cost of \$1,000.00 that there have been no new improvements constructed or major structural changes made on the subject property.
NOTE: If improvements have been made on or in connection with the subject property, please notify the Company's assessor of the work within 10 days of receipt of this Title Commitment.
10. Referring to Main Development Corporation LLC The Company requires the following:
a) Copy of the Articles of Organization, the Operating Agreement and the requirements of the original copy to Company and a copy to the requirements of the original copy to the company.

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ALTA Commitment Form - November 8, 2016 (8-219)

W

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANITY COMPANY

b) A certificate of good standing, evidencing that the company is in good standing in the state of its formation.

c) Execution and recording of Statement of Authority pursuant to the provisions of Section 36-30-112 C.R.S.

Note: After filing the Company's filings, the Company may make additional requirements or exclusions.

NOTE: Statement of Authority for Main Development CO Limited LLC recorded November 21, 2016 as recorded in the Public Records. It discloses the following persons as those authorized to transact business on behalf of said entity: James P. Corbin, Jr. If there have been any amendments or changes to the management of the entity, written documentation reflecting the changes and a new Statement of Authority will be required.

12. Release by the Public Trustee of the Deed of Trust from Main Development CO Limited LLC for the use of the Deed of Trust recorded November 21, 2016 as recorded in the Public Records.

NOTE: Assignment of Deed of Trust to Daniel Wernberg, Glen Wernberg, Matt Rine, SS, 4014 1st Street, Parka, Bonga, Wernberg Fund LLC, Novak Fund a Staver, J Morris Nova, Developer, Member LLC, Daniel S. Frost, Sarah Braver, Malissa Braver, Perisac Trust CO, Wyatt the Marvin, Marvin Wess, Cristian Brava, Placent as LLC, and Corp, J Korzenbor, recorded March 15, 2017 as recorded in the Public Records.

13. Deed from vested owners vesting the same in the Public Trustee.

NOTE: Notation of the legal address of the grantor must appear on the deed as per 39-6-106, amendment to statute regarding of deeds. C.R.S. 39-6-106 (2). Deed of Trust from the Developer to the Public Trustee for the use of the proposed lender to receive the loan.

NOTE: The vesting deed is shown as follows:
Vestee: Daniel Wernberg, November 21, 2016, as recorded in the Public Records.

NOTE: This product is for informational purposes only. It is not a financial product and it is not a proprietary form of insurance. The product is not a guarantee or assurance and does not constitute or create any policy or contract. This product does not obligate the Company to provide any benefits or coverage for any subsequent transfer or division of the information provided or provided by the property described hereon. The Company's sole liability for any errors or omissions in this product is limited to the amount paid for this product.

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ALTA Commitment Form - November 8, 2016 (8-219)

W

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

25 Town of New Castle Colorado Ordinance No. 2002-18 recorded January 8 2003 in Book 1424 at Page 970 as Recd. No. 618284

26 Vactor Storage Tank Agreement recorded January 8 2003 in Book 1425 at Page 238 as Recd. No. 618303

27 Town of New Castle Colorado Ordinance No. 2003-2 recorded July 18 2003 in Book 1454 at Page 621 as Recd. No. 632117

28 Minutes disclosed on the American and Restated Subdivision Easement/Exclusion Map of Lakota Canyon Ranch (Formerly Eagles Ridge Ranch) recorded July 18 2003 as Recd. No. 632115 and on the Secord Amended and Restated Subdivision Exclusion Map of Lakota Canyon Ranch (Formerly Eagles Ridge Ranch) recorded October 19 2006 as Recd. No. 706428; and the Final Plat Lakota Canyon Ranch Phase 7 recorded February 26 2009 as Recd. No. 702744 and the Amendment Final Plat Lot 2 Lakota Canyon Ranch Phase 7 recorded July 20 2010 as Recd. No. 788213

29 Bylaws of Lakota Canyon Ranch Master Association Inc. recorded December 11 2003 in Book 1454 at Page 939 as Recd. No. 642713

30 First Amended and Restated Master Declaration of Protective Covenants Conditions and Restrictions for Lakota Canyon Ranch recorded October 19 2006 in Book 1632 at Page 91 as Recd. No. 641444; First Supplement to First Amended and Restated Master Declaration of Protective Covenants Conditions and Restrictions for Lakota Canyon Ranch recorded December 23 2006 in Book 1650 at Page 645 as Recd. No. 655845; Second Supplement recorded August 10 2005 in Book 1719 at Page 459 as Recd. No. 679422; Amendment to the First and Second Subdivisions recorded February 8 2005 in Book 1770 at Page 826 as Recd. No. 691943; Third Subdivision recorded October 19 2006 in Book 1854 at Page 634 as Recd. No. 706295; Amendment to the Third Supplement recorded December 28 2007 as Recd. No. 740334; Fourth Supplement recorded February 4 2008 as Recd. No. 742751

31 Town of New Castle Colorado Ordinance No. 2009-1 recorded February 26 2009 as Recd. No. 747713

32 Town of New Castle Colorado Ordinance No. 2009-2 recorded February 26 2009 as Recd. No. 747715

33 A. Carter's stop on the part of PLI recorded July 30 2010 as Recd. No. 789713

ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY
STEWART TITLE GUARANTY COMPANY

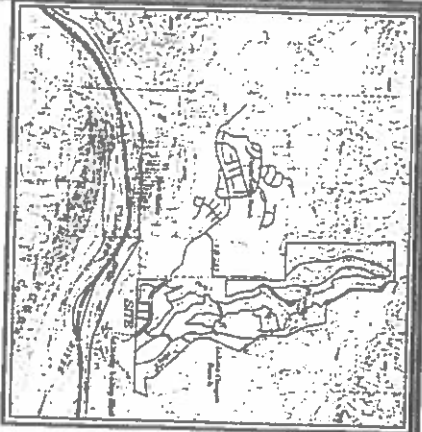
File No. 295348

STATEMENT OF CHARGES
Those charges are due and payable before a policy can be issued

Title Fee \$0.00

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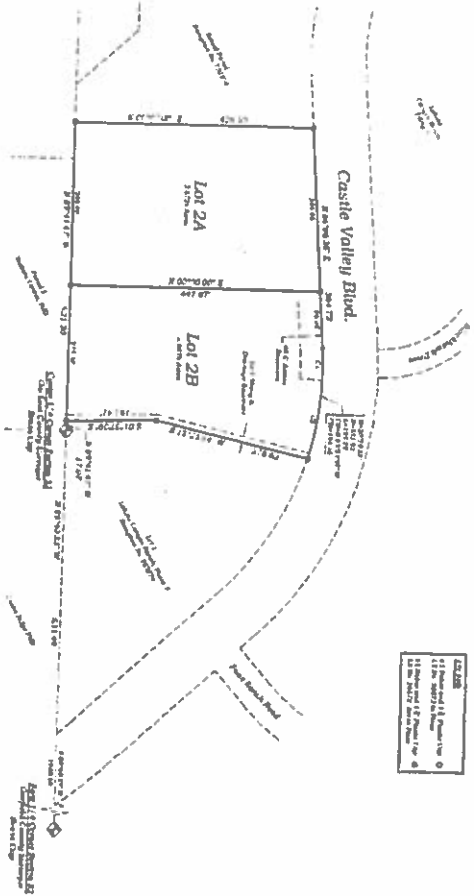


Vicinity Map
Scale: 1" = 2000'

Amended Final Plat Lot 2 LAKOTA CANYON RANCH, PHASE 7 Town of New Castle, County of Garfield, State of Colorado

AREA	AREA	PERCENTAGE	PERCENTAGE
1.00	1.00	100.00	100.00
2.00	2.00	200.00	200.00
3.00	3.00	300.00	300.00
4.00	4.00	400.00	400.00
5.00	5.00	500.00	500.00
6.00	6.00	600.00	600.00
7.00	7.00	700.00	700.00
8.00	8.00	800.00	800.00
9.00	9.00	900.00	900.00
10.00	10.00	1000.00	1000.00

AREA	AREA	PERCENTAGE	PERCENTAGE
1.00	1.00	100.00	100.00
2.00	2.00	200.00	200.00
3.00	3.00	300.00	300.00
4.00	4.00	400.00	400.00
5.00	5.00	500.00	500.00
6.00	6.00	600.00	600.00
7.00	7.00	700.00	700.00
8.00	8.00	800.00	800.00
9.00	9.00	900.00	900.00
10.00	10.00	1000.00	1000.00



CERTIFICATE OF OWNERSHIP

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 200__.

Notary Public in and for the State of Colorado

[Signature]
Notary Public

TITLE INSURANCE COMPANY CERTIFICATE

THE INSURANCE COMPANY HAS EXAMINED THE RECORDS IN THE PUBLIC RECORDS OF GARFIELD COUNTY, COLORADO, AND HAS FOUND THAT THE INTEREST OF THE APPLICANT IN THE ABOVE DESCRIBED PROPERTY IS VALIDLY ACQUIRED BY THE APPLICANT AND IS NOT SUBJECT TO ANY CLAIM, MORTGAGE, EASEMENT, OR OTHER INTEREST OF ANY KIND.

Witness my hand and seal this _____ day of _____, 200__.

[Signature]
Title Insurance Company

CLERK AND RECORDER'S CERTIFICATE

I, the undersigned, Clerk and Recorder of Garfield County, Colorado, do hereby certify that the foregoing instrument was duly recorded in my office on this _____ day of _____, 200__, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as recorded in my office.

Witness my hand and seal of office this _____ day of _____, 200__.

[Signature]
Clerk and Recorder

TOWN ADMINISTRATOR CERTIFICATE

I, the undersigned, Town Administrator of the Town of New Castle, Colorado, do hereby certify that the foregoing instrument was duly recorded in my office on this _____ day of _____, 200__, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as recorded in my office.

Witness my hand and seal of office this _____ day of _____, 200__.

[Signature]
Town Administrator



PLAT NOTES

1. This plat is subject to the terms and conditions of the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.
2. The area shown as Lot 2A and Lot 2B is a portion of the original lot shown on the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.
3. The area shown as Lot 2A and Lot 2B is a portion of the original lot shown on the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.

CONSENT AND SUBORDINATION OF HEIRD OF TRUST

I, the undersigned, _____, do hereby consent and subordinate to the interests of the Trust created by the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.

Witness my hand and seal this _____ day of _____, 200__.

[Signature]
Heird of Trust

SUBDIVISION NOTES

1. All lots shown on this plat are subject to the terms and conditions of the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.
2. The area shown as Lot 2A and Lot 2B is a portion of the original lot shown on the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.
3. The area shown as Lot 2A and Lot 2B is a portion of the original lot shown on the Final Plat of Lot 2, LAKOTA CANYON RANCH, PHASE 7, recorded in Garfield County, Colorado, on _____ day of _____, 200__, at _____ o'clock _____ M.

SUBDIVISION CERTIFICATE

I, the undersigned, _____, do hereby certify that the foregoing instrument was duly recorded in my office on this _____ day of _____, 200__, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as recorded in my office.

Witness my hand and seal this _____ day of _____, 200__.

[Signature]
Subdivision Certificate

VICINITY MAP

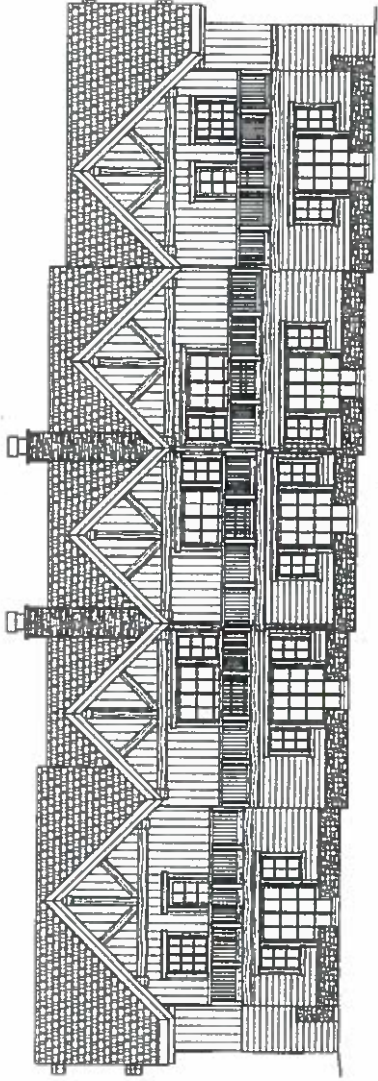


Vicinity Map
Scale: 1"=1000'

EAGLE'S RIDGE RANCH
AT
LAKOTA CANYON RANCH
TOWN OF NEW CASTLE
GARFIELD COUNTY, COLORADO

LOT 2B PHASE 7

PRELIMINARY/FINAL PUD APPLICATION
FEBRUARY 5, 2019



RECEIVED

APR 25 2019

**Town of
New Castle, CO**

CONTACT INFORMATION

OWNER: MALO DEVELOPMENT COMPANY - LAKOTA LLC
300 HORSESHOE DRIVE
BASALT, CO 81621
970-618-9222

PLANNING & DESIGN: COLOMBO INTERNATIONAL, INC
300 HORSESHOE DRIVE
BASALT, CO 81621
970-618-9222

CIVIL ENGINEER: HIGH COUNTRY ENGINEERING
1517 BLAKE AVENUE
GLENWOOD SPRINGS, CO 81601
970-945-8676

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601
970-945-7988

SURVEYOR: BOOKCLIFF SURVEY SERVICES, INC
163 E. 3rd STREET, SUITE A
RIFLE, CO 81650
970-625-1630

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CIVIL
TITLE SHEET
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**EAGLE'S RIDGE
AT
LAKOTA CANYON
RANCH**
PHASE 7, LOT 2B
NEW CASTLE, COLORADO

REVISIONS
04/24/19

It is the responsibility of the engineer to provide a professional seal and signature on all drawings. The engineer shall be responsible for the accuracy of the information provided to the engineer and for the proper use of the drawings. The engineer shall not be responsible for the actions of the contractor or other parties who may use the drawings without the engineer's consent. The engineer shall not be responsible for the actions of the contractor or other parties who may use the drawings without the engineer's consent.

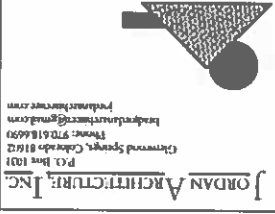
PROJECT NO.
2018-22
DRAWN BY
BSJ
CHECKED BY
J.C.
ISSUE DATE
2/19/19

SHEET TITLE
TITLE SHEET

T1.0

JORDAN ARCHITECTURE, INC.
P.O. Box 103
Clearwood Springs, Colorado 81621
Phone: 970.618.6630
jordanarchitect.com

COLOMBO INTERNATIONAL, INC.
100 HORSHOE DRIVE
BASALT, COLORADO 81621
PHONE: 970.618.9222
EMAIL: COLOMBO@SOFTS.NET



JORDAN ARCHITECTURE, INC.
 P.O. Box 1001
 Greenwood Springs, Colorado 81622
 Phone: 970.618.6690
 jordanarchitect.com
 jordanarchitect@comcast.net

COLOMBO INTERNATIONAL
 300 HORSHOE DRIVE
 BASALT, COLORADO 81621
 PHONE: 970.618.9222
 EMAIL: COLOMBO@SOPRIS.NET

EAGLE'S RIDGE
 AT
 LAKOTA CANYON
 RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04/24/19

PROJECT NO.
 2018-22
 DRAWN BY
 BSI
 CHECKED BY
 J.C.
 ISSUE DATE
 2/19/19

SHEET TITLE
 TITLE SHEET

T1.1

LEGEND

- ELEVATION HEIGHTS ACTUAL (DATUM)
- FLOOR ELEVATION ACTUAL (DATUM)
- SECTION CUT/SHEET NUMBER
- MATERIAL CHANGE
- INTERIOR ELEVATION DENOTATION / SHEET NUMBER

ABBREVIATIONS

- AFF ABOVE FINISH FLR.
- ADJ ADJACENT
- AGG AGGREGATE
- ARCH ARCHITECTURAL
- BM BEAM
- BRG BEARING
- BTWN BETWEEN
- BLDG BUILDING
- CL CENTERLINE
- CER CERAMIC TILE
- CLFR CL-FR
- CLOS CLOSET
- COL COLUMN
- CONC CONCRETE
- CONT CONSTRUCTION JOINT
- CONT CONTINUOUS
- DTL DETAIL
- DIA DIAMETER
- DIM DIMENSION
- DW DISHWASHER
- DN DOWN
- DWG DRAWING
- EA EACH
- ELEV ELEVATION
- EQ EQUAL
- EXIST EXISTING
- EXT EXTERIOR
- FIN FINISH
- FLR FLOOR
- FD FLOOR DRAIN
- FTG FOOTING
- FDN FOUNDATION
- GA GAUGE
- GALV GALVANIZED
- GC GENERAL CONTRACTOR
- GL GLASS
- GR GRADE
- GYP GYPSUM
- HDWR HARDWARE
- HD HEAD
- HT HEIGHT
- HORIZ HORIZONTAL
- INT INTERIOR
- JOINT JOINT
- LAM LAMINATE
- LAV LAVATORY
- LAY LAY
- MFR MANUFACTURER
- MATL MATERIAL
- MAX MAXIMUM
- MECH MECHANICAL
- MIN MINIMUM
- MISC MISCELLANEOUS
- NOT IN CONTRACT NOT IN CONTRACT
- ON CENTER ON CENTER
- OC OWNER FURNISHED, CONTRACTOR INSTALLED
- OFICI OWNER FURNISHED, CONTRACTOR INSTALLED
- PERF PERFORATED
- PLY PLYWOOD
- REF REFRIGERATOR
- REQD REQUIRED
- RO ROUGH OPENING
- SHT SHEET
- SIM SIMILAR
- SPEC SPECIFICATION
- STL STEEL
- TBD TO BE DETERMINED
- TEL TELEPHONE
- TV TELEVISION
- TEMP TEMPERED
- THK THICK
- T & G TONGUE AND GROOVE
- T & B TOP AND BOTTOM
- TO TOP OF
- T TREAD
- TYP TYPICAL
- VIF VERIFY IN FIELD
- VERT VERTICAL
- WP WATERPROOF
- WNDW WINDOW
- WD WOOD

GENERAL NOTES

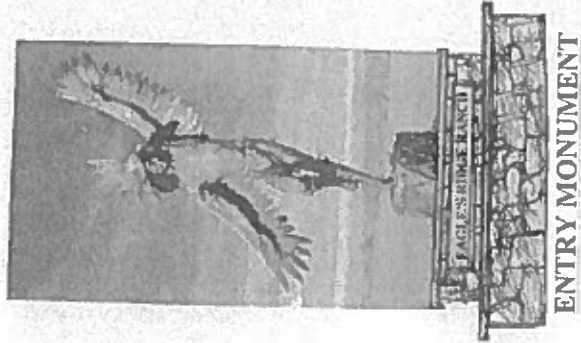
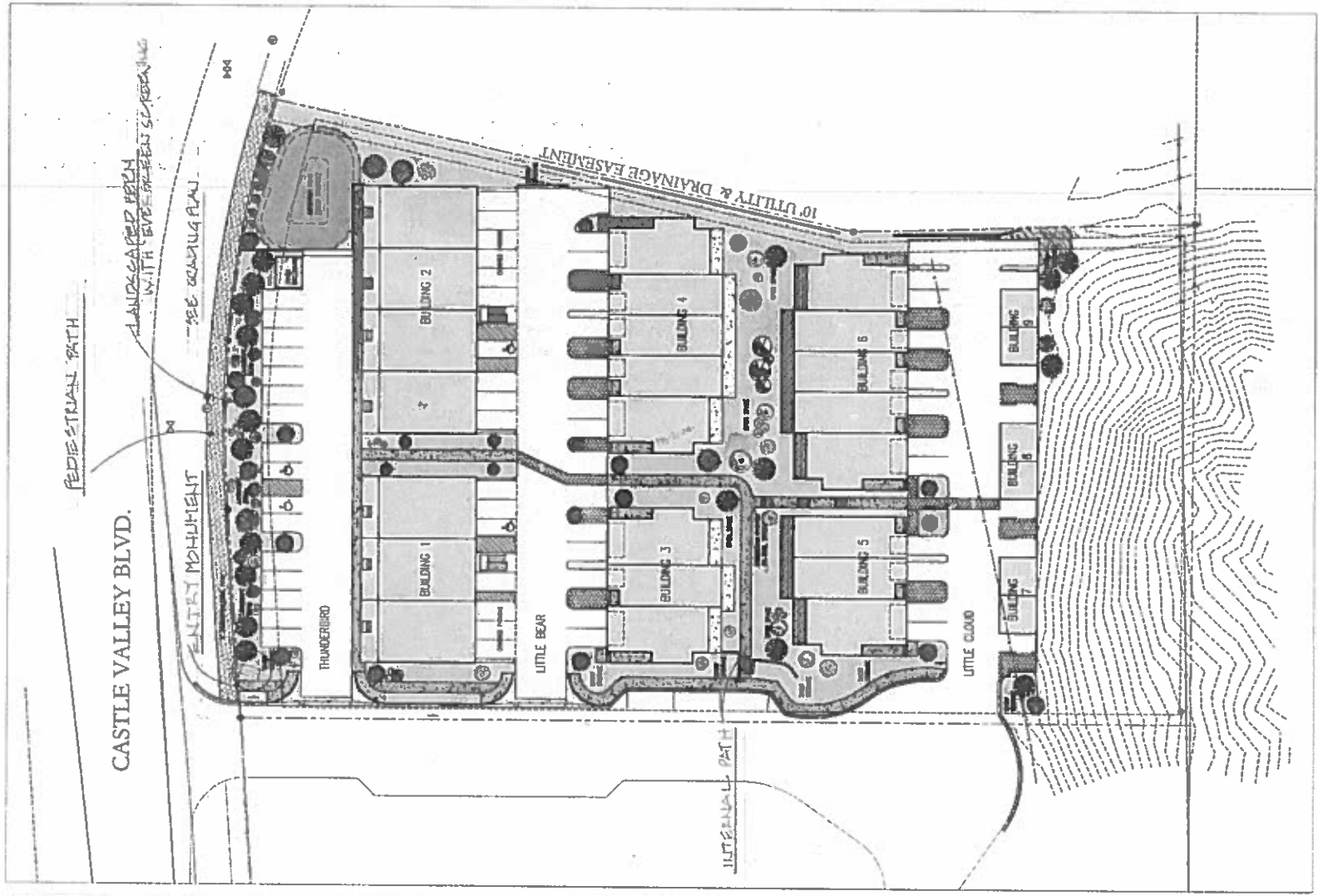
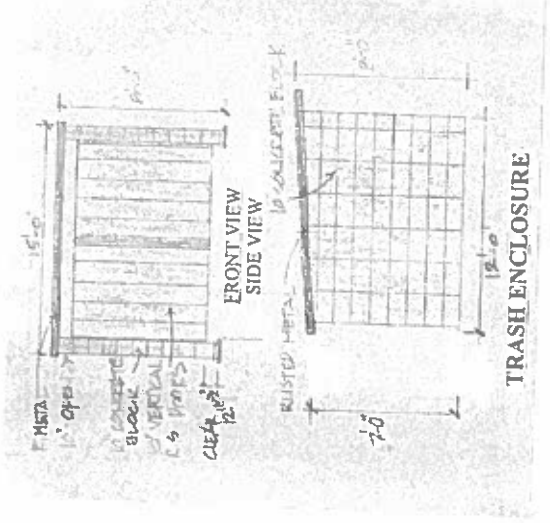
1. THE AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, EXCEPT AS AMENDED HEREIN.
2. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATED TRADES.
4. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT CONDITIONS, WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
5. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND THE ARCHITECT SHALL REVIEW ALL SUCH SAMPLES BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUEST AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH THE GENERAL CONTRACTOR. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR THEIR REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED FOR SAMPLES IN PARAGRAPHS, ABOVE.
7. THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR OR WHEN THERE IS A NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR BY ANY LOCAL CODE OR ORDINANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY, AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
9. DO NOT SCALE DRAWINGS.
10. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
11. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
12. CROWN ALL STUDS, JOISTS, AND RAFTERS. CROWN JOISTS AND RAFTERS UP.
13. COORDINATE JOIST PLACEMENT WITH PLUMBING AND ELECTRICAL FIXTURE PLACEMENT.
14. ARCHITECT SHALL FIELD VERIFY BUILDING LOCATION AFTER STAKE OUT IS COMPLETE AND BEFORE THE CONTRACTOR BEGINS ANY SITE CLEARING. NOTIFY THE ARCHITECT 24 HOURS IN ADVANCE TO ARRANGE INSPECTION.
15. CONTACT UTILITY COMPANIES TO FIELD VERIFY LOCATION OR RESPECTIVE SERVICE LINES PRIOR TO BEGINNING CONSTRUCTION.
16. THE PURPOSE OF THESE DRAWINGS IS ONLY TO GRAPHICALLY DEPICT THE GENERAL NATURE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING DIMENSIONS AND SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE ARCHITECT AND/OR ENGINEERS SHALL BE NOTIFIED OF ANY VARIATION FROM DIMENSIONS OR CONDITIONS SHOWN IN THE DRAWINGS.

TREE KEY

SYMBOL	COMMON NAME
	COLORADO BLUE SPRUCE
	COLORADO SPRUCE (GREEN)
	THORNLESS HONEYLOCUST
	RED SUNSET MAPLE
	NEWPORT PLUM
	PINON PINE

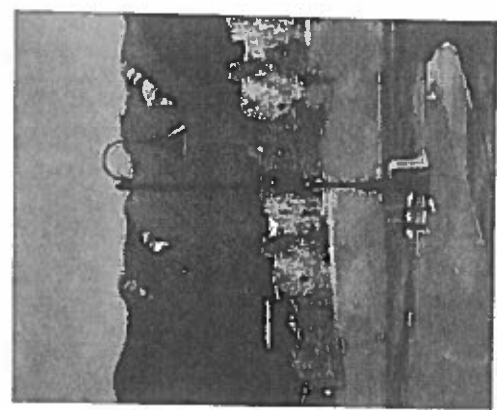
SHRUB AND GROUND COVER KEY

	LILACS
	MICKY'S WHITE POTTMILLA
	ANTHONY'S WATER SPIREA
	BAILEY REDWING DOGWOOD
	MUGO PINE
	DOUBLE PINK ROSE SHRUB
	SODDED LAWN
	ASSORTED PERENNIALS
	PASTURE SEED MIX W/ WILDFLOWERS

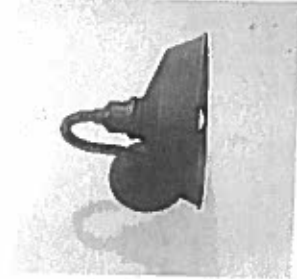


LIGHTING/SIGNAGE PLAN KEY

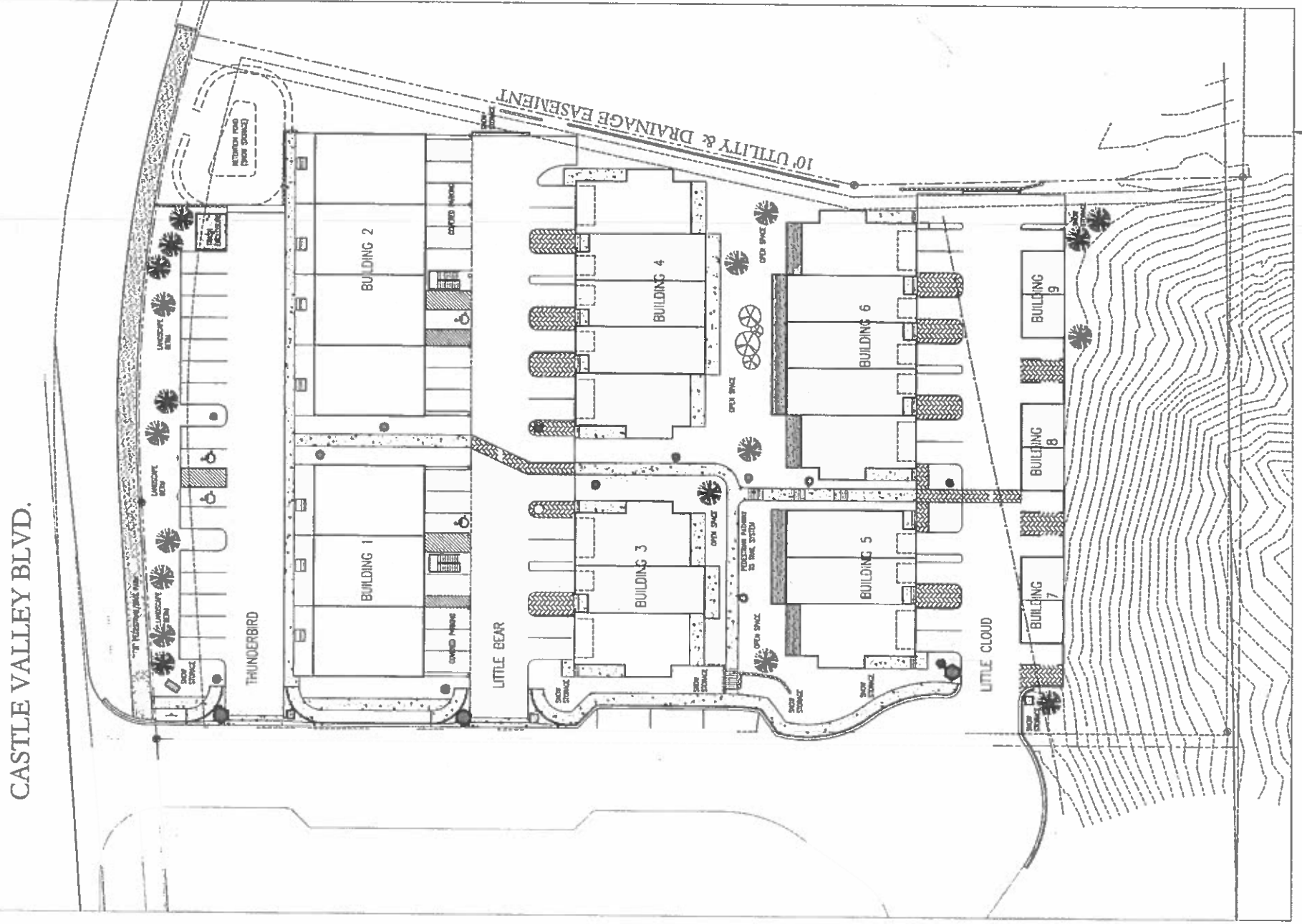
- | SYMBOL | DESCRIPTION |
|--------|-------------------------|
| ● | STOP SIGN |
| ● | STREET LIGHT |
| □ | STREET NAME MARKER |
| ● | PATHWAY LANDSCAPE LIGHT |
| □ | ENTRY MONUMENT W/LIGHTS |



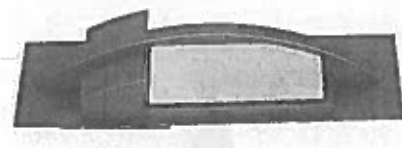
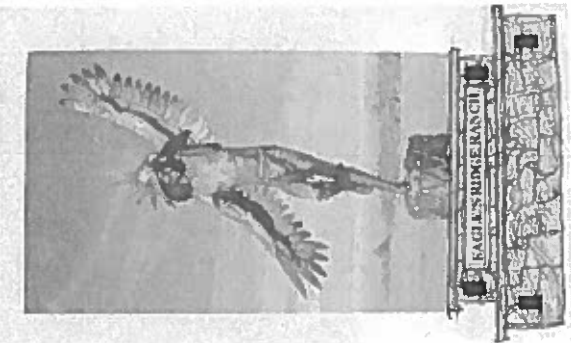
STREET LIGHT - DARK SKY



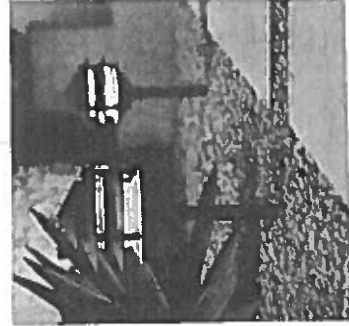
PORCH LIGHT - DARK SKY



Lighting/Signage Plan
 1"=30'-0"



MONUMENT LIGHTING EMBEDDED IN STONE



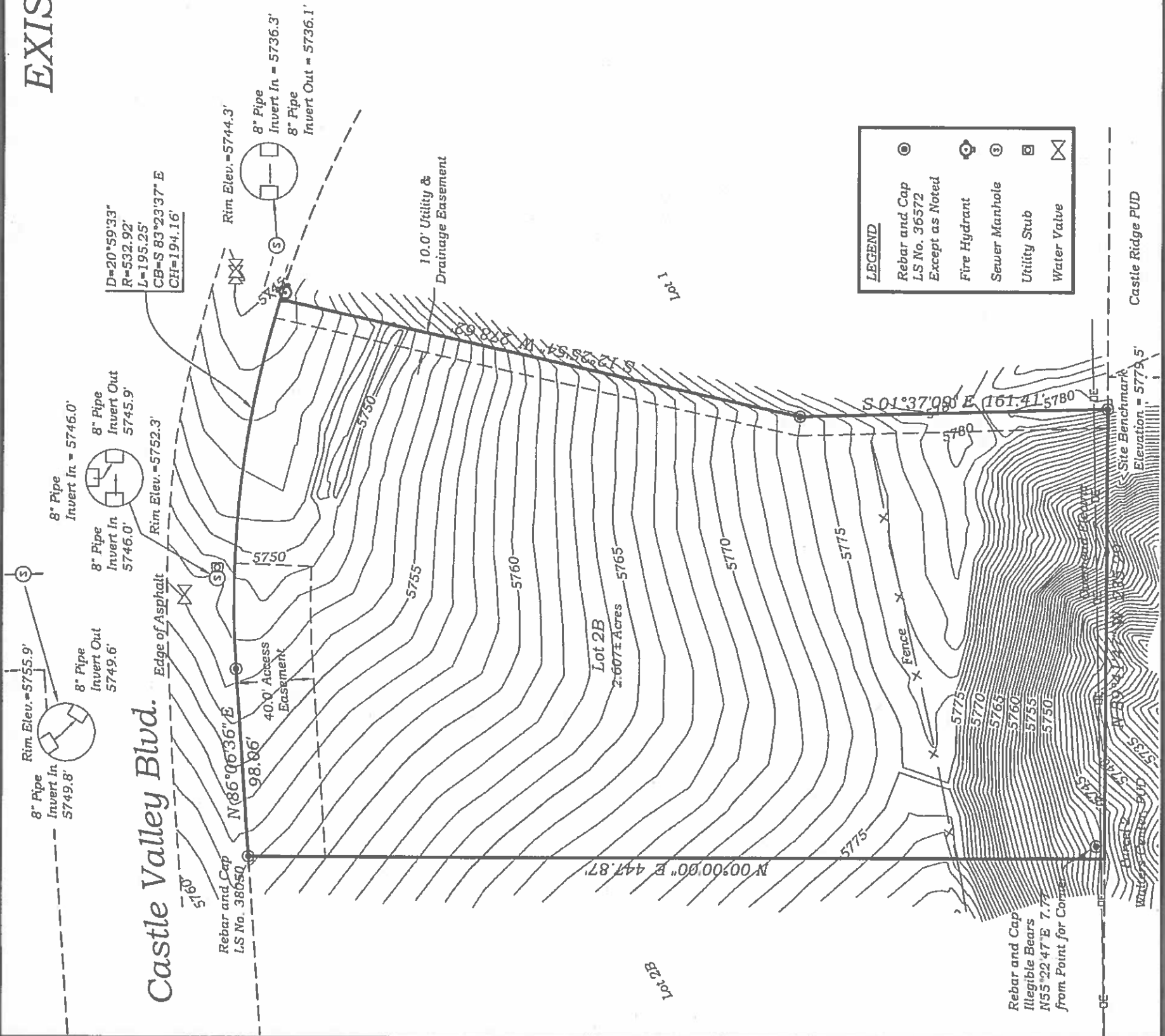
LANDSCAPE LIGHTING - DARK SKY

EXISTING CONDITIONS SURVEY

Eagles Ridge Ranch

Lot 2B, Phase 7

Lakota Canyon Ranch



LEGEND	
⊙	Rebar and Cap LS No. 36572 Except as Noted
⊕	Fire Hydrant
⊗	Sewer Manhole
⊞	Utility Stub
⊚	Water Valve

SCALE: 1" = 60'

PROPERTY DESCRIPTION

LOT 2B, LAKOTA CANYON RANCH, PHASE 7

NOTES

- 1.) DATE OF SURVEY WAS NOVEMBER 3, 2017.
- 2.) CONTOUR INTERVAL FOR THIS SURVEY IS ONE FOOT.
- 3.) ELEVATIONS ARE BASED ON A NAVD88 ELEVATION OF 5598.0 FEET ON THE NGS MONUMENT "ANDERS M" AND ON THE SITE BENCHMARK, THE SOUTHWEST CORNER OF LOT 2B AS SHOWN HEREON.
- 4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC. OF THE PROPERTY SHOWN TO DETERMINE OWNERSHIP, COMPATIBILITY WITH ADJOINING PARCELS, OR EASEMENT OR ENCUMBRANCES OF RECORDS AFFECTING THIS PARCEL.

SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED ON THIS DATE NOVEMBER 3, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

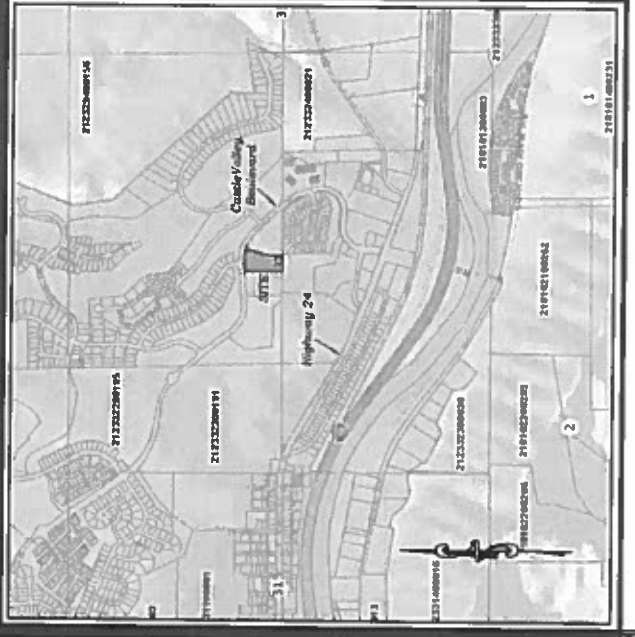
Michael J. Langhorne
 MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572
 FOR AND ON BEHALF OF
 BOOKCLIFF SURVEY SERVICES, INC.
 PROFESSIONAL LAND SURVEYOR

REVISION	DESCRIPTION	DATE	BY
1/2/17	UPDATE	11/2/17	UPDATE
4/7/17	ADDITIONAL TOPO	4/7/17	ADDITIONAL TOPO
3/28/17	NAME CHANGE	3/28/17	NAME CHANGE



EXISTING CONDITIONS SURVEY

MALO DEVELOPMENT COMPANY/LAKOTA, LLC	FILE: ENC
300 HORSESHOE DRIVE	DWG. N.
BASALT, CO 81621	DATE: 3/24/17
	PROJECT NO. 17020-01
	SHEET 1
	OF 1



Vicinity Map
Scale: 1" = 1000'

Preliminary/Final Plat

EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH

A Resubdivision of Lot 2B, Lakota Canyon Ranch, Phase 7
situate in the N1/2 Section 32, Township 5 South, Range 90 West of the 6th P.M.
Town of New Castle, County of Garfield, State of Colorado

PLAT NOTES:

- EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH IS SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF NEW CASTLE ORDINANCE NO. 2019-001 (THE APPROVAL ORDINANCE) AND THE SUBDIVISION IMPROVEMENTS AGREEMENT NO. 2019-001, BOTH AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO. AS SAID AGREEMENT MAY BE AMENDED FROM TIME TO TIME.
- EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FIRST LAKOTA CANYON RANCH (THE MASTER DECLARATION) RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AND RESTRICTIONS FOR WITHDRAWALS RELATIVE TO THE WHITEHORSE VILLAGE DECLARATION, RECORDED OCTOBER 19, 2004, AS RECEPTION NO. 041949. ALL IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO. THE MASTER DECLARATION AND WHITEHORSE VILLAGE DECLARATION WHICH MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME, ESTABLISH AND DEFINE THE BOUNDARIES, RESERVATIONS AND RIGHTS REFERRED TO IN THIS PLAT WHICH AFFECT THE PROPERTY.
- EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH IS SUBJECT TO THE DRAFT COURSE AGREEMENT RECORDED JANUARY 8, 2008, AS RECEPTION NO. 081924, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO. AS SAID AGREEMENT MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME, WHICH AGREEMENT ESTABLISHES THE BOUNDARIES OF THE DRAFT COURSE AGREEMENT AND THE RIGHTS OF THE PARTIES TO THE DRAFT COURSE AGREEMENT AND THE RIGHTS OF THE PARTIES TO THE DRAFT COURSE AGREEMENT AND THE RIGHTS OF THE PARTIES TO THE DRAFT COURSE AGREEMENT.
- ALL OF THE PRIVATE STREETS THUNDERBOLT DRIVE, LITTLE BEAR DRIVE AND LITTLE CLOUD DRIVE AND THE OPEN SPACES THEREON ARE HEREBY DEDICATED TO THE TOWN OF NEW CASTLE AND TO BE MAINTAINED AND MANAGED PURSUANT TO THE MASTER DECLARATION AND DRIVES 2 FROSE AT LAKOTA CANYON RANCH.
- ALL DEVELOPMENT WITHIN EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH SHALL COMPLY WITH THE REQUIREMENTS OF THE WHITEHORSE VILLAGE DECLARATION AND RESTRICTIONS FOR WITHDRAWALS AND RESTRICTIONS FOR WITHDRAWALS, COPIES OF WHICH ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO.
- ALL DEVELOPMENT WITHIN EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH SHALL COMPLY WITH THE GEOTECHNICAL REPORT IDENTIFIED AS JOB NO. 101-4417 DATED MARCH 31, 2004 COMPLETED BY HF CENTER, INC. IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO.
- INDIVIDUAL LOTS MAY NOT BE SOLD UNLESS AND UNTIL EACH LOTS AS THIS TOWN APPROVES A DETAILED BLOCK PLAN FOR EACH BLOCK THAT PLAYS THE BOUNDARIES OF THE LOTS. INTERVAL LOTS MAY NOT VARY MORE THAN 15% FROM WHAT IS DEPICTED ON THE FINAL BLOCK PLAN.

TITLE CERTIFICATE

I, AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LOTS SHOWN UPON THIS PLAT AND THAT TITLE TO EACH LOT IS EXTENDED UNINTERRUPTEDLY TO THE PRESENT BY THE ORIGINAL GRANTEE, LESSOR, CONTRACTS AND AGREEMENTS INCLUDING REAL PROPERTY IN THIS PLAT, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____ A.D. 2019

TITLE COMPANY: _____

AGENT: _____

NOTES

- DATE OF SURVEY WAS OCTOBER 26, 2018.
- BASES OF BEARINGS FOR THIS SURVEY IS AS ASSUMED BEARING OF 89°40'31" BETWEEN THE CORNER 1/4 OF SAID SECTION 32 AND THE EAST 1/4 CORNER OF SAID SECTION 32, BOTH BEING MARKED WITH 5" GARFIELD COUNTY SURVEYOR IMAGE CAPS ON 3" PINE STAMPS FOR SAID CORNERS AS SHOWN HEREBY.
- THIS PLAT IS BASED ON:
 - SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2016 AS RECEPTION NO. 88436.
 - THE AMENDED FINAL PLAT OF LOT 2, LAKOTA CANYON RANCH, PHASE 7 RECORDED JULY 30, 2016 AS RECEPTION NO. 789211.
- RESEARCH FOR RIGHTS OF WAY AND EASEMENTS OF RECORD ARE BASED ON STEWART TITLE COMPANY COMMITMENT NUMBER 83048 DATED MARCH 1, 2019.
- MONUMENTS FOUND IN PLACE AS INDICATED HEREBY.
- ALL DIMENSIONS SHOWN HEREBY ARE RECORD AND AS REQUIRED UNLESS OTHERWISE INDICATED.
- ALL FOUND OR SET MONUMENTS ARE FLUSH WITH GROUND EXCEPT AS NOTED HEREBY.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMOCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS FROM THE DATE OF THE DEFECT, IF NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TWO (2) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREBY.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. LARCHONSKI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROFESSIONAL LAND SURVEYING ACT, AND THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY. THIS PLAT ACCURATELY REPRESENTS A SURVEY, PERFORMED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND THAT IT CONFORMS WITH THE CURRENT STANDARDS FOR LAND SURVEYING OF THE COLORADO AND AS WELL AS WITH RELATED SURVEY REQUIREMENTS OF THE SURVEYOR'S BOARD OF EXAMINERS, AS WELL AS WITH RELATED SURVEY REQUIREMENTS OF THE SURVEYOR'S BOARD OF EXAMINERS. I HAVE REVIEWED THIS PLAT AND THE SURVEY RECORDS THEREON, AND I HAVE STATED IN THE PRECEDING STATEMENTS AND COMMENTS SHOWN THE ACCURACY OF THIS PLAT AND THE BOUNDARIES AND STREETS OF THE FINAL PLAT OF EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH AS SHOWN ARE STATED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL

THIS _____ DAY OF _____, A.D. 2019

MICHAEL J. LARCHONSKI, P.L.S. 63472

REVIEW

CERTIFICATE OF OWNERSHIP, SUBDIVISION AND DEDICATION

- OWNER: MALO DEVELOPMENT COMPANY, LAKOTA LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY DESCRIBED ON THIS PLAT (THE "PROPERTY").
- RESERVE: OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED, SUBDIVIDED AND LAYED AS ILLUSTRATED ON THIS FINAL PLAT OF EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH (THE "PLAT") IN ACCORDANCE WITH THE DEDICATIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN OR DESCRIBED HEREBY.
- DEDICATIONS AND EASEMENTS: OWNER HEREBY MAKES THE FOLLOWING DEDICATIONS AND EASEMENTS:
 - THE DEDICATED RIGHT OF WAY AS SHOWN HEREBY IS HEREBY DEDICATED TO THE TOWN OF NEW CASTLE, COLORADO (THE "TOWN") FOR THE USE OF THE PUBLIC. FOREVER, AS PUBLIC STREETS AND FOR DRAINAGE AND UNDERGROUND UTILITY PURPOSES. ALL SUCH DEDICATED STREETS, INCLUDING THE DRAINAGE SURFACE, SIDE WALKS AND TRAILS THAT MAY BE LOCATED WITHIN THEM SHALL BE SUBJECT TO THE RIGHTS OF THE TOWN. THE OWNERS AND OTHERS OF LOTS AND UNITS IN EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH, TO USE SAID STREETS RIGHTS OF WAY FOR ACCESS, DRAINAGE AND EGRESS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES.
 - THUNDERBOLT DRIVE, LITTLE BEAR DRIVE AND LITTLE CLOUD DRIVE ARE PRIVATE DRIVES. MAINTENANCE IN CONNECTION WITH THE RESPONSIBILITY OF THE LANDOWNER SHALL BE THE DUTY OF THE LANDOWNER. ACCESS SHALL BE FOR PUBLIC AND EMERGENCY PURPOSES.
 - A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY GRANTED TO THE TOWN, UTILITY PROVIDERS AND THE MASTER ASSOCIATION AND RESERVED TO THE OWNER OVER ALL AREAS NOT CONTAINED WITHIN A BUILDING FOOTPRINT OR OTHERWISE EXCLUDED HEREON INCLUDING, BUT NOT LIMITED TO, THE REPLACEMENT OF UNDERGROUND UTILITIES AND APPURTENANCES THEREON INCLUDING, BUT NOT LIMITED TO, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, WATER LINES, TELEPHONE LINES AND IRRIGATION WATER LINES.
 - PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENTS AS SHOWN HEREBY ARE HEREBY DEDICATED TO THE TOWN, UTILITY PROVIDERS AND THE MASTER ASSOCIATION AND RESERVED TO THE OWNER OVER ALL AREAS NOT CONTAINED WITHIN A BUILDING FOOTPRINT OR OTHERWISE EXCLUDED HEREON INCLUDING, BUT NOT LIMITED TO, THE REPLACEMENT OF UNDERGROUND UTILITIES AND APPURTENANCES THEREON INCLUDING, BUT NOT LIMITED TO, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, WATER LINES, TELEPHONE LINES AND IRRIGATION WATER LINES.
 - PERPETUAL, NON-EXCLUSIVE EASEMENTS UPON THE OPEN SPACE AREAS AS SHOWN HEREBY ARE HEREBY DEDICATED TO THE TOWN, GRANTED TO THE MASTER ASSOCIATION AND RESERVED TO THE OWNER FOR THE PURPOSE OF PLACING, STORING AND REMOVING SHOP WHICH MAY BE ALLOWED FROM THE STREETS WITHIN EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH.
 - PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO AND FOR THE BENEFIT OF A.M. ENTERPRISES, INC., FOR THE PURPOSES OF PROVIDING EMERGENCY SERVICES TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, FIRE, POLICE, AND OTHER EMERGENCY SERVICES PROVIDERS, FOR DRAINAGE, EGRESS AND ACCESS OR RELOCATED WITHIN THE PROPERTY.
 - PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO UTILITY PROVIDERS, INCLUDING OWNERS, FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES, OVER, ABOVE AND UNDER ALL STREETS AND TRAILS AND PRIVATE DRIVEWAYS WHICH MAY BE CONSTRUCTED, RECONSTRUCTED OR RELOCATED WITHIN THE PROPERTY. IN AN AREA 15 FT OR OTHER SIDE OF THE CENTERLINE OF ANY GAS, ELECTRIC, CABLE TV, TELEPHONE OR OTHER UTILITY LINE WHICH IS INSTALLED AT THE DISCRETION OF OWNER, AND IN ANY PORTION OF THE PROPERTY WHICH MAY BE DEMARCATED BY OTHER PORTIONS TO THE INSTALLATION AND RIGHTS PROVIDED FOR HEREON OR IN THE DECLARATION.
 - RESERVATIONS: OWNER HEREBY RESERVES TO ITSELF, AND ITS SUCCESSORS AND ASSIGNS THE FOLLOWING:
 - THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF ANY WORK IN CONNECTION WITH ITS DEVELOPMENT OF THE PROPERTY, INCLUDING THE INSTALLATION, REPAIR AND REPLACEMENT OF DRAINAGE STRUCTURES, DRAINAGE RELOCATIONS AND/OR RECONSTRUCTION OF DRAINAGE STRUCTURES WITHIN THE PROPERTY IN ORDER TO COMPLETE THE DEVELOPMENT THEREOF.
 - A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY AS MAY BE REQUIRED FOR THE INSTALLATION, REPAIR AND REPLACEMENT OF DRAINAGE STRUCTURES, DRAINAGE RELOCATIONS, DRAINAGE RELOCATIONS AND/OR RECONSTRUCTION OF DRAINAGE STRUCTURES, DRAINAGE RELOCATIONS, DRAINAGE RELOCATIONS AND/OR RECONSTRUCTION OF DRAINAGE STRUCTURES, DRAINAGE RELOCATIONS, DRAINAGE RELOCATIONS AND/OR RECONSTRUCTION OF DRAINAGE STRUCTURES.

MALO DEVELOPMENT COMPANY, LAKOTA LLC
300 HORSESHOE DRIVE
BASALT, CO 81621

DATE: _____

STATE OF COLORADO)
COUNTY OF GARFIELD)
BE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019.

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK ON THIS _____ DAY OF _____, A.D. 2019.

DATE RECORDED AS RECEPTION NO. _____

ATTEST: _____

CLERK AND RECORDER

BY: _____

DEPUTY

Preliminary/Final Plat
**EAGLE'S RIDGE RANCH AT
LAKOTA CANYON RANCH**

A Resubdivision of Lot 2B, Lakota Canyon Ranch, Phase 7
Situate in the N1/2 Section 32, Township 5 South,
Range 90 West of the 6th P.M.
Town of New Castle, County of Garfield,
State of Colorado



EAGLE'S RIDGE RANCH AT
LAKOTA CANYON RANCH

MALO DEVELOPMENT COMPANY, LAKOTA LLC
300 HORSESHOE DRIVE
BASALT, CO 81621

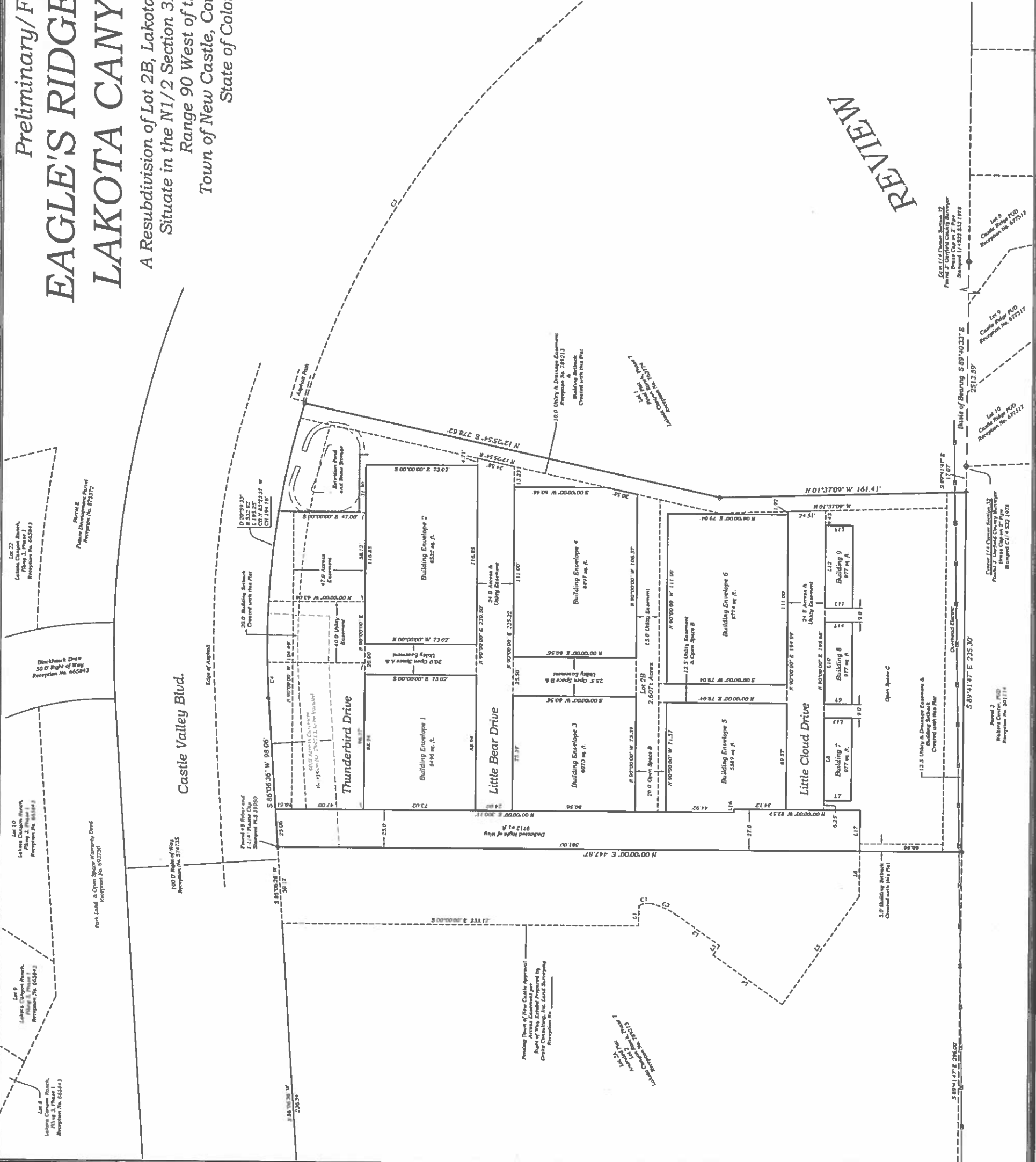
FILE: AND PLA.
DPT: TL
CK: MA
DATE: 3/18/18
PROJECT NO:
17020.01
SHEET 2
OF 2

NO.	DESCRIPTION	DATE	BY
1	Initial Plat	11/15/17	ML
2	Final Plat	11/15/17	ML
3	Final Plat	11/15/17	ML
4	Final Plat	11/15/17	ML
5	Final Plat	11/15/17	ML
6	Final Plat	11/15/17	ML
7	Final Plat	11/15/17	ML
8	Final Plat	11/15/17	ML
9	Final Plat	11/15/17	ML
10	Final Plat	11/15/17	ML
11	Final Plat	11/15/17	ML
12	Final Plat	11/15/17	ML
13	Final Plat	11/15/17	ML
14	Final Plat	11/15/17	ML
15	Final Plat	11/15/17	ML
16	Final Plat	11/15/17	ML
17	Final Plat	11/15/17	ML
18	Final Plat	11/15/17	ML
19	Final Plat	11/15/17	ML
20	Final Plat	11/15/17	ML



- Point 12: Pallet and 1/4" Orange Plastic Cap
- Point 13: Pallet and 1/4" Orange Plastic Cap
- Point 14: Pallet and 1/4" Orange Plastic Cap
- Point 15: Pallet and 1/4" Orange Plastic Cap
- Point 16: Pallet and 1/4" Orange Plastic Cap
- Point 17: Pallet and 1/4" Orange Plastic Cap
- Point 18: Pallet and 1/4" Orange Plastic Cap
- Point 19: Pallet and 1/4" Orange Plastic Cap
- Point 20: Pallet and 1/4" Orange Plastic Cap

REVIEW



Point 2: 1/4" Orange Plastic Cap
Point 3: 1/4" Orange Plastic Cap
Point 4: 1/4" Orange Plastic Cap
Point 5: 1/4" Orange Plastic Cap
Point 6: 1/4" Orange Plastic Cap
Point 7: 1/4" Orange Plastic Cap
Point 8: 1/4" Orange Plastic Cap
Point 9: 1/4" Orange Plastic Cap
Point 10: 1/4" Orange Plastic Cap
Point 11: 1/4" Orange Plastic Cap
Point 12: 1/4" Orange Plastic Cap
Point 13: 1/4" Orange Plastic Cap
Point 14: 1/4" Orange Plastic Cap
Point 15: 1/4" Orange Plastic Cap
Point 16: 1/4" Orange Plastic Cap
Point 17: 1/4" Orange Plastic Cap
Point 18: 1/4" Orange Plastic Cap
Point 19: 1/4" Orange Plastic Cap
Point 20: 1/4" Orange Plastic Cap

CASTLE VALLEY BLVD.

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EAGLE'S RIDGE AT LAKOTA CANYON RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04/24/19

PROJECT NO. 2018-22
 DRAWN BY BSI
 CHECKED BY J.C.
 ISSUE DATE 2/19/19

SHEET TITLE
 SITE PLAN

SP2.0

OPEN SPACE CALCULATION
 23,148.0 S.F. = 20.3%
 113,721.0 S.F.

UNIT TYPES PER BUILDING AND SQUARE FOOTAGE CALCULATIONS

BUILDING 1 (CONDOMINIUM UNITS)		4,029 SF
3 - 2 BEDROOM UNITS @ 1343 SF/UNIT		3,906 SF
3 - 1 BEDROOM + FLEX UNITS @ 1362 SF/UNIT		3,936 SF
BUILDING 1 TOTAL		7,842 SF
BUILDING 2 (CONDOMINIUM UNITS)		5,172 SF
4 - 2 BEDROOM UNITS @ 1293 SF/UNIT		5,172 SF
BUILDING 2 TOTAL		5,172 SF
BUILDING 3 (TOWNHOME UNITS)		3,478 SF
2 - 3 BEDROOM UNITS @ 1039 SF/UNIT		2,078 SF
1 - 2 BEDROOM UNITS @ 1750 SF/UNIT		1,750 SF
BUILDING 3 TOTAL		3,828 SF
BUILDING 4 (TOWNHOME UNITS)		3,678 SF
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT		3,678 SF
BUILDING 4 TOTAL		3,678 SF
BUILDING 5 (TOWNHOME UNITS)		1,839 SF
1 - 3 BEDROOM UNITS @ 1839 SF/UNIT		1,839 SF
2 - 2 BEDROOM UNITS @ 1750 SF/UNIT		3,500 SF
BUILDING 5 TOTAL		5,339 SF
BUILDING 6 (TOWNHOME UNITS)		3,678 SF
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT		3,678 SF
3 - 2 BEDROOM UNITS @ 1750 SF/UNIT		5,250 SF
BUILDING 6 TOTAL		8,928 SF
BUILDING 7 (DUPLEX UNITS)		1,237 SF
2 UNITS @ 618.5 SF/UNIT		1,237 SF
BUILDING 7 TOTAL		1,237 SF
BUILDING 8 (DUPLEX UNITS)		1,237 SF
2 UNITS @ 618.5 SF/UNIT		1,237 SF
BUILDING 8 TOTAL		1,237 SF
BUILDING 9 (DUPLEX UNITS)		1,237 SF
2 UNITS @ 618.5 SF/UNIT		1,237 SF
BUILDING 9 TOTAL		1,237 SF
SQUARE FOOTAGE BY TYPE OF BUILDINGS		18,815 SF
BUILDINGS 1 & 2 - 14 CONDOMINIUM UNITS		29,223 SF
BUILDINGS 3, 4, 5, & 6 - 16 TOWNHOME UNITS		10,432 SF
BUILDINGS 7, 8, & 9 - 6 DUPLEX UNITS		54,188 SF
TOTAL SQUARE FOOTAGE OF BUILDINGS 1-9		93,253 SF

PROPOSED PARKING SPACES

BUILDING	OWNER SPACES	TOTAL
BUILDING 1 & 2 (FRONT)	17 (INCLUDES 4 H.C.)	17
BUILDING 1 & 2 (REAR)	17 (INCLUDES 5 H.C.)	17
BUILDING 3	10	10
BUILDING 4	14	14
BUILDING 5	8	8
BUILDING 6	14	14
BUILDING 7	2	2
BUILDING 8	2	2
BUILDING 9	2	2
ADDITIONAL STREET SPACES	2	2
TOTAL PARKING SPACES	86	102

(REQUIRED PARKING: 2 SPACES/DWELLING UNIT = 72 SPACES)

TOTAL PROPOSED BEDROOMS

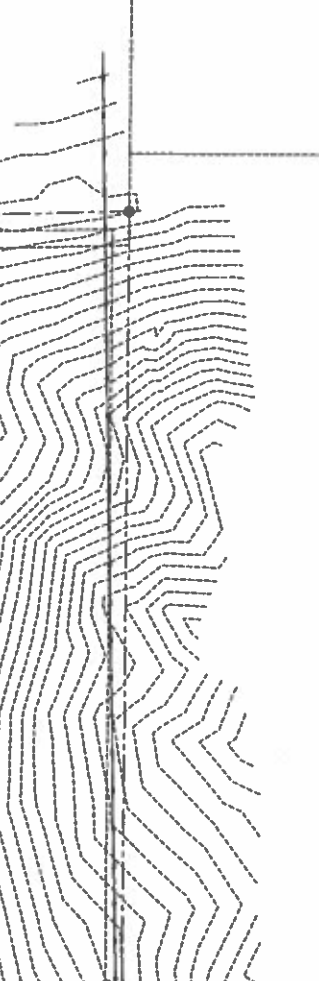
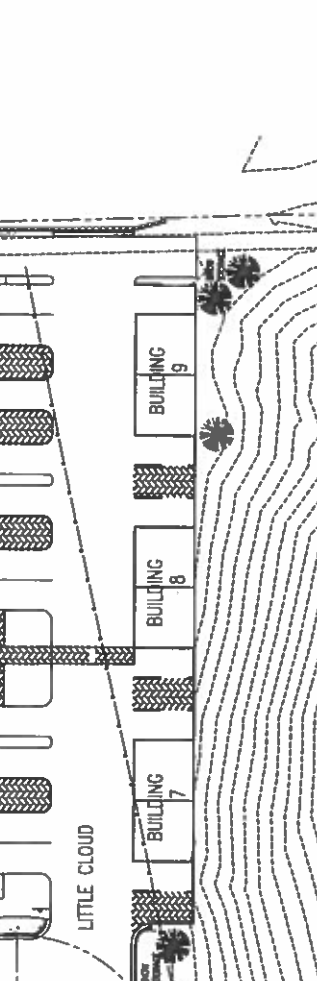
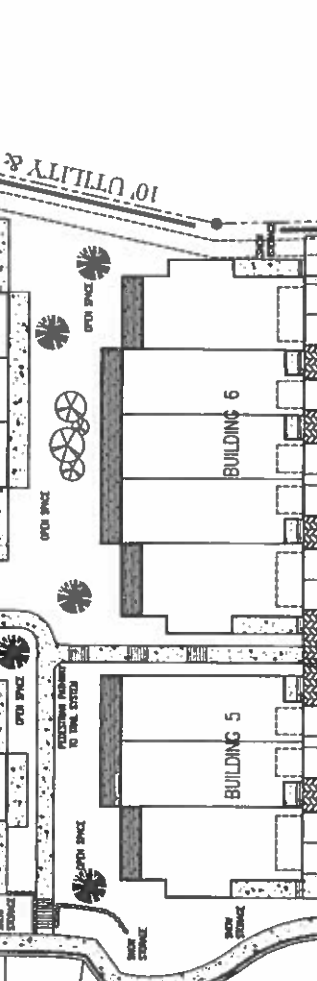
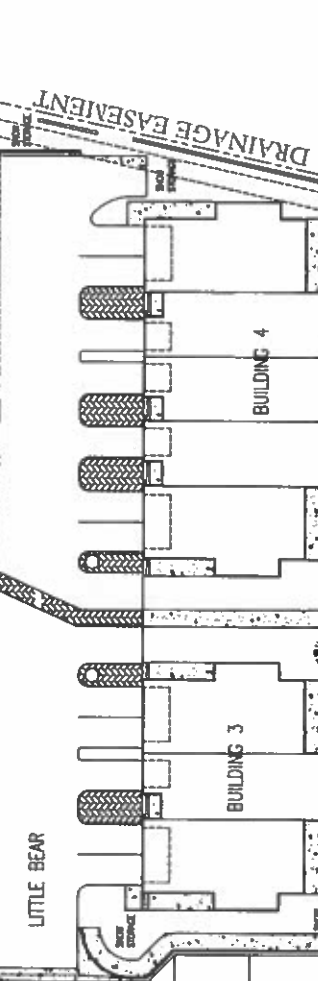
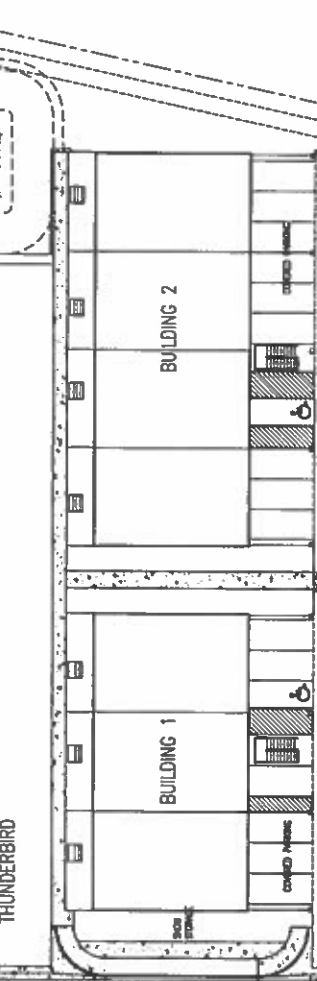
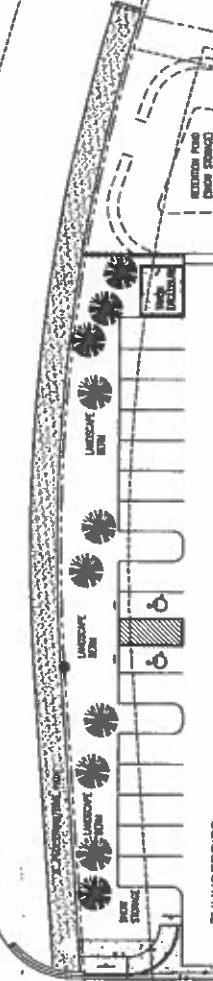
BUILDING 1 & 2 (FRONT)	11
BUILDING 1 & 2 (REAR)	14
BUILDING 3	8
BUILDING 4	12
BUILDING 5	7
BUILDING 6	12
BUILDING 7	4
BUILDING 8	4
BUILDING 9	4
TOTAL BEDROOM COUNT	76

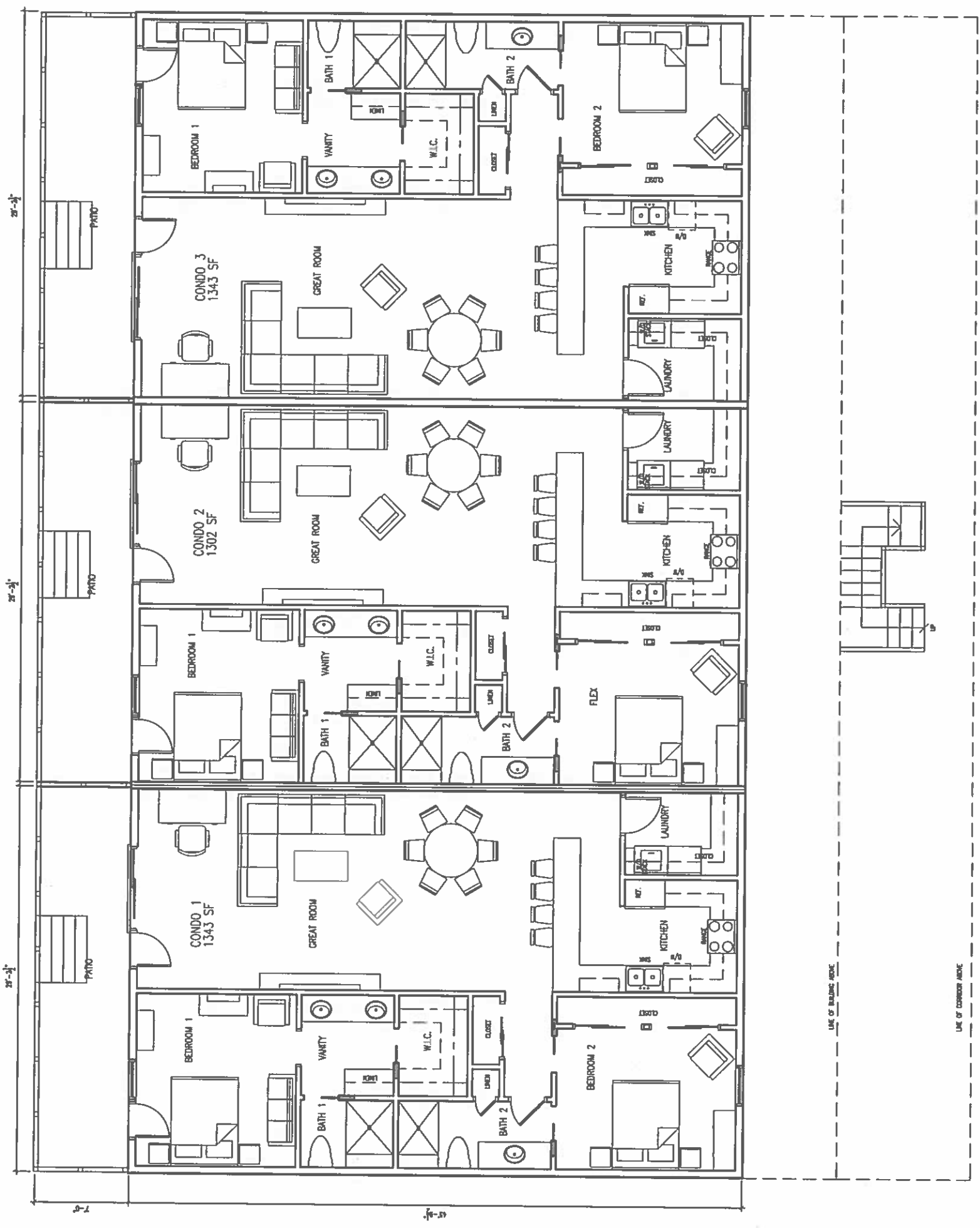


DENSITY - LOT 2A
 50 RESIDENTIAL UNITS
 2.872 ACRES
 17.409 UNITS/ACRE

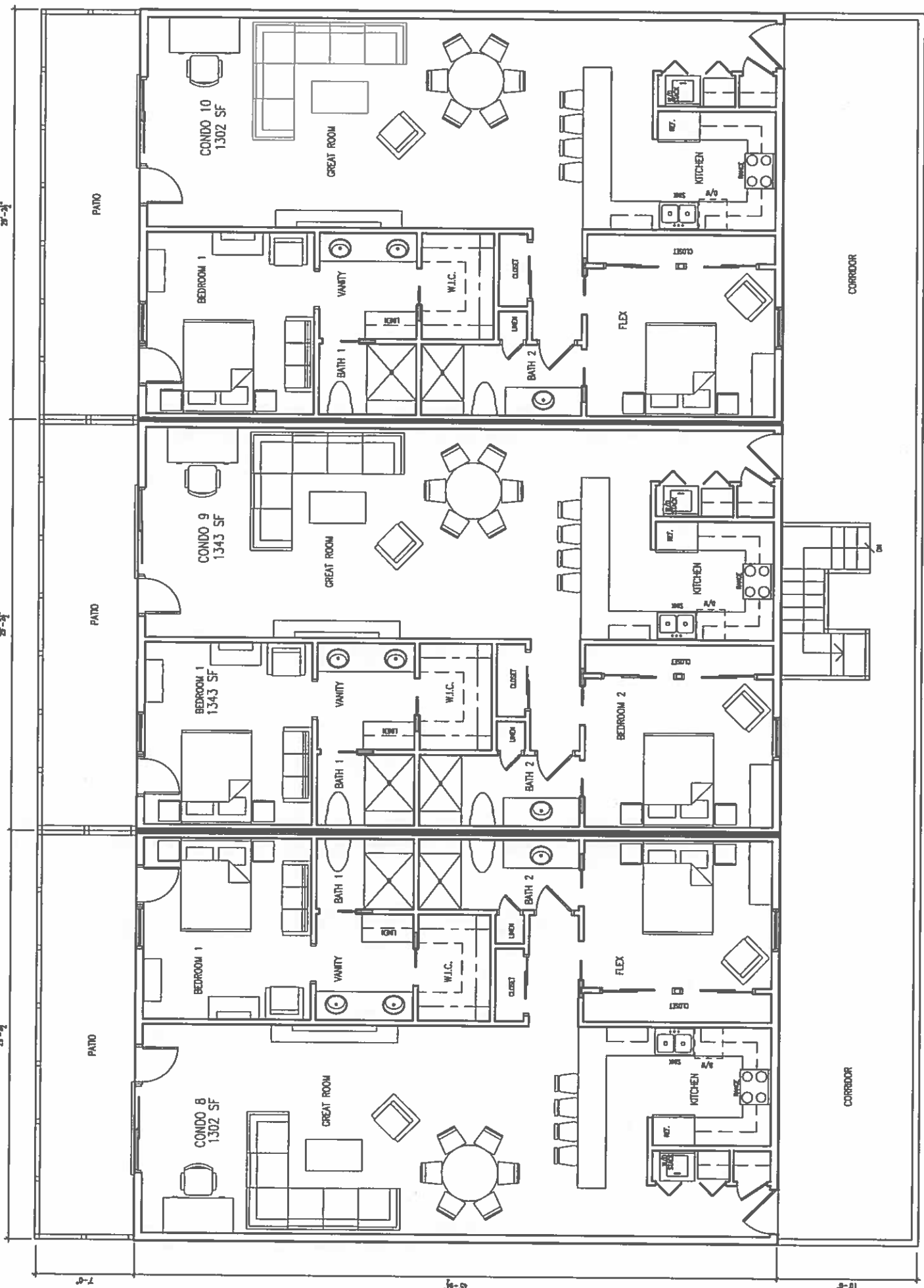
DENSITY - LOT 2B
 36 RESIDENTIAL UNITS
 2.607 ACRES
 13.80 UNITS/ACRE

Site Plan
 1"=30'-0"

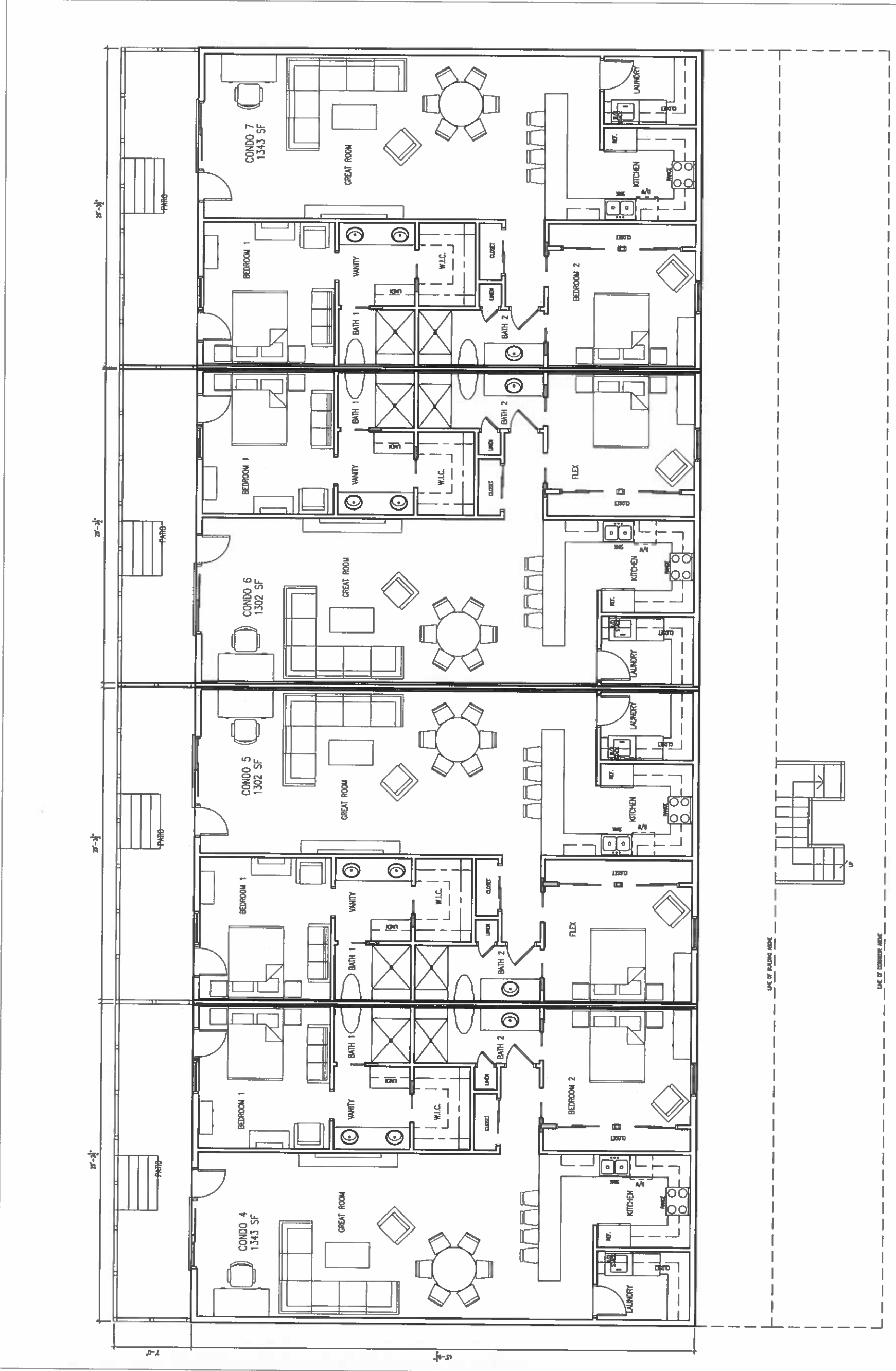




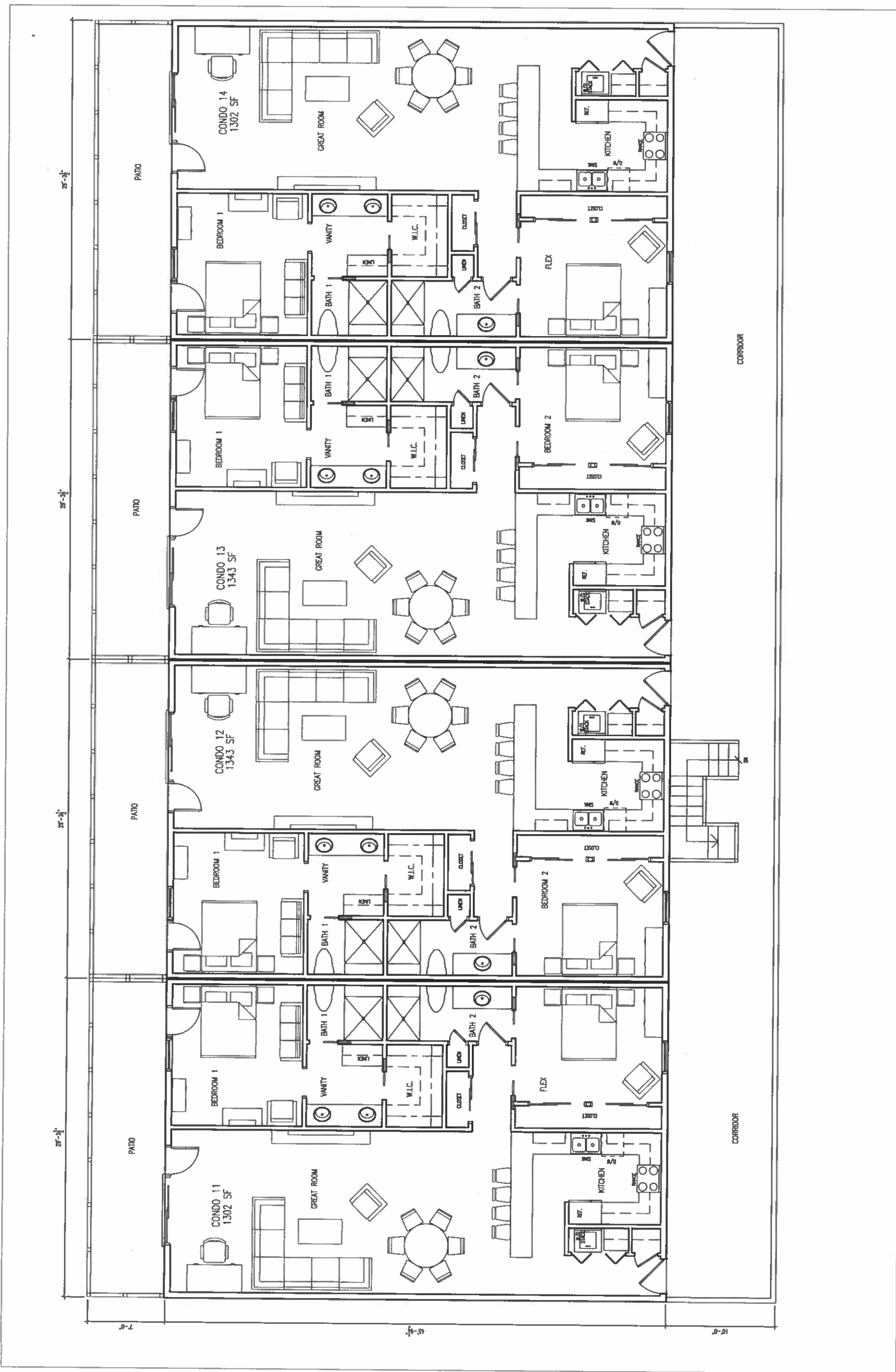
B BUILDING 1 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



B BUILDING 1 - SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



B BUILDING 2 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"





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COLOMBO

EAGLE'S RIDGE
 AT
 LAKOTA CANYON
 RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04-24-19

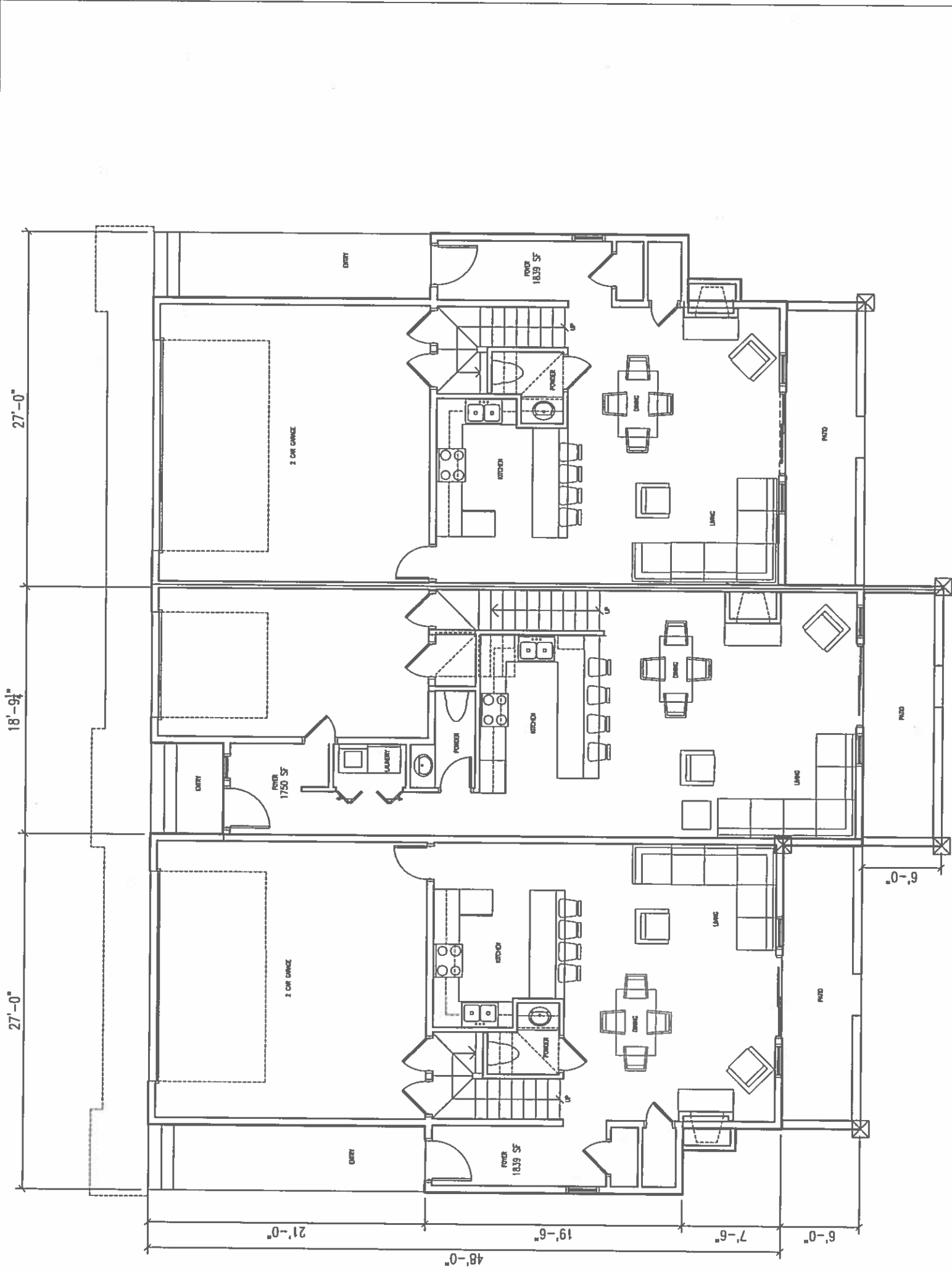
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PROJECT NO.
 2018-22
 DRAWN BY
 BSJ
 CHECKED BY
 J.C.
 ISSUE DATE
 2/19/19

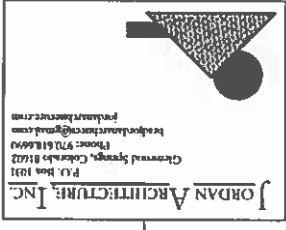
SHEET TITLE

BUILDING 3
 FIRST LEVEL FLOOR PLAN

A1.31



A BUILDING 3- FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



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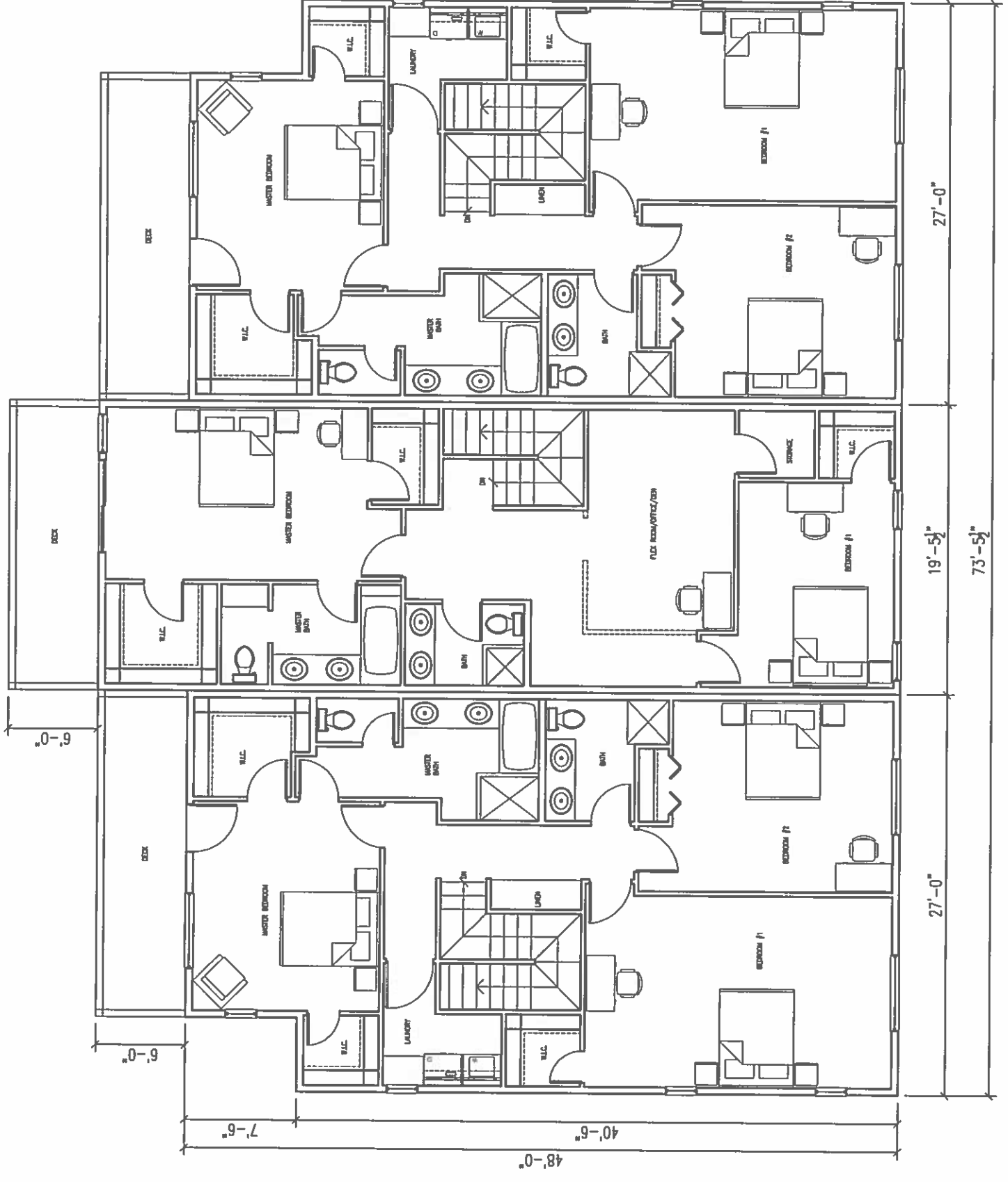
EAGLE'S RIDGE AT LAKOTA CANYON RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04-24-19

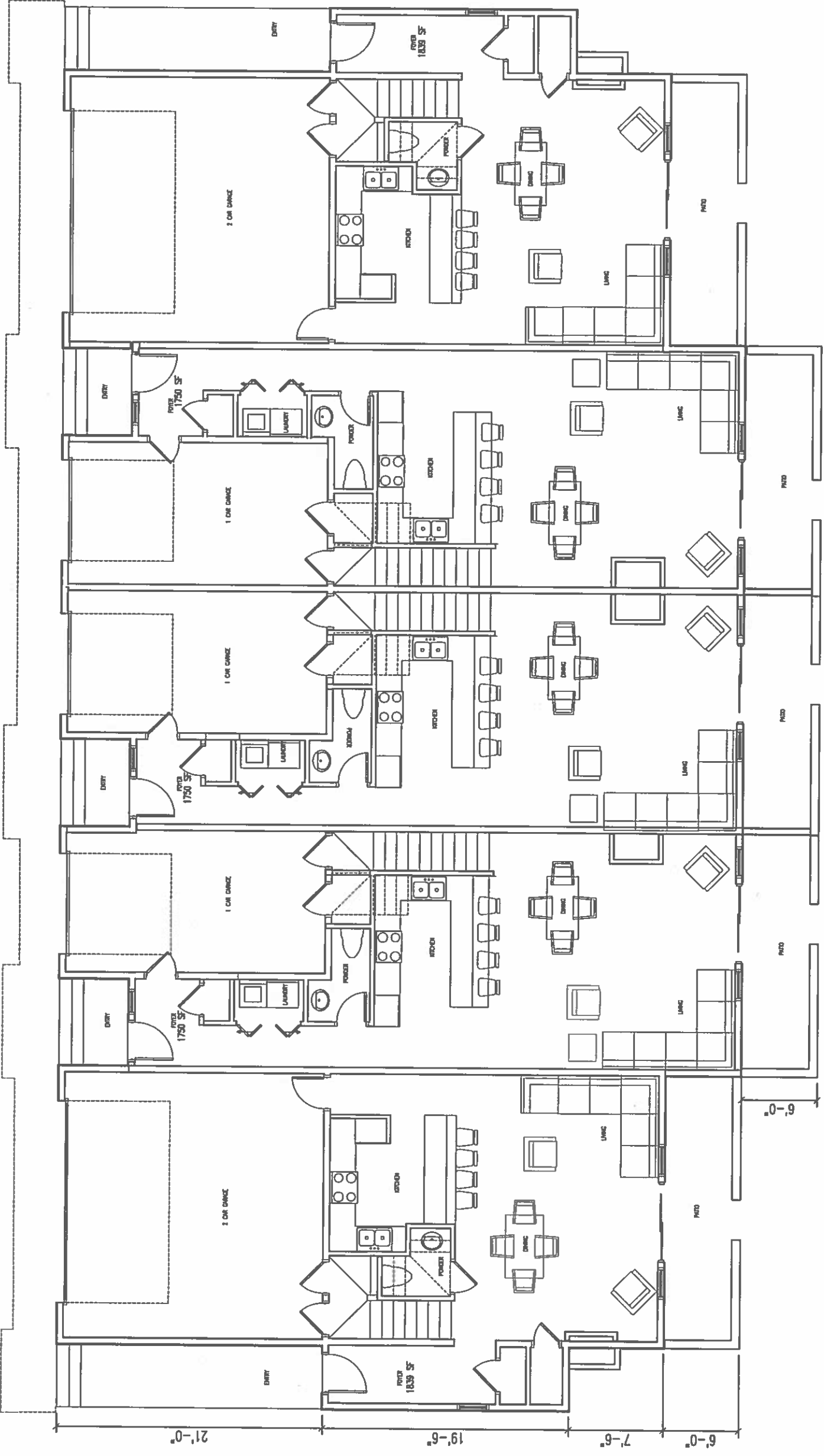
PROJECT NO. 2018-22
 DRAWN BY: BSJ
 CHECKED BY: J.C.
 ISSUE DATE: 2/19/19

SHEET TITLE
 BUILDING 3
 SECOND LEVEL FLOOR PLAN

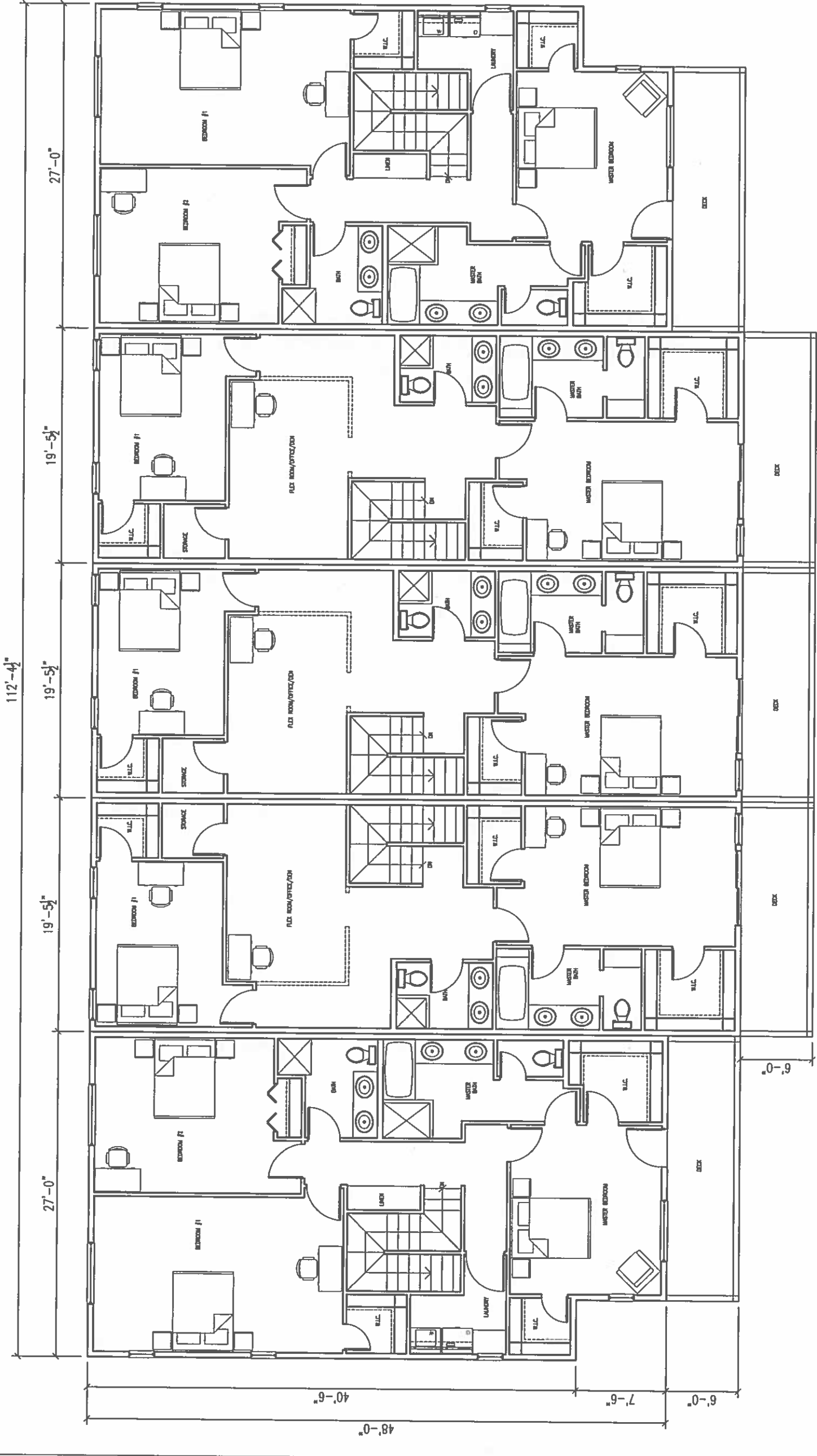
A1.32



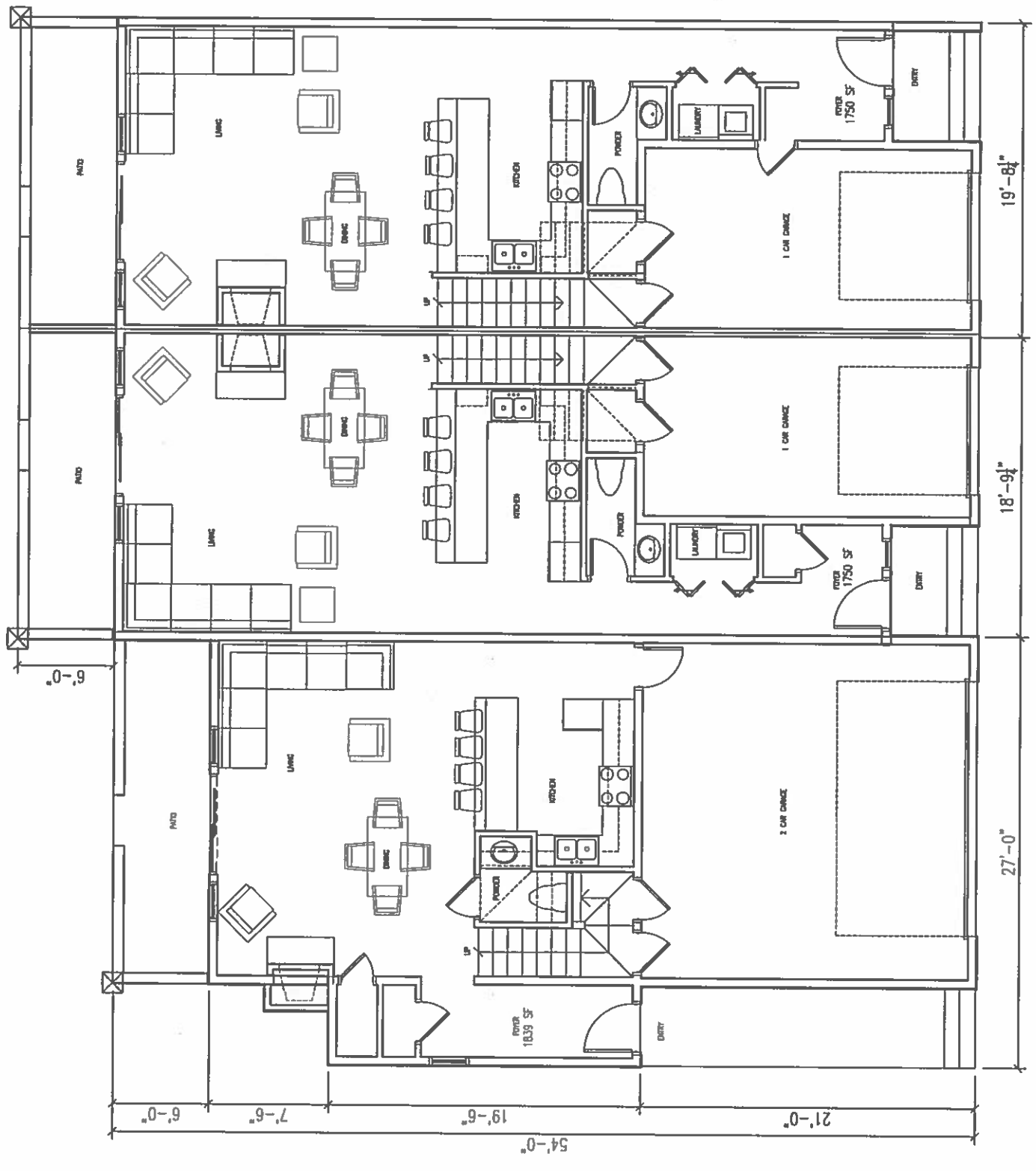
B BUILDING 3 - SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



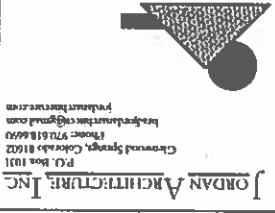
A BUILDING 4 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



B BUILDING 4 - SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



A BUILDING 5 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



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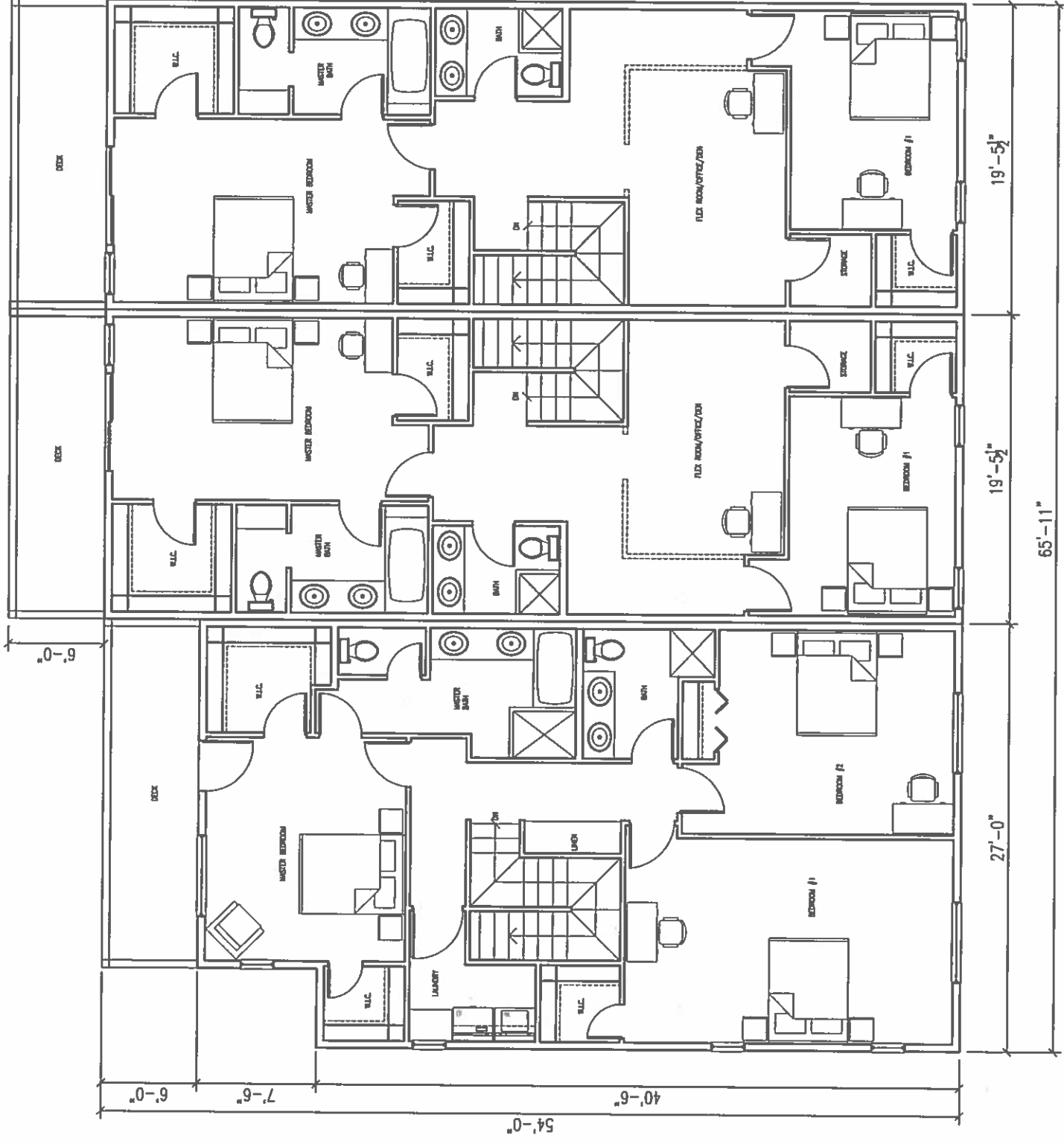
EAGLE'S RIDGE
 AT
 LAKOTA CANYON
 RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04-24-19

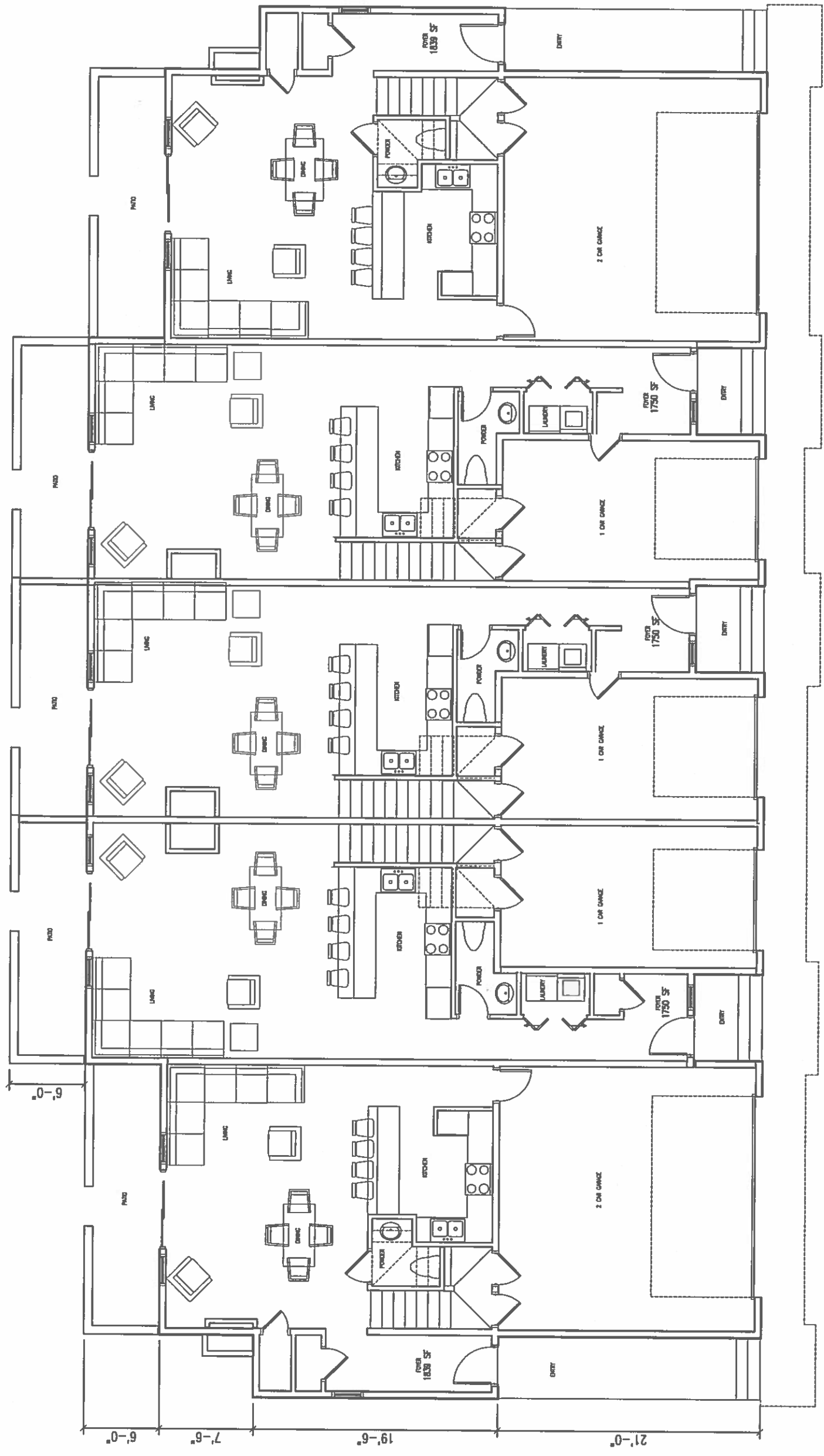
PROJECT NO. 2018-22
 DRAWN BY BSJ
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 ISSUE DATE 2/19/19

SHEET TITLE
 BUILDING 5
 SECOND LEVEL FLOOR PLAN

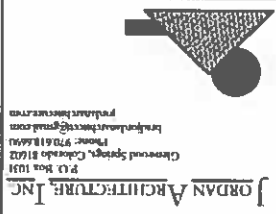
A1.52



B BUILDING 5 - SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



A BUILDING 6 - FIRST LEVEL FLOOR PLAN
 1/8" = 1'-0"



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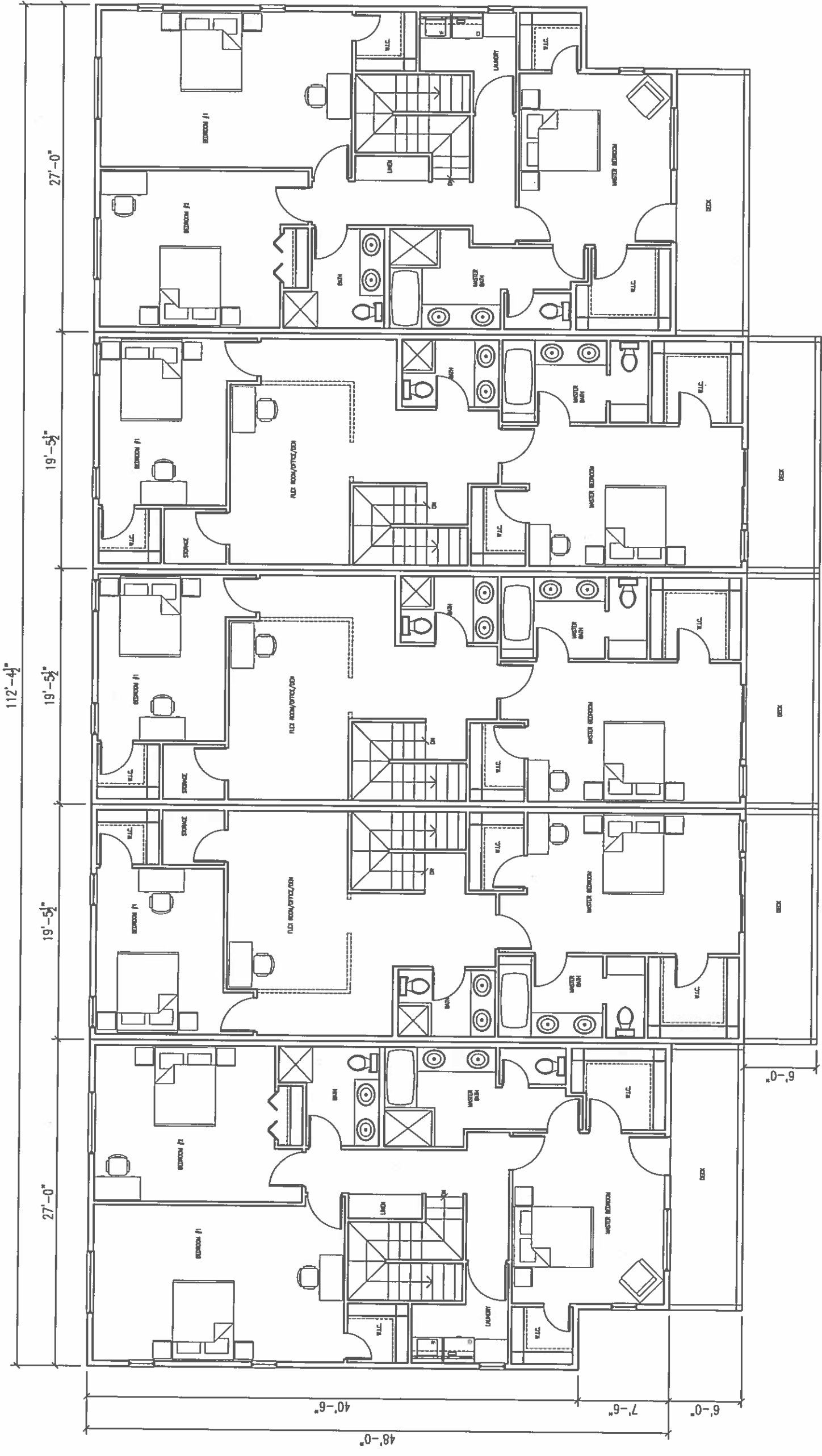
EAGLE'S RIDGE
 AT
LAKOTA CANYON RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
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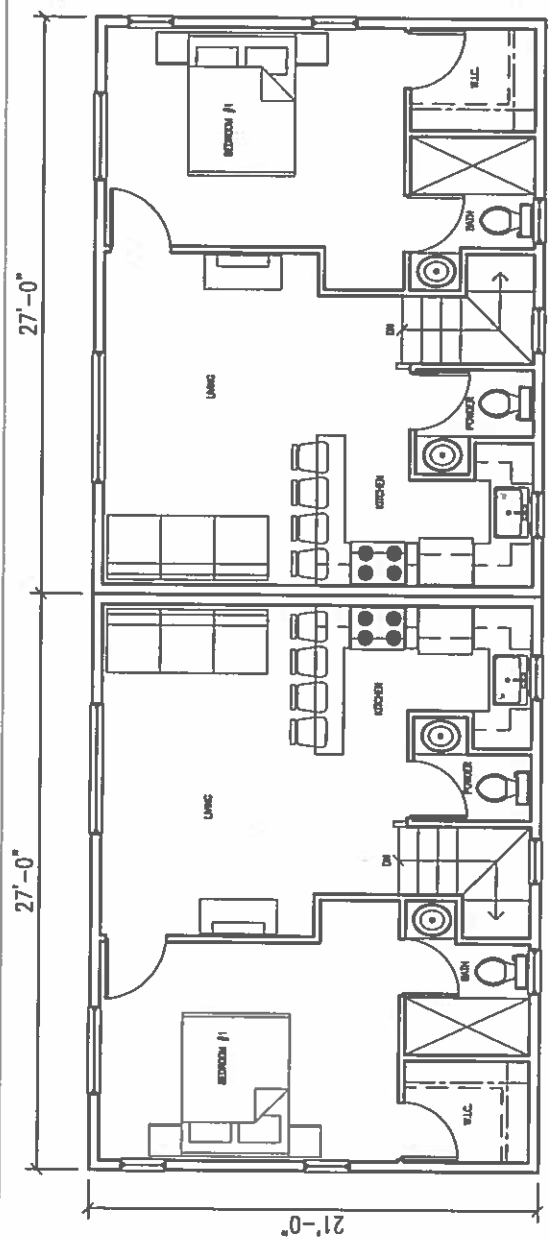
PROJECT NO. 2018-22
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SHEET TITLE
 BUILDING 6
 SECOND LEVEL FLOOR PLAN

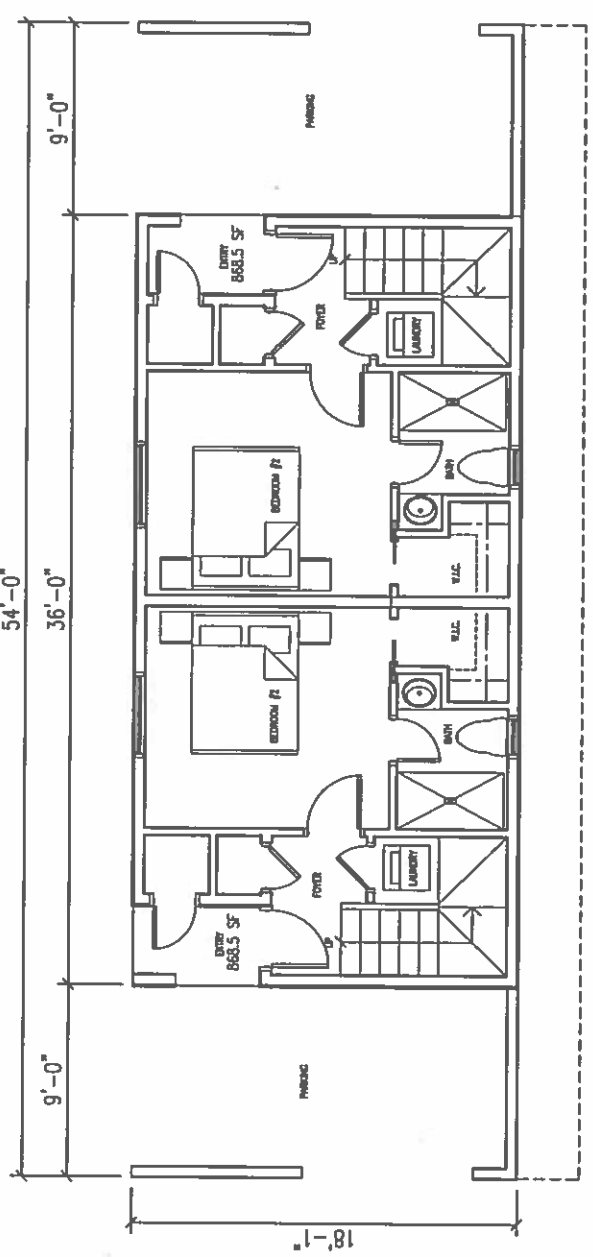
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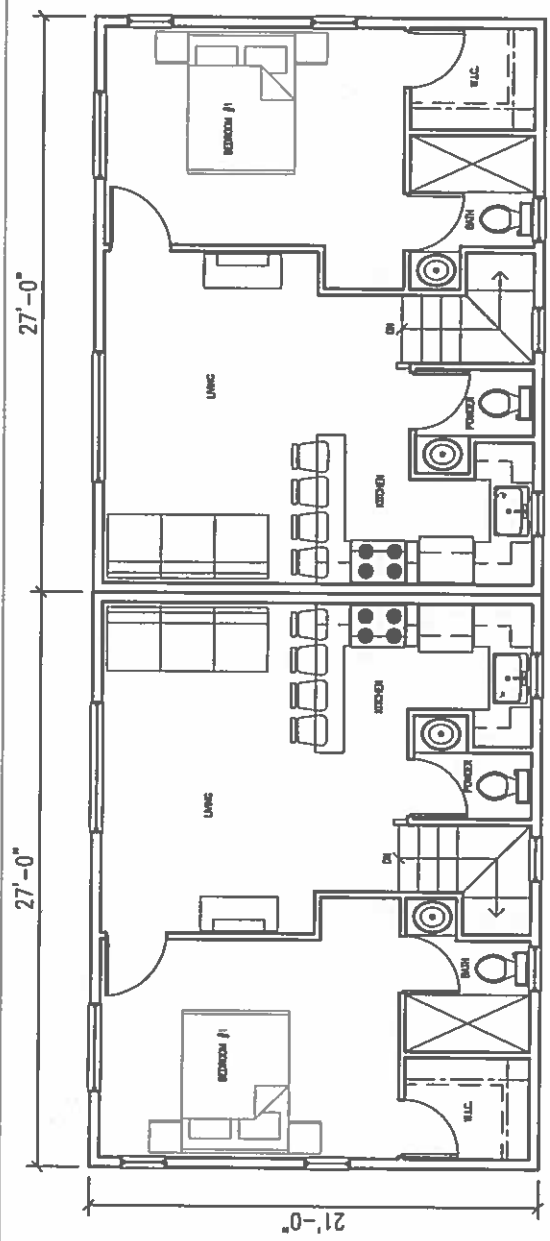
B BUILDING 6 - SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



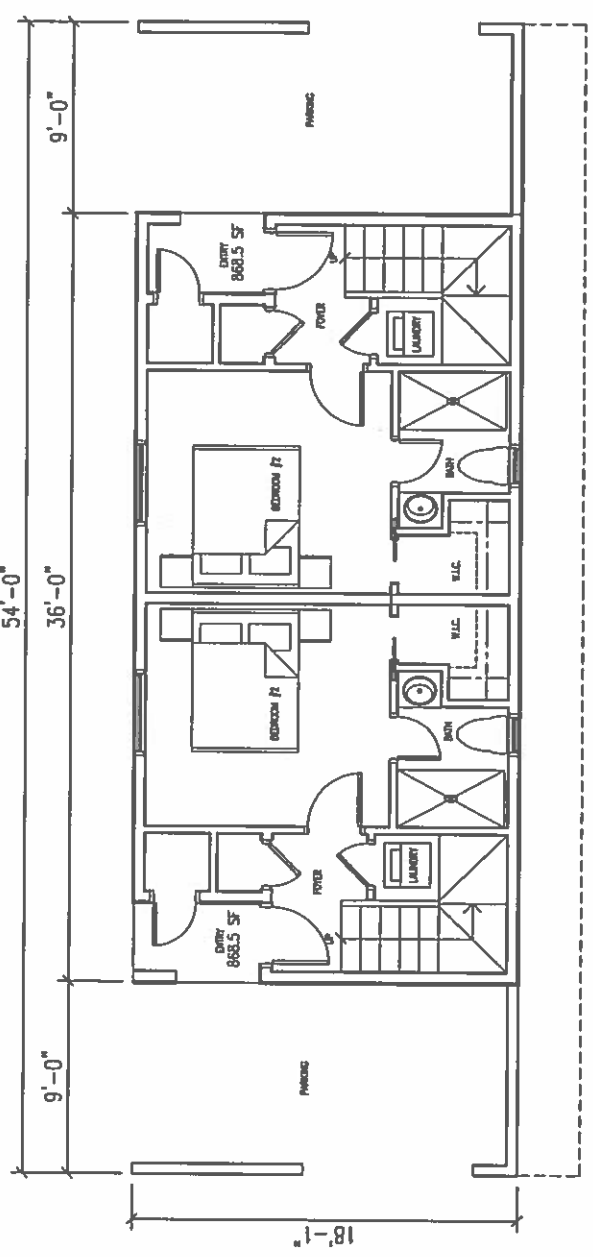
B BUILDING 7 - UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"



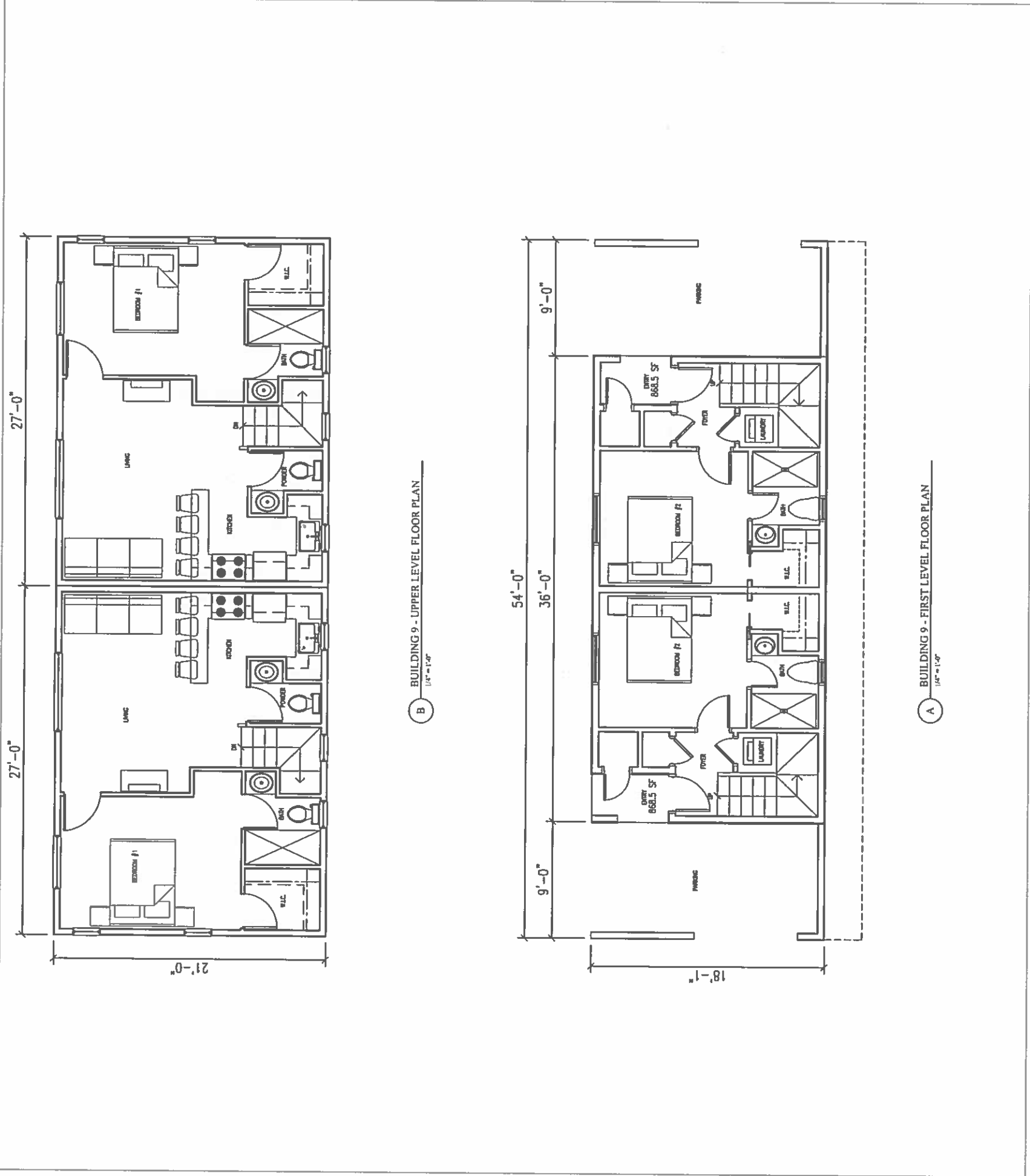
A BUILDING 7 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



B BUILDING 8 - UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"



A BUILDING 8 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



B BUILDING 9 - UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"

A BUILDING 9 - FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"

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EAGLE'S RIDGE
 AT
 LAKOTA CANYON
 RANCH
 PHASE 7, LOT 2B
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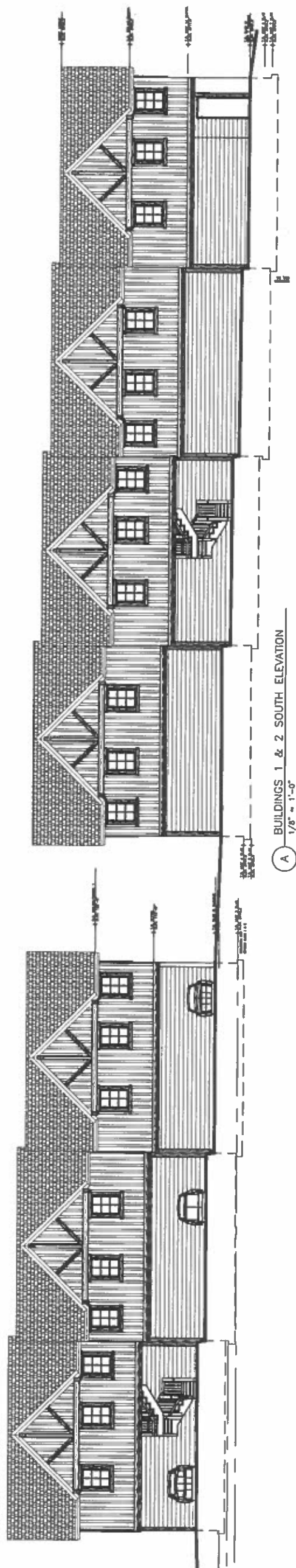
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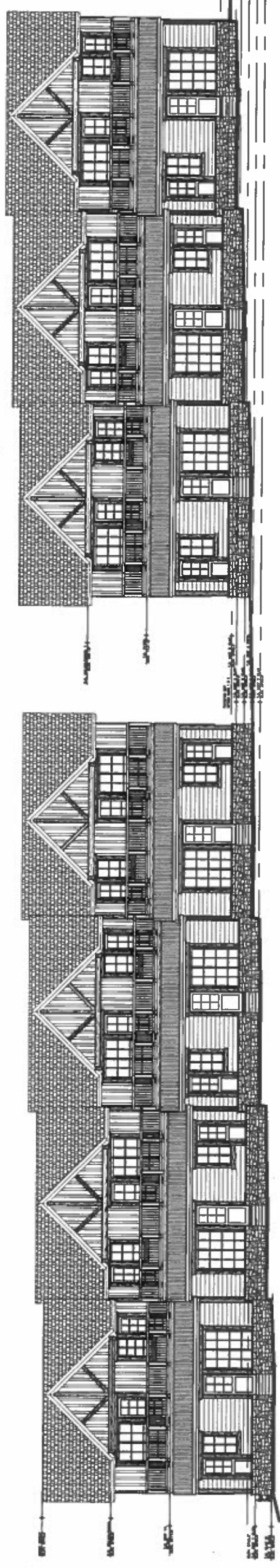
PROJECT NO.
 2019-22
 DRAWN BY
 BBJ
 CHECKED BY
 JJC
 ISSUE DATE
 1/21/19

SHEET TITLE
**BUILDINGS 1 AND 2
 EXTERIOR ELEVATIONS**

A31



A BUILDINGS 1 & 2 SOUTH ELEVATION
 1/8" = 1'-0"

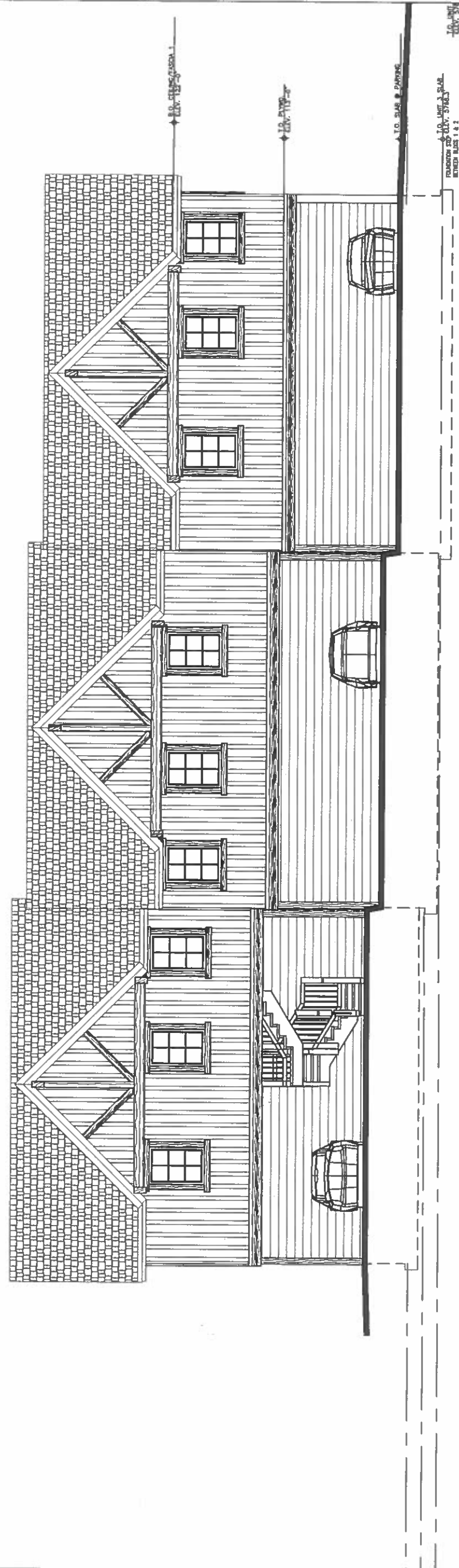


B BUILDINGS 1 & 2 NORTH ELEVATION
 1/8" = 1'-0"

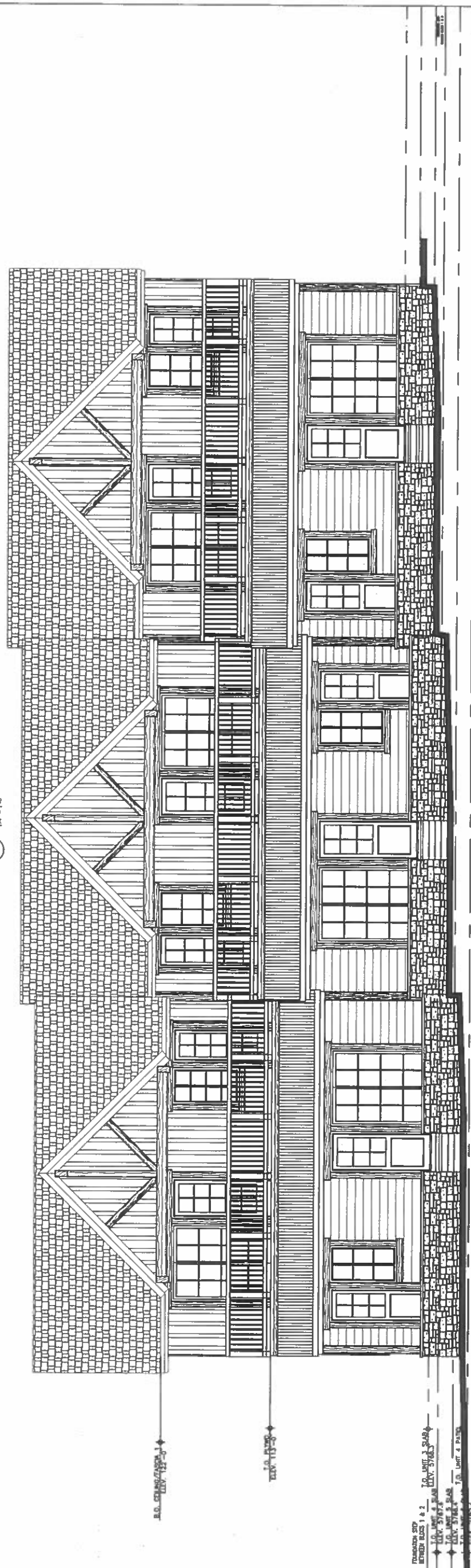


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 1/8" = 1'-0"

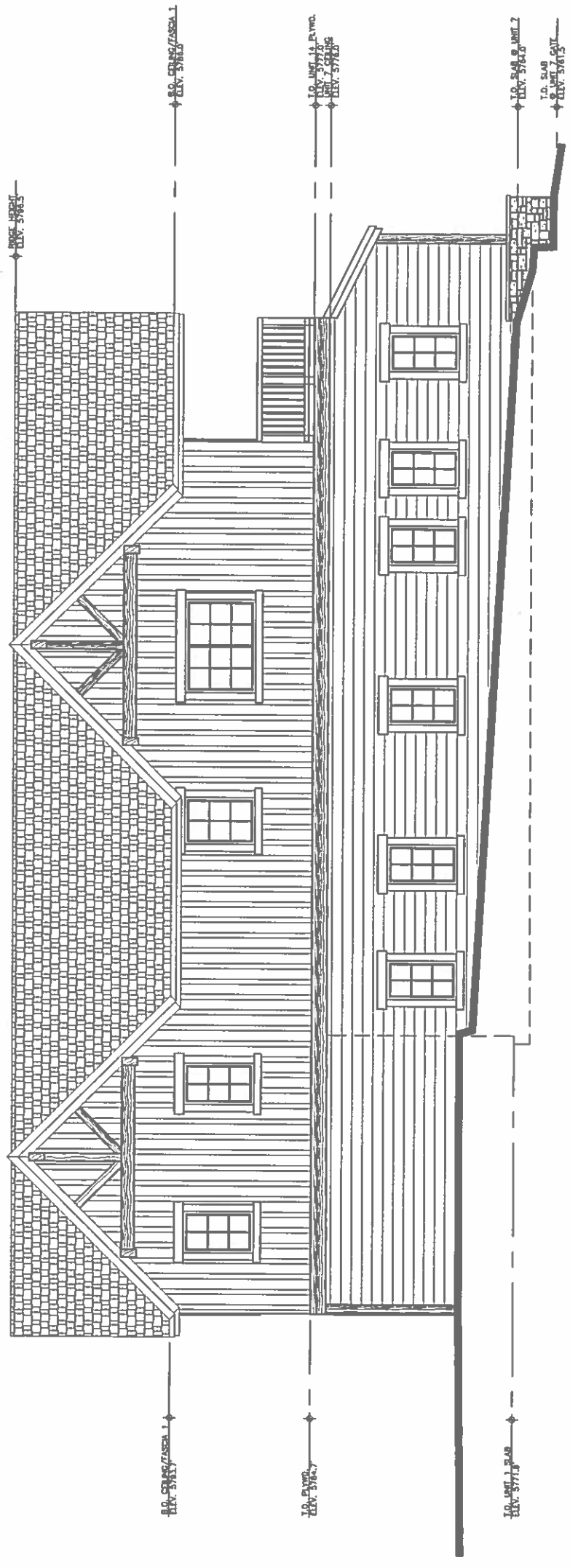
D BUILDINGS 1 & 2 WEST ELEVATION
 1/8" = 1'-0"



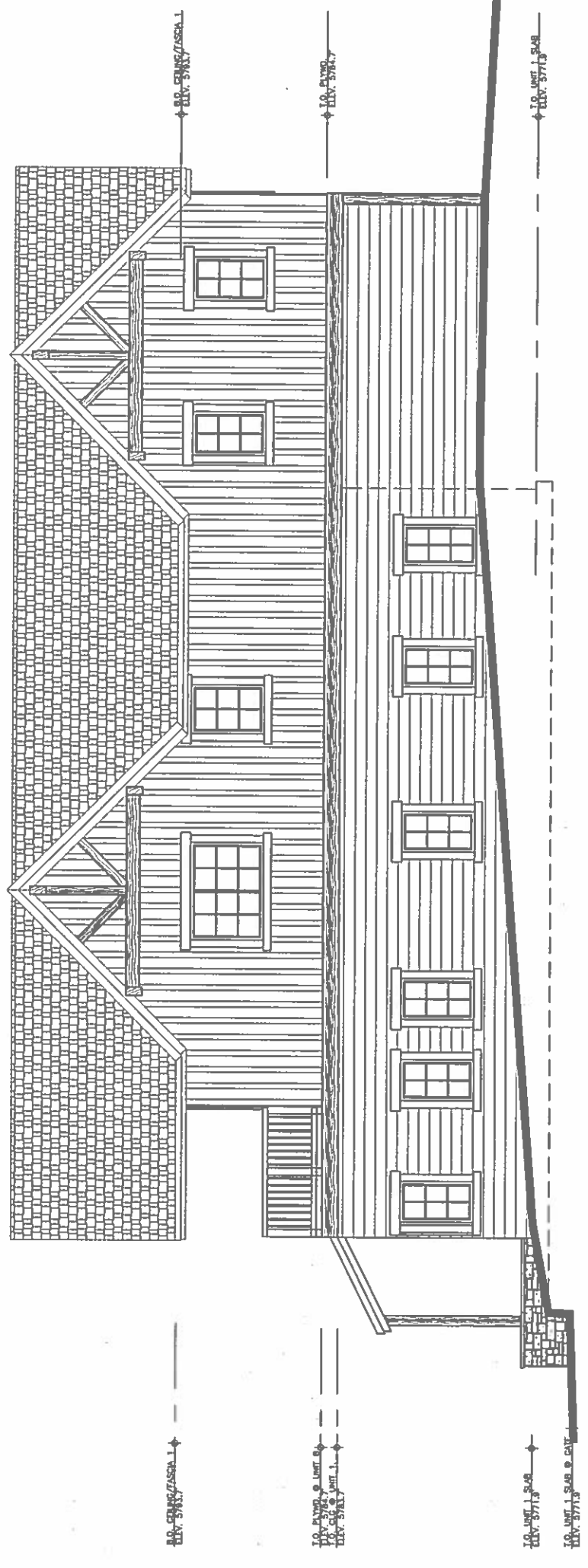
A BUILDING I SOUTH ELEVATION
 1/4" = 1'-0"



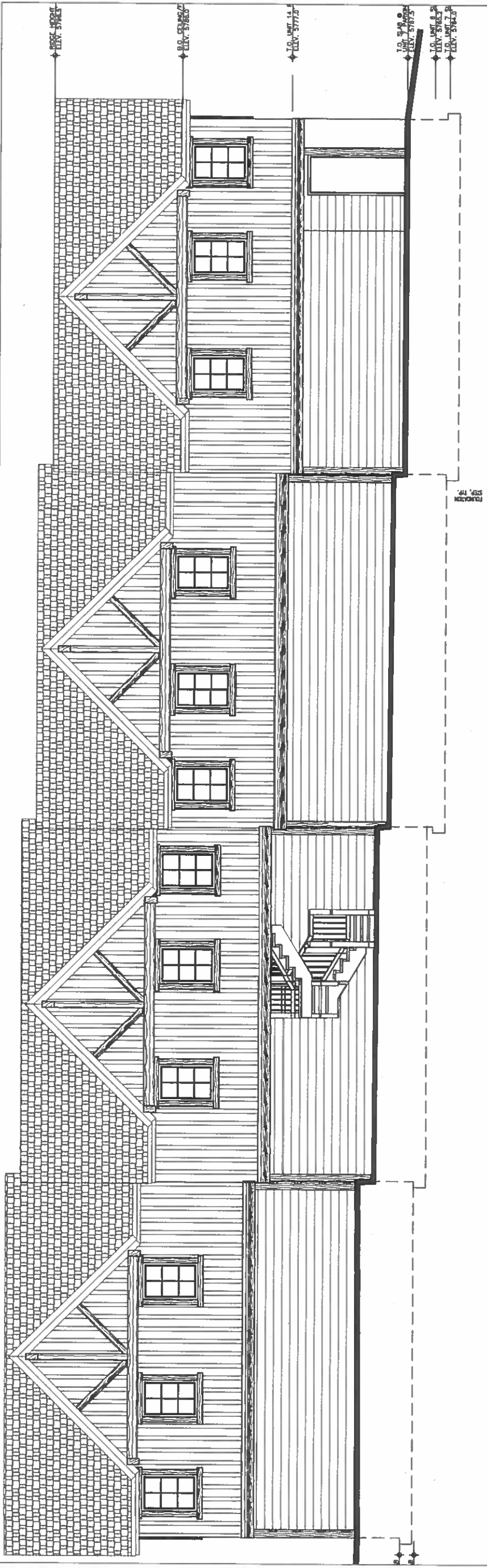
B BUILDING I NORTH ELEVATION
 1/4" = 1'-0"



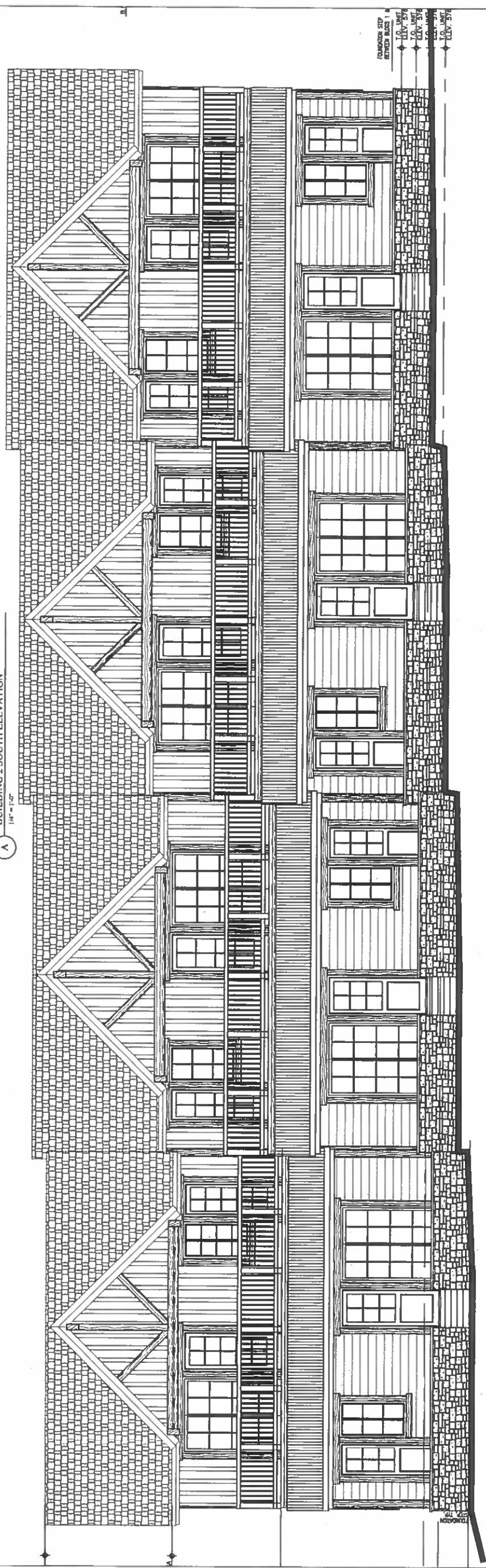
C BUILDING 1 WEST ELEVATION
 1/4" = 1'-0"



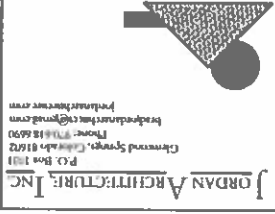
D BUILDING 1 EAST ELEVATION
 1/4" = 1'-0"



A BUILDING 2 SOUTH ELEVATION
 1/4" = 1'-0"



B BUILDING 2 NORTH ELEVATION
 1/4" = 1'-0"



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**EAGLE'S RIDGE
 AT
 LAKOTA CANYON
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 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

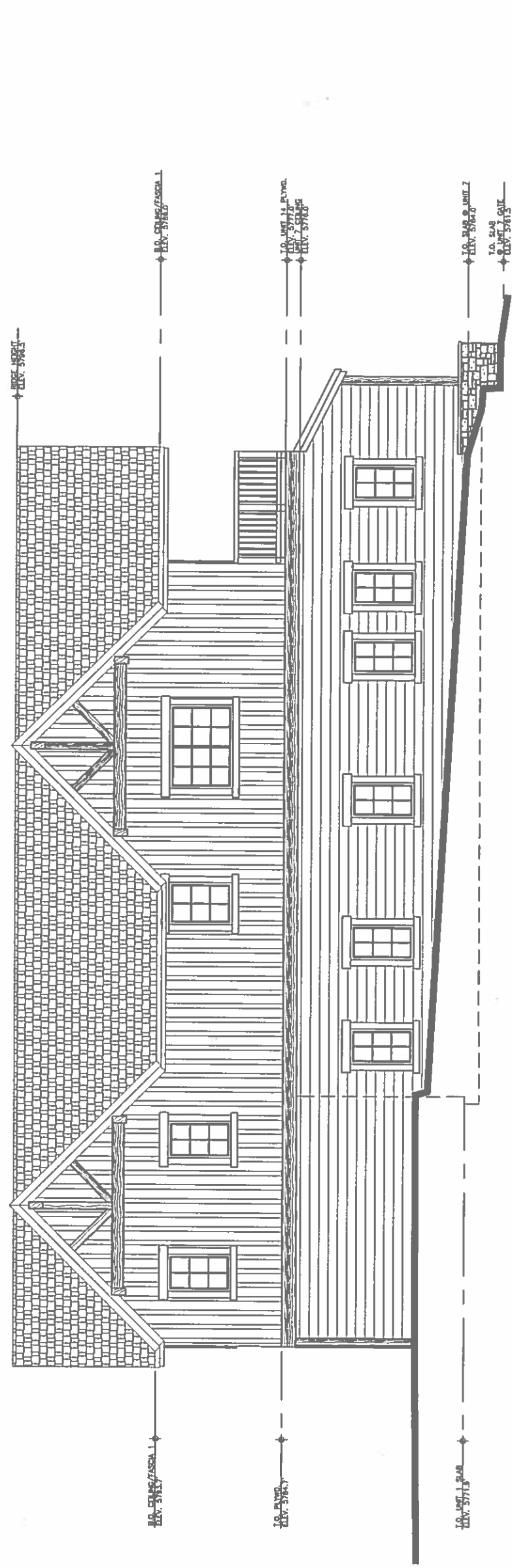
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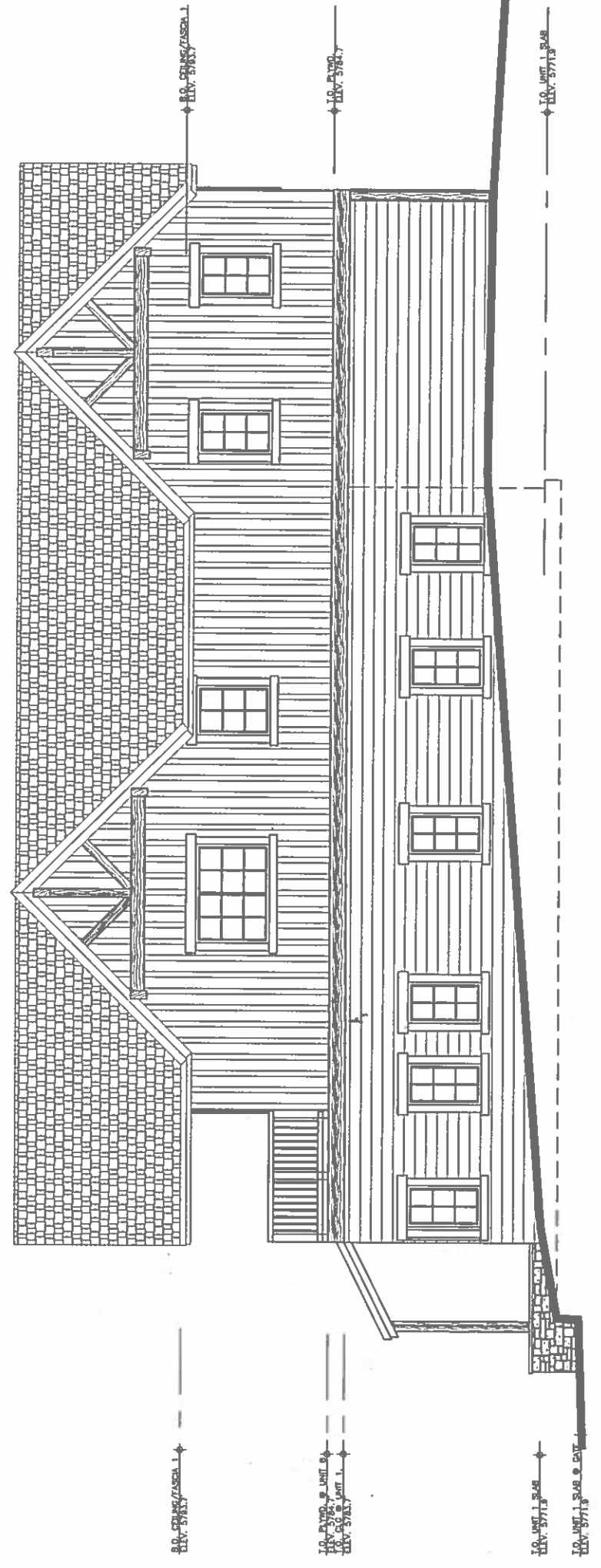
PROJECT NO. 2018-22
 DRAWN BY BSJ
 CHECKED BY J.C.
 ISSUE DATE 2/19/19

SHEET TITLE
 BUILDING 2
 EXTERIOR ELEVATIONS

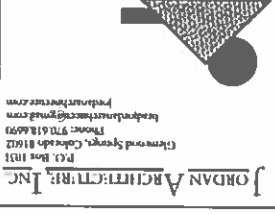
A3.22



C BUILDING 2 WEST ELEVATION
 1/4" = 1'-0"



D BUILDING 2 EAST ELEVATION
 1/4" = 1'-0"



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**EAGLE'S RIDGE
AT
LAKOTA CANYON
RANCH**
PHASE 7, LOT 2B
NEW CASTLE, COLORADO

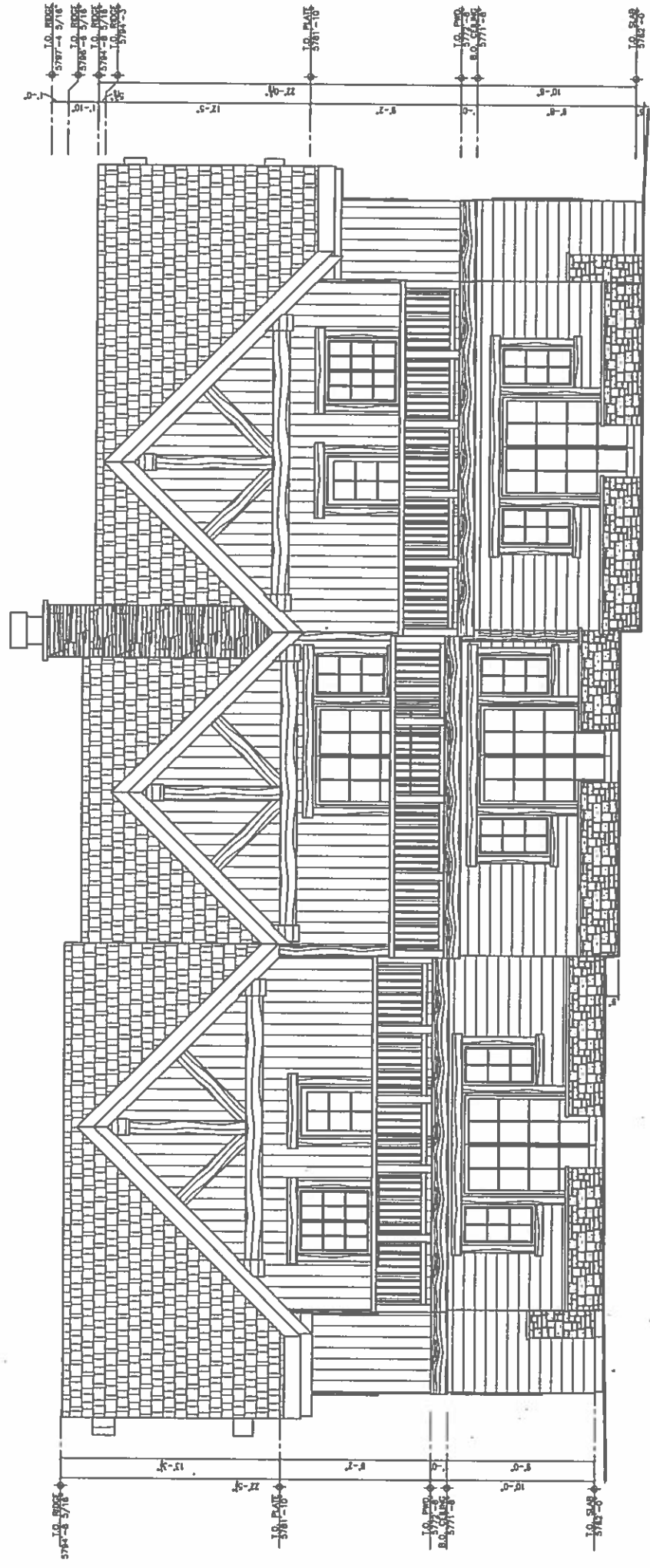
REVISIONS
04-24-19

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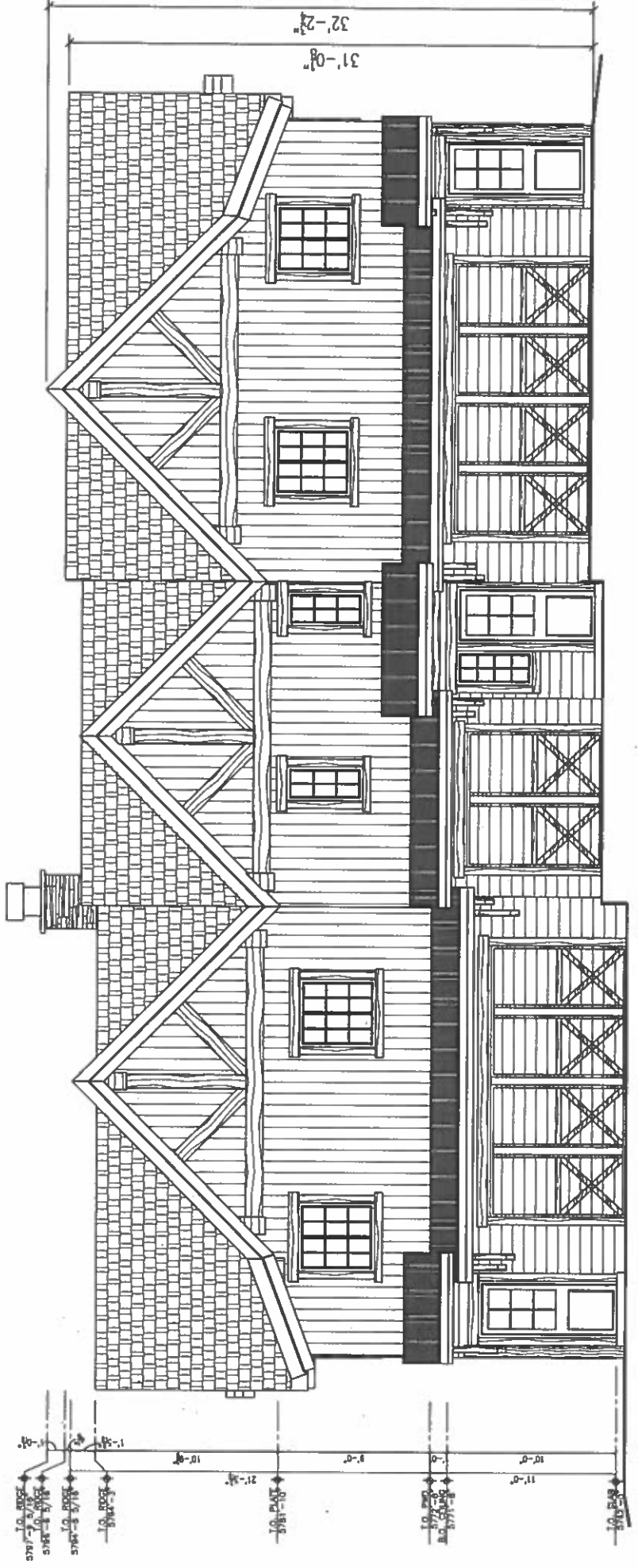
PROJECT NO. 2018-22
DRAWN BY BSJ
CHECKED BY J.C.
ISSUE DATE 2/19/19

SHEET TITLE
BUILDING 3
EXTERIOR ELEVATIONS

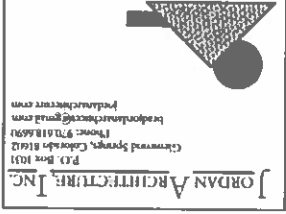
A3.31



A BUILDING 3 SOUTH ELEVATION
1/4" = 1'-0"



B BUILDING 3 NORTH ELEVATION
1/4" = 1'-0"



JORDAN ARCHITECTURE, INC.
 1311 Park Blvd.
 Colorado Springs, Colorado 80902
 Phone: 719.584.6670
 jordanarchitect@gmail.com
 jordanarchitect.com

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COLOMBO INC.
 300 HORSHOE DRIVE
 BASALT, COLORADO 81621
 PHONE: 970.618.9222
 EMAIL: COLOMBO@SOPRIS.NET

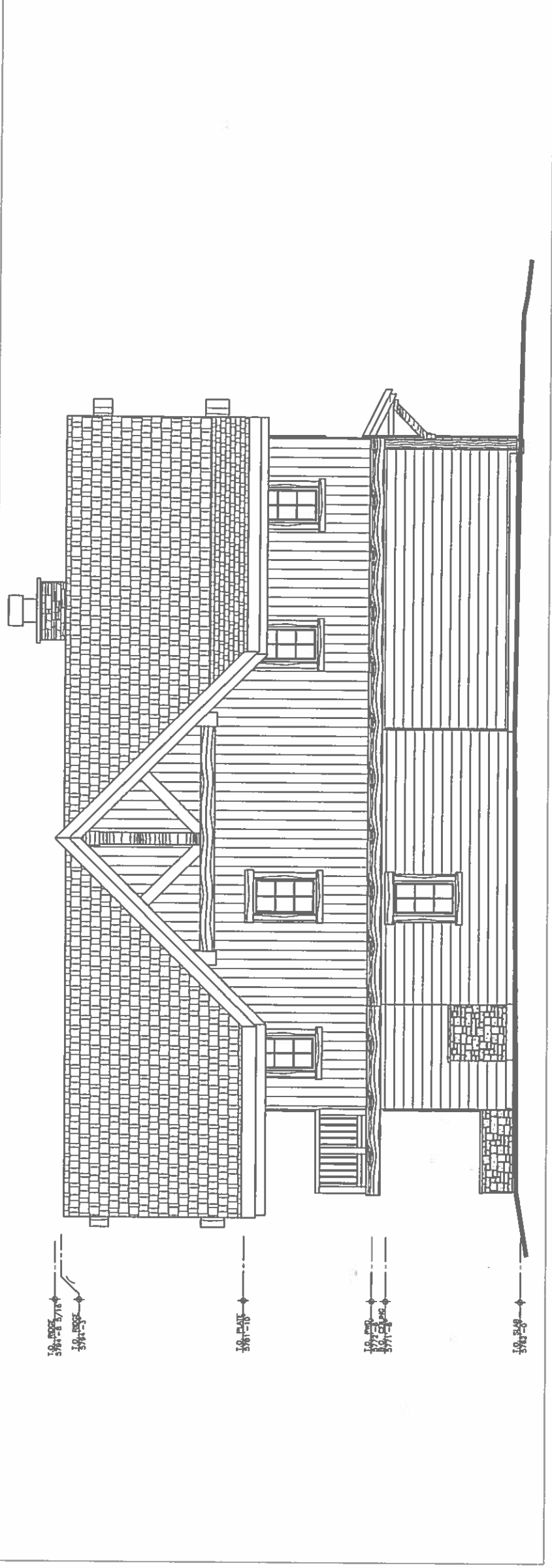
EAGLE'S RIDGE
 AT
LAKOTA CANYON RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04-24-19

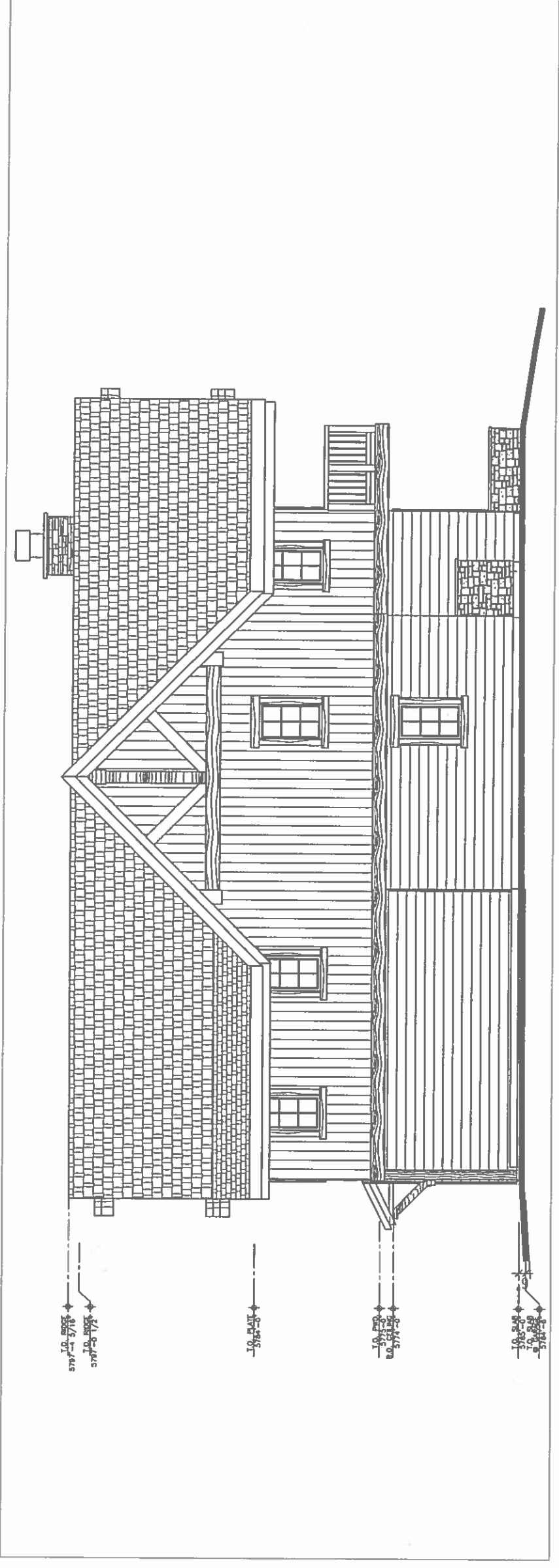
PROJECT NO. 2018-22
 DRAWN BY B.S.J.
 CHECKED BY J.C.
 ISSUE DATE 1/29/19

SHEET TITLE
BUILDING 3
 EXTERIOR ELEVATIONS

A3.32



C BUILDING 3 EAST ELEVATION
 1/4" = 1'-0"



D BUILDING 3 WEST ELEVATION
 1/4" = 1'-0"

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 173 Box 1011
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 Fax: 970.618.6670
 jordanarchitect@comcast.net
 jordanarchitect.com

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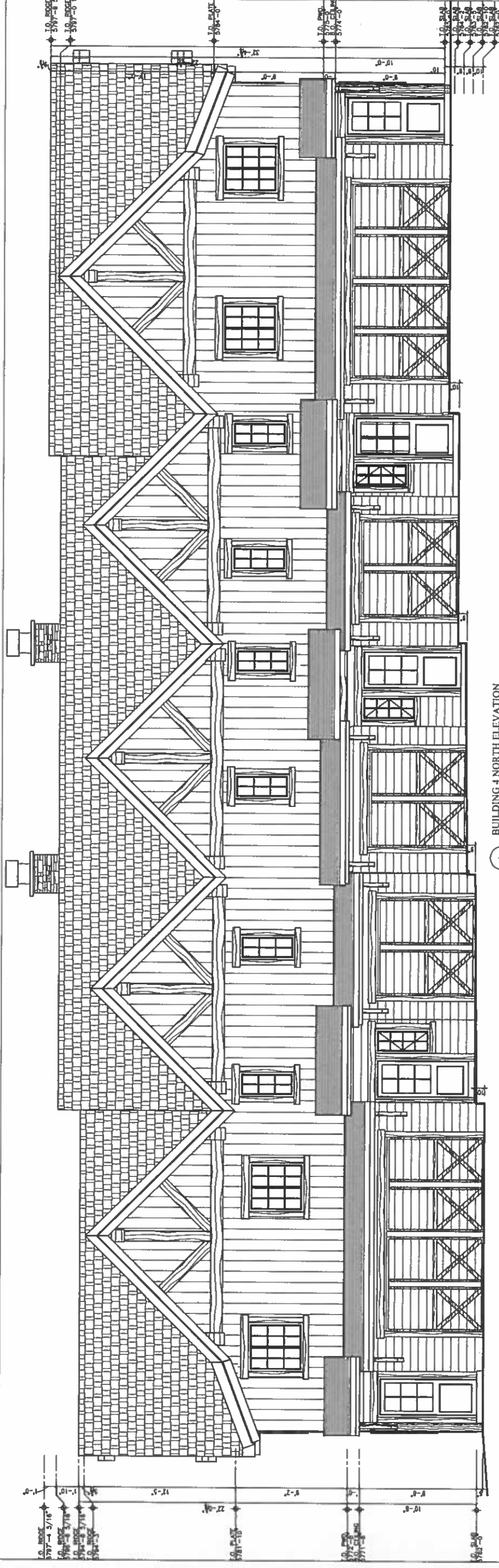
EAGLE'S RIDGE
 AT
LAKOTA CANYON
 RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04-24-19

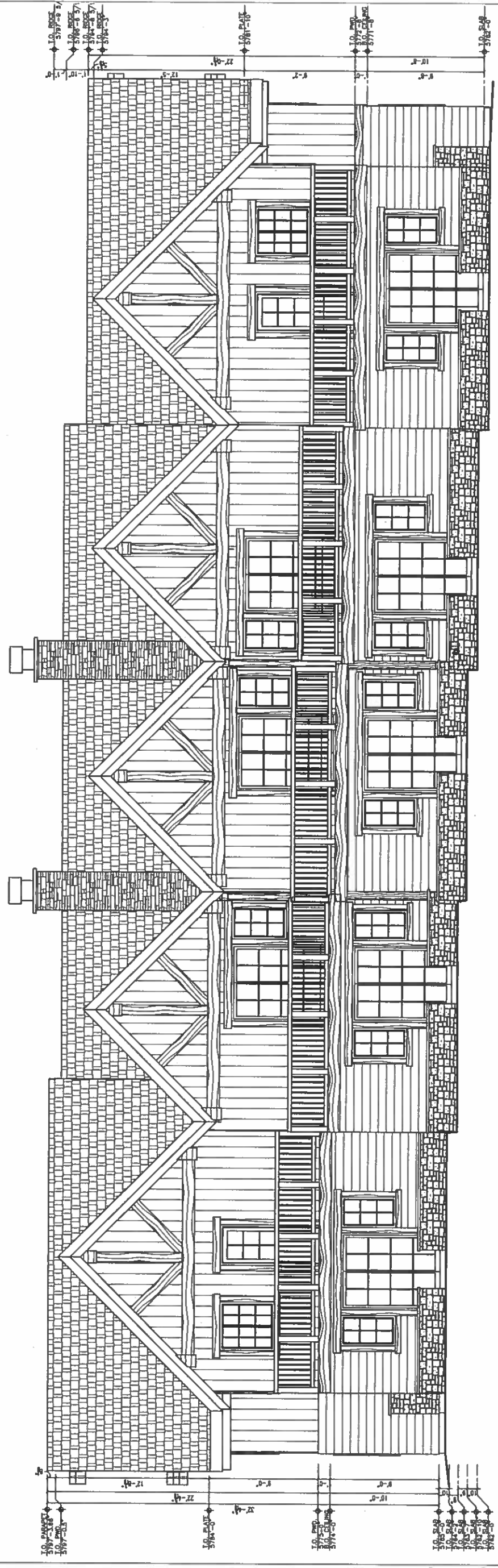
PROJECT NO.
 2018-22
 DRAWN BY
 B.S.J.
 CHECKED BY
 J.C.
 ISSUE DATE
 2/19/19

SHEET TITLE
 BUILDING 4 AND 6
 EXTERIOR ELEVATIONS

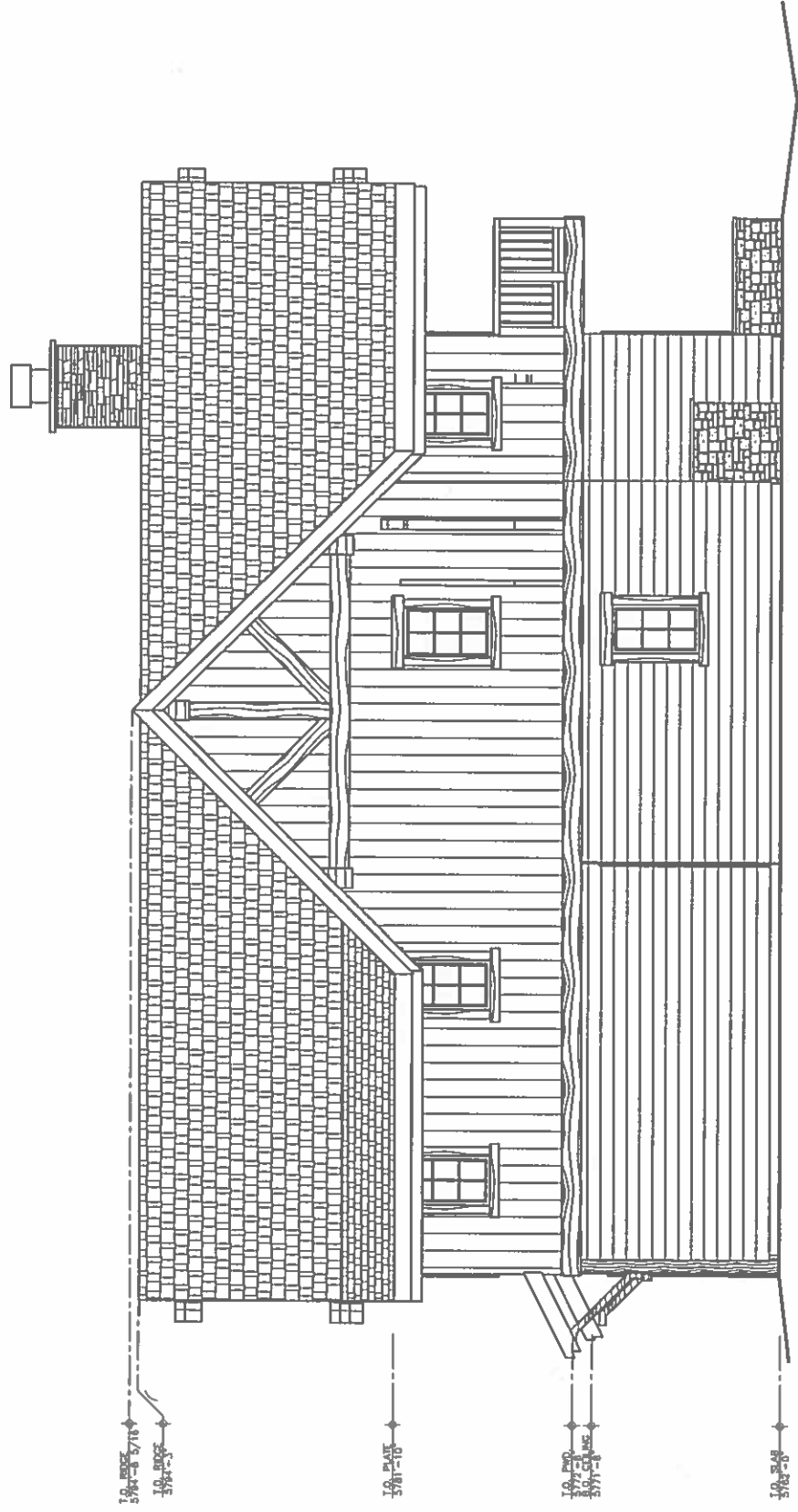
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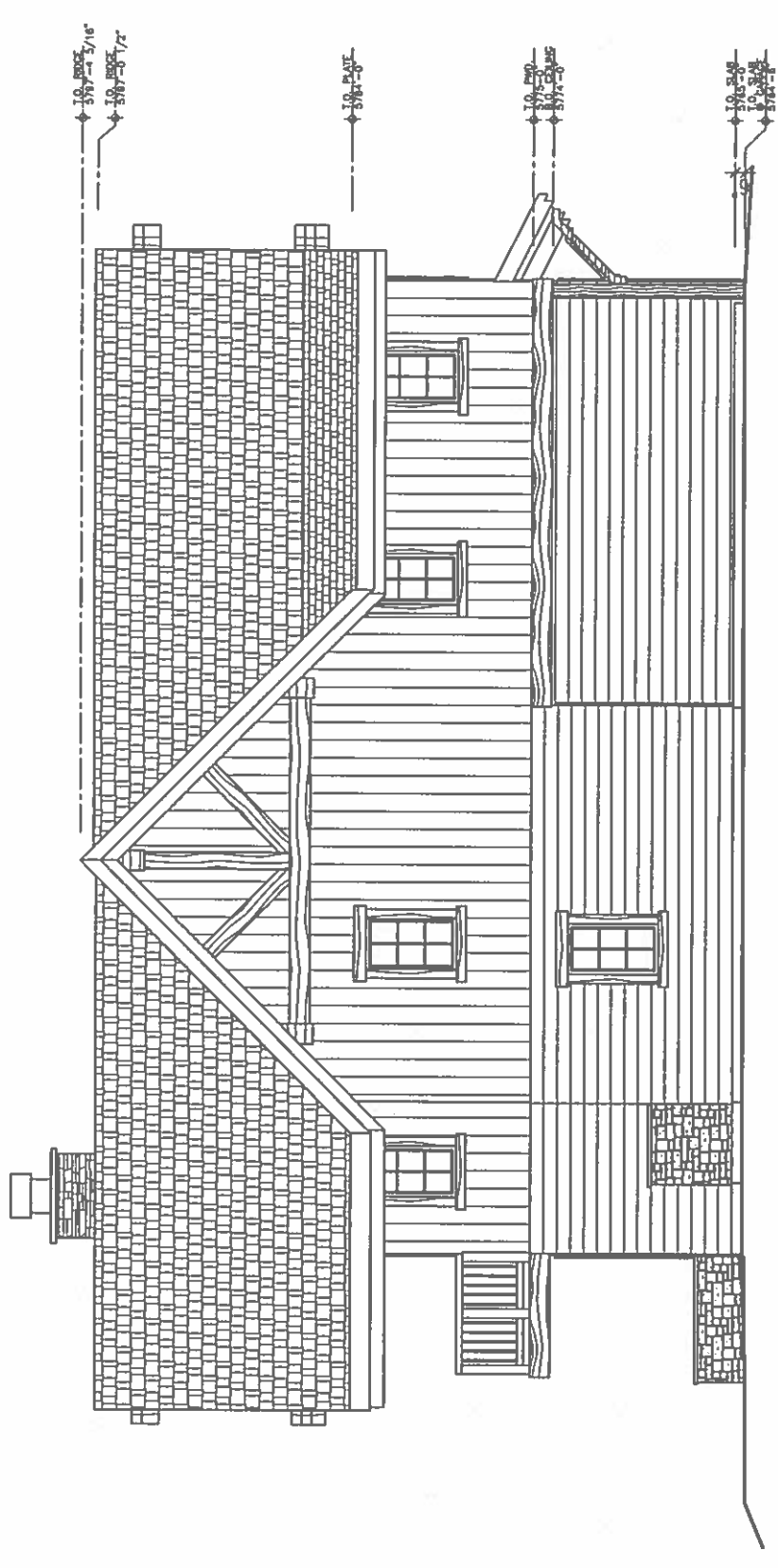
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 1/4" = 1'-0"



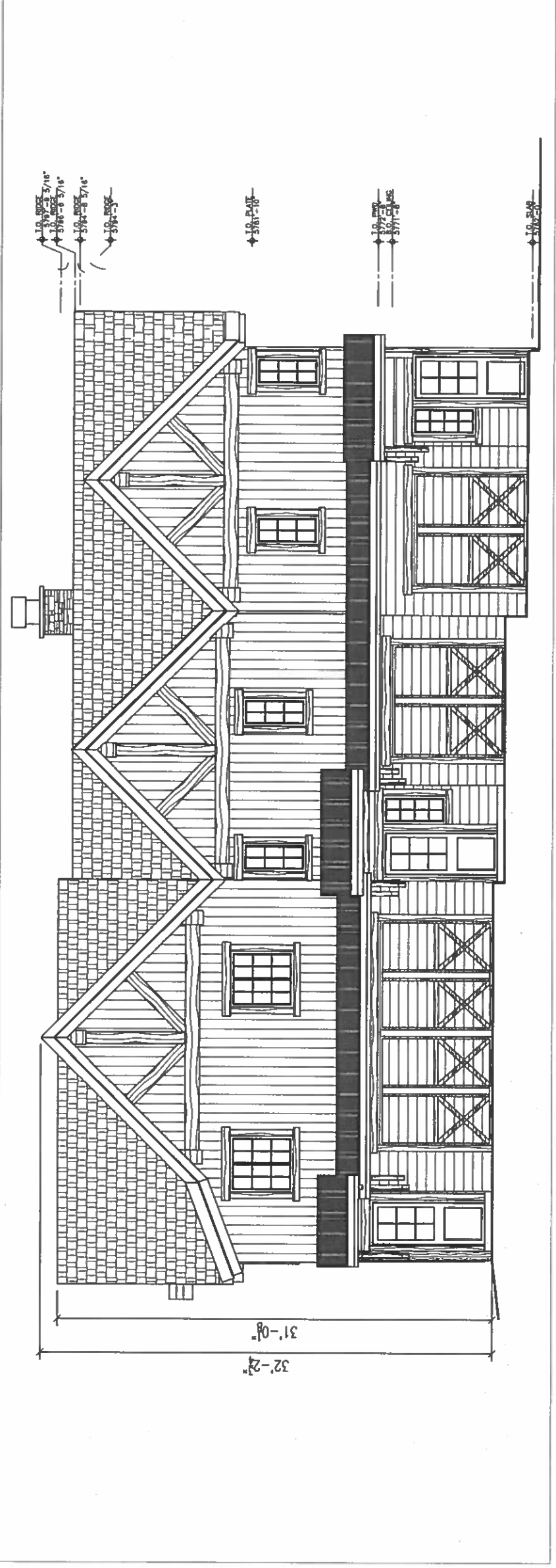
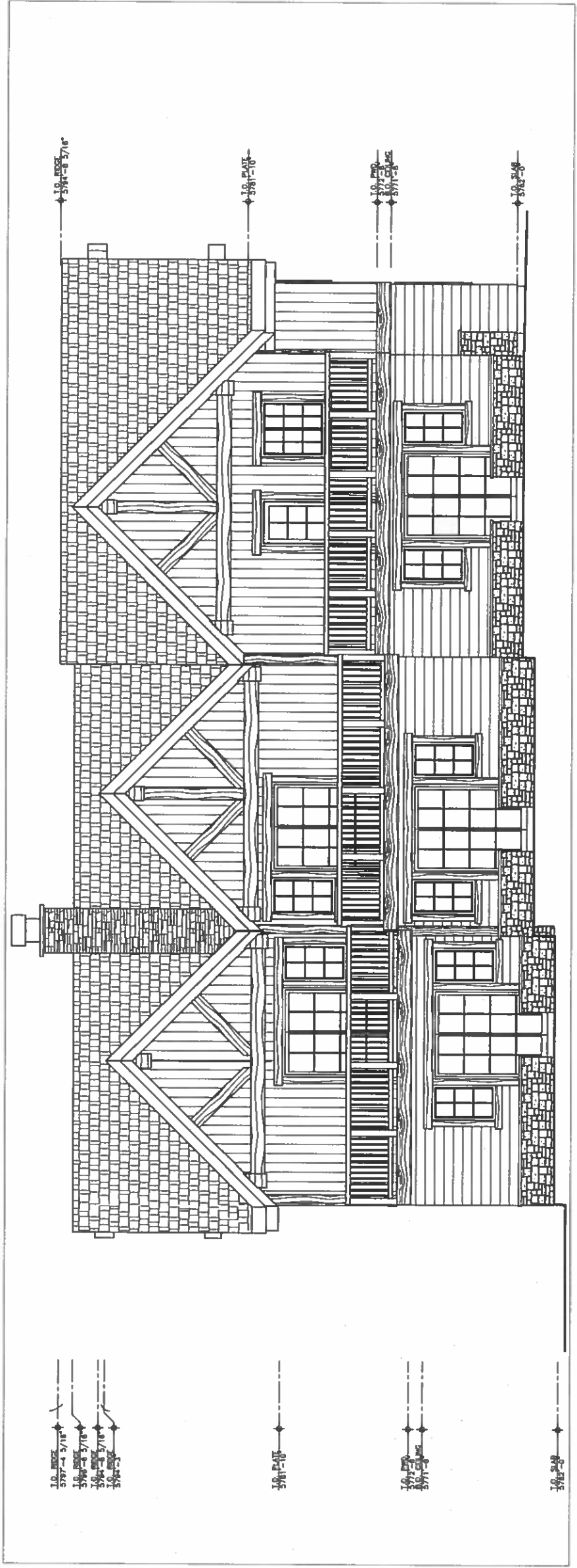
B BUILDING 4 SOUTH ELEVATION
 1/4" = 1'-0"

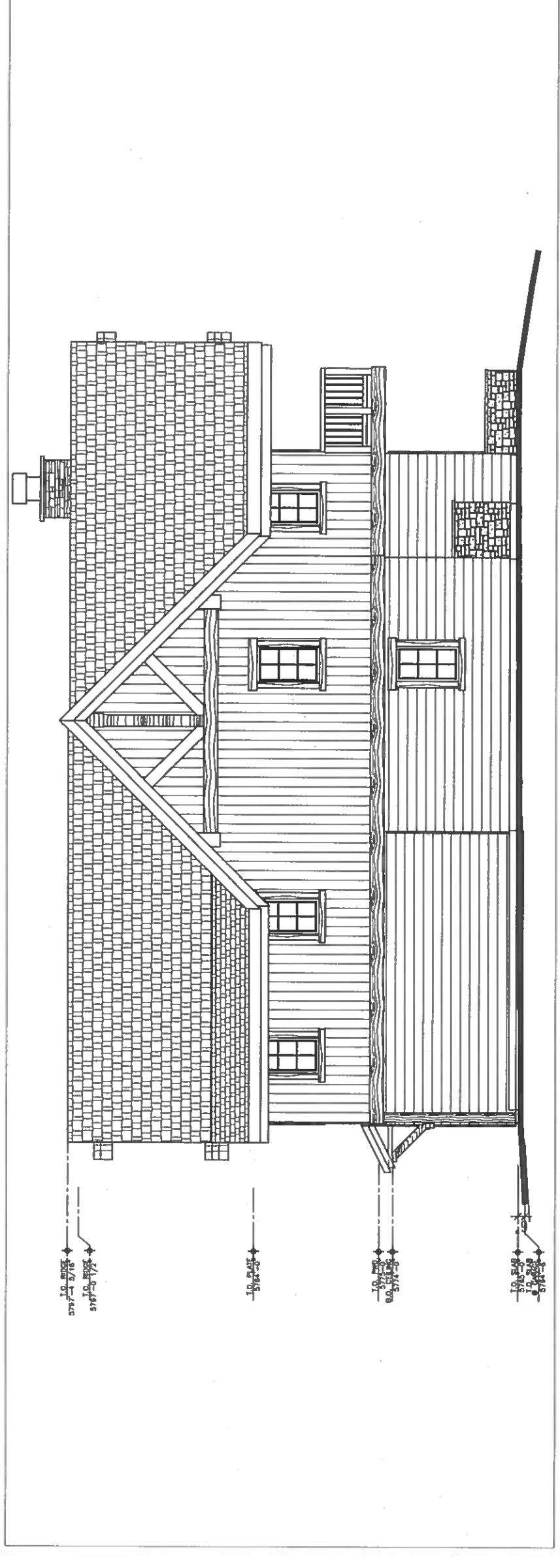
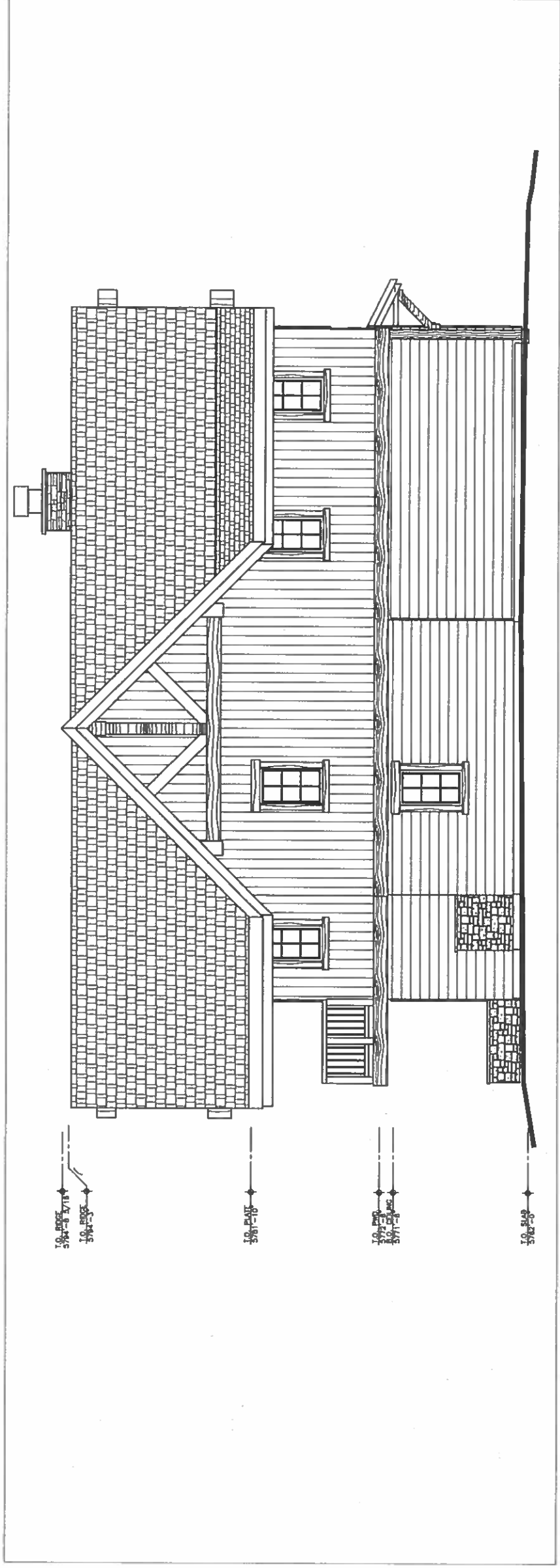


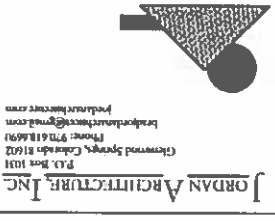
C BUILDING 4 WEST ELEVATION
 1/4" = 1'-0"



D BUILDING 4 EAST ELEVATION
 1/4" = 1'-0"







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 jordanarchitect.com

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 Email: colombo@softs.net

COLOMBO

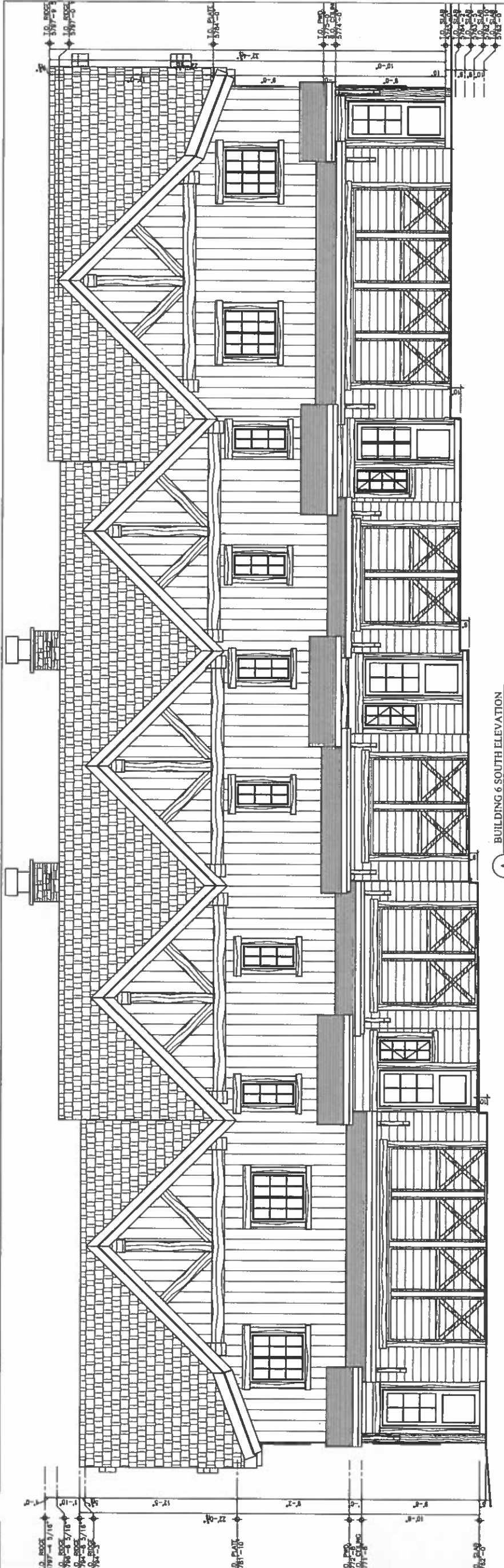
EAGLE'S RIDGE
 AT
 LAKOTA CANYON
 RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

REVISIONS
 04-24-19

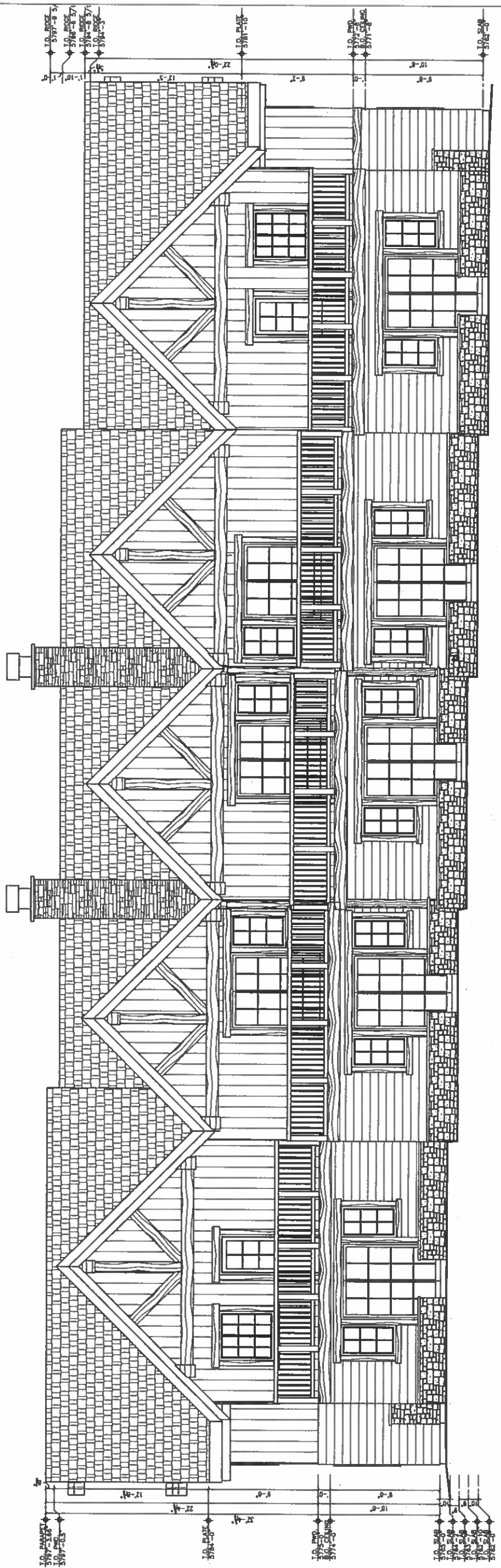
PROJECT NO. 2018-22
 DRAWN BY BSJ
 CHECKED BY J.C.
 ISSUE DATE 2/19/19

SHEET TITLE
 BUILDING 4 AND 6
 EXTERIOR ELEVATIONS

A3.61



A BUILDING 6 SOUTH ELEVATION
 1/4" = 1'-0"



B BUILDING 6 NORTH ELEVATION
 1/4" = 1'-0"

JORDAN ARCHITECTURE, INC.
 100 Horseshoe Drive
 Basalt, Colorado 81611
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 Fax: 970.618.6691
 jordanarchitect.com
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 info@jordanarch.com

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 Phone: 970.618.9222
 Email: colombo@colombosofts.net

EAGLE'S RIDGE AT LAKOTA CANYON RANCH
 PHASE 7, LOT 2B
 NEW CASTLE, COLORADO

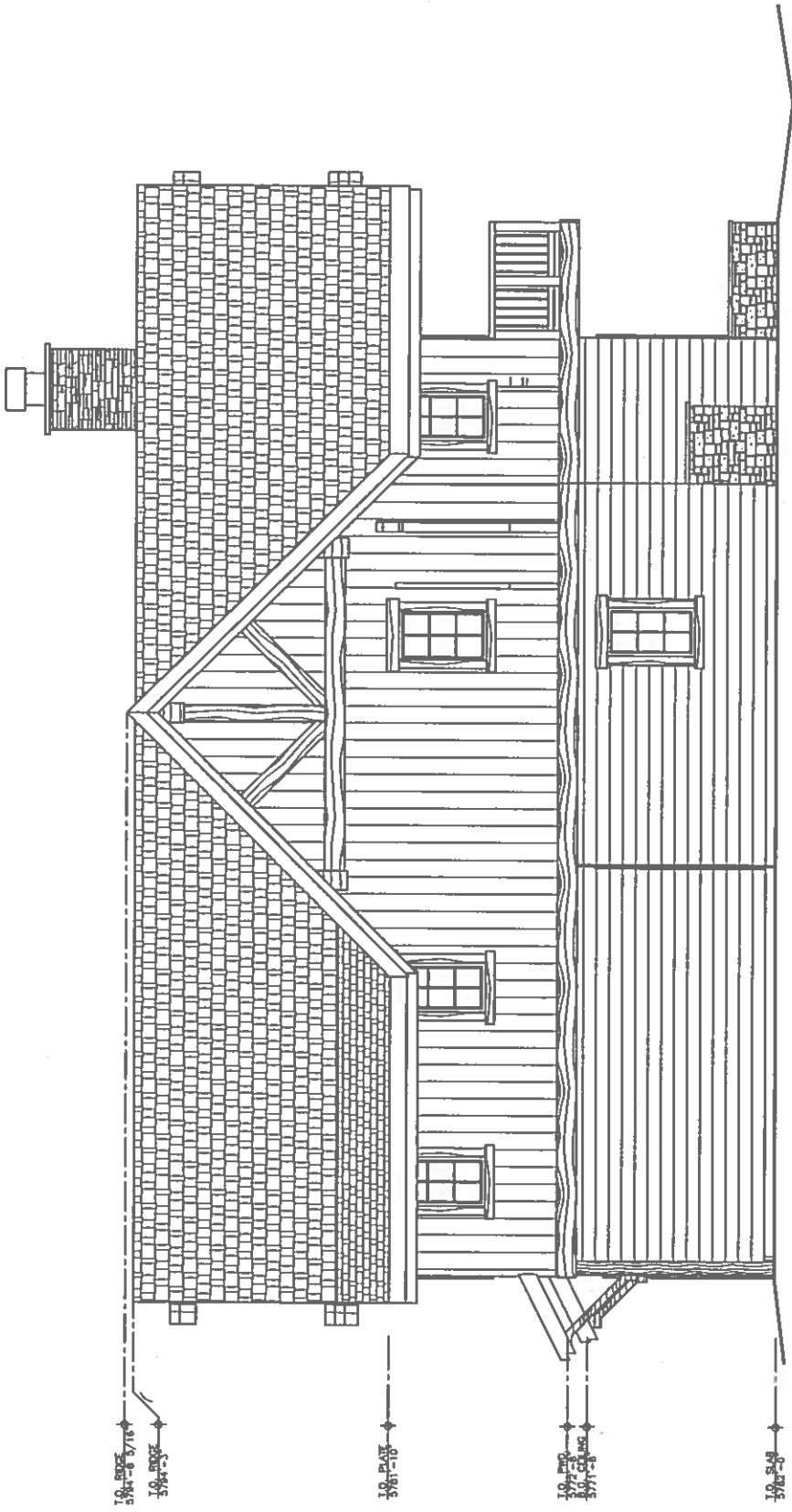
REVISIONS
 04-24-19

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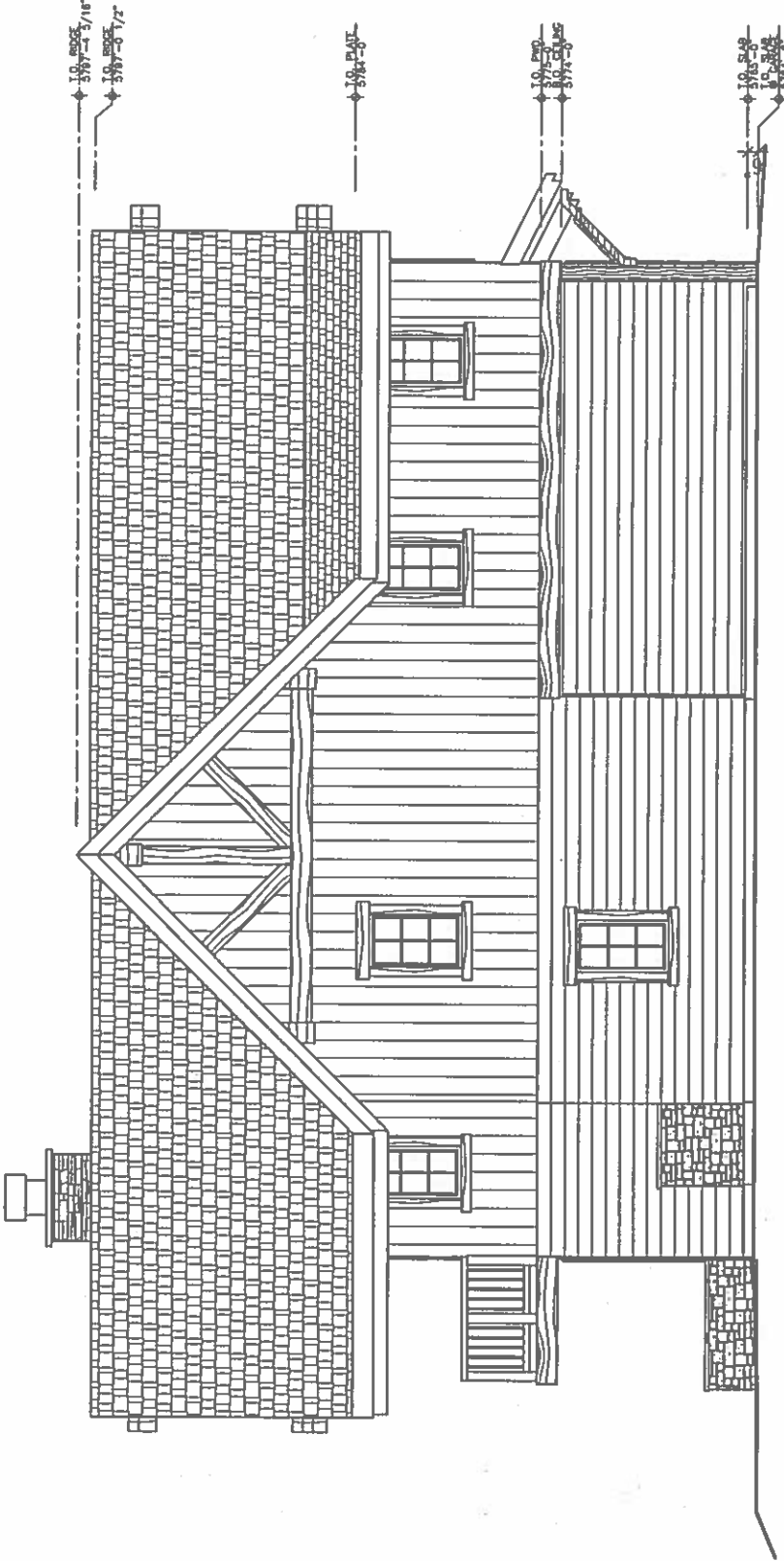
PROJECT NO: 2018-22
 DRAWN BY: BSJ
 CHECKED BY: J.C.
 ISSUE DATE: 2/19/19

SHEET TITLE
 BUILDING 4 AND 6
 EXTERIOR ELEVATIONS

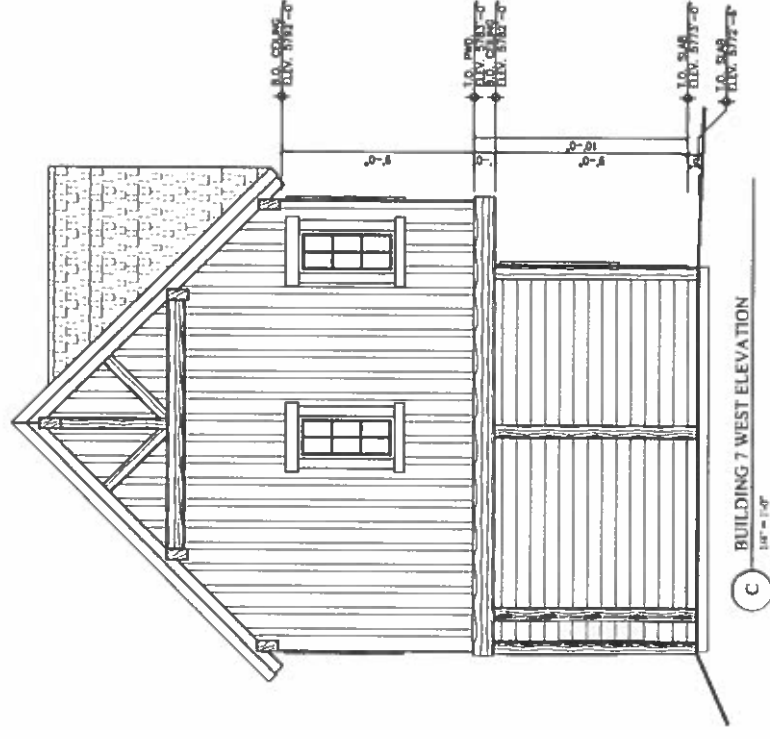
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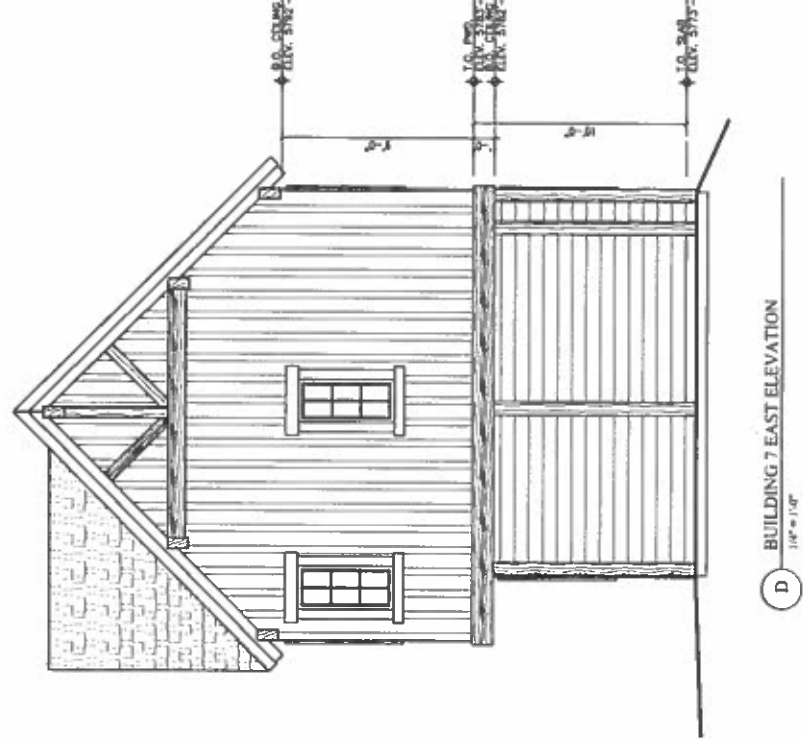
C BUILDING 6 EAST ELEVATION
 1/4" = 1'-0"



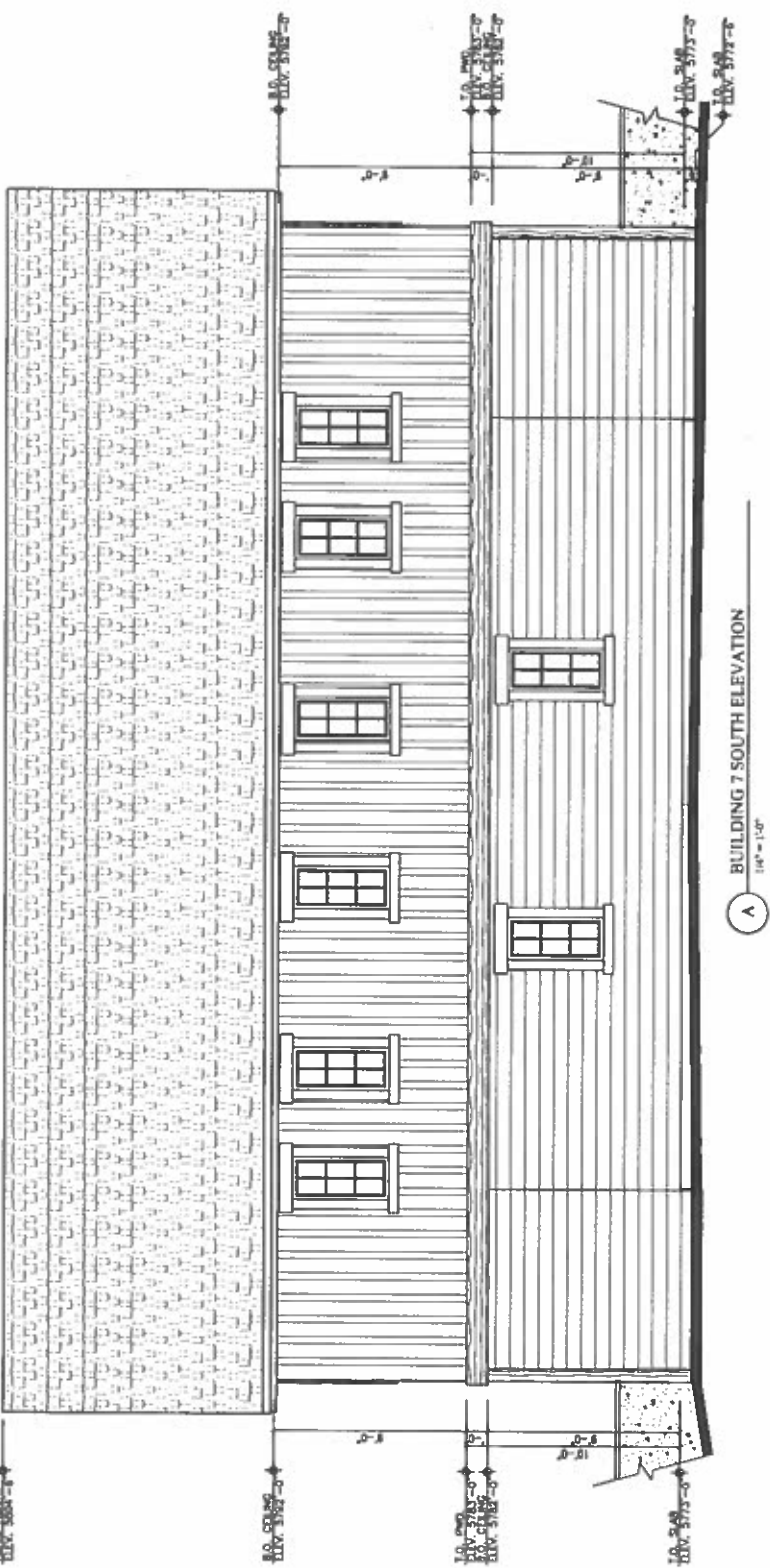
D BUILDING 6 WEST ELEVATION
 1/4" = 1'-0"



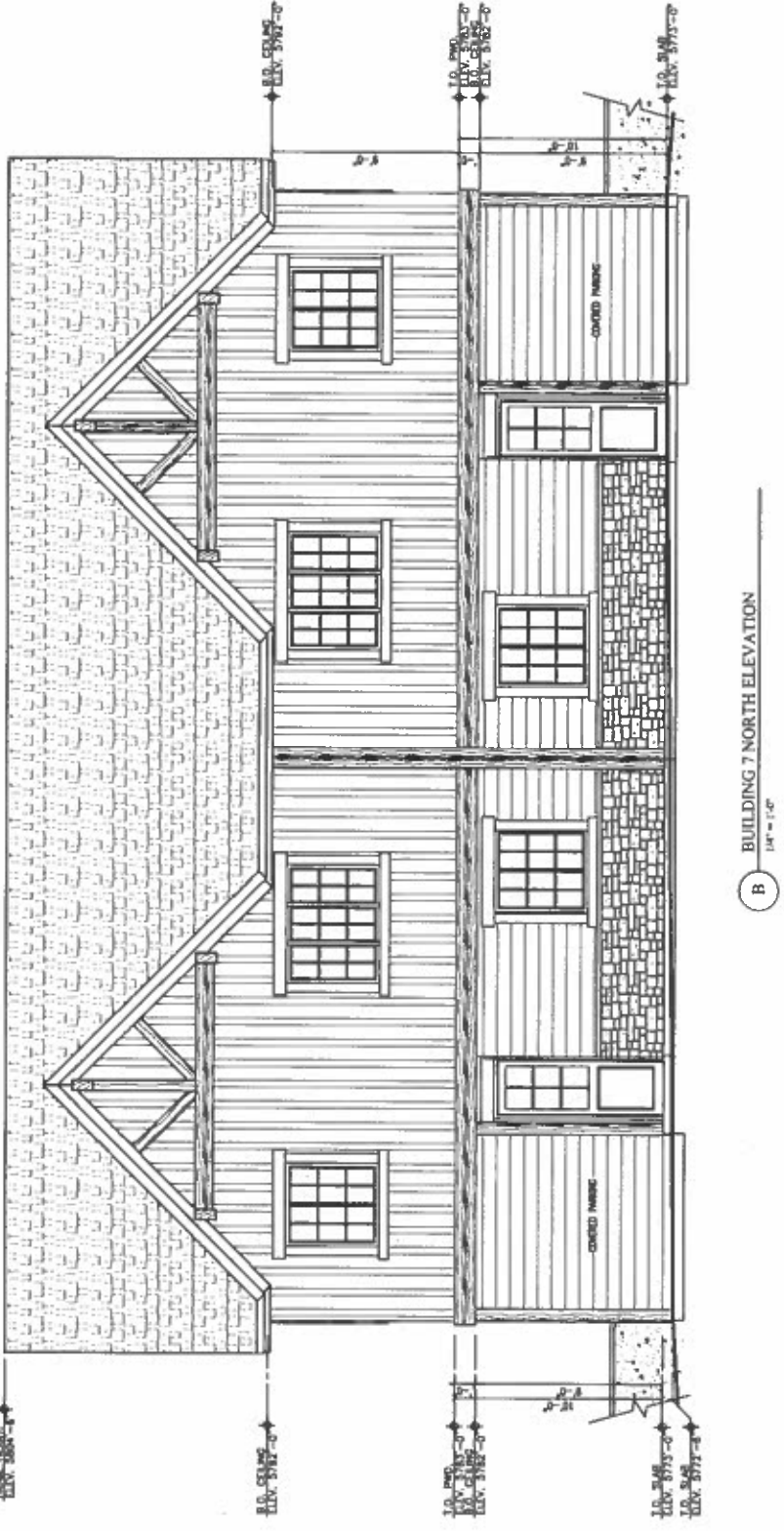
C BUILDING 7 WEST ELEVATION
 1/8" = 1'-0"



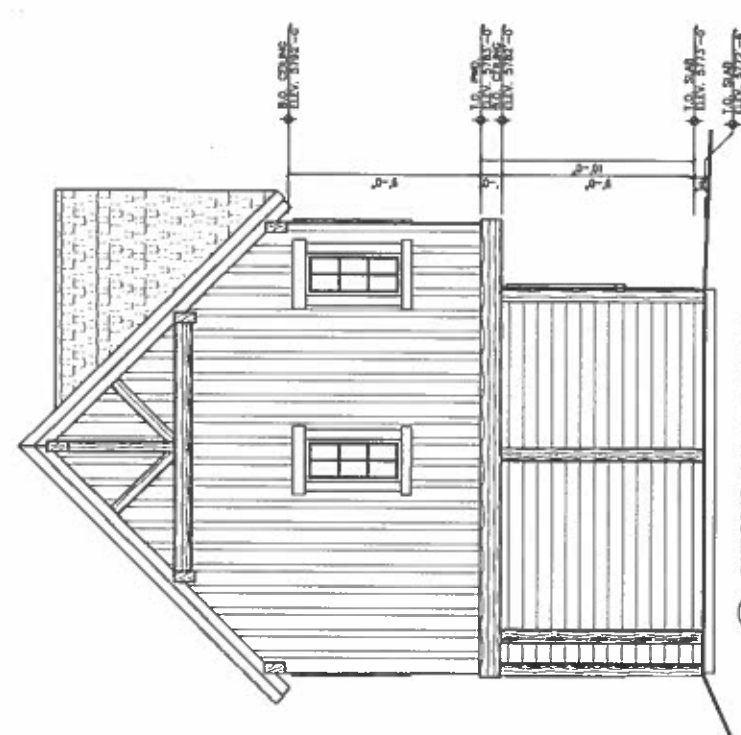
D BUILDING 7 EAST ELEVATION
 1/8" = 1'-0"



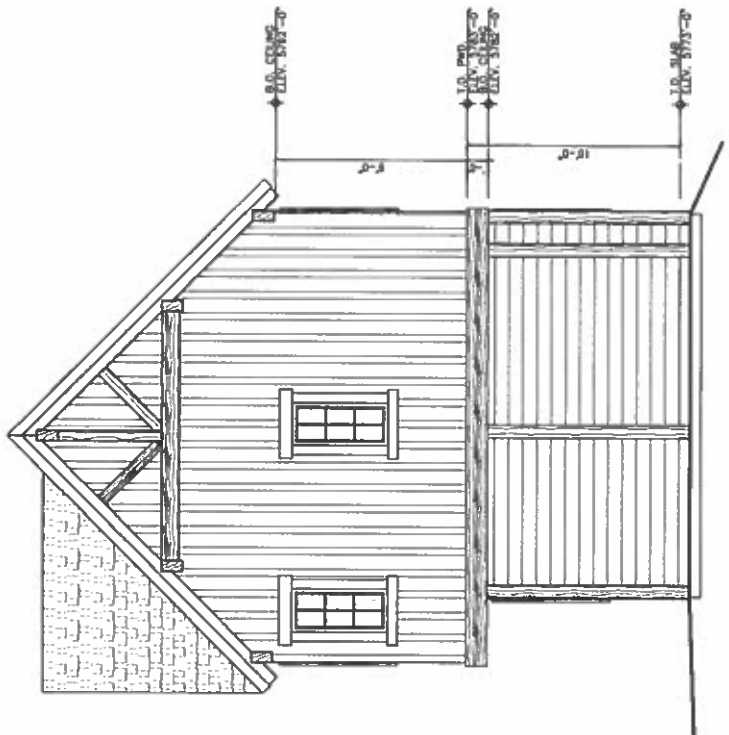
A BUILDING 7 SOUTH ELEVATION
 1/8" = 1'-0"



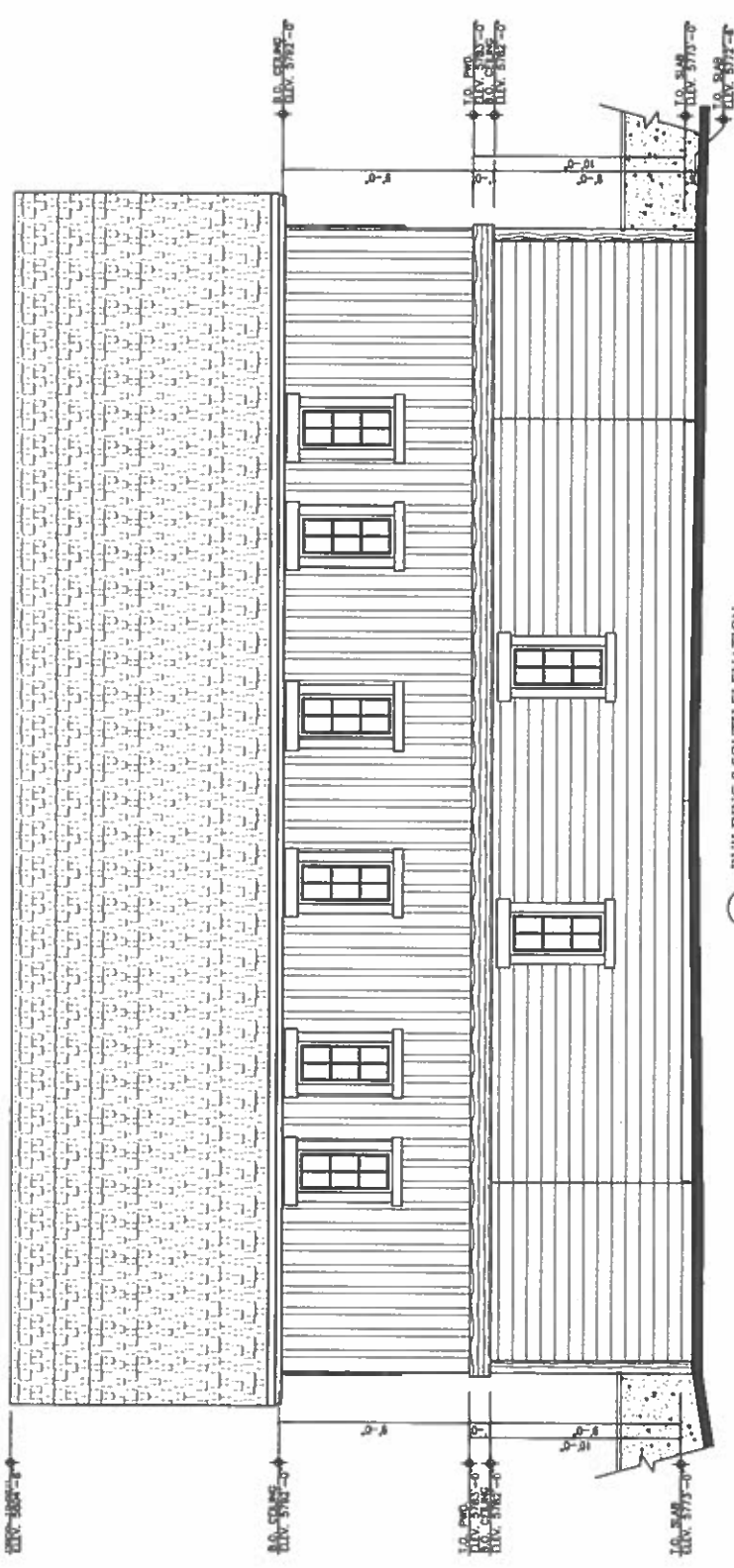
B BUILDING 7 NORTH ELEVATION
 1/8" = 1'-0"



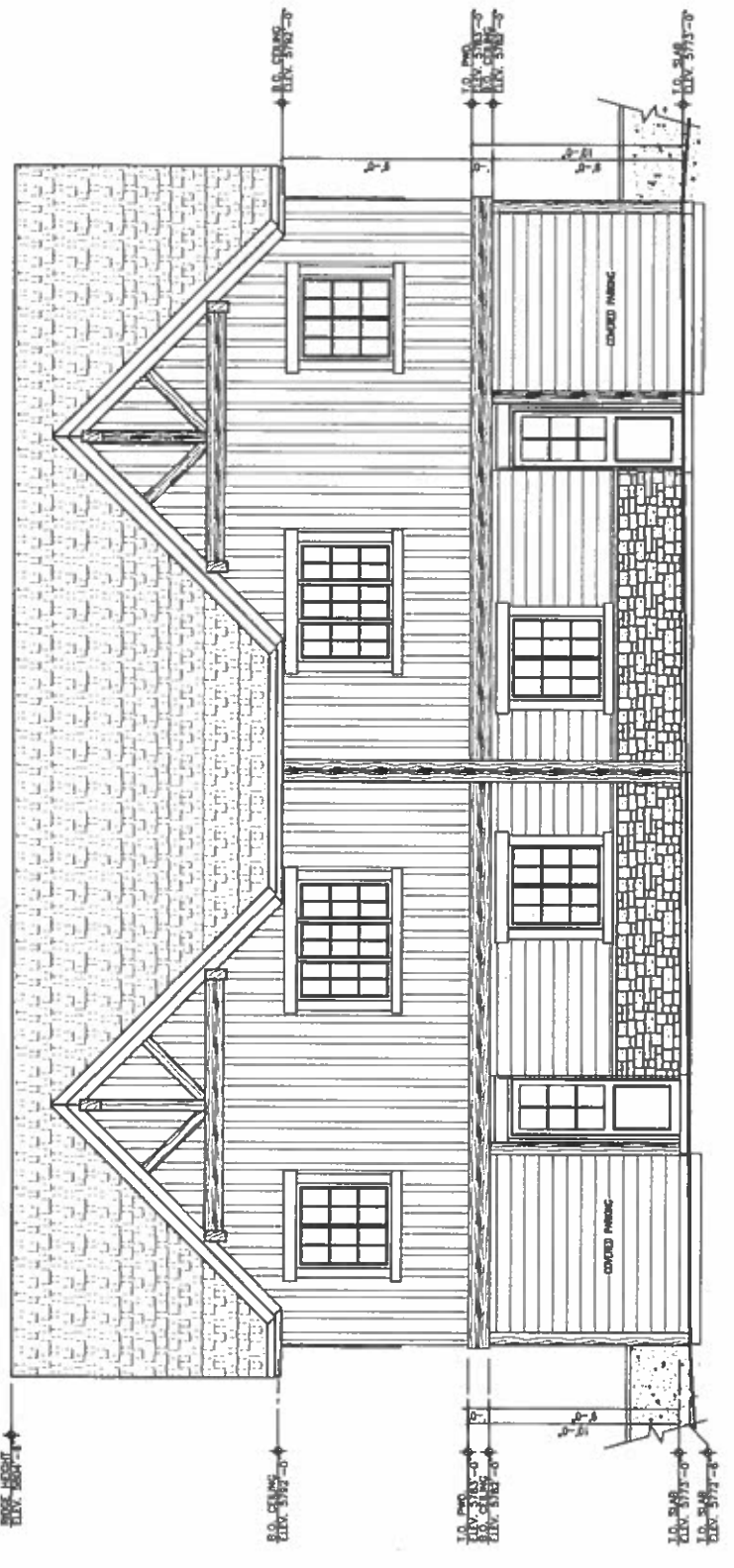
C BUILDING 8 WEST ELEVATION
 1/4" = 1'-0"



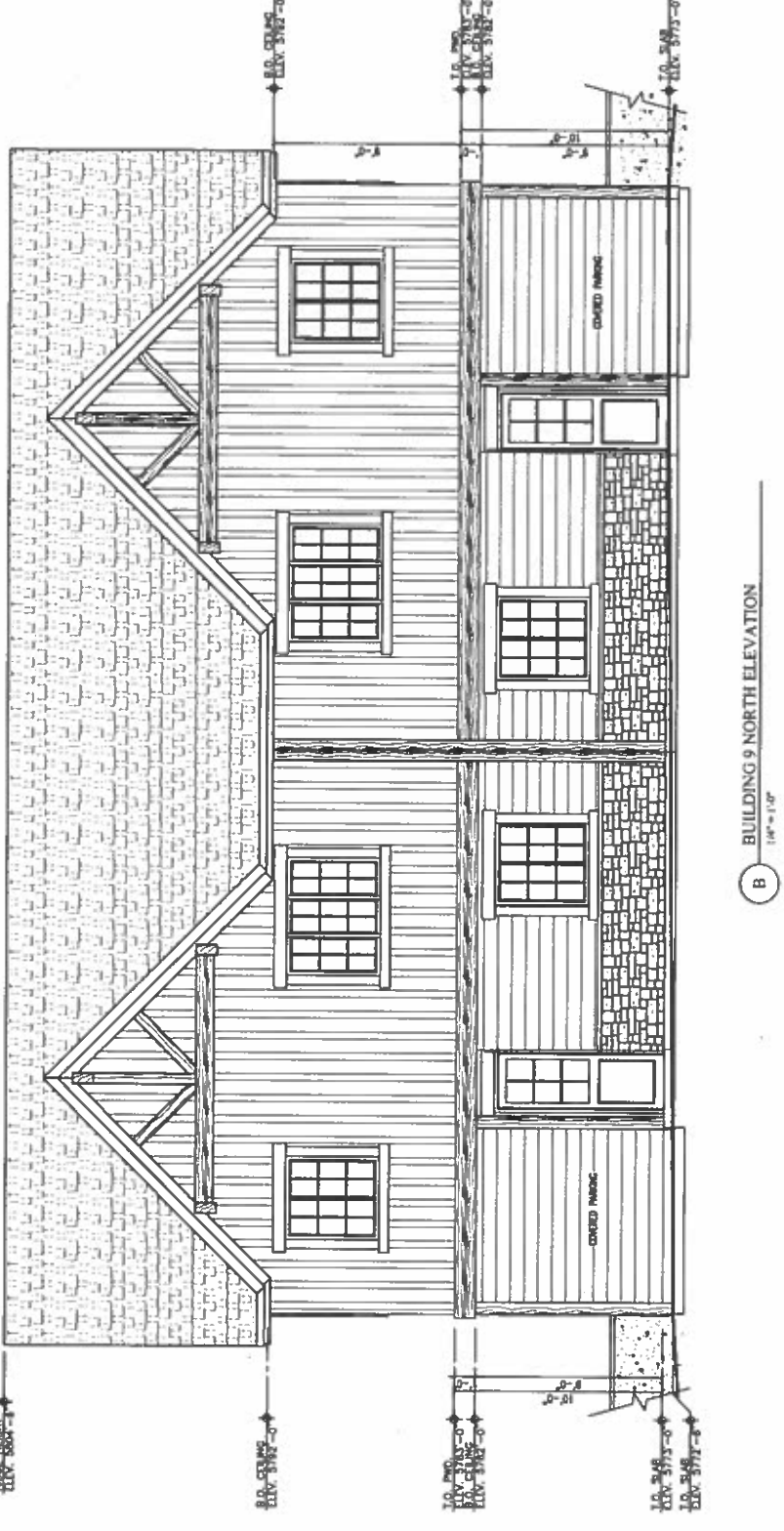
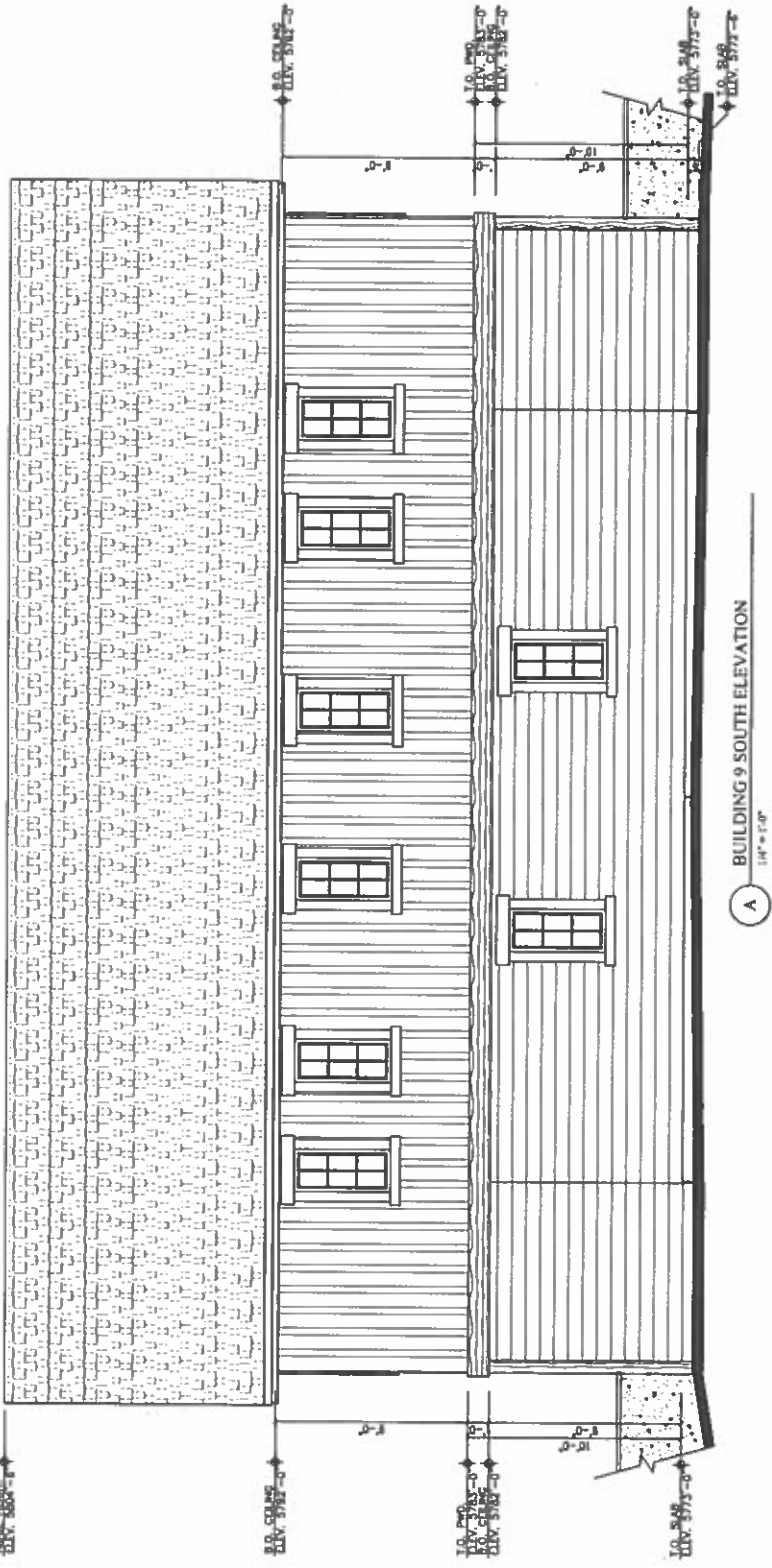
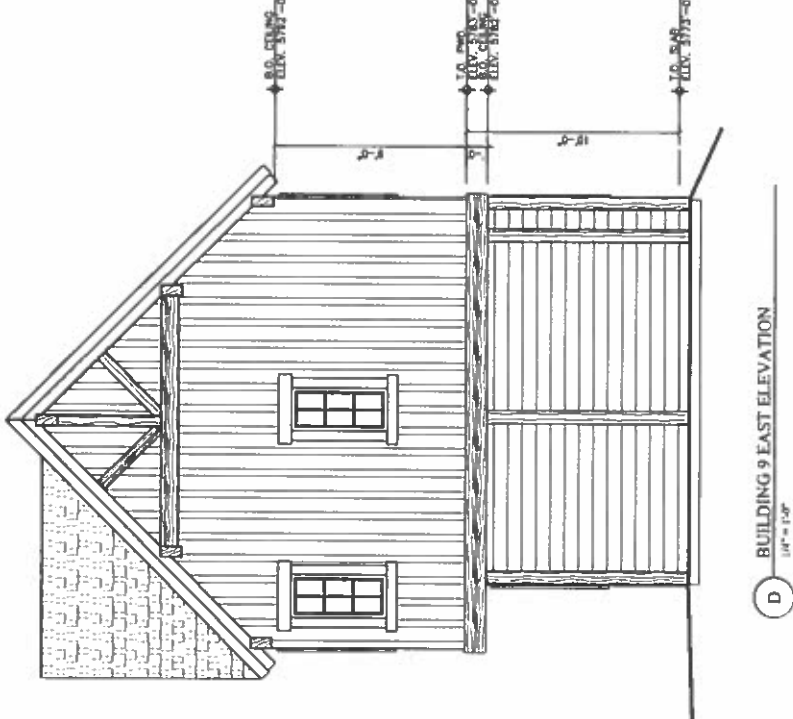
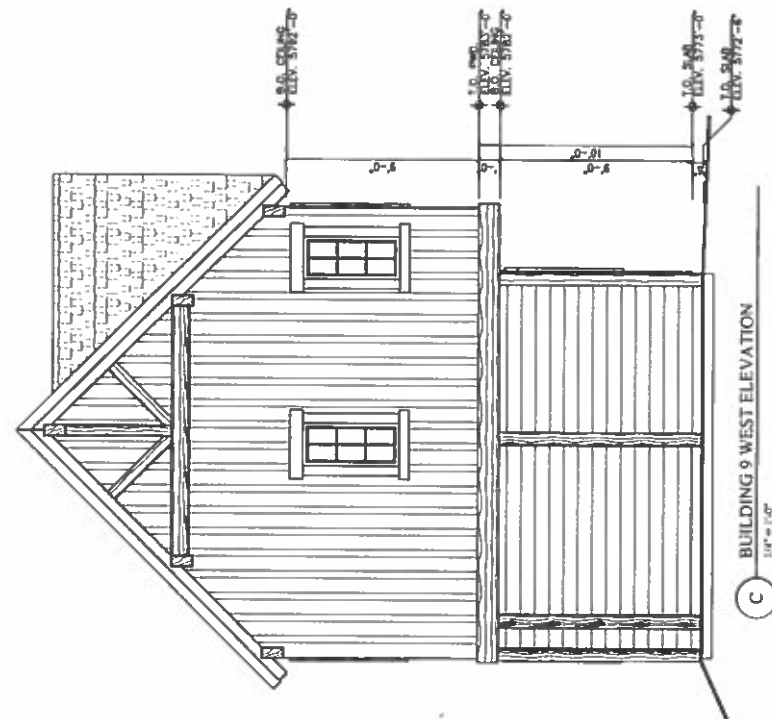
D BUILDING 8 EAST ELEVATION
 1/4" = 1'-0"



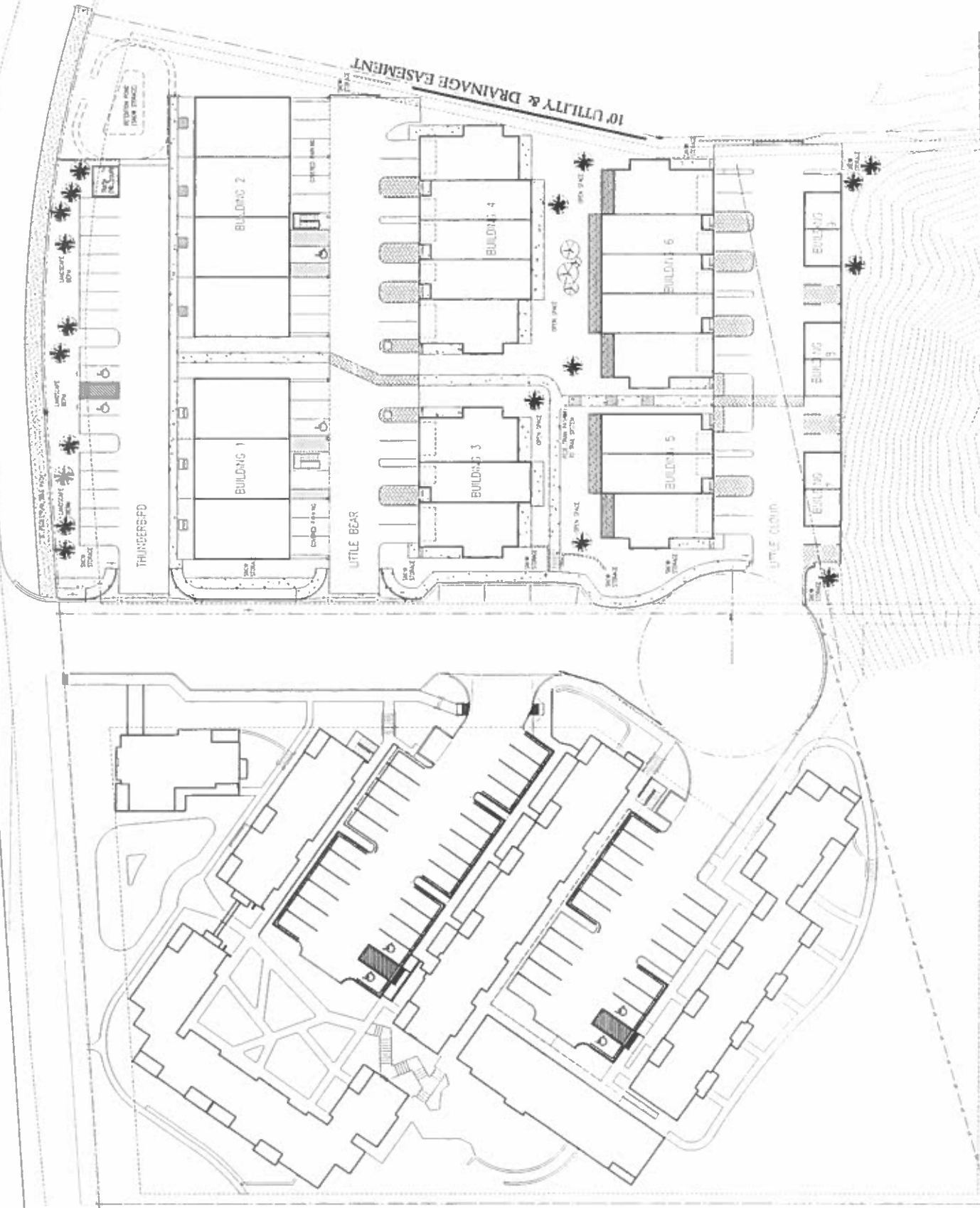
A BUILDING 8 SOUTH ELEVATION
 1/4" = 1'-0"



B BUILDING 8 NORTH ELEVATION
 1/4" = 1'-0"



CASTLE VALLEY BLVD.



**OPEN SPACE
CALCULATION**
23,148.0 SF. = 20.3%
113,721.0 S.F.

**UNIT TYPES PER BUILDING AND
SQUARE FOOTAGE CALCULATIONS**

BUILDING 1 (CONDOMINIUM UNITS)	4,008 SF
3 - 1 BEDROOM UNITS @ 1,336 SF/UNIT	3,708 SF
BUILDING 1 TOTAL	7,716 SF
BUILDING 2 (CONDOMINIUM UNITS)	5,378 SF
4 - 2 BEDROOM UNITS @ 1,344 SF/UNIT	5,376 SF
BUILDING 2 TOTAL	10,754 SF
BUILDING 3 (TOWNHOME UNITS)	3,678 SF
2 - 3 BEDROOM UNITS @ 1,839 SF/UNIT	3,678 SF
BUILDING 3 TOTAL	3,678 SF
BUILDING 4 (TOWNHOME UNITS)	3,678 SF
2 - 3 BEDROOM UNITS @ 1,839 SF/UNIT	3,678 SF
BUILDING 4 TOTAL	3,678 SF
BUILDING 5 (TOWNHOME UNITS)	1,839 SF
1 - 3 BEDROOM UNITS @ 1,839 SF/UNIT	1,839 SF
BUILDING 5 TOTAL	1,839 SF
BUILDING 6 (TOWNHOME UNITS)	3,678 SF
2 - 3 BEDROOM UNITS @ 1,839 SF/UNIT	3,678 SF
BUILDING 6 TOTAL	3,678 SF
BUILDING 7 (DUPLEX UNITS)	1,737 SF
2 UNITS @ 868.5 SF/UNIT	1,737 SF
BUILDING 7 TOTAL	1,737 SF
BUILDING 8 (DUPLEX UNITS)	1,737 SF
2 UNITS @ 868.5 SF/UNIT	1,737 SF
BUILDING 8 TOTAL	1,737 SF
BUILDING 9 (DUPLEX UNITS)	1,737 SF
2 UNITS @ 868.5 SF/UNIT	1,737 SF
BUILDING 9 TOTAL	1,737 SF
SQUARE FOOTAGE BY TYPE OF BUILDINGS	
BUILDINGS 1 & 2 (CONDOMINIUM UNITS)	16,470 SF
BUILDINGS 3, 4 & 5 (TOWNHOME UNITS)	10,422 SF
BUILDINGS 6, 7 & 8 (DUPLEX UNITS)	5,211 SF
TOTAL SQUARE FOOTAGE OF BUILDINGS 1-9	32,103 SF

PROPOSED PARKING SPACES

BUILDING	OWNER SPACES	TOTAL
BUILDING 1 & 2 (FRONT)	17 (EXCLUDES 5 UNITS)	17
BUILDING 1 & 2 (REAR)	10	10
BUILDING 3	10	10
BUILDING 4	14	14
BUILDING 5	14	14
BUILDING 6	2	2
BUILDING 7	2	2
BUILDING 8	2	2
BUILDING 9	2	2
ADDITIONAL STREET SPACES	12	12
TOTAL PARKING SPACES	82	

**(REQUIRED PARKING: 2 SPACES/DWELLING
UNIT = 72 SPACES)**

TOTAL PROPOSED BEDROOMS

BUILDING	TOTAL
BUILDING 1 & 2 (FRONT)	11
BUILDING 1 & 2 (REAR)	14
BUILDING 3	12
BUILDING 4	12
BUILDING 5	12
BUILDING 6	12
BUILDING 7	4
BUILDING 8	4
BUILDING 9	4
TOTAL BEDROOM COUNT	76

DENSITY - LOT 2A
50 RESIDENTIAL UNITS
2.872 ACRES
17,409 UNITS/ACRE

RECEIVED

MAY 02 2019

Town of
New Castle, CO

DENSITY - LOT 2B
36 RESIDENTIAL UNITS
2.607 ACRES
13.80 UNITS/ACRE

Site Plan
1"=30'-0"



PROJECT NO
2018-22
DRAWN BY
CHECKED BY
ISSUE DATE
2/19/19

SHEET TITLE
SITE PLAN

SP2.0

EAGLE'S RIDGE
AT
LAKOTACANYON
RANCH
PHASE 7, LOT 2B
NEW CASTLE, COLORADO

REVISIONS
04/2/19

By: [Signature]
Title: [Title]
Date: [Date]

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INTERNATIONAL
100 HORSING DRIVE
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PHONE: 970.618.9222
EMAIL: COLMBO@CSPT115.NET

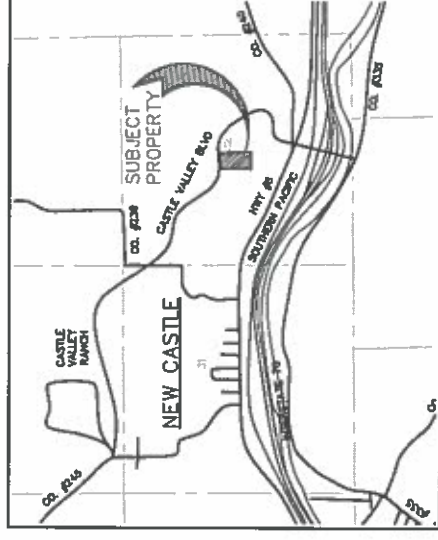


Jordan Architecture, Inc.
1713 Box 1811
Lakewood, Colorado 80122
Phone: 773.418.4800
jordanarchitect.com

P.U.D. PLANS FOR EAGLES RIDGE RANCH

LOT 2B, PHASE 7, LAKOTA CANYON RANCH
TOWN OF NEW CASTLE, CO
NE 1/4, SECTION 32, TOWNSHIP 05 SOUTH, RANGE 90 WEST, 6TH P.M.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.00	TITLE SHEET
C2.00	NOTES & LEGEND
C3.00	DEMOLITION PLAN
C4.00	SITE PLAN
GRADING DRAINAGE & EC PLAN	
C5.00	SHEET 1
C5.01	SHEET 2
UTILITY PLAN	
C6.00	UTILITY PLAN
PLAN & PROFILE	
C6.01	SANITARY SEWER - SHEET 1
C6.02	SANITARY SEWER - SHEET 2
C6.03	SANITARY SEWER - SHEET 3
C6.04	WATER MAIN - SHEET 1
C6.05	WATERMAIN - SHEET 2
C7.01	THUNDERBIRD - ROAD & WATER
C7.02	LITTLE BEAR - ROAD & STORM
C7.03	LITTLE CLOUD - ROAD & WATER
DETAILS	
C8.00	SHEET 1
C8.01	SHEET 2
C8.02	SHEET 3
C8.03	SHEET 4



AGENCY CONTACT LIST

OWNER HALO DEVELOPMENT COMPANY, LLC 300 HORSESHOE DR. BASKAL, CO 81621	SEWER AUTHORITY TOWN OF NEW CASTLE WASTEWATER DEPARTMENT 450 WEST MAIN STREET PO BOX 90 NEW CASTLE, CO 81647 (970) 984-2311
CIVIL ENGINEER HIGH COUNTRY ENGINEERING, INC. 1517 BLAKE AVENUE, STE 101 GLENWOOD SPRINGS, CO 81601 ATTN: MICHAEL GRZEZSIAK, P.E. (970) 945-8678	FIRE PROTECTION DISTRICT COLORADO RIVER FIRE RESCUE STATION #84 775 CASTLE VALLEY BLVD. NEW CASTLE, CO 81647 (970) 625-1243
PUBLIC WORKS NEW CASTLE PUBLIC WORKS 801 WEST MAIN STREET PO BOX 90 NEW CASTLE, CO 81647 ATTN: JOHN WENZEL (970) 984-0669	ELECTRIC UTILITY XCEL ENERGY (800) 895-4999
WATER AUTHORITY TOWN OF NEW CASTLE WATER DEPARTMENT 450 WEST MAIN STREET PO BOX 90 NEW CASTLE, CO 81647 (970) 984-2311	NATURAL GAS UTILITY XCEL ENERGY (800) 895-4999
	TELEPHONE BROADCAST CENTURY LINK (800) 895-4999

RECEIVED

APR 25 2019

Town of
New Castle, CO

ENGINEER'S CERTIFICATION
PREPARED UNDER MY SUPERVISION

DATE
MICHAEL G. GRZEZSIAK, P.E.
COLORADO REG. #7195
FOR AND ON BEHALF OF HIGH COUNTRY ENGINEERING, INC.

PROJECT DATA:

BENCHMARK:
ELEVATIONS ARE BASED ON A HAVORIS ELEVATION OF 5398.0
FEET ON THE NGS MONUMENT "ANDERS M" AND ON THE SITE
BENCHMARK, THE SOUTHWEST CORNER OF LOT 2B.

BASIS OF BEARING:
REFER TO SURVEY COMPLETED BY BOOKCLIFFE SURVEY
SERVICES, INC. DATED 2/24/17, PROJECT NO 17022-01.



NO.	DATE	REVISION
1	2/14/19	PRELIM./FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DATE	BY	MG
2/14/19		

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 - FAX (970) 945-2555
WWW.HCENG.COM



COLOMBO INTERNATIONAL, INC.
TOWN OF NEW CASTLE, CO
LOT 2B - LAKOTA CANYON RANCH
EAGLES RIDGE RANCH
TITLE SHEET

PROJECT NO
2191001.00

C1.00



UNCC
CALL BEFORE
YOU DIG
1-800-922-1987

Utility Notification
Center of Colorado
12000 W. Colfax Ave., Suite 8-210
Denver, CO 80233
CALL 1-800-922-1987 TO OBTAIN A UTILITY
NOTICE YOU DO UNLAWFUL DAMAGE TO THE
MEMBER UTILITIES

GENERAL NOTES

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE TOWN OF NEW CASTLE SPECIFICATIONS. ALL STREETS AND DRAINAGE CONSTRUCTION SHALL COMPLY WITH THE TOWN OF NEW CASTLE SPECIFICATIONS AND CURRENT ROADWAY DESIGN AND CONSTRUCTION CRITERIA.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES, TOWN OF NEW CASTLE AND HIGH COUNTRY ENGINEERING, INC. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY UNDERGROUND UTILITIES. WHENEVER CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE TOWN ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 8 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AND MUST BE SUBMITTED TO TOWN ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
8. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR AT NO ADDITIONAL CHARGE TO THE OWNER.
9. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF ALL WATER AND SEWER LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTION OF THE TOWN ENGINEER AT NO EXPENSE, TO THE TOWN.
10. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT BELOW TOP OF CURB AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER.
11. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE TOWN ENGINEER OR REPRESENTATIVE OF THE TOWN ENGINEER.

GENERAL GRADING NOTES

1. ALL STRUCTURES, CONCRETE, TREES, BRUSH AND RUBBISH SHALL BE REMOVED AND ACCEPTABLY DISPOSED OF.
2. ALL ORGANIC MATTER SHALL BE REMOVED FROM FILL AREAS.
3. ALL FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. ALL SLOPES STEEPER THAN 4:1 SHALL BE TREATED WITH SEED AND MULCH.
5. EROSION CONTROL BALES OR SILT FENCE SHALL BE PLACED AT THE TOE AND ON STEEP SLOPES TO PREVENT EROSION. MANAGEMENT PLAN FOR DETAIL AND LOCATION OF EROSION CONTROL MEASURES.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY AND STATE REGULATIONS PERTAINING TO GRADING, DUST AND EROSION.
7. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED, WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
8. ALL DISTURBED AREAS SHALL RE-SEED, MULCHED OR SOODED AS PER TOWN OF NEW CASTLE CRITERIA.
9. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS, INCLUDING EROSION CONTROL AROUND THE PERIMETER OF SAID STOCKPILES.
10. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT UNDESIRABLE EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN EROSION IS OBSERVED OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS. THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTIES.
11. ALL EXISTING UTILITY LINE LOCATION MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
12. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE CONTRACTOR IS DIRECTED TO PAY PARTICULAR ATTENTION TO THE SECTION OF CONSTRUCTION ZONE TRAFFIC.

UTILITY NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON ACTUAL FIELD LOCATIONS AND IN SOME CASES BASED ASBUILT MAPS. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS, AND SOME LOCATIONS ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION TO BE PER CURRENT TOWN OF NEW CASTLE SPECIFICATIONS, PUBLIC WORKS MANUAL, CURRENT EDITION.
3. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS NOTED IN THE SPECIAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
4. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXCAVATION FOR RETAINING WALLS, UTILITY TRENCHES, ROADWAY AND DRAINAGE FACILITIES SHALL MEET OSHA AND OSHA REQUIREMENTS.
6. COMPACTION AND FILL OF THE ROADWAY MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE.
7. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF NEW CASTLE PUBLIC WORKS SPECIFICATIONS, RULES AND REGULATIONS.
8. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF NEW CASTLE PUBLIC WORKS SPECIFICATIONS, RULES AND REGULATIONS.
9. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE ALL AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE TOWN ENGINEER UPON COMPLETION OF THE WORK, WHERE PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN AND ITS REPRESENTATIVES. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO THE APPROVED DRAWINGS AND SPECIFICATIONS.
11. CONTRACTOR TO NOTIFY WATER USERS 24 HOURS IN ADVANCE OF ANY WATER SHUT DOWN. MORE NOTICE MAY BE REQUIRED FOR MAJOR CONNECTIONS. SEE SPECIAL CONDITIONS.
12. THE TOWN OF NEW CASTLE, ENGINEER AND THE OWNER ARE TO BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION SO INSPECTION AND OBSERVATION MAY OCCUR.
13. MAINTAIN A DISTANCE OF 10 FEET BETWEEN WATER LINES AND SANITARY SEWER LINES (EDGE TO EDGE). IF THIS IS NOT POSSIBLE, THE ELEVATION OF THE CROWN OF THE SEWER SHOULD BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN, OR ENGAGE FOR COLORADO DEPARTMENT OF HEALTH REQUIREMENTS. WHERE THE 10 FOOT SEPARATION IS NOT POSSIBLE, CONSTRUCTION SHALL BE AS DIRECTED BY THE ENGINEER.
14. ANGLES OF WATER LINE BENDS ARE SHOWN ONLY AS A GUIDELINE. AND ADDITIONAL BENDS MAY BE REQUIRED DURING CONSTRUCTION. DEFLECTION OF WATER LINE IS ALLOWED PER MANUFACTURER AND TOWN OF NEW CASTLE SPECIFICATIONS.
15. THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS AT TIE-IN POINTS PRIOR TO CONSTRUCTION.
16. ALL CONDUIT, PULLBOXES, VAULTS, APPURTENANCES AND TRENCHING FOR THE SHALLOW UTILITIES SHALL CONFORM TO EACH SPECIFIC UTILITY'S RULES AND REGULATIONS. THE CONTRACTOR WILL COORDINATE SHALLOW UTILITY INSTALLATION WITH REGIONAL REPRESENTATIVES.
17. SENSUS METERS ARE REQUIRED ON ALL WATER SERVICES.
18. CONCRETE ENGAGE ALL SANITARY AND STORM SEWER PIPES WHERE THERE IS A VERTICAL CROSSING OF WATER MAINS AND SERVICES THAT DOES NOT MEET THE TOWN OF NEW CASTLE REQUIREMENTS FOR CROSSINGS.
19. WATERMAIN SHALL BE CLASS 800 PVC.
20. PURE CORE PIPING MAY BE SUBSTITUTED FOR TYPE K COPPER WATER SERVICES.
21. ALL FIRE HYDRANT FITTINGS SHALL BE MEGALUG MECHANICAL JOINTS.

LEGEND

EXISTING	PROPOSED
<ul style="list-style-type: none"> STORM MANHOLE UTILITY WELL SANITARY MANHOLE FIRE HYDRANT WATER VALVE WATER MANHOLE WELL SEWER MANHOLE SEWER SERVICE SEWER STRUCTURE SEWER ELECTRIC SEWER GAS SEWER TELEPHONE SEWER CABLE SEWER CONDUIT SEWER SLOPE OR GRADE SEWER LIMITS OF DISTURBANCE SEWER DRAINAGE FLOW DIRECTION SEWER CONTROL LOG SEWER STRAW BALE SEWER CHECK DAM SEWER INLET PROTECTION SEWER CULVERT INLET PROTECTION SEWER OUTLET PROTECTION SEWER SURFACE REINFORCING SEWER VEHICLE TRACKING CONTROL SEWER CONCRETE BACKFILL AREA 	<ul style="list-style-type: none"> TELEPHONE CONNECTION TELEPHONE POSTAL UTILITY POLE UTILITY WELL DOOR DOWNSPOUT ROOF DRAIN SCUPPER TRASH CONTAINER MONITORING WELL DOWNSPOUT ROOF DRAIN RETAINING WALL SEWER MAIN SEWER SERVICE SEWER STRUCTURE SEWER ELECTRIC SEWER GAS SEWER TELEPHONE SEWER CABLE SEWER CONDUIT SEWER SLOPE OR GRADE SEWER LIMITS OF DISTURBANCE SEWER DRAINAGE FLOW DIRECTION SEWER CONTROL LOG SEWER STRAW BALE SEWER CHECK DAM SEWER INLET PROTECTION SEWER CULVERT INLET PROTECTION SEWER OUTLET PROTECTION SEWER SURFACE REINFORCING SEWER VEHICLE TRACKING CONTROL SEWER CONCRETE BACKFILL AREA



NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/23/19	FINAL PUD APPLICATION

DATE	BY	REVISION
2/14/19	MGJ	PRELIM/FINAL PUD APPLICATION
4/3/19	MGJ	STAFF REVIEW COMMENTS
4/23/19	MGJ	FINAL PUD APPLICATION

HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101
 GLENWOOD SPRINGS, CO 81611
 PHONE (970) 945-6676 - FAX (970) 945-2555
 WWW.HCENG.COM



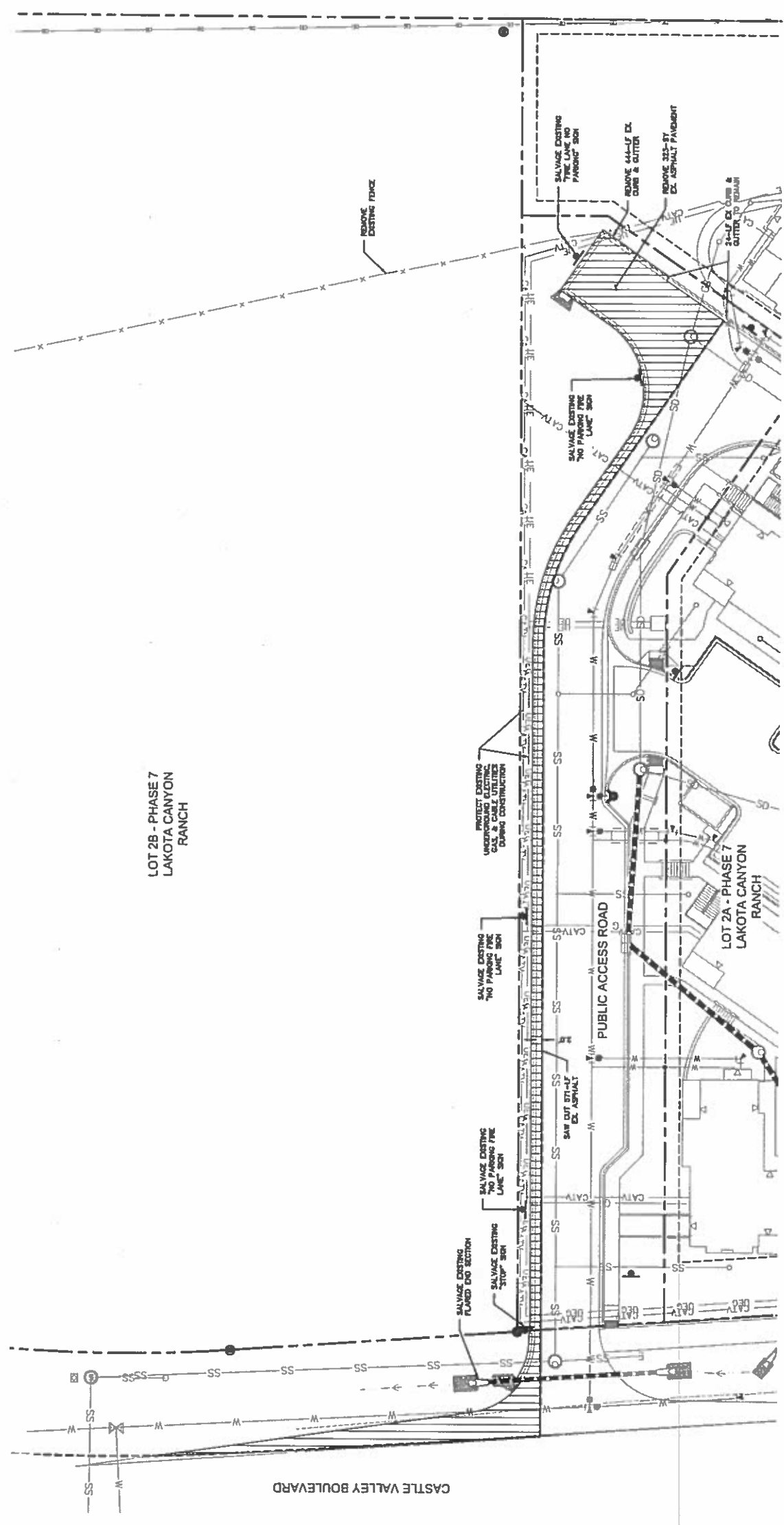
NOTES & LEGEND
 EAGLES RIDGE RANCH
 LOT 2B - LAKOTA CANYON RANCH
 TOWN OF NEW CASTLE, CO

PROJECT NO.
2191001.00

C2.00



- NOTES**
- EXISTING CONDITIONS SURVEY FOR LOT 2B, PHASE 7, LAKOTA CANYON RANCH, CONDUCTED BY H.C.E. ENGINEERING, INC. PROJECT NO. 17029-01, DATED 11/7/17.
 - EXISTING CONDITIONS SURVEY ON LOT 2A, PHASE 7, LAKOTA CANYON RANCH AND "PUBLIC ACCESS ROAD" IS INFORMATION FROM THE LAKOTA MOORE SENIOR APARTMENTS PLANNED UNIT DEVELOPMENT PLAN - ISSUED FOR CONSTRUCTION BY H.C.E. ENGINEERING, INC. INCORPORATED, DATED OCTOBER 23, 2017.
 - AS THE NATURE OF THESE PLANS, ALL EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED ON THE "PUBLIC ACCESS ROAD" ON ITS UTILITIES, NOR HAVE "AS-BUILT" PLANS BEEN PROVIDED TO H.C.E. AN EXISTING SURVEY OF THE "PUBLIC ACCESS ROAD" HAS BEEN PROVIDED TO H.C.E. PRIOR TO CONSTRUCTION TO VERIFY THE DESIGN INFORMATION CONTAINED HEREIN.
 - CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL EXISTING INFRASTRUCTURE ON THE "PUBLIC ACCESS ROAD" RELATIVE TO THE DESIGN INFORMATION CONTAINED HEREIN PRIOR TO CONSTRUCTION AND NOTIFY CHAIRMAN OF ANY DISCREPANCIES.
 - REFER TO SHEET C200 FOR ADDITIONAL NOTES AND LEGEND.



LOT 2B - PHASE 7
LAKOTA CANYON
RANCH

LOT 2A - PHASE 7
LAKOTA CANYON
RANCH

CASTLE VALLEY BOULEVARD



NO.	DATE	REVISION
1	2/14/19	PRELIM./FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

NO.	DATE	REVISION
1	2/14/19	PRELIM./FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

HIGH COUNTRY ENGINEERING, INC.
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DEMOLITION PLAN
 LOT 2B - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 TOWN OF NEW CASTLE, CO
 COLONNATI INTERNATIONAL, INC.

PROJECT NO.
2191001.00

C3.00



NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DATE	BY	REVISION
2/14/19	MCG	PRELIM/FINAL PUD APPLICATION
4/3/19	MCG	STAFF REVIEW COMMENTS
4/25/19	MCG	FINAL PUD APPLICATION

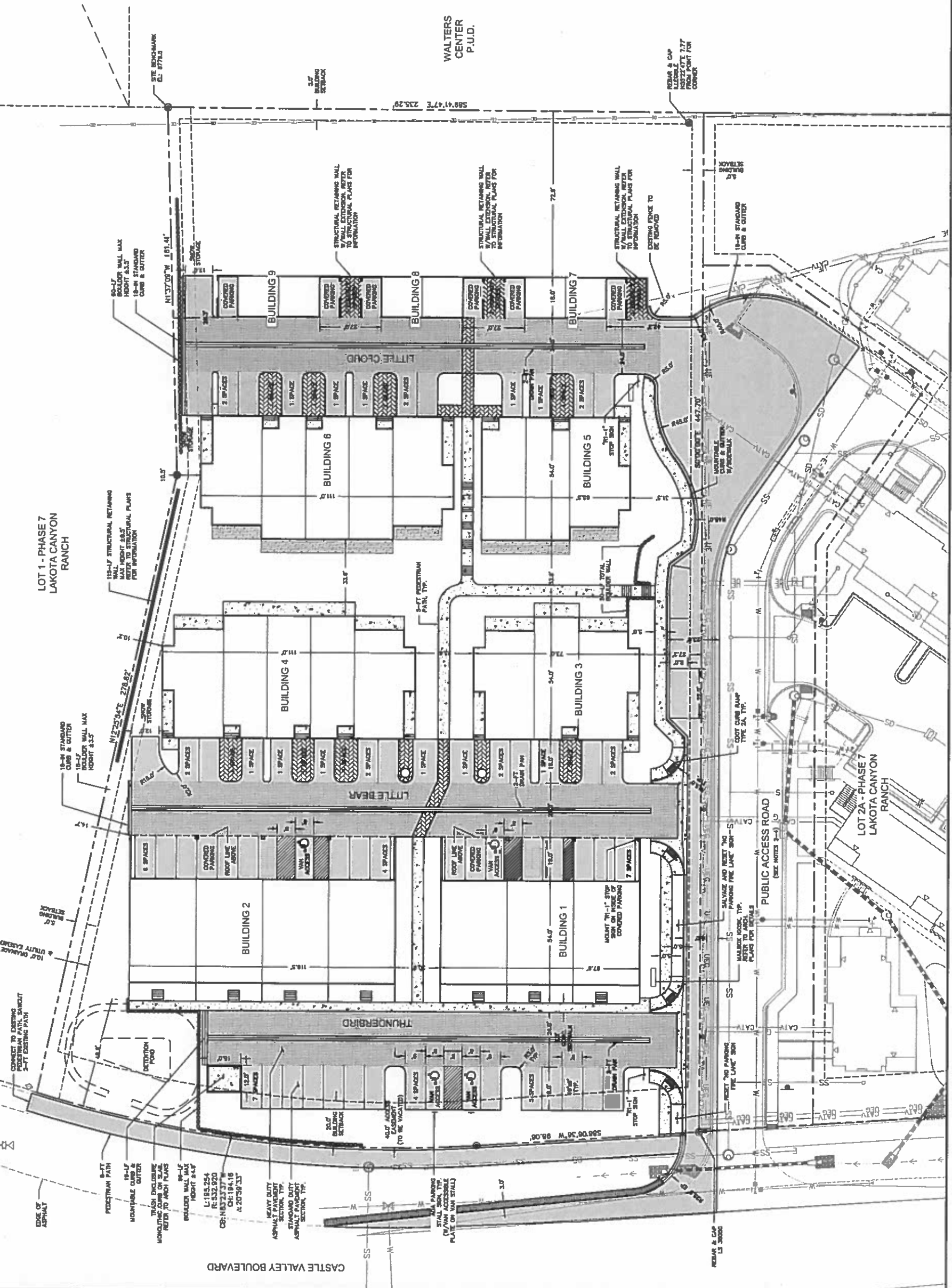
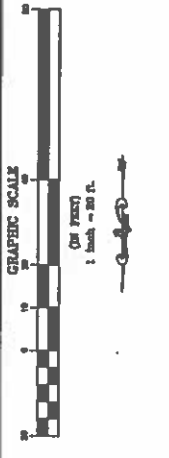
HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101
 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-6796 • FAX (970) 945-2555
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COLMBO INTERNATIONAL INC.
 TOWN OF NEW CASTLE, CO
LOT 2B - LAKOTA CANYON RANCH
EAGLES RIDGE RANCH
SITE PLAN

PROJECT NO:
2191001.00
 C4.00

- NOTES**
- EXISTING CONCRETE SURVEY FOR LOT 2B, PHASE 7, LAKOTA CANYON RANCH COMPLETED BY MCG, 11/2/17. SERVICES, INC. PROJECT NO. 17020-01, DATED 11/2/17.
 - EXISTING CONDITIONS SHOWN ON LOT 2A, PHASE 7, LAKOTA CANYON RANCH AND "PUBLIC ACCESS ROAD" IS INFORMATION FROM THE "LAKOTA RIDGE SENIOR APARTMENTS LAMPED UNIT DEVELOPMENT PLAN" - ISSUED FOR INCORPORATION, DATED OCTOBER 23, 2017.
 - AT THE TIME OF ISSUANCE OF THESE PLANS, AN EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED ON THE "PUBLIC ACCESS ROAD" ON ITS UTILITIES, NOR HAVE "AS-BUILT" PLANS BEEN PROVIDED TO DATE. AN EXISTING SURVEY SHALL BE PROVIDED TO THE CONTRACTOR TO VERIFY THE DESIGN INFORMATION CONTAINED HEREIN.
 - CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL EXISTING INFRASTRUCTURE ON THE "PUBLIC ACCESS ROAD" RELATIVE TO THE EXISTING CONDITIONS SURVEY. CONTRACTOR SHALL VERIFY TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - REFER TO SHEET C4.00 FOR ADDITIONAL NOTES AND LEGEND.



- LOT 1 - PHASE 7
 LAKOTA CANYON
 RANCH**

- LOT 2A - PHASE 7
 LAKOTA CANYON
 RANCH**

**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DATE	REVISION	BY
1	2/14/19	PRELIM/FINAL PUD APPLICATION	MGG
2	4/3/19	STAFF REVIEW COMMENTS	MGG
3	4/25/19	FINAL PUD APPLICATION	MGG

DATE	BY
2/14/19	MGG
4/3/19	MGG
4/25/19	MGG

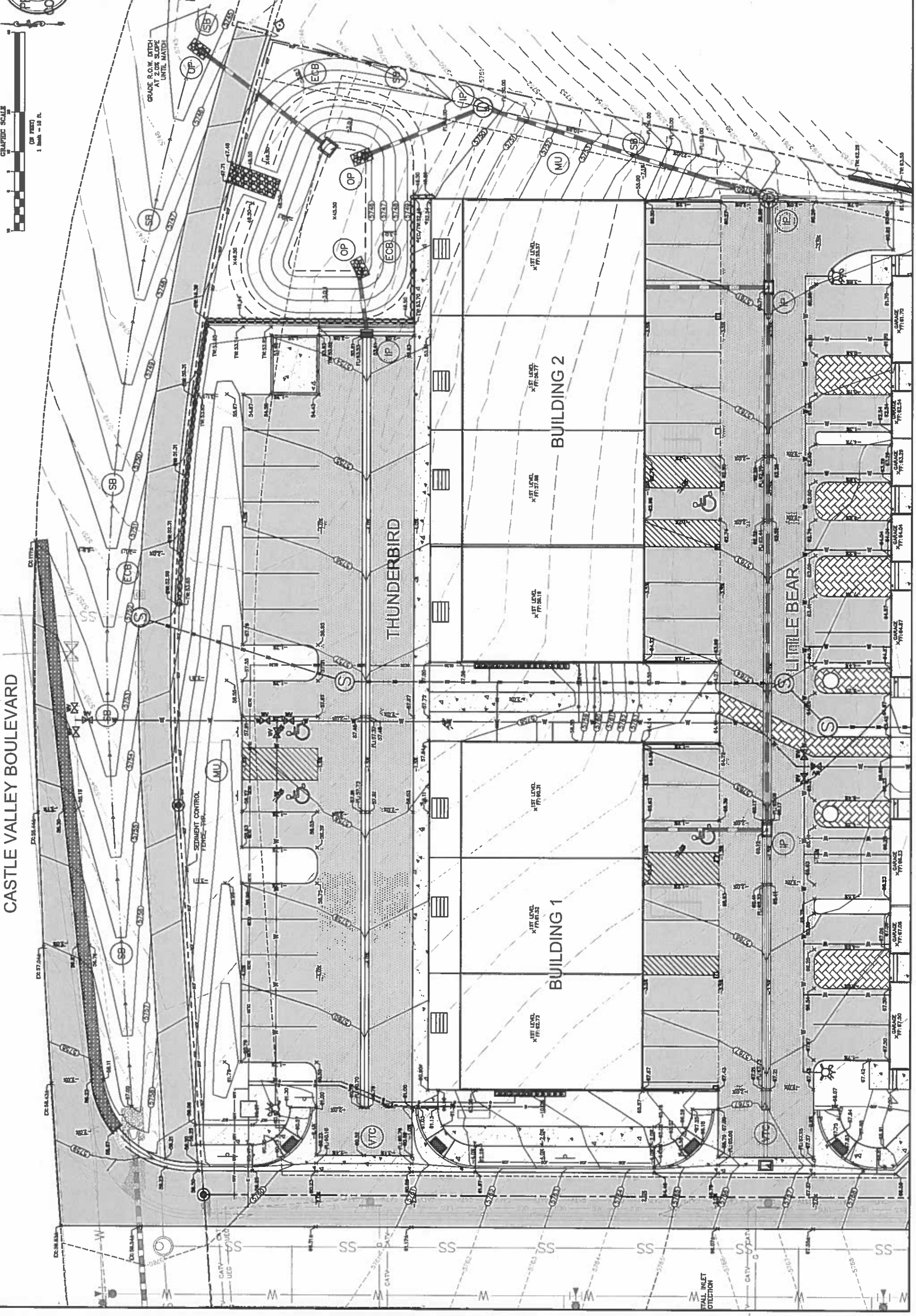
HIGH COUNTRY ENGINEERING, INC.
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 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 - FAX (970) 945-2555
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COLOMBO INTERNATIONAL, INC.
 TOWN OF NEW CASTLE, CO
 LOT 2B - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 GRADING DRAINAGE & EC PLAN
 SHEET 1

PROJECT NO
 2191001.00

C5.00





NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DRAWN BY: MGG
 CHECKED BY: MGG
 DATE: 2/14/19





NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DATE	BY	CHKD BY	APP'D BY
2/14/19	MGG	MGG	MGG
	MGG	MGG	MGG

HIGH COUNTRY ENGINEERING, INC.
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 GREENWOOD SPRINGS, CO 81601
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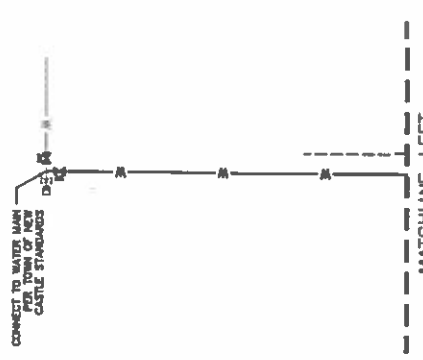
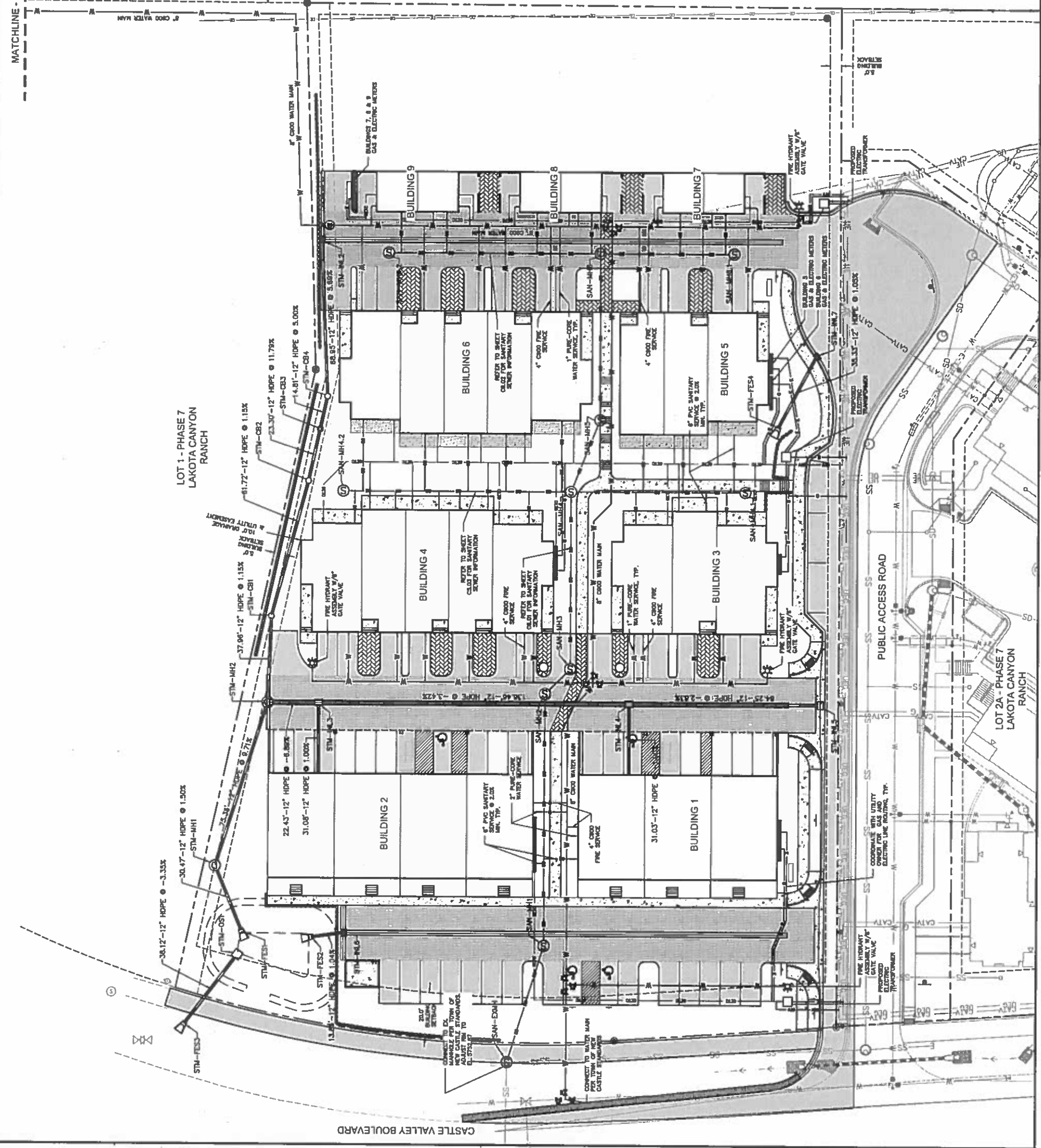


COLONBO INTERNATIONAL, INC.
 TOWN OF NEW CASTLE, CO
 LOT 2B - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 UTILITY PLAN

PROJECT NO. 2191001.00
 C6.00

- NOTES
- EXISTING CONDITIONS SURVEY FOR LOT 2B, PHASE 7 LAKOTA CANYON RANCHES COMPLETED BY BROADLEAF SURVEY SERVICES, INC. PROJECT NO. 17020-01, DATED 11/2/17.
 - EXISTING CONDITIONS SHOWN ON LOT 2A, PHASE 7 LAKOTA CANYON RANCHES AND PUBLIC ACCESS MAP" BY INFORMATION FROM THE LAKOTA RODE SENIOR APARTMENTS PLANNED AND CONSTRUCTION DOCUMENTS PART SET ISSUED BY AIA, INCORPORATED, DATED OCTOBER 20, 2017.
 - AT THE TIME OF ISSUANCE OF THESE PLANS, AN EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED ON THE PUBLIC ACCESS ROAD ON ITS UTILITY. FOR THIS "AS-BUILT" PLANS BEING PROVIDED TO THE CLIENT, AN EXISTING CONDITIONS SURVEY AND/OR "AS-BUILT" PLANS SHALL BE PROVIDED TO THE CLIENT PRIOR TO CONSTRUCTION TO VERIFY THE DESIGN INFORMATION CONTAINED HEREON.
 - CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL EXISTING INFRASTRUCTURE ON THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
 - REFER TO SHEET C601 FOR ADDITIONAL NOTES AND LOGGING.
 - REFER TO SHEET C601-C603 FOR SANITARY SEWER PLAN AND PROFILE INFORMATION.
 - REFER TO SHEET C604-C606 FOR WATER MAIN PLAN AND PROFILE INFORMATION.

NAME	DESCRIPTION	RIM E.L. (FT)	DEPTH (FT)	INVERT E.L. (FT)	FRAME & GRATE
STM-CB1	24-IN HDPE/PLAST CATCH BASIN	5765.46	5.7	S INV. 5765.38 (12") N INV. 5765.39 (12")	DOSE
STM-CB2	24-IN HDPE/PLAST CATCH BASIN	5766.20	4.1	S INV. 5766.20 (12") N INV. 5766.10 (12")	DOSE
STM-CB3	24-IN HDPE/PLAST CATCH BASIN	5766.17	5.7	S INV. 5766.38 (12") N INV. 5766.39 (12")	DOSE
STM-CB4	24-IN HDPE/PLAST CATCH BASIN	5771.37	6.5	S INV. 5765.18 (12") N INV. 5765.19 (12")	DOSE
STM-FES1	FLANGED END SECTION	5747.10	1.5	S INV. 5748.30 (12") W INV. 5748.30 (12")	
STM-FES2	FLANGED END SECTION	5748.10	4.5	S INV. 5743.30 (12") W INV. 5743.30 (12")	
STM-FES3	FLANGED END SECTION	5746.18	3.5	S INV. 5742.22 (12") W INV. 5742.22 (12")	
STM-FES4	FLANGED END SECTION	5773.77	4.5	S INV. 5771.00 (12") W INV. 5771.00 (12")	
STM-MH5	48-IN CONC. MH	5775.11	3.0	M INV. 5773.11 (12")	R-3087 TYPE L
STM-MH3	TYPE 15 INLET	5766.71	4.5	E INV. 5764.40 (12") W INV. 5765.30 (12") N INV. 5765.30 (12")	R-3302 TYPE C
STM-MH4	TYPE 15 INLET	5765.12	4.1	E INV. 5761.17 (12") W INV. 5761.27 (12") N INV. 5761.28 (12")	R-3302 TYPE C
STM-MH5	TYPE 15 INLET	5766.41	3.0	E INV. 5763.41 (12") W INV. 5763.41 (12")	R-3302 TYPE C
STM-MH6	48-IN CONC. MH	5753.43	2.5	E INV. 5748.84 (12")	R-3087 TYPE L
STM-MH7	48-IN CONC. MH	5774.37	3.0	E INV. 5771.37 (12")	R-3087 TYPE L
STM-MH1	48-IN CONC. MH	5763.00	4.0	S INV. 5748.00 (12") N INV. 5748.00 (12") W INV. 5748.00 (12")	R-1500 TYPE D
STM-MH2	48-IN CONC. MH	5764.88	6.5	S INV. 5746.48 (12") N INV. 5746.38 (12") W INV. 5746.38 (12")	R-3087 TYPE L
STM-CB1	INLET, TYPE C	5746.30	2.5	NE INV. 5746.30 (12")	STANDARD GRATE



MATCHLINE - RIGHT

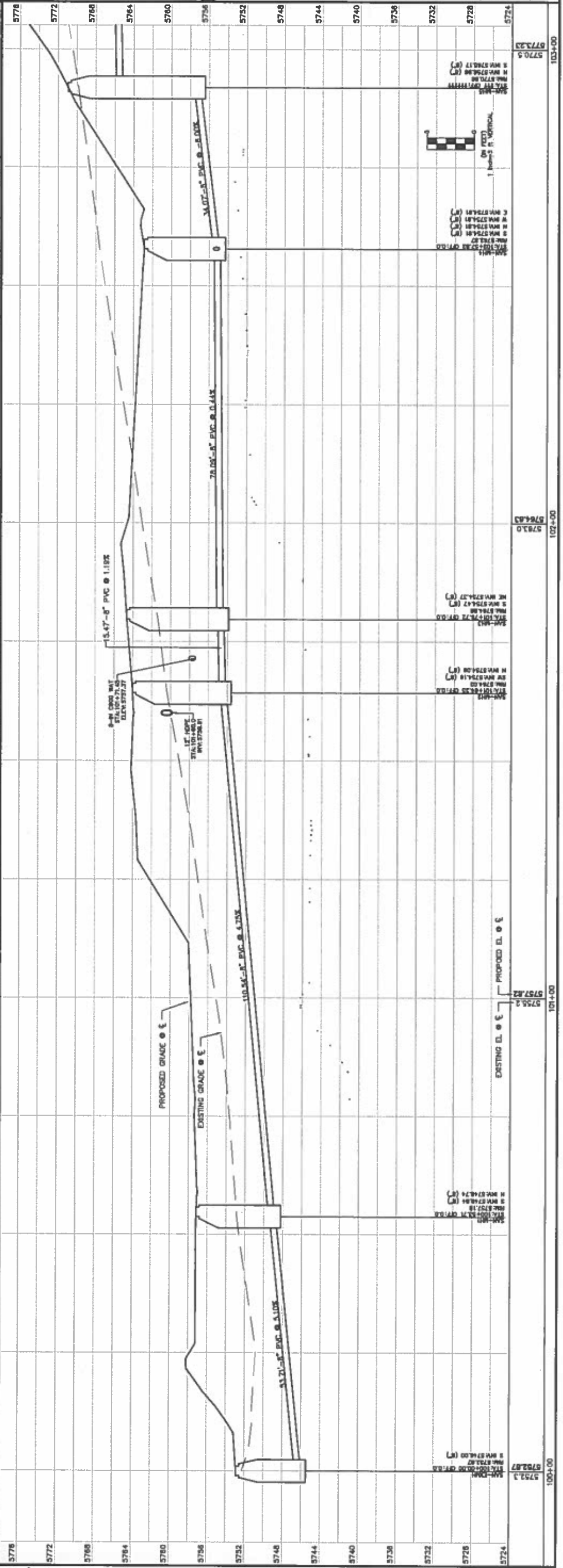
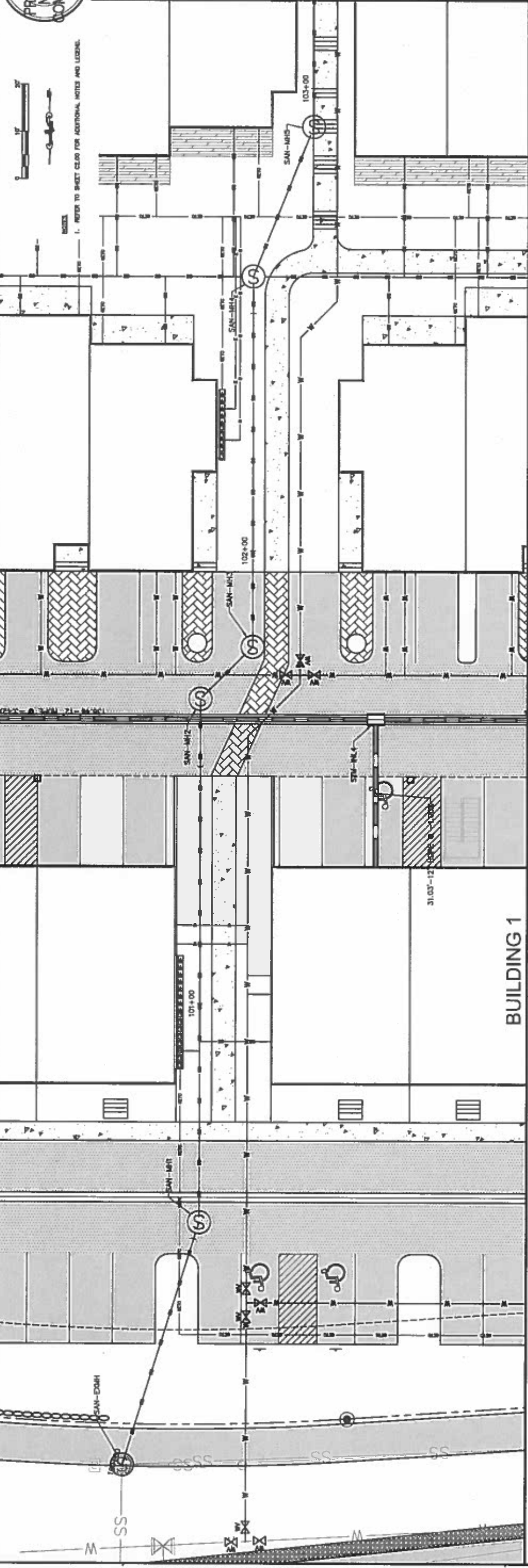
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/23/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101
 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 - FAX (970) 945-2555
 WWW.HCENG.COM

PROJECT NO. 2191001.00
 C6.01
 COLONIA INTERNATIONAL, INC.
 TOWN OF NEW CASTLE, CO
 LOT 2B - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 PLAN & PROFILE
 SANITARY SEWER - SHEET 1



NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/23/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION



NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/23/19	FINAL PUD APPLICATION

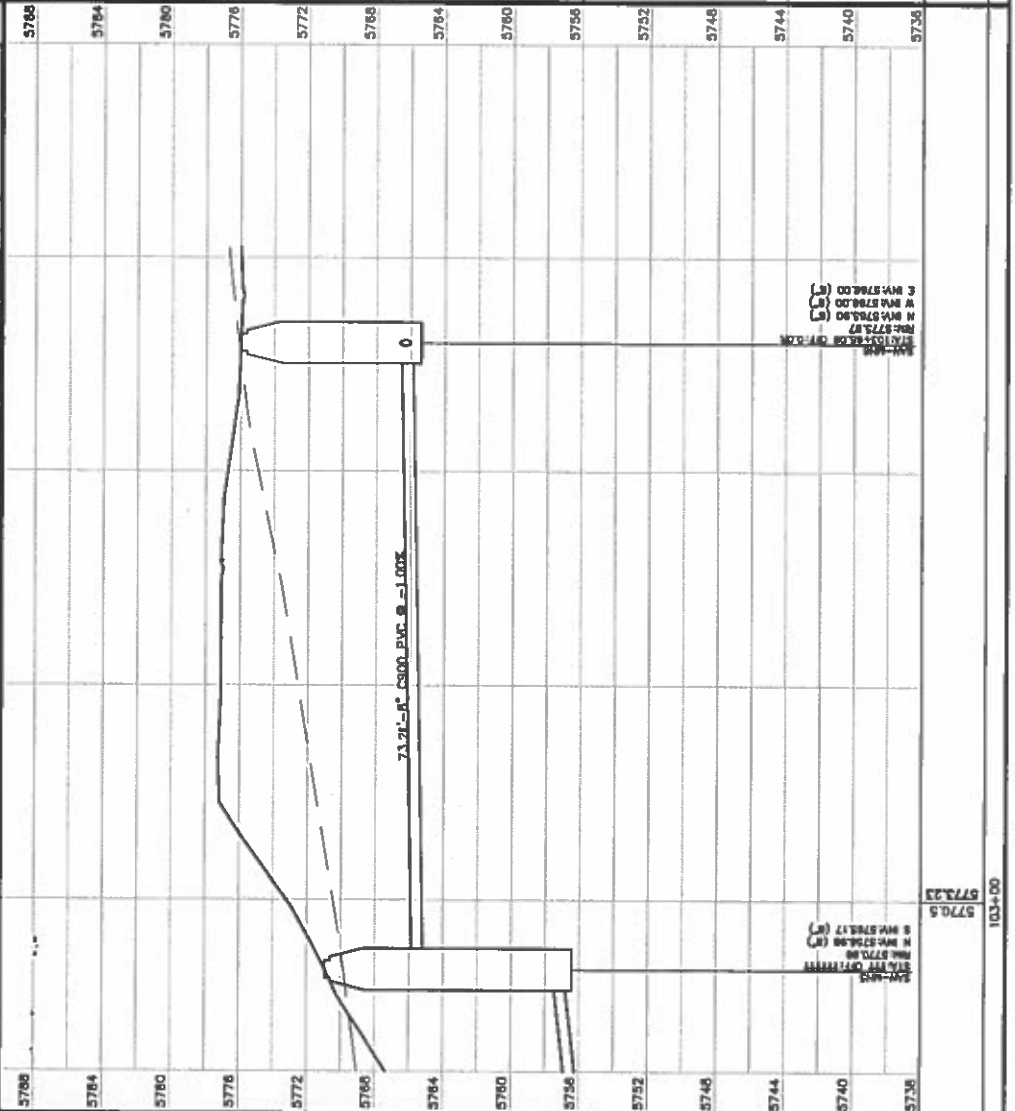
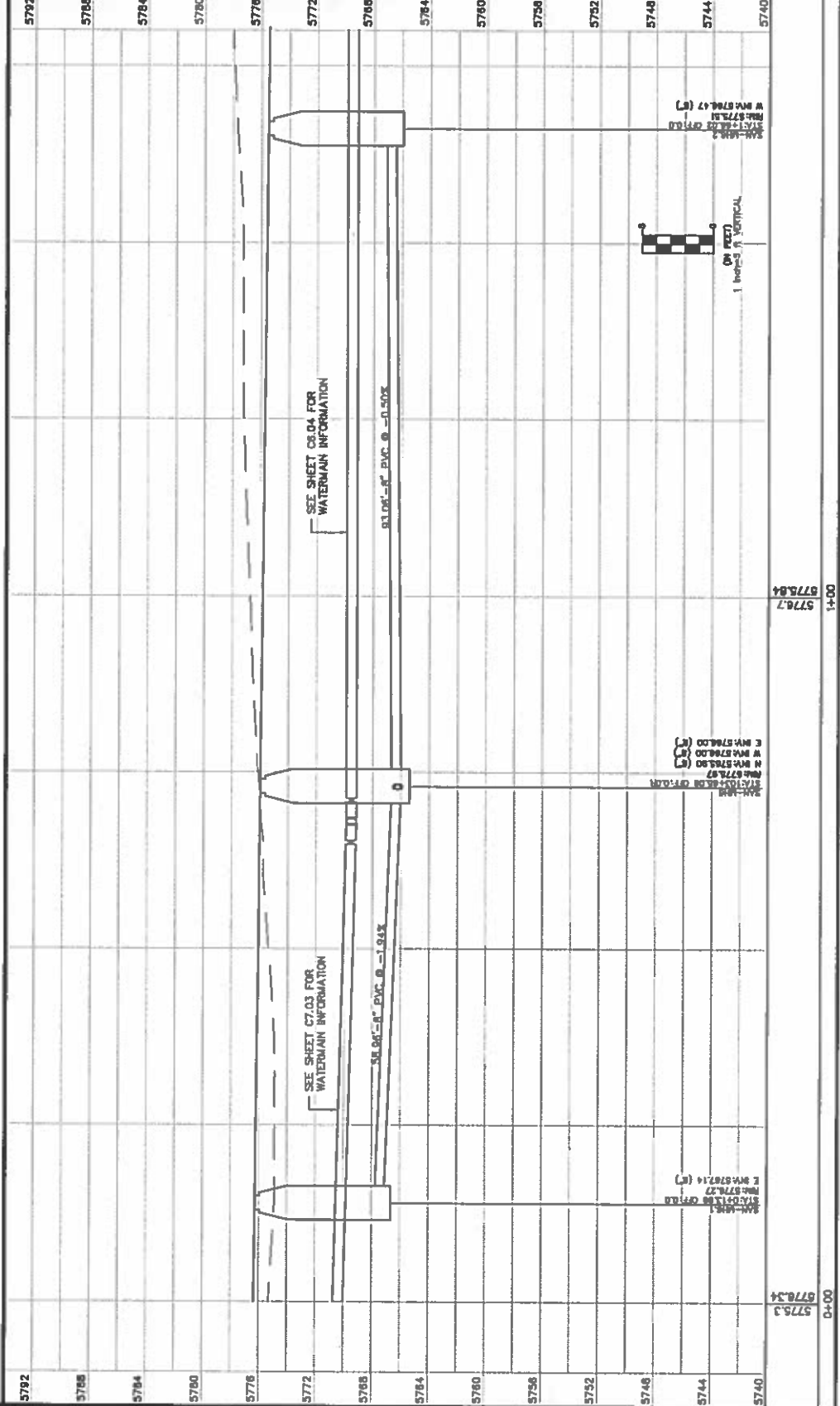
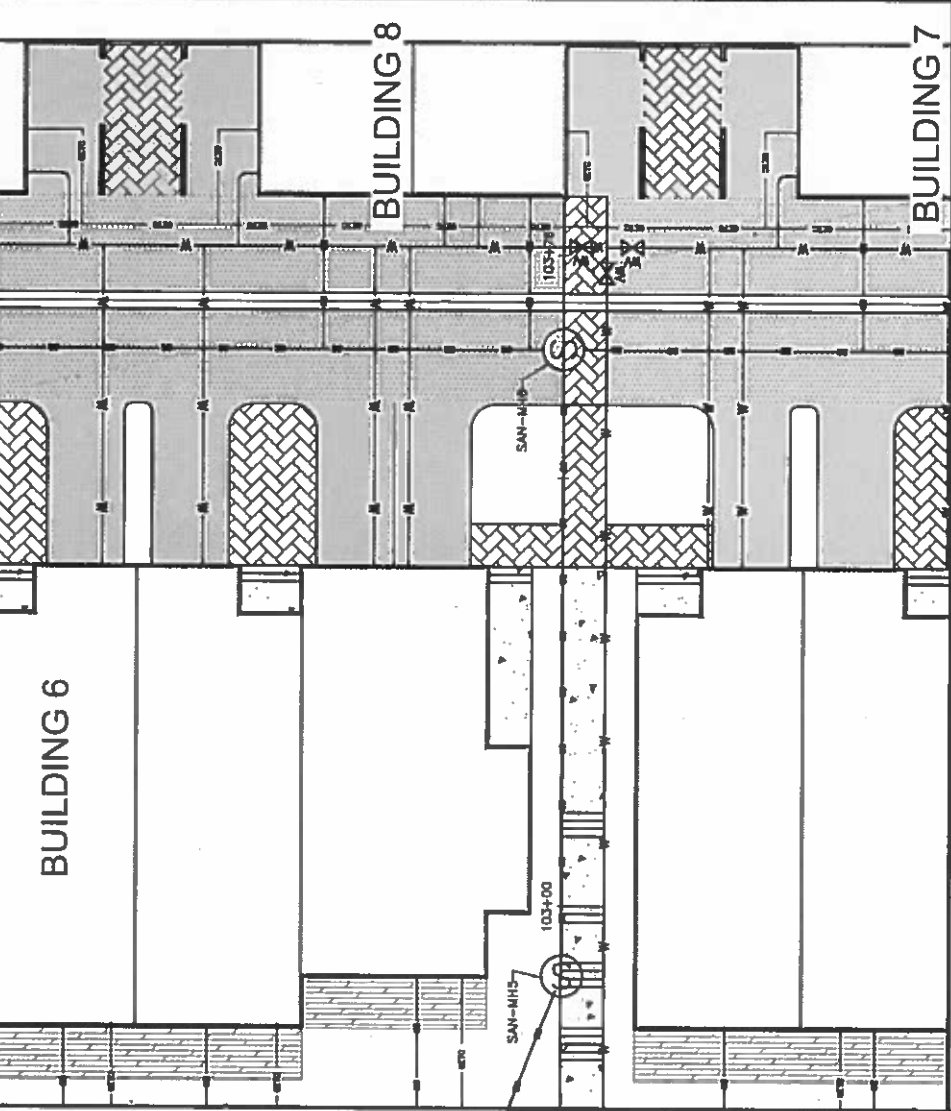
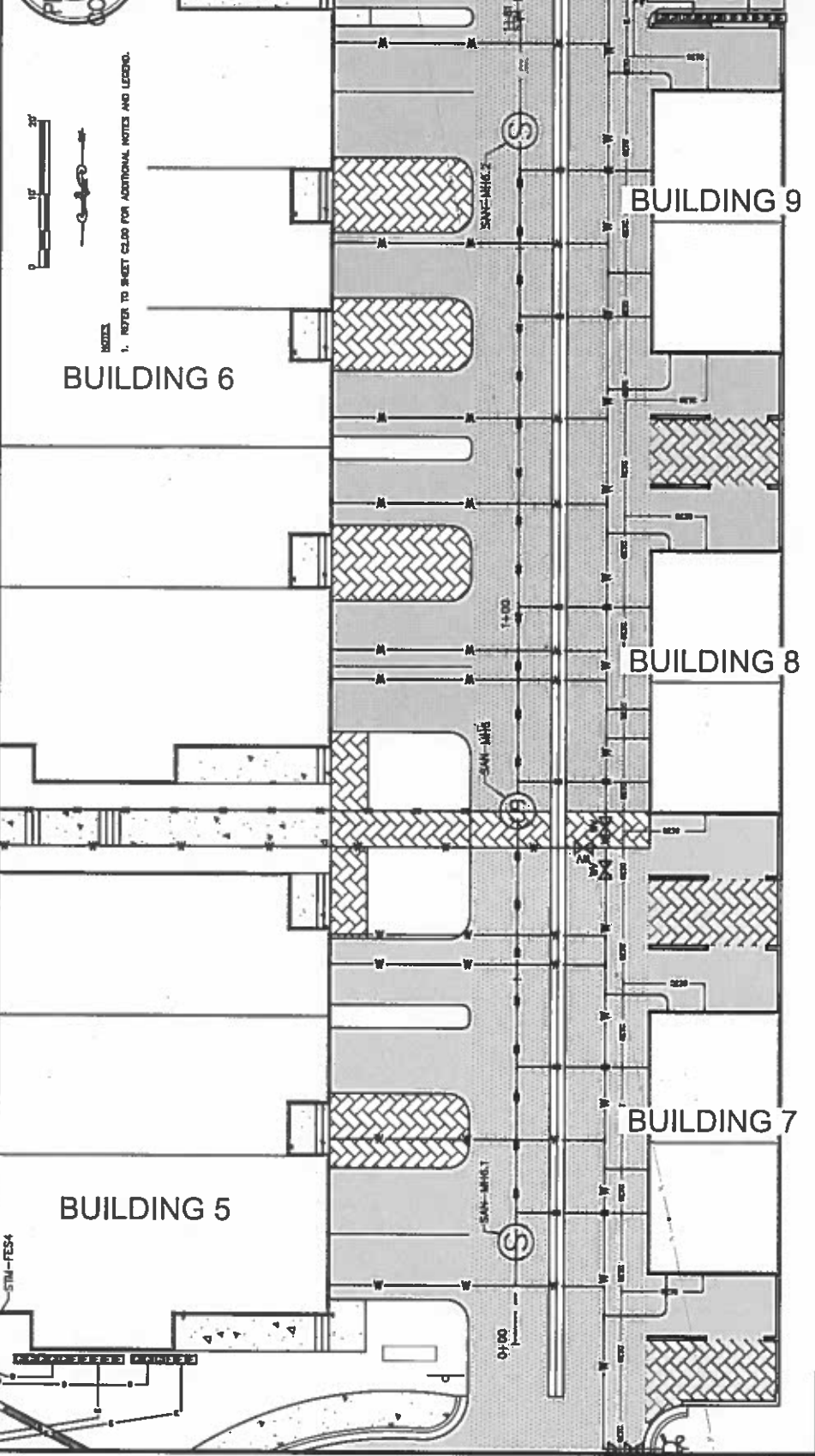
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2/14/19			

HIGH COUNTRY ENGINEERING, INC.
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COLOMBO INTERNATIONAL INC.
 TOWN OF NEW CASTLE, CO
LOT 2B - LAKOTA CANYON RANCH
EAGLES RIDGE RANCH
PLAN & PROFILE
SANITARY SEWER - SHEET 2

PROJECT NO. 2191001.00
 C6.02





NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

HIGH COUNTRY ENGINEERING, INC.
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 GLENWOOD SPRINGS, CO 81601
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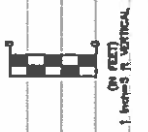
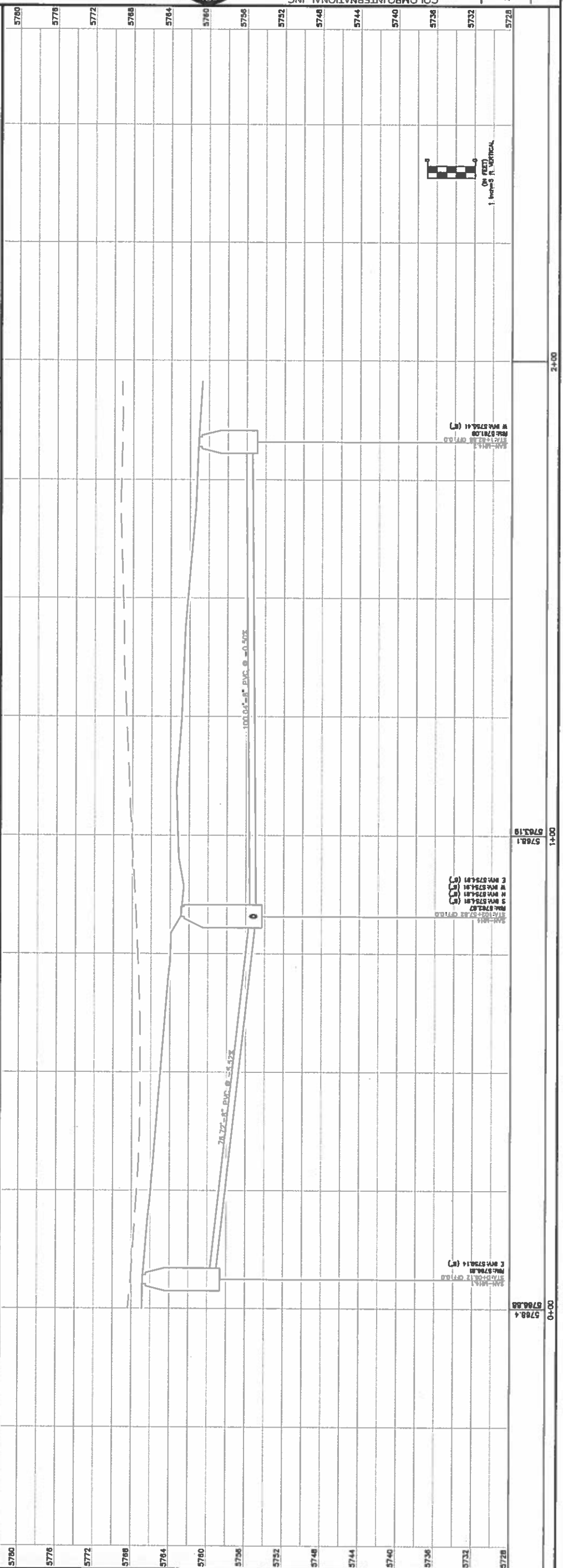
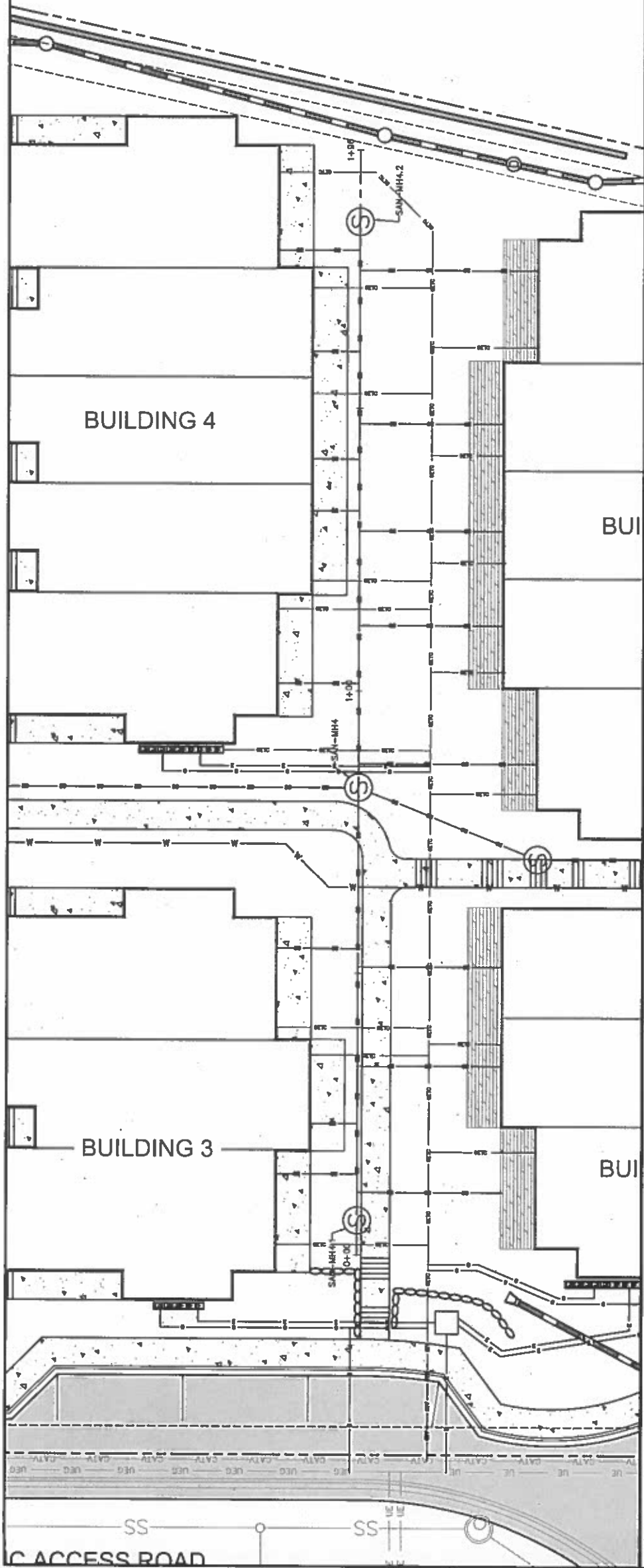


COLUMBO INTERNATIONAL, INC.
 TOWN OF NEW CASTLE, CO
 LOT 2B - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 PLAN & PROFILE
 SANITARY SEWER - SHEET 3

PROJECT NO. 2191001.00
 C6.03

NOTES:
 1. REFER TO SHEET C2.00 FOR ADDITIONAL NOTES AND LEGEND.

LOT 1 - PHASE 7
 LAKOTA CANYON
 RANCH



SEE SHEET C2.00 FOR
 MANHOLE SCHEDULES

SEE SHEET C2.00 FOR
 MANHOLE SCHEDULES

SEE SHEET C2.00 FOR
 MANHOLE SCHEDULES



NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

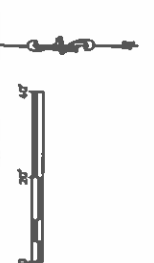
NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101
 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 FAX (970) 945-2555
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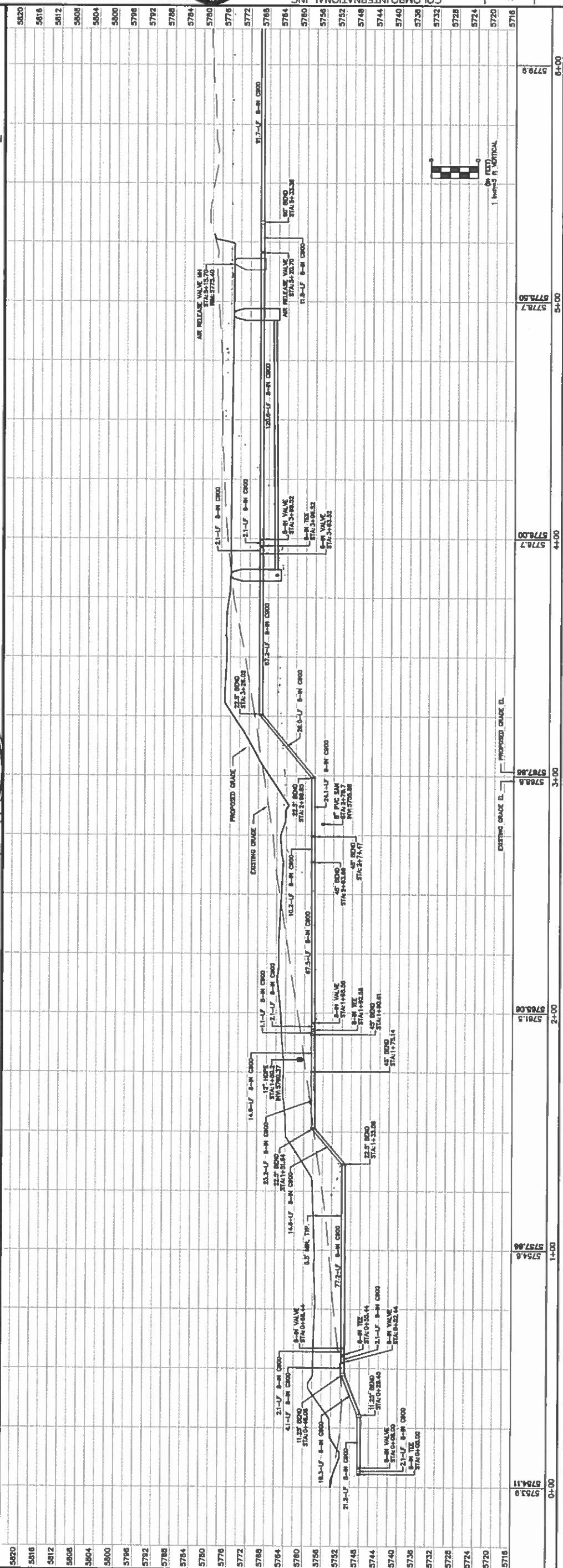
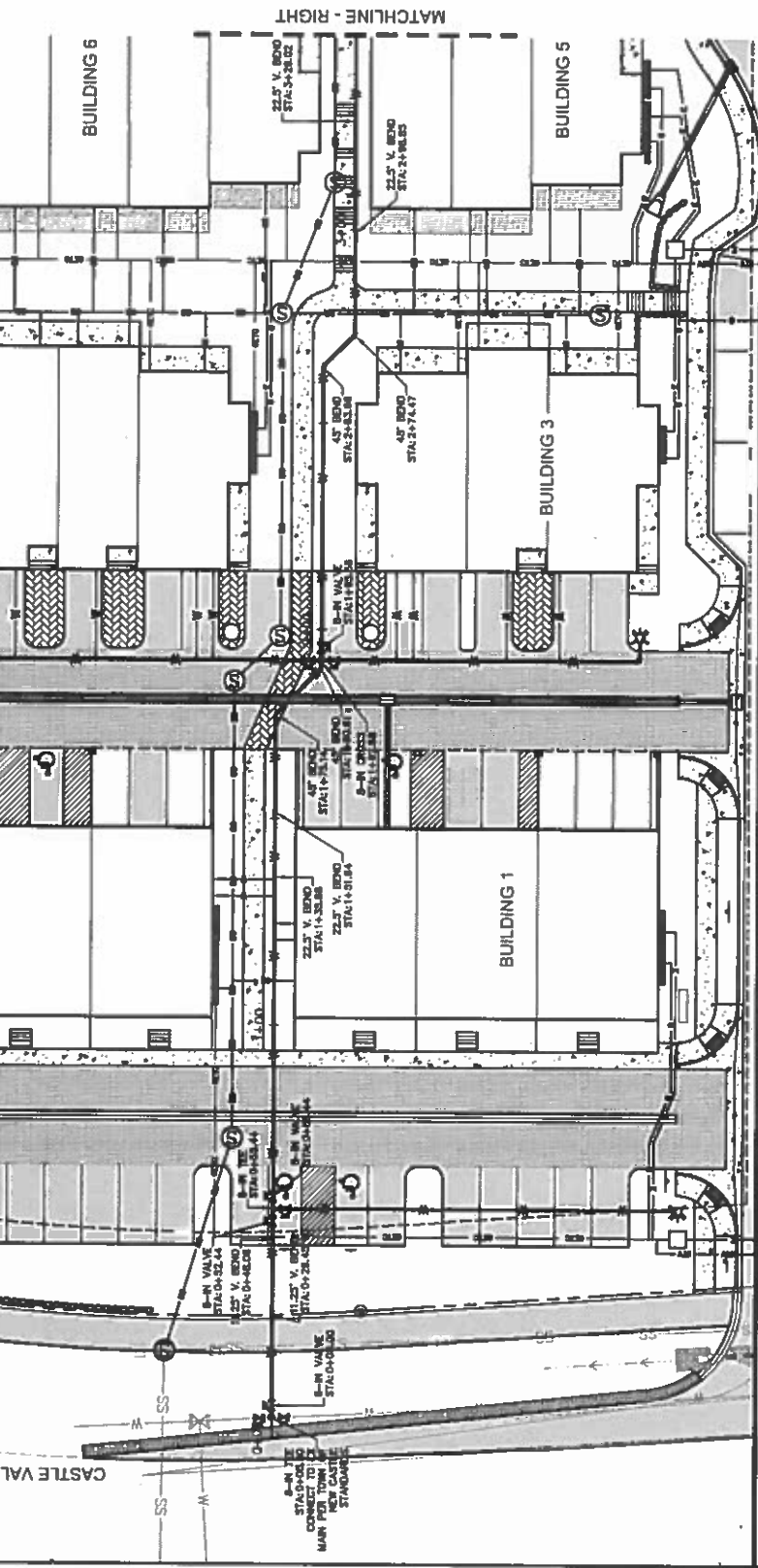
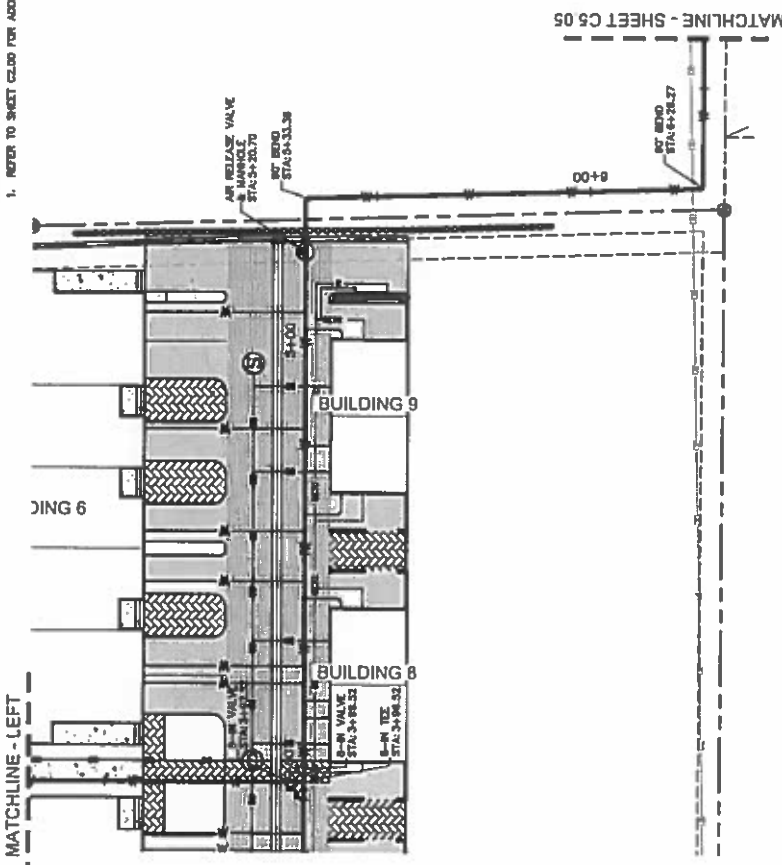


LOT 2B - LAKOTA CANYON RANCH
 PLAN & PROFILE
 WATER MAIN - SHEET 1

PROJECT NO. 2191001.00
 C6.04



NOTES
 1. REFER TO SHEET C605 FOR ADDITIONAL NOTES AND LEGEND.



CASTLE VALLEY BOULEVARD
 STATIONING
 0+00 10+00 20+00 30+00 40+00 50+00 60+00 70+00 80+00 90+00 100+00



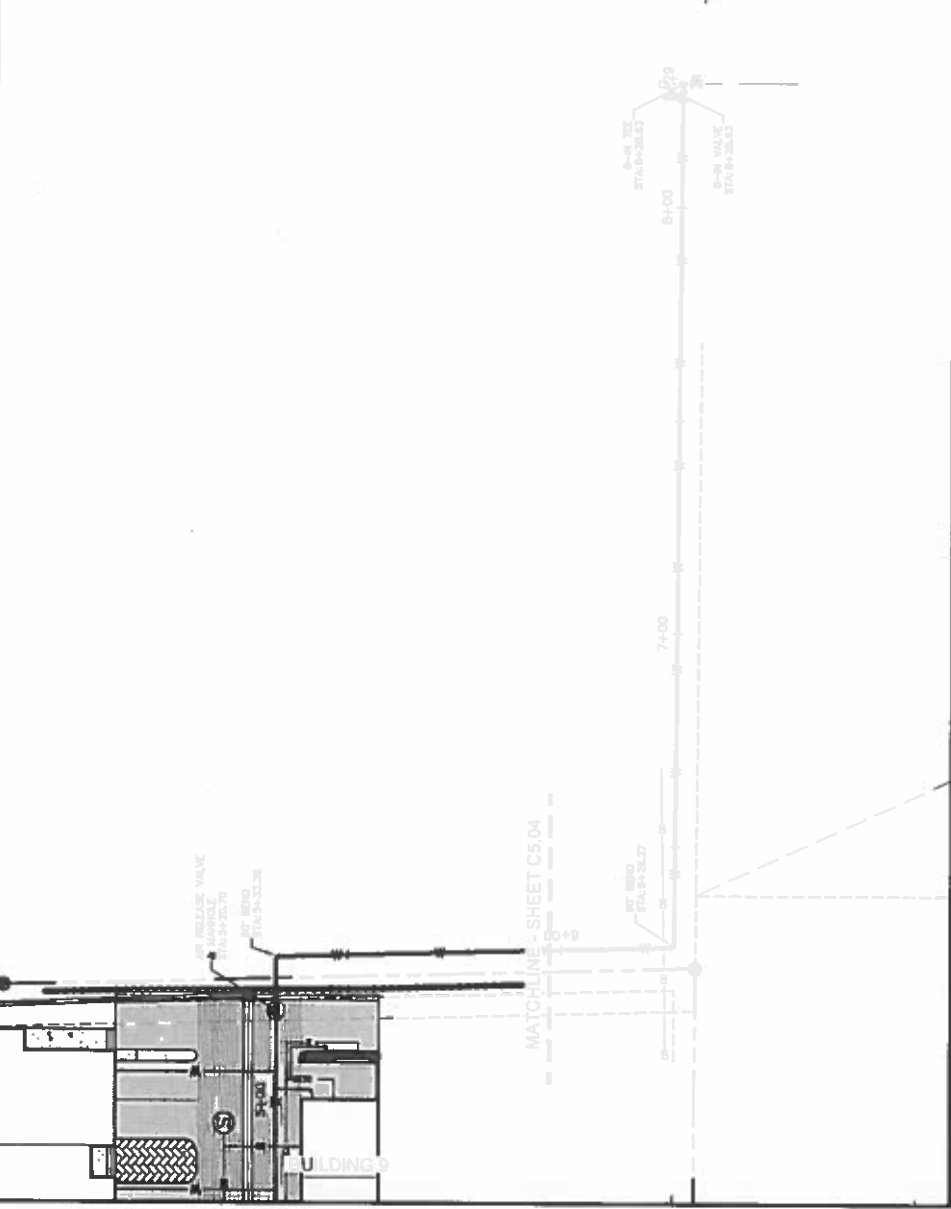
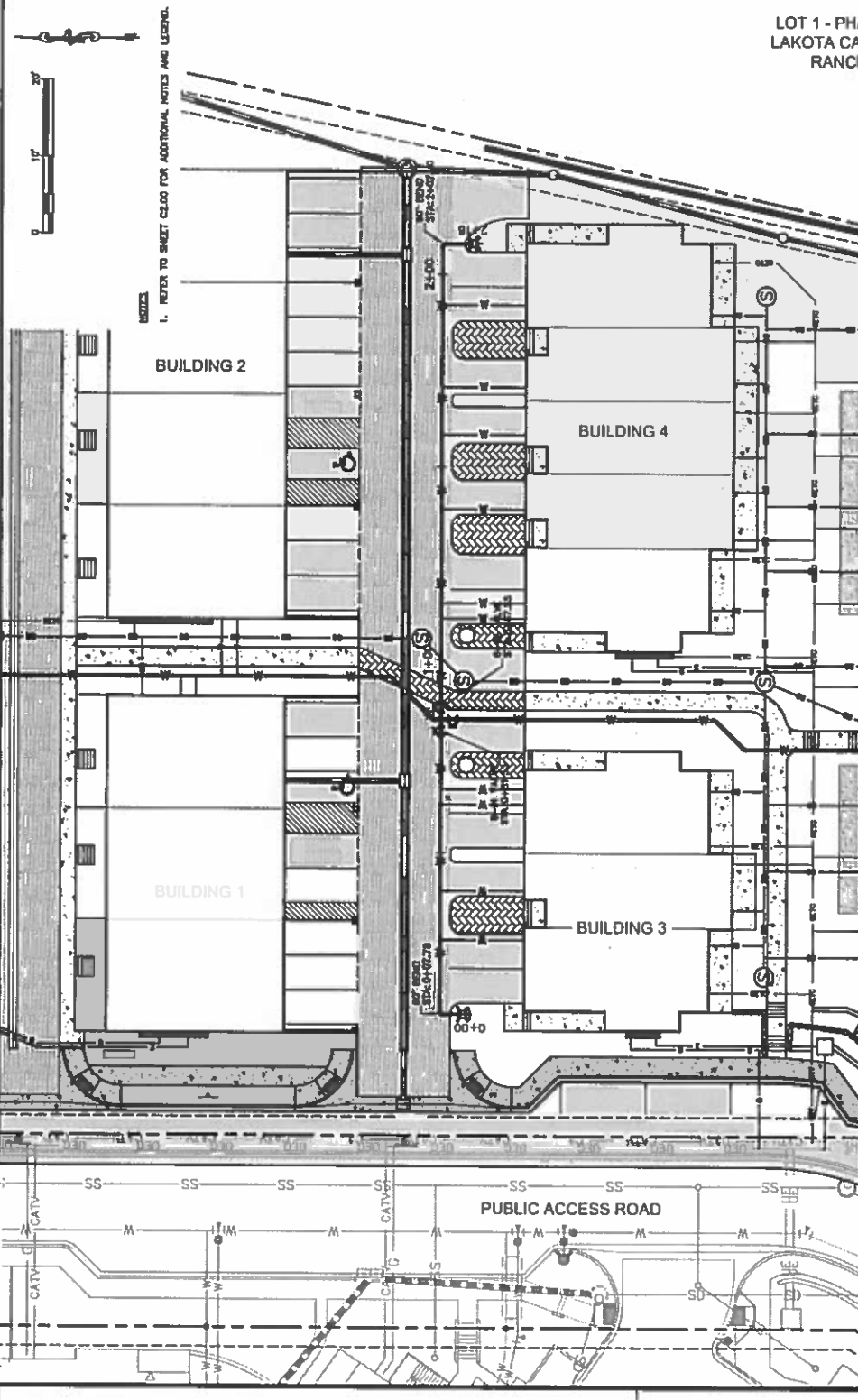
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2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DESIGNED BY: MGG
 CHECKED BY: MGG
 DATE: 2/14/19
 WWW.HCENG.COM
 HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101
 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-6766 - FAX (970) 945-2595



COLOMBO INTERNATIONAL INC
 TOWN OF NEW CASTLE, CO
 LOT 28 - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 PLAN & PROFILE
 WATERMAIN - SHEET 2

PROJECT NO. 2191001.00
 C6.05

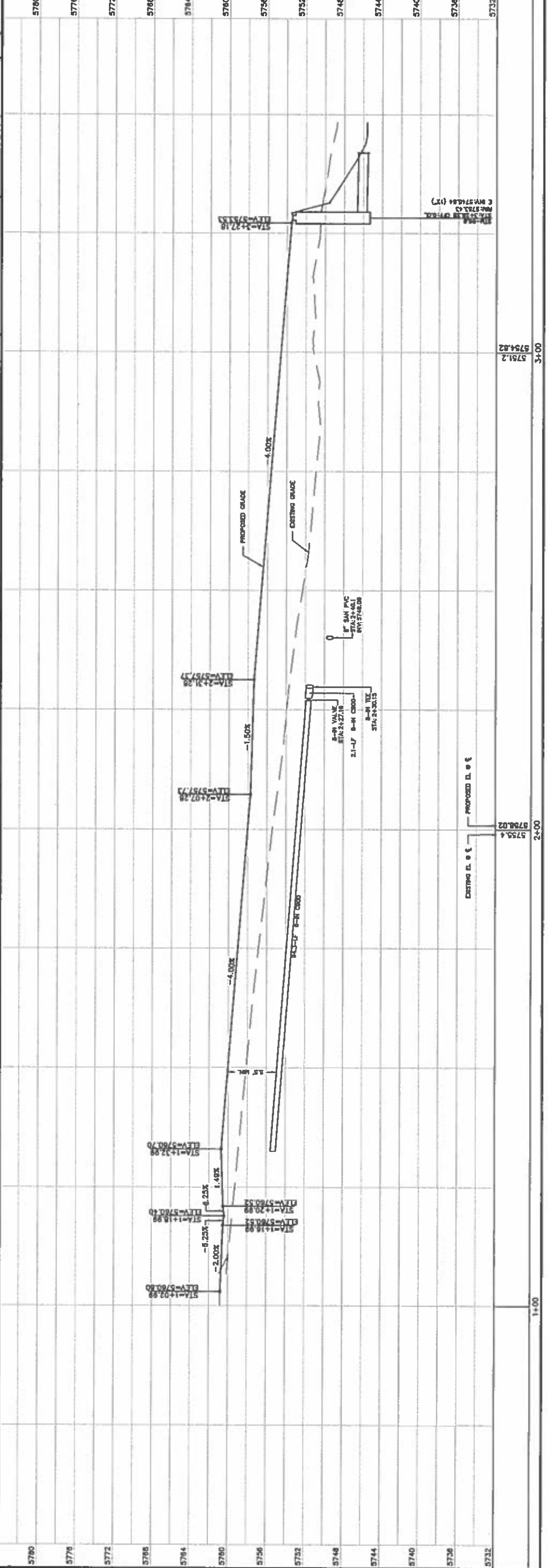
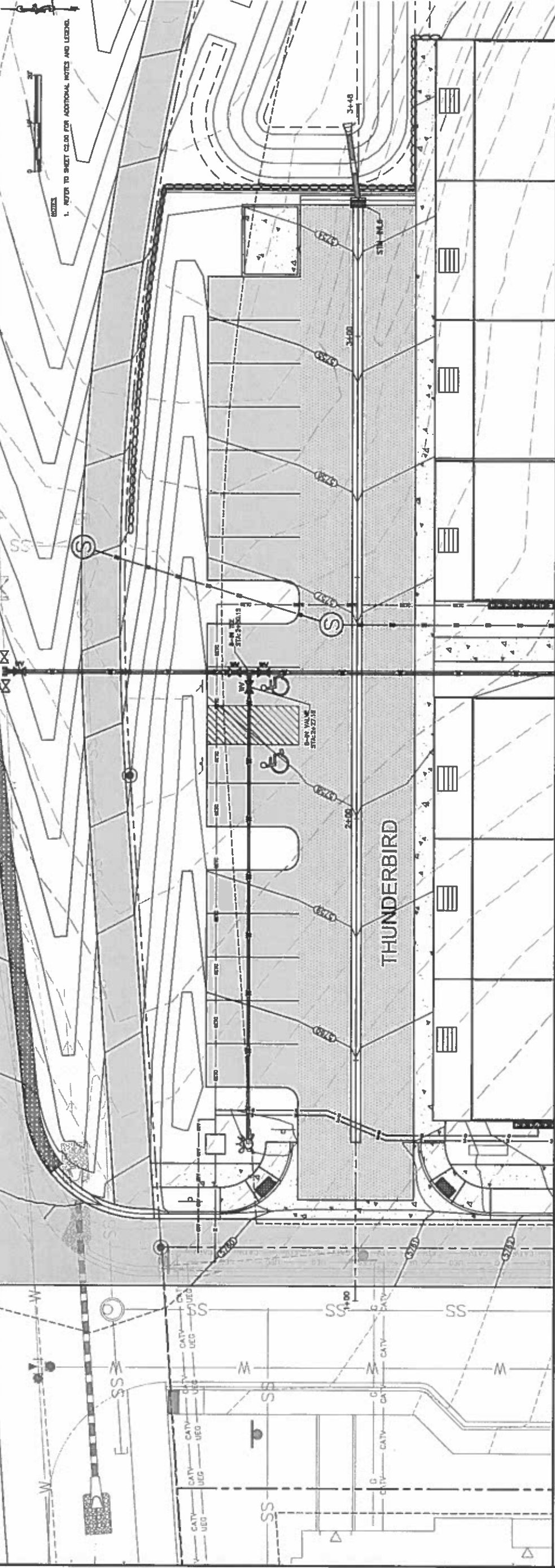


STATION	EXISTING GRADE E.L.	PROPOSED GRADE E.L.
5816		
5812		
5808		
5804		
5800		
5796		
5792		
5788		
5784		
5780		
5776		
5772		
5768		
5764		
5760		
5756		
5752		
5748		
5744		
5740		
5736		
5732		
5728		
5724		
5720		
5716		
5712		



NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

BY: MCG
CHECKED BY: MCG
DATE: 2/28/2019
SCALE: 1" = 10'



NOTES
1. REFER TO SHEET C6.00 FOR ADDITIONAL NOTES AND LEGEND.

COLOMBO INTERNATIONAL, INC.
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 LOT 28 - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 LITTLE BEAR - ROAD & STORM
 PLAN & PROFILE



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 GLENWOOD SPRINGS, CO 81601
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NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

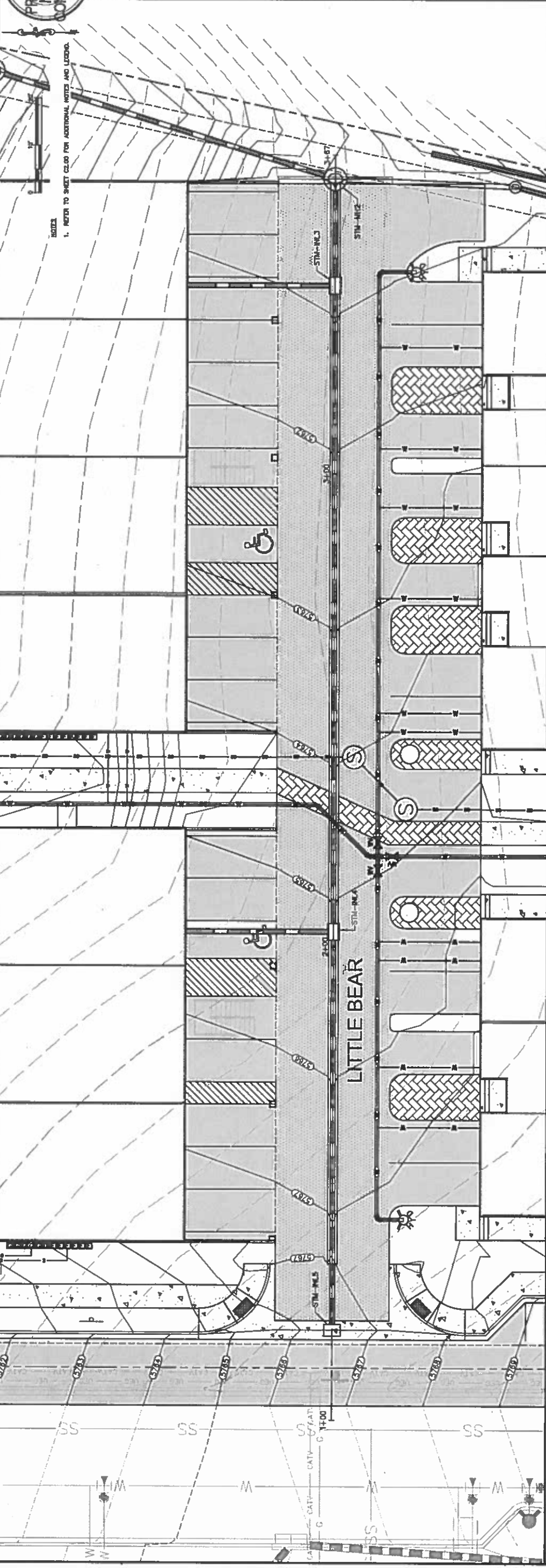
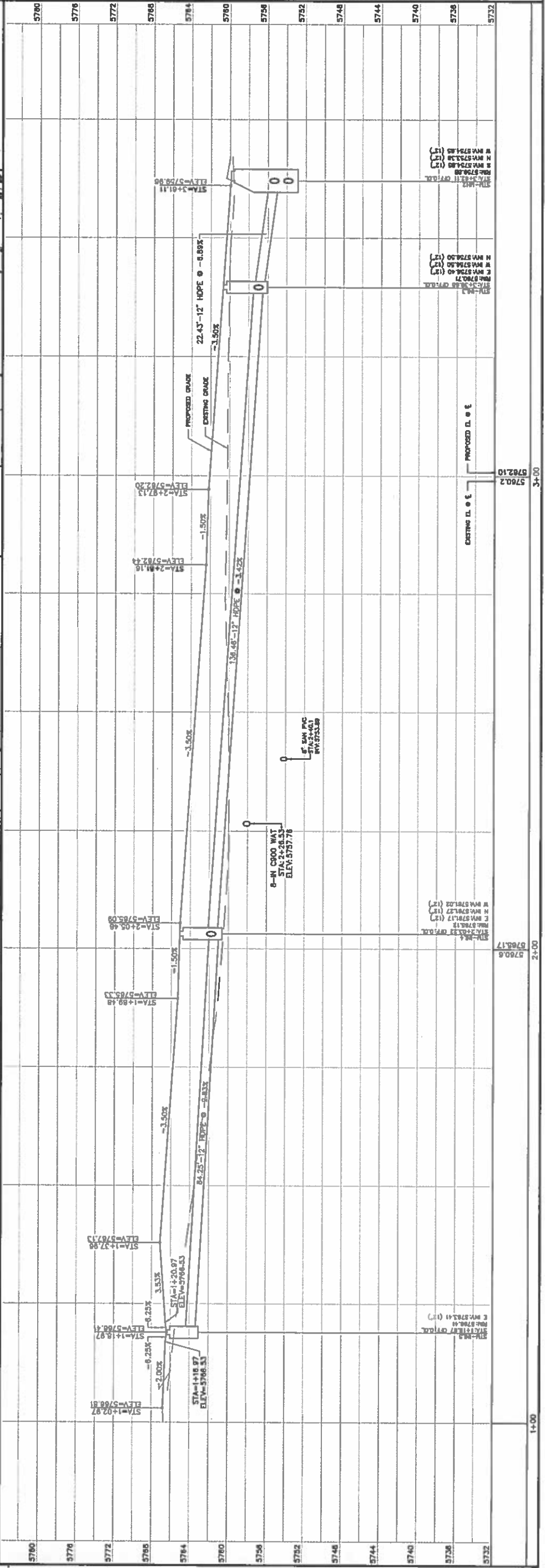
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DATE 2/28/2019

BY MGG

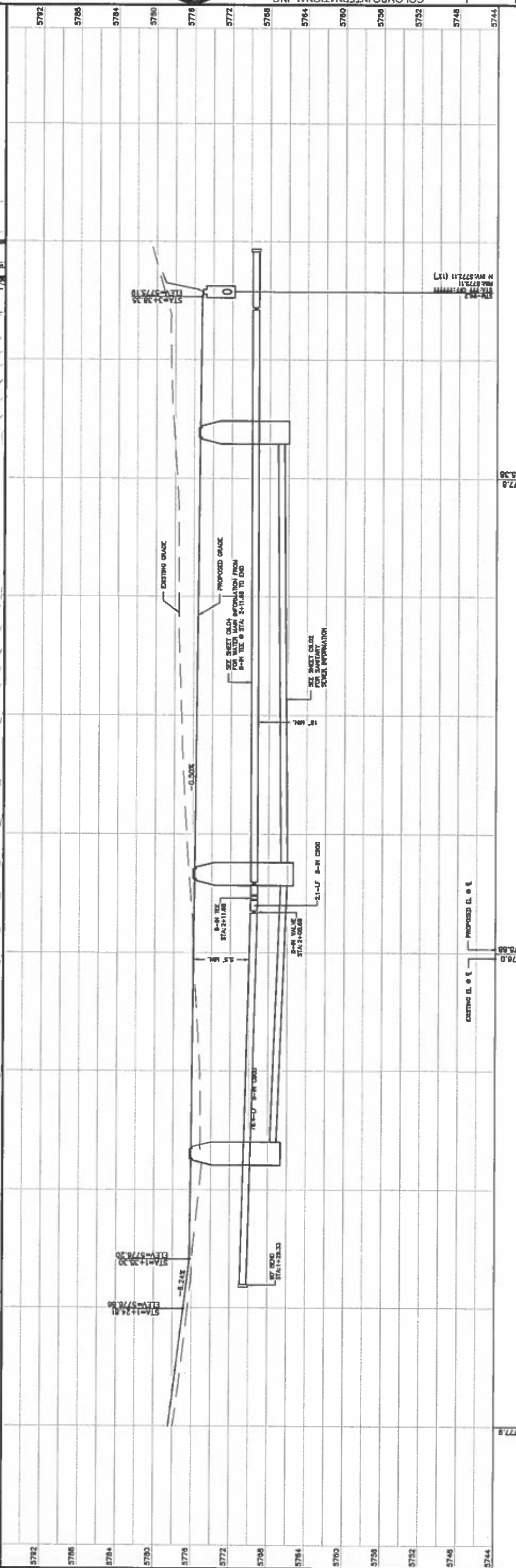
CHKD BY MGG

APP'D BY MGG



NOTES
 1. REFER TO SHEET C6.02 FOR ADDITIONAL NOTES AND LEGEND.

3+00 3+30
5773.9 5777.8 5778.8
5744 5745 5746 5752 5756 5760 5764 5768 5772 5776 5780 5784 5788 5792



PROJECT NO. 2191001.00
C7.03
COLOBO INTERNATIONAL INC
TOWN OF NEW CASTLE, CO
LOT 28 - LAKOTA CANYON RANCH
EAGLES RIDGE RANCH
PLAN & PROFILE
LITTLE CLOUD - ROAD & WATER

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GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-6676 FAX (970) 945-2535
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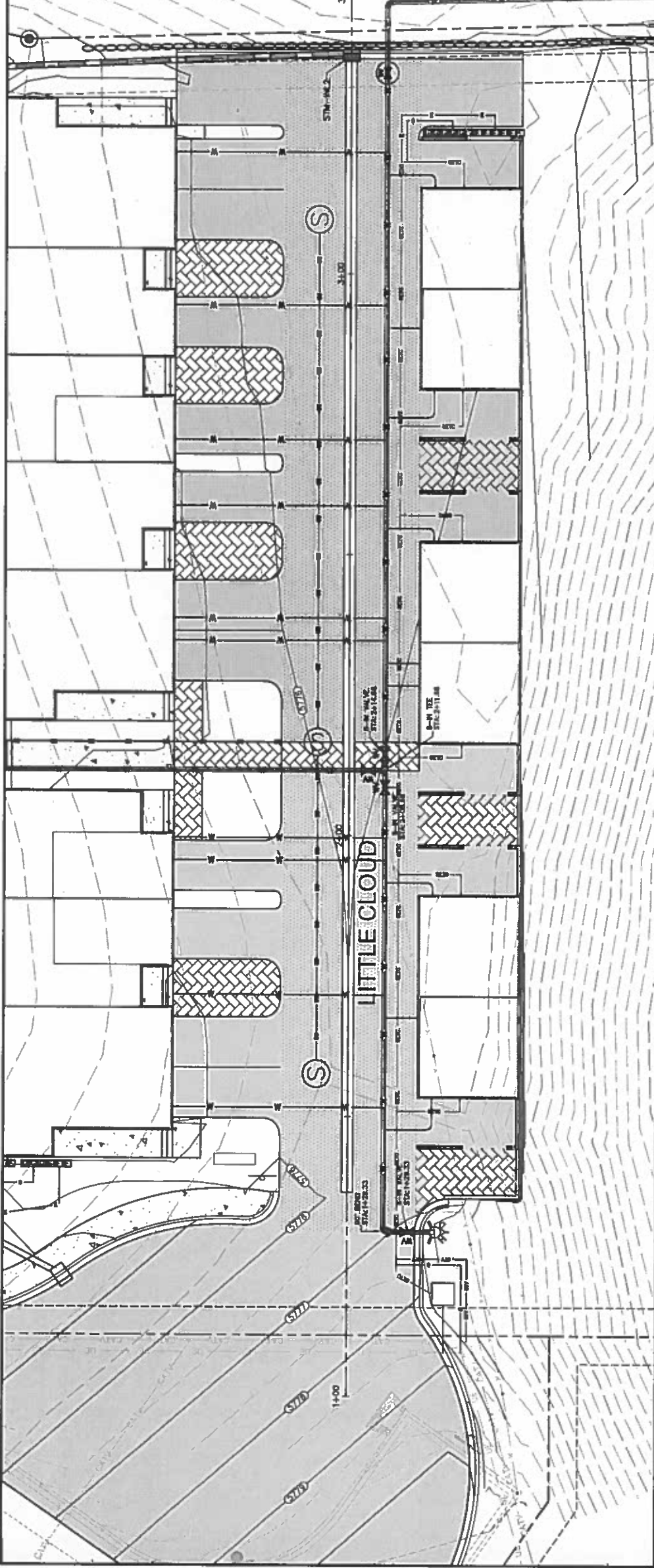
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2	4/3/19	STAFF REVIEW COMMENTS	MGG
3	4/25/19	FINAL PUD APPLICATION	MGG

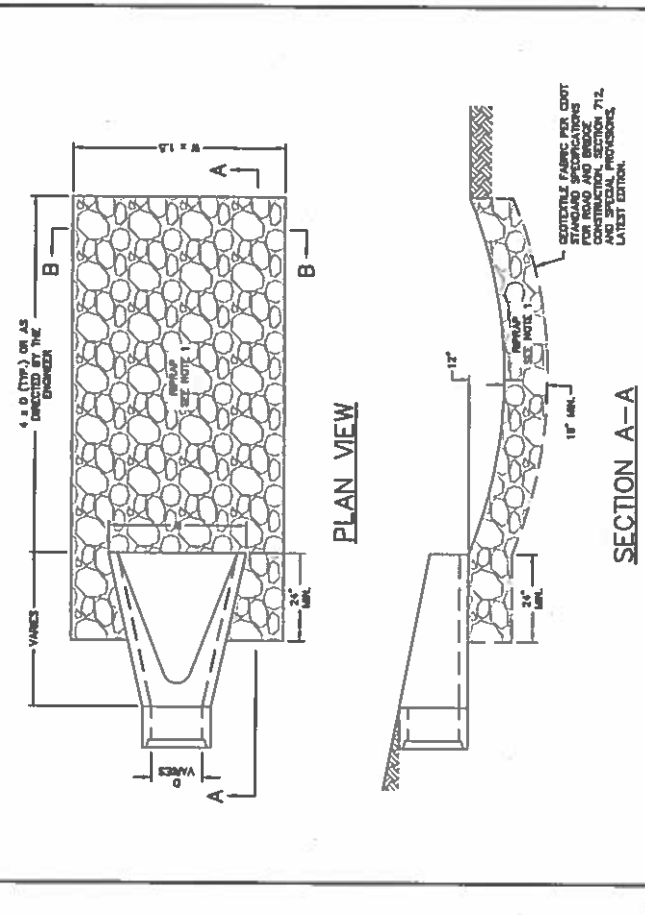
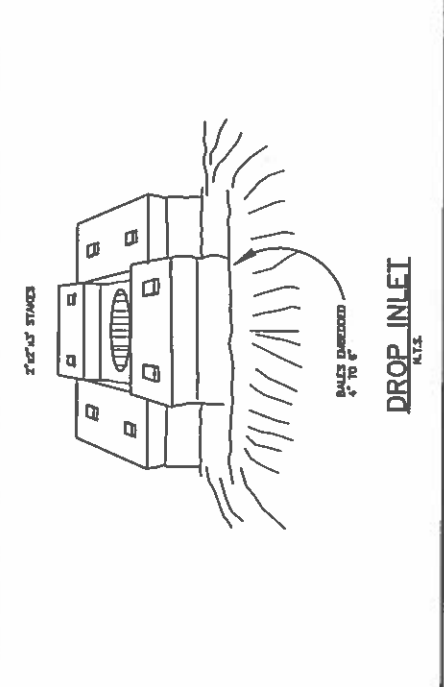
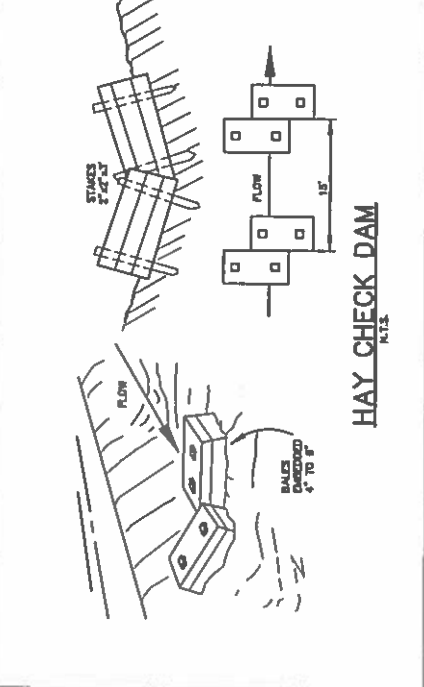
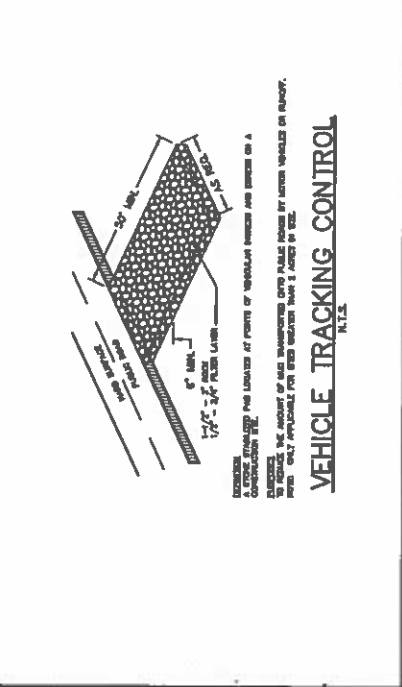
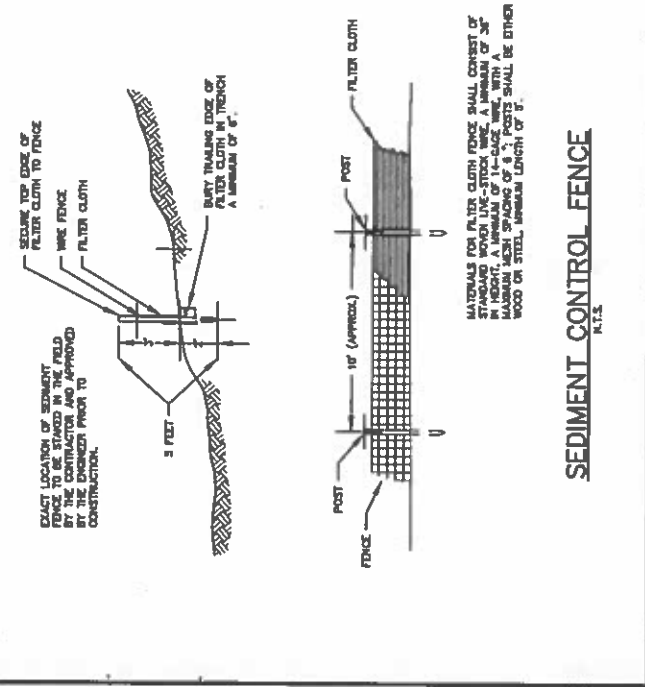
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DATE 2/28/2019



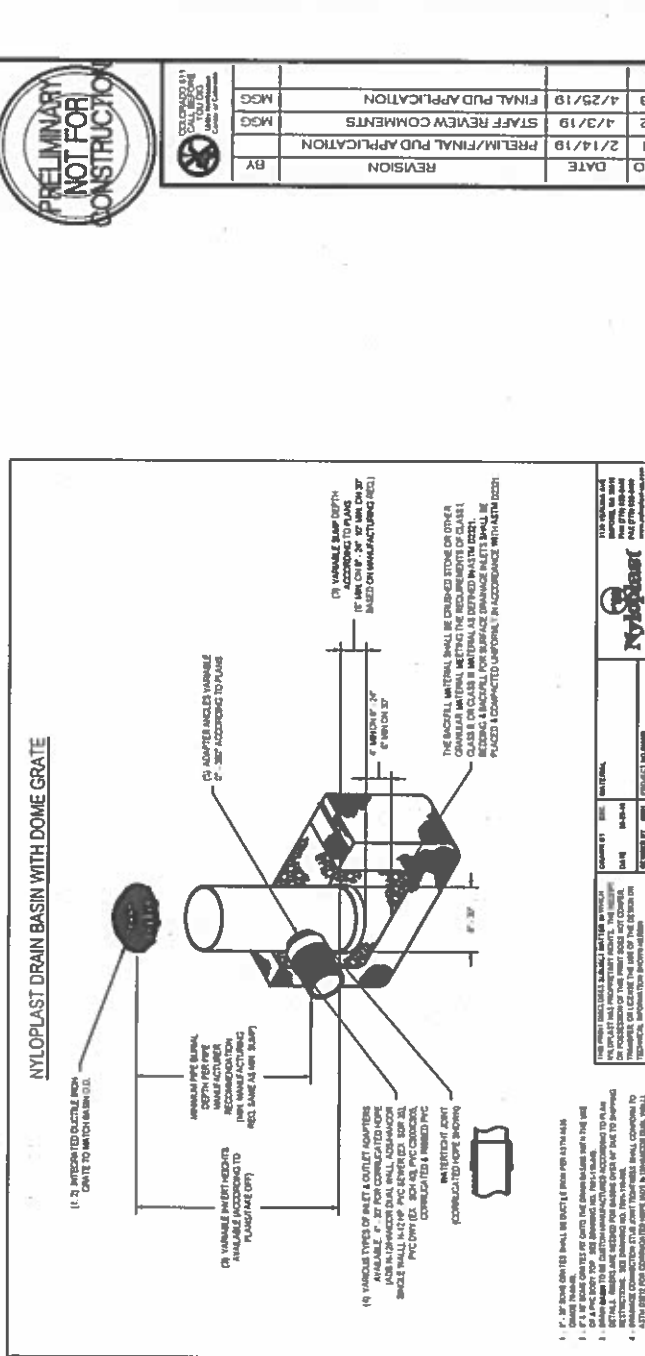
NOTES:
1. REFER TO SHEET C7.04 FOR ADDITIONAL NOTES AND LEGEND.





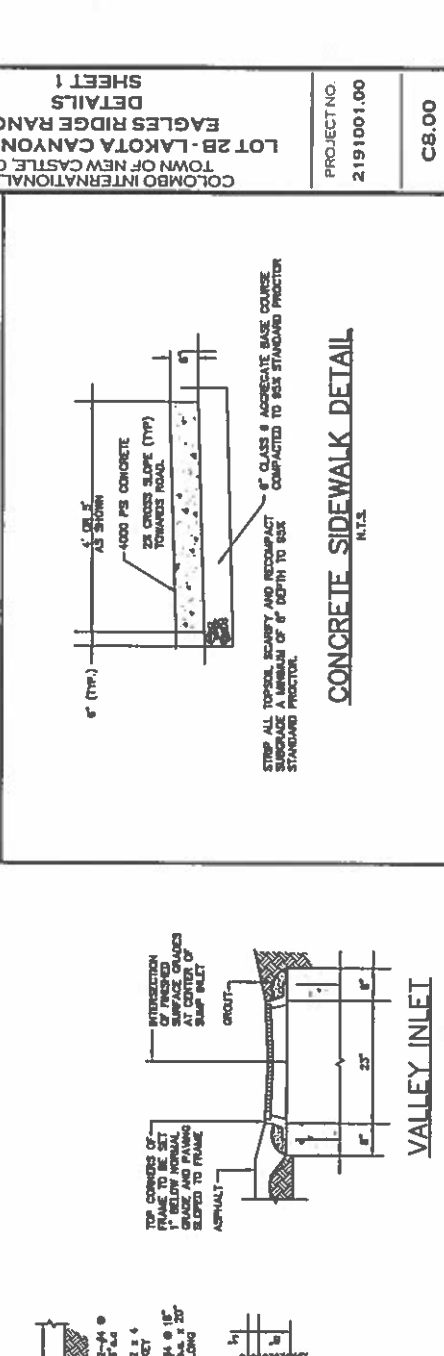
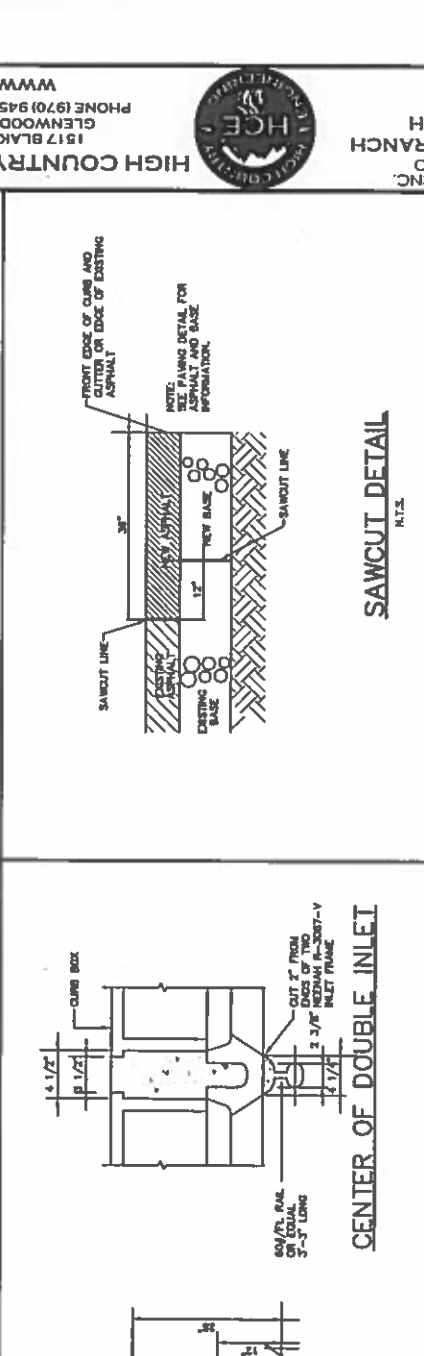
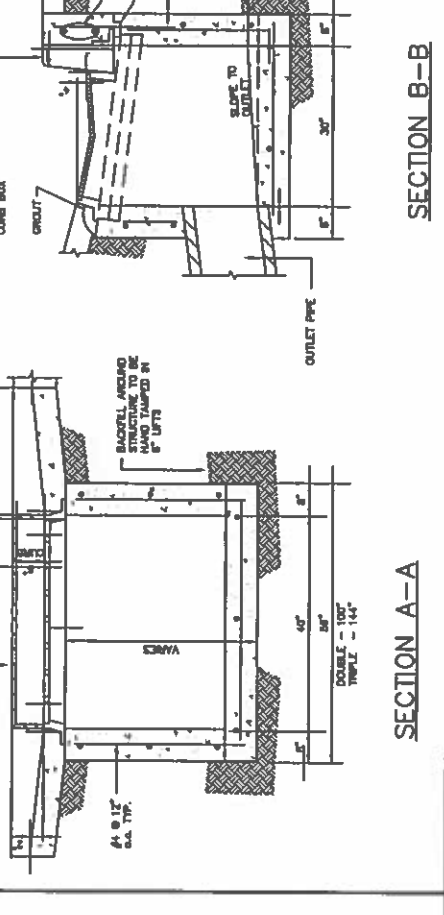
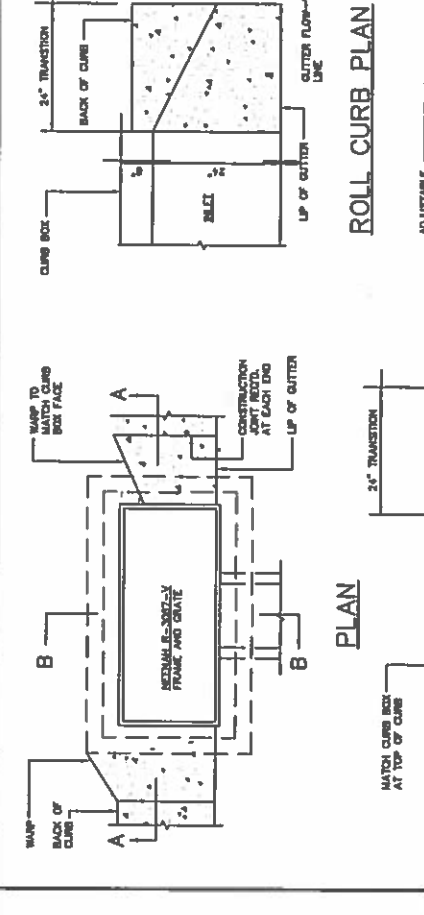
PIPE OUTFALL DETAIL
N.T.S.

NOTES:
1. MATERIALS SHALL CONFORM TO EACH MANUFACTURER'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 712, LATEST EDITION.
2. FILTER FABRIC SHALL BE 1\"/>



STANDARD EXPANSION JOINT
N.T.S.

NOTE:
EXPANSION JOINTS TO BE LOCATED ADJACENT TO ANY EXISTING CONCRETE OR FIXED STRUCTURE, AND EVERY 100 FT. IN CURB AND GUTTER AND SIDEWALK.



PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	2/14/19	PRELIM./FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

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COLOMBO INTERNATIONAL INC.
TOWN OF NEW CASTLE, CO
LOT 2B - LAKOTA CANYON RANCH
EAGLES RIDGE RANCH
DETAILS
SHEET 1

PROJECT NO. 219100100
CB.00



NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

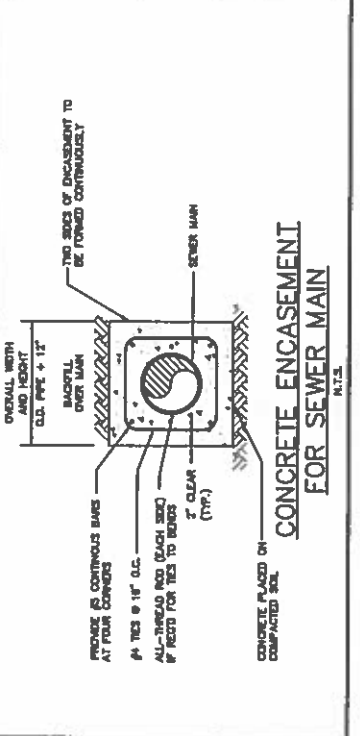
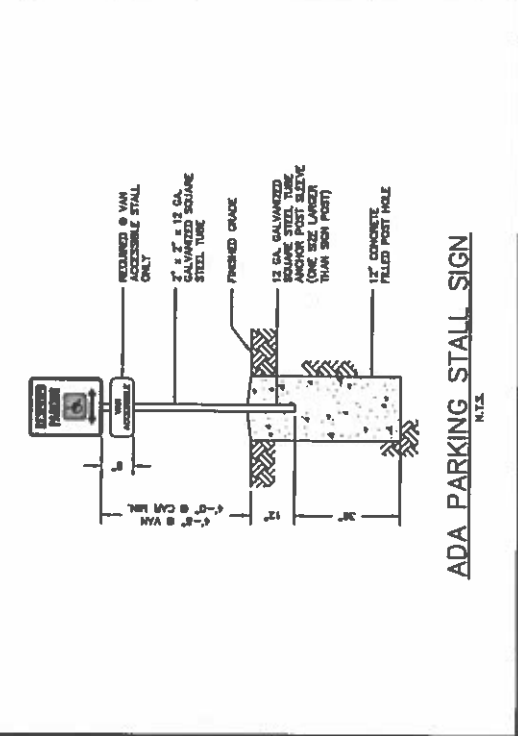
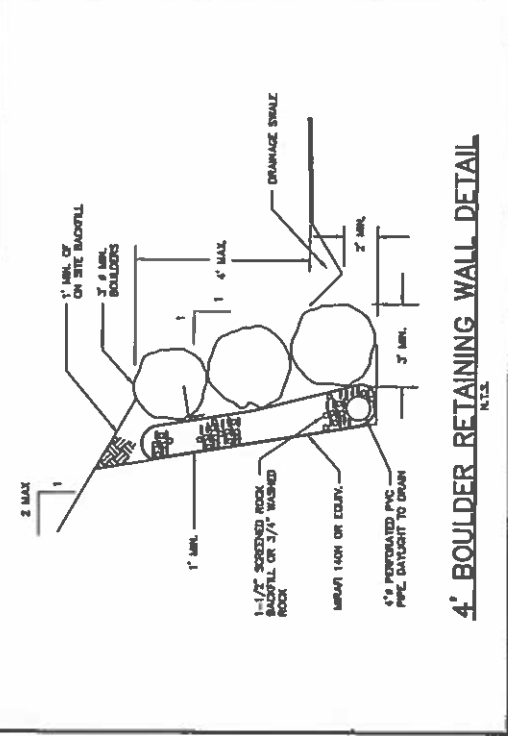
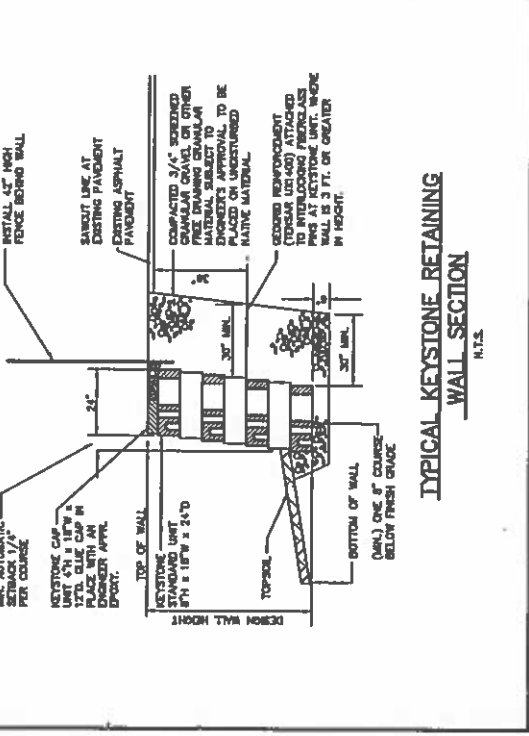
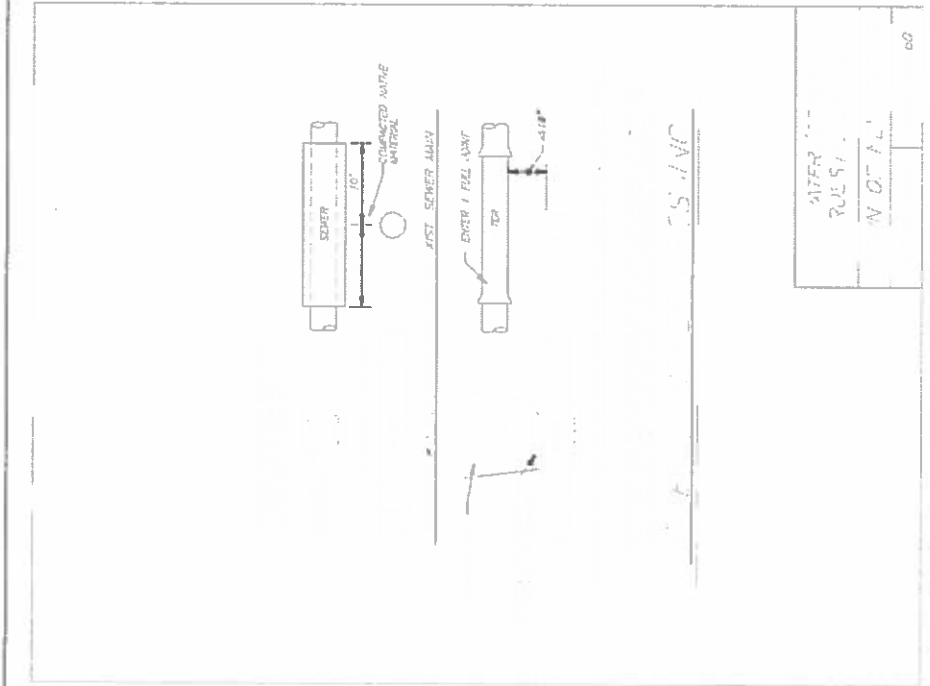
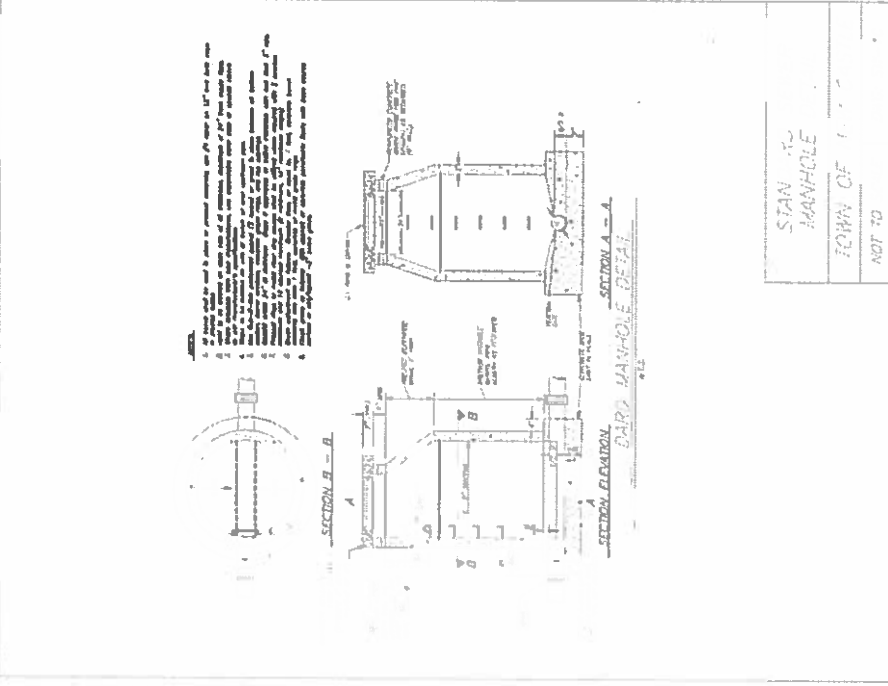
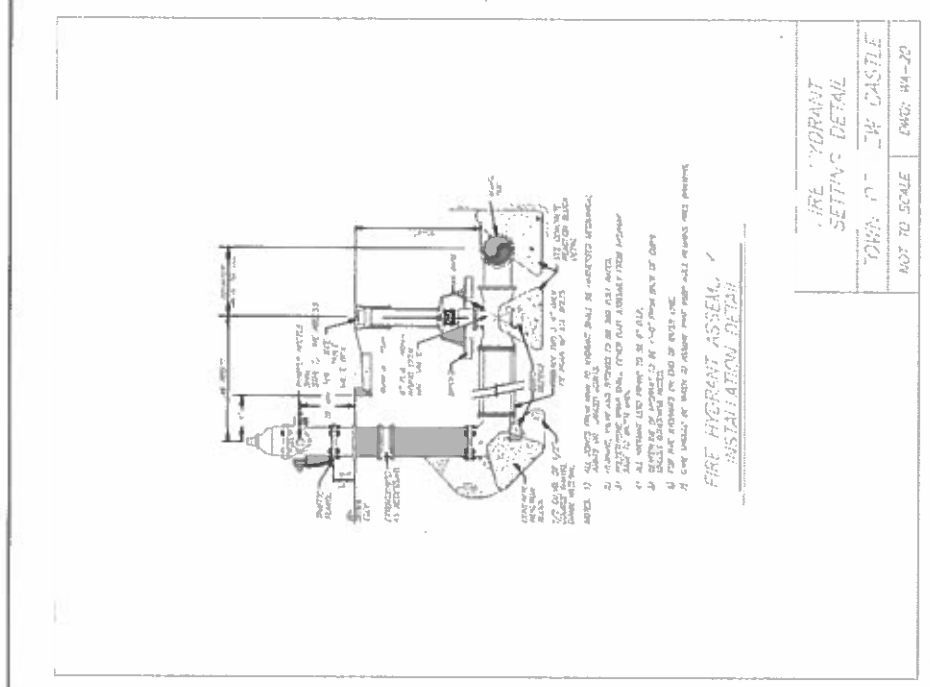
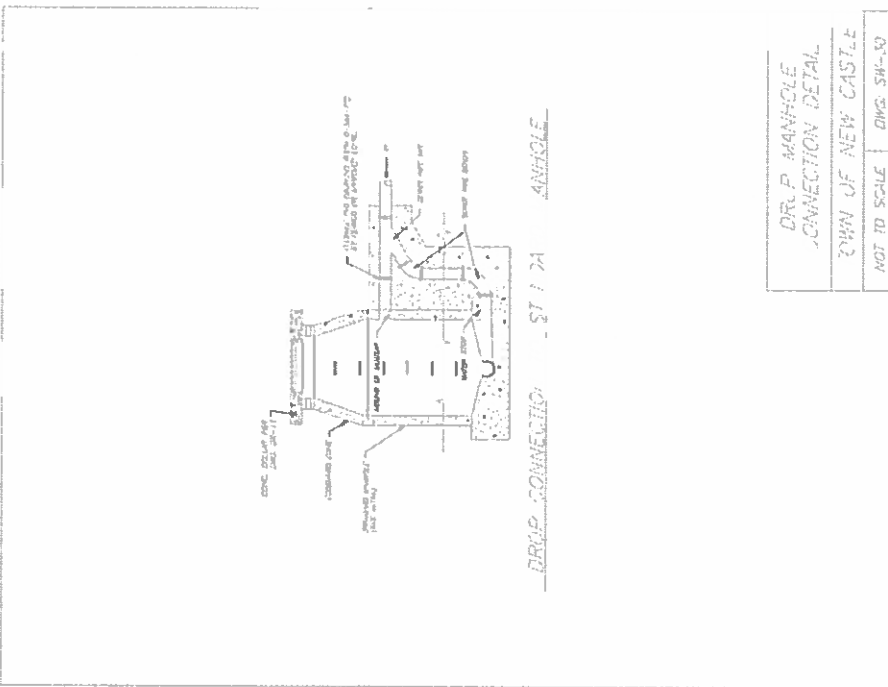
DATE	BY
2/14/19	MGG
4/3/19	MGG
4/25/19	MGG

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COLONBO INTERNATIONAL, INC.
 TOWN OF NEW CASTLE, CO
 LOT 2B - LAKOTA CANYON RANCH
 EAGLES RIDGE RANCH
 DETAILS
 SHEET 2

PROJECT NO: 2191001.00
 TOWN: NEW CASTLE
 SHEET: 2
 DATE: 04-20
 C8.01





NO.	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DESIGNED BY	CHECKED BY	DATE
MGG	MGG	2/14/19

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 GLENWOOD SPRINGS, CO 81601
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COLMBO INTERNATIONAL INC.
 TOWN OF NEW CASTLE, CO
 EAGLES RIDGE RANCH
 LOT 2B - LAKOTA CANYON RANCH
 DETAILS
 SHEET 3

PROJECT NO.
 2191001.00

C8.02

24" CURB AND
 GUTTER DETAILS
 TOWN OF NEW CASTLE
 NOT TO SCALE DWP 08-19

18" CURB AND
 GUTTER DETAILS
 TOWN OF NEW CASTLE
 NOT TO SCALE DWP 08-19

STANDARD SEWER
 MAN TRENCH SECTION
 TOWN OF NEW CASTLE
 NOT TO SCALE DWP 08-19

STANDARD WATER
 MAN TRENCH SECTION
 TOWN OF NEW CASTLE
 NOT TO SCALE DWP 08-19

SEWER SERVICE
 CONNECTION DETAIL
 TOWN OF NEW CASTLE
 NOT TO SCALE DWP 08-19

WATER SERVICE
 INSTALLATION DETAIL
 TOWN OF NEW CASTLE
 NOT TO SCALE DWP 08-19

PRELIMINARY
NOT FOR
CONSTRUCTION



NO	DATE	REVISION
1	2/14/19	PRELIM/FINAL PUD APPLICATION
2	4/3/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

DATE	BY	CHKD BY	APP'D BY
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4/3/19	MGG		
4/25/19	MGG		

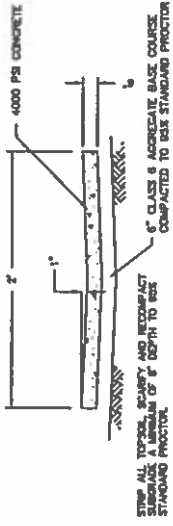
HIGH COUNTRY ENGINEERING, INC.
1917 BLAKE AVENUE, STE 101
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2555
WWW.HCENG.COM



COLOMBO INTERNATIONAL INC.
TOWN OF NEW CASTLE, CO
EAGLES RIDGE CANYON RANCH
LOT 2B - LAKOTA CANYON RANCH
DETAILS
SHEET 4

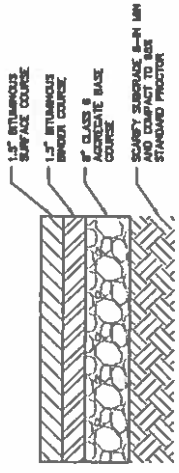
PROJECT NO.
2191001.00

CB.03



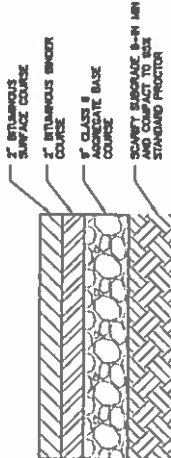
CROSS PAN DETAIL (PRIVATE SITE)
N.T.S.

KEEP ALL TOPSOIL, SCUMPS, AND REINFORCING SURROUNDING A MINIMUM OF 8" DEPTH TO BS. STANDING PROCTOR.



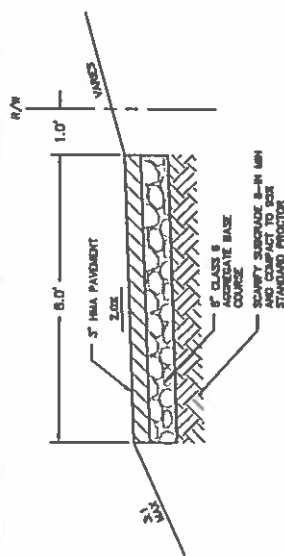
PAVEMENT SECTION - STANDARD DUTY
N.T.S.

NOTES:
1. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. IF THESE ARE NOT DISCREPANCIES BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. HMA PAVEMENT SHALL CONFORM TO DIVISION 400 OF THE COOT. ALL PAVEMENT SHALL BE CONSTRUCTED AND COMPACTED TO BS. STANDING PROCTOR, LATEST EDITION.

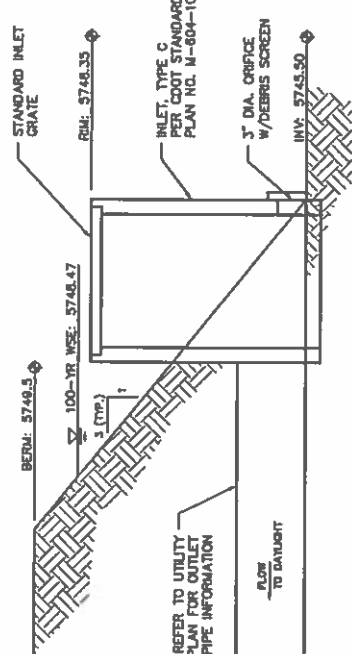


PAVEMENT SECTION - HEAVY DUTY
N.T.S.

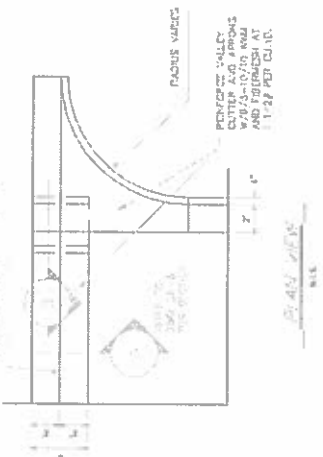
NOTES:
1. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. IF THESE ARE NOT DISCREPANCIES BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
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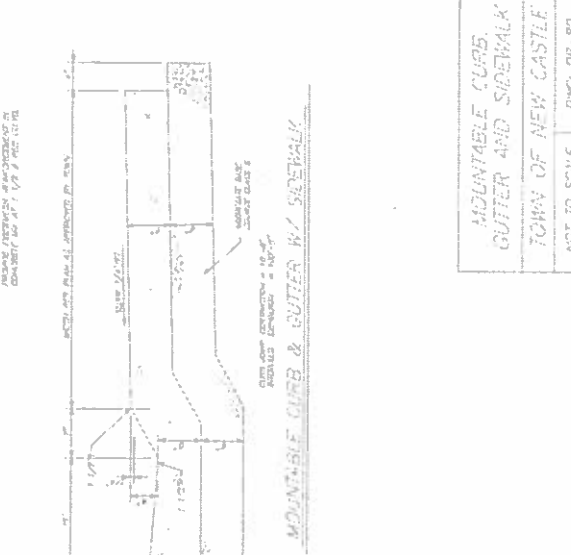
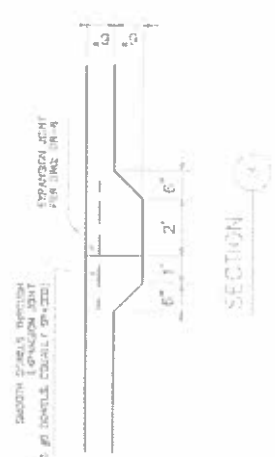
PUBLIC R.O.W. PEDESTRIAN PATH
N.T.S.



POND OUTLET STRUCTURE DETAIL
N.T.S.

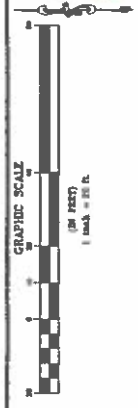


VALLEY GUTTER AT INTERSECTION
TOWN OF NEW CASTLE
NOT TO SCALE DWG: DP-75



MOUNTABLE CURB, GUTTER AND SIDEWALK
TOWN OF NEW CASTLE
NOT TO SCALE DWG: DP-80

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NOT FOR
CONSTRUCTION



NO.	DATE	REVISION
1	2/14/19	PRELIM./FINAL PUD APPLICATION
2	4/2/19	STAFF REVIEW COMMENTS
3	4/25/19	FINAL PUD APPLICATION

SCALE: 1" = 20'
DATE: 2/14/19
DRAWN BY: MGG
CHECKED BY: MGG
PROJECT NO.: 2191001.00

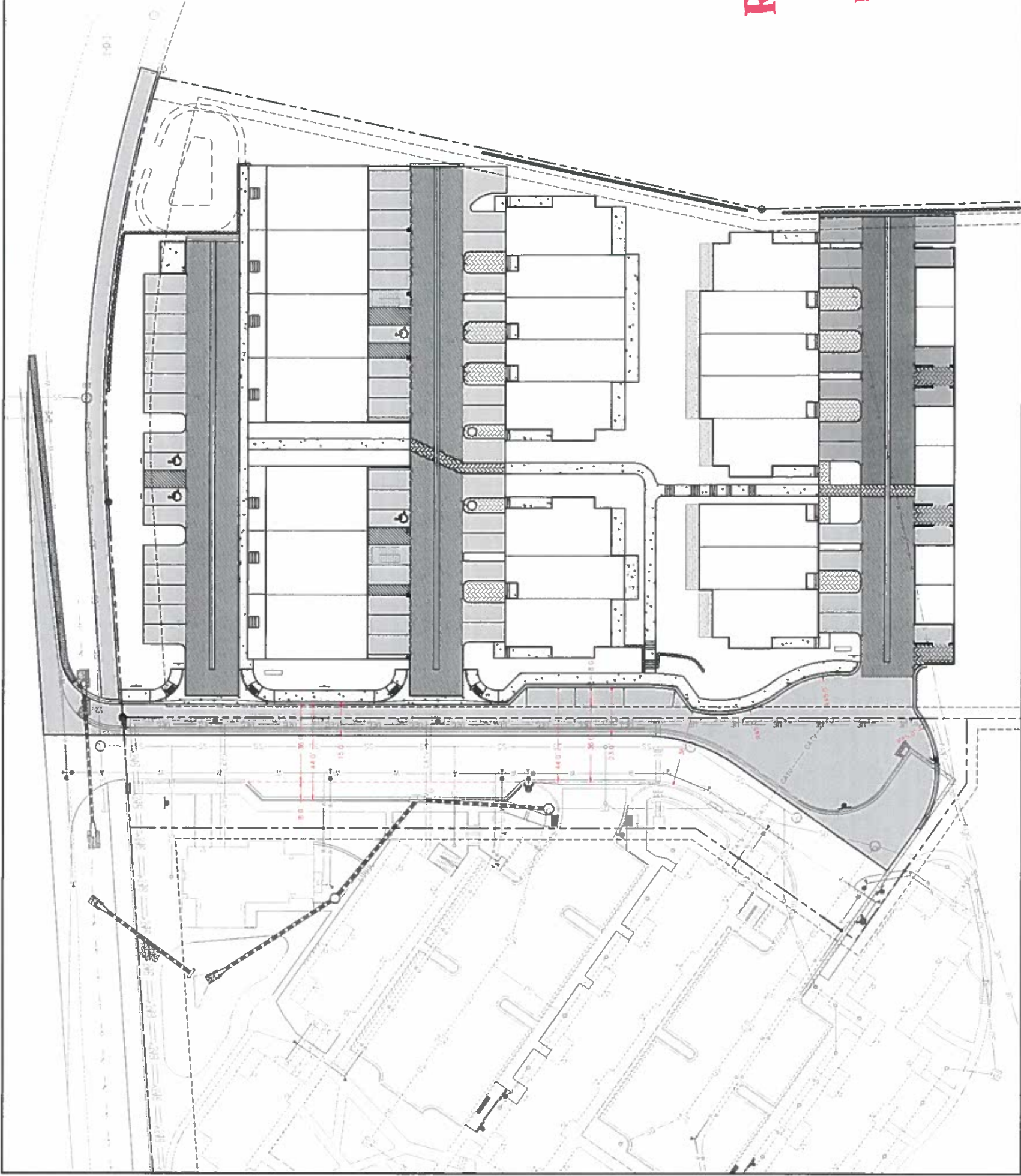


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COLONBO INTERNATIONAL, INC.
TOWN OF NEWCASTLE, CO
EAGLES RIDGE CANYON RANCH
LOT 28 - LAKOTA CANYON RANCH
SITE PLAN EXHIBIT

PROJECT NO.
2191001.00

RECEIVED
MAY 02 2019
Town of
New Castle, CO





Kumar & Associates, Inc.
Geotechnical and Materials Engineers
and Environmental Scientists



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Denver, Colorado 80223
phone: 303-742-9700
fax: 303-742-9666
email: kadenver@kumarusa.com
www.kumarusa.com

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County Colorado

PHASE I ENVIRONMENTAL SITE ASSESSMENT
2.607-ACRE UNDEVELOPED PARCEL
EAGLES RIDGE, LOT 2B, PHASE 7, LAKOTA CANYON RANCH
NEW CASTLE, GARFIELD COUNTY, COLORADO

Prepared by:

Andrei Andronescu
Environmental Staff Scientist

Reviewed by:

Mark E. Selman
Environmental Services Manager
Environmental Professional

Prepared for:

Malo Development Company, LLC
300 Horseshoe Drive,
Basalt, Colorado 81621

Attention: Jim Colombo
Phone: 970-618-9222
Email: colombo@sopris.net

Project No. 17-1-728

November 15, 2017

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SUMMARY

Kumar & Associates, Inc. (K+A) has performed a Phase I Environmental Site Assessment (ESA) in accordance with our proposal No. P-17-797, dated November 3, 2017, consistent with the procedures included in United States Environmental Protection Agency (EPA), *All Appropriate Inquiries Final Rule*, 40 CFR Part 312 (AAI) and ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA was prepared for the benefit of Malo Development Company, LLC, which is a "user" of the ESA as defined by ASTM E1527-13. The Phase I ESA was conducted under the supervision or responsible charge of Mark Selman, Environmental Professional. Andrei Andronescu performed the property reconnaissance on November 5, 2017.

A summary of the findings of the Phase I ESA is provided below. Details of the assessment of the Subject Property have not been included or fully developed in this summary, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The purpose of the assessment was to identify Recognized Environmental Conditions (RECs) associated with a 2.607-acre undeveloped parcel located at Eagles Ridge Ranch, Lot 2B, Phase 7, Lakota Canyon Ranch in New Castle, Garfield County, Colorado, (including buildings and other fixtures and improvements located on the site at the time of the reconnaissance) hereafter referred to as the "Subject Property".
- The Subject Property consists of approximately 2.607 acres of undeveloped property defined by Castle Valley Boulevard and adjoining properties. Access to the Subject Property is located off Castle Valley Boulevard on the northern border of the property.
- No RECs were identified through assessment of the current site characteristics observed during the Subject Property reconnaissance.
- The Subject Property is bordered by the following adjoining properties:
 - Northwest, North and Northeast – Castle Valley Boulevard, followed by undeveloped land
 - East – Colorado River Fire Rescue, Station #64
 - Southeast, South, Southwest and West – undeveloped land

The current adjoining land uses do not present a REC associated with the Subject Property.

- The following summary is based on a review of historical information.
 - Subject Property – undeveloped and agricultural land since at least 1906.
 - Northwest, North and Northeast – undeveloped and agricultural land since at least 1906.
 - East – undeveloped and agricultural land from at least 1906 until the mid to late 2000s, when the current Colorado River Fire Rescue, Station #64 building was constructed.
 - Southeast, South, Southwest and West – undeveloped and agricultural land since at least 1906.

No RECs in connection with the subject site were identified through review of historical information.

- The review of environmental records identified 2 regulatory listings within the ASTM-specified approximate minimum search distances. Based on regulatory status, distance, and/or topographic location, the facility listings do not present RECs associated with the Subject Property.
- In accordance with the scope of work, no additional services were requested in conjunction with the Phase I ESA.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of a 2.607-acre undeveloped parcel located at Eagles Ridge Ranch, Lot 2B, Phase 7, Lakota Canyon Ranch in New Castle, Garfield County, Colorado, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of RECs associated with the Subject Property.



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Staff Report

**Eagle's Ridge Ranch
Final PUD & Final Subdivision Development Plans
New Castle Planning and Zoning – Hearing – May 8, 2019**

Report Compiled: 5/2/2019

Project Information

Name of Applicant: Colombo International, Inc.

Applicant's Mailing Address: 300 Horseshoe Dr., Basalt, CO. 81621

Phone/Email: (970) 618-9222; colombo@sopris.net

Property Address: 741 Castle Valley Blvd, New Castle, CO 81647

Property Owner: Malo Development Lakota, LLC.

Owner Mailing Address 300 Horseshoe Dr., Basalt, CO 81621

Proposed Use: 16 Condominiums, 18 Townhomes, & 6 Duplexes; 9 Total Buildings

Legal Description: Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, as Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, as Reception No. 789213

Street Frontage: North – Castle Valley Blvd; West – Town of New Castle ROW shared with Lakota Ridge Senior Housing;

Existing Zoning: Mixed Use (MU)

Surrounding Zoning: North – Mixed Use (MU), South – R/2, West – Mixed Use (MU) and East – Mixed Use (MU)

I Description of Application:

On February 15th, 2019, the Applicant submitted a combination preliminary/final PUD and combination preliminary/final subdivision application for a property zoned mixed use (MU). The property is located in the Lakota Canyon Ranch PUD between the current fire station (CRFR) and the Lakota Ridge Senior Housing. At the hearing, the Commission recommended conditional approval of only the preliminary portion of this application. The goal of this hearing is a recommendation decision on the final portion of the application.

The development consists of 36 total residential units, reduced from an original 40 units. These include:

- 14 (reduced from 16) Condominium Units (1&2 bedrooms, 1,302sf - 1343sf)
- 16 (reduced from 18) Townhome Units (2&3 bedrooms, two-story, 1,750sf - 1839sf)
- 6 Duplex Units (2 bedroom, two-story, 869sf).

The Applicant is targeting residential development as a result of the ostensive need in the community for “reasonably priced residences” and designs which accommodate first time homeowners and new families.

The Planning Commission’s recommendation decision must be delivered to Council within 30 days of the close of the hearing, per MC 17.100.080. The Commission can make one of the following recommendations:

- 1.) Approve the application with or without conditions;
- 2.) Deny approval of the application;

As is customary, the Staff recommendation with suggested conditions will be provided at the end of this report. The Staff Report evaluates an application for compliance with regulations and expectations set forth in the Town of New Castle Comprehensive Plan (CP), the Town of New Castle Municipal Code (MC), and the Town of New Castle Public Works Manual (PW). The report also explores the viability of the proposal in terms of life safety, environmental impact, and community benefit.

II Development Application Contents:

- 1) PUD & Subdivision Final Applications
- 2) Legal Description
- 3) Title Commitment
- 4) Warranty deed
- 5) Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7
- 6) Referral Comment, XCEL, February 13, 2019
- 7) Referral Comment, Lakota Canyon Ranch HOA, April 25, 2019
- 8) Environmental Site Assessment, Kumar & Associates, November 15, 2017
- 9) Drainage & Soils Reports, 2191001.00, Revised April 25, 2019
- 10) Final Review, Orrin Moon, May 2, 2019
- 11) Final Review, John Wenzel & Daniel Becker, May 2, 2019
- 12) Final Review, Jeff Simonson, May ,1 2019
- 13) Plan Set, Revised Architecturals, T1.0 – A3.91, February 19, 2019
- 14) Plan Set, Revised Civils, C1.00 – C8.03, April 25, 2019
- 15) Revised Sheet, SP2.0, May 2, 2019
- 16) Sheet, SP Exhibit, May 2, 2019

III Code & Zoning Conformance:

In accordance with MC 17.100.090, a PUD application shall be approved by Town Council only if it is found to be compliant with the following criteria:

1) The proposal is generally compatible with adjacent land uses:

Staff Comment: The property is surrounded by mixed use and residential zones. As is typical of mixed use development, a variety of uses are employed in these zones. To the east, is located the Town fire house. Situated to the west is the Lakota Ridge Senior Housing – a Section 8 affordable living complex. North of the property, across Castle Valley Blvd, are single family homes (~2500-4000sf), multi-family homes, and the Lakota Canyon Ranch golf course. Finally, to the south exists residential zoning and open space. Other than the fire house, the neighboring land uses are compatible with the residential use proposed in this development plan.

2) Is consistent with the comprehensive plan & the uses proposed within the PUD are uses permitted outright or by special review within the zoning district or districts contained with the PUD (combined with 17.100.090 #5):

Future development in New Castle is guided by the 2009 Comprehensive Plan. The guiding principle for community growth states:

New growth and expansion in New Castle will maintain the concept of a compact community with a defined urban edge thereby avoiding sprawl. Ensuring a mix of uses both within the community as a whole and within individual developments will ensure the vitality of New Castle as it grows...The choice to grow is based upon the long-term interests of the municipal residents, the community vision and economic health (CP, 50)

Therefore the CP expects that,

Applicants will be required to clearly demonstrate substantial conformity with the comprehensive plan in all applications (Policy CG-1B)

The property is part of the original Lakota Canyon Ranch PUD Master Plan established by Ordinance 2002-18. The PUD adopted four zone districts: 1.) residential low-density, 2.) residential medium-density, 3.) mixed-use (MU), and 4.) open space. Water, utility, and traffic impact studies stipulated a maximum allowance of 827 total residential units – variously dispersed among zone districts – and up to 100,000sf (~2.3acres) of commercial space, all situated within in the MU district (MC, 17.128.020).

The proposed development resides entirely in the MU zone district of Lakota. The development concept for Lakota mixed-use (MC,17.128.070) typifies the CP's guiding principle for community growth. It states:

The planning concept for the mixed-use zone is to create an attractive environment for community, commercial and retail in a pleasant central location. The community commercial area would be located close to the highway intersection for easy access to non-resident shoppers and would be convenient to the main Boulevard to cut down on traffic trip length and be located near residential areas to cut down on vehicle trips. In keeping with the objective to reduce motor vehicle trips, non-motorized trail systems shall be designed throughout the project and connect residential and commercial districts in a convenient and logical manner. Office and service uses would be mixed into the development in non-store front locations including at the periphery of retail areas as well as on second stories...In some cases, smaller residential units may be mixed in with the commercial/office development, provided that in any building containing both residential and commercial space(.) (MC,

Staff Comment: The Applicant has consistently maintained that the best strategy for this property – given location, current community need, and likelihood for success – is strictly a high-density residential development. And though no areas are designated for commercial as required by code, it is noteworthy that historically this is the norm in Lakota. To date, three parcels zoned MU have been approved exclusively for residential development. A fourth parcel, occupied by the fire house, is neither residential nor commercial.

Nevertheless, this strategy for preferencing residential in the MU zone is potentially concerning. Moving forward, an imbalance between residential and commercial can result in potential fiscal disparities. In a memo written during the drafting of the *CP* in 2009, planning consultant Davis Ferrar identified “sales tax leakage” as a possible headwind when development skews towards residential. He writes:

Generally, experts agree that residential development costs more to service by the public sector than it generates in revenues. As a result, Colorado municipalities rely heavily on sales tax to offset those expenses...Sales tax leakage is a significant problem in New Castle. The close proximity of Glenwood Springs and Rifle as major retail hubs that offer greater availability of services and better pricing enhance sales tax leakage. This situation points to the importance of maintaining a good balance of land-use types in the community to keep people, jobs and dollars in town. This concept has been an important consideration in the New Castle Comprehensive Planning process.

As New Castle progresses to more of a bedroom community, with residents spending on goods and services elsewhere, sales tax revenue may be lost to other towns with needed services or more competitive prices. Furthermore, demands placed on police, fire, and public works create additional fiscal constraints which are hard to neutralize. Stopgaps such as impact fee are usually poor substitutes for the permanent revenues produced by balanced land use. To be sure, there are still MU areas vacant for genuine MU development, including the present parcel. However whether or not these future developments are to be more aligned with the guiding principles of the *CP* will likely be influenced by the precedent set with the decision on the present application.

3) The Town has the capacity to serve the proposed use with water, sewer, fire, and police protection:

Per the 2013 Lakota Agreement section 6.d,

The Town has previously entered into loan agreements and completed construction of improvements to its wastewater treatment plant in order to provide adequate capacity to serve Lakota Canyon Ranch PUD at full buildout...The water storage tank described in the Water Tank Agreement has been completed, and capacity for Lakota Canyon Ranch PUD has been reserved as provided therein.

Staff Comment: At current build out levels, the Lakota PUD is well short of exhausting the present water and sewer capacity. The existing main lines would be sufficient to meet the requirement of the proposed density and use. The Applicant anticipates the availability of RAW water to the property. However RAW water service ends near the Lakota Canyon Recreation Center at Clubhouse Drive, about ¼ mile short of this project.

The fire marshal has noted that, to date, no hammerhead nor cul-de-sac turnarounds are included at the east end of the residential streets. Though this is not ideal, the installation of monitored fire suppression systems will supplement this accessibility issue. Finally, the requisite smoke and CO detectors will be installed and hydrants will be placed per Town requirements.

4) **The number of dwelling units permitted by the underlying zoning districts is not exceeded by the PUD plan:**

The density within the Lakota Master Plan is regulated in two ways: 1.) the number of units-per-zone district and 2.) the number of units-per-acre. The number of units allowed in the MU zone district of the Lakota PUD is set at 345. The number of lots currently approved through ordinance total 174. This means roughly half of the MU zone is currently not earmarked for immediate development.

With respect to density in terms of units-per-acre, the municipal code permits a maximum of 12.0 dwelling units per gross useable acre (*MC*, 17.128.070 § F). A gross useable area is defined as land that has less than 35% slope. (*MC*, 17.128.010). Developers often elect to diffuse more concentrated development with the presence of open space. The MU zone specifies 15% of the gross project area to be open space (*MC*, 17.128.070 § E). Open space may include parks, recreational areas, landscaped or unimproved areas, courts, play areas, easements, or rights of ways not used for streets and sidewalks.

Staff Comment: The Applicant has reduced the total residential dwelling units from 40 to 36 in response to the Planning Commission's recommendation for 35 total units. Though this is one more than recommended by the Commission, the Applicant feels 36 units optimizes the property while still accommodating the remaining conditions of the Resolution PZ2019-02.

With respect to *units-per-zone*, the current development proposal would increase the total units in the MU zone by 36 to an overall total of 210. This leaves 135 residential units remaining for the undeveloped portion of the MU zone. Less the current property, the vacant MU parcels consist roughly of 15.6 acres centered at the Faas Ranch road entry. If the owners of these vacant parcels build strictly residential at the maximum allowed 12.0 per acre, they would approach 187 units, and thus exceed the overall zone density by 52 units.

These figures do not preclude the approval of this proposal as it stands. There is no way to surmise the density intended by a future proposal of an undeveloped parcel nor whether a future development would have significantly more commercial than residential. However it is important to respect how any single development proposal can have an impact on the development of future parcels in Lakota, especially as density limits are approached. Though zone densities could feasibly be mollified through amendment, such modifications would affect development in Lakota elsewhere.

With respect to *units-per-acre*, the property occupies 2.607 acres. Of that, the south most 73' is deemed unusable due to a slope greater than 35%. Therefore, the total useable acreage amounts to 2.218 useable acres. With a design of 36 units, the number of units per acre comes to 16.23, down from the 18.03 originally proposed. By comparison the neighboring Lakota Ridge Senior Housing number of units per acre, less its unusable acreage amounts to 19.44. Though similar, in both cases the density exceeds what code prescribes. Another relevant metric to perceive density is the floor-area-ratio (FAR). FAR is the ratio of gross floor area (including all floors) to gross lot area. The FAR for the Senior Housing is 44%. The FAR for the proposed development is 48%. The FAR difference between the two developments is a consequence of the difference in square footage per unit between the two developments. Units within the Lakota Ridge Senior Housing average under 1,000sf. Though *MC* does not regulate for FAR in the *MU* district, the proposed project will have the appearance of a slightly greater density than the Senior Housing.

Finally, open space will be identified entirely by the portion between townhome structures. The steepness of the land on the south end of the property excludes its participation in the open space total (*MC*, 17.128.070). In spite of this exclusion, the open space requirement is met at 20.5%.

5) **The PUD will:**

- **Utilizes the natural character of the land** – The property has a natural slope that rises approximately 25' from north to south. The building layouts utilize this slope, tiered with the rise in elevation. The rear duplex units are at the very top of the property

and are visually prominent when viewed from the I-70 interchange. The exterior design premise is a stone and wood veneer with metal shed roofs – components obvious throughout the landscape in New Castle.

- **Provide off-street parking** – Off-street parking requirements are stipulated in the MC design standards. MC 17.76 requires two off-street parking places per dwelling unit. 90 degree parking places are to be 9'x19'. The proposed development offers 86 owner spaces, 9 ADA spaces, and 16 additional free parking spaces for a total of 102.
- **Provide pedestrian and bicycle circulation** – A pedestrian path along Castle Valley Blvd is anticipated to connect with the Town ROW at Lakota Ridge Senior Housing and terminate at the northeast corner of the lot line with the fire station path. Interior pedestrian paths are also provided from east-to-west between the townhome units and from north-to-south for the length of the property. Continuous paths, therefore, are included in the design.
- **Provide outdoor recreation** – Of the two areas dedicated for open space, one identifies as landscaped area confined between the townhomes and the other as natural unimproved area at the very south end of the lot. Other than these designated open spaces, the current proposal offers limited recreational opportunities. There are open space trails within 50' of the west lot line. The development will pave over at least one known use trail on the south ridge of the property.
- **Is of overall compatible architectural design** – According to MC 17.128.030, prior to building permit issuance the owner will submit, process, and obtain approval from the design review committee of the Lakota Canyon Ranch HOA for the development of townhome units. The proposal will therefore be expected to be in strict compliance with the HOA design guidelines. After all flat roofs were modified to pitched, the development tentatively appears to meet Lakota DRC standards.
- **Achieves adequate screening** – Per MC, 17.104.100 § P.3, every parking area should be adequately screened from adjoining residential uses by a fence or wall 3.5' to 6' tall or by a strip of a least 4' wide of densely planted trees or shrubs. The north parking lot will have a heavily landscaped berm to shield the rest of the Lakota Canyon development from the condominium parking lot. It is anticipated that all exterior lightening will be dark sky compliant.
- **Ensures compliance with performance standards** – As a residential use, no unusual pollution hazards are anticipated per the Colorado Department of Public Health's rules and regulations.

IV Staff Review Timeline:

The review materials for final PUD and final subdivision were resubmitted on April 25, 2019. Reviewers included:

- Jeff Simonson, SGM, Town Engineering Consultant
- David McConaughy, Garfield & Hecht, Town Attorney
- Haley Carmer, Garfield & Hecht, Town Attorney
- Orrin Moon, Colorado River Fire Rescue, Fire Marshal
- John Wenzel, Town of New Castle, Public Works Director
- Paul Smith, Town of New Castle, Town Planner

Final reviews were completed and submitted by May 2, 2019 in preparation for the staff report. Any materials submitted subsequent to this date were not reviewed unless specifically stated otherwise.

V Staff Recommendations & Conditions:

Staff recommends approval of the PUD and subdivision applications based on the following conditions:

1. The representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the Applicant;
2. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property according to the PUD plan as may be finally approved;
3. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs;
4. Buildings and units may not be sold separately from the entire property unless a subdivision plat depicting the boundaries of the unit to be sold is approved by the Town Council and recorded with the Garfield County Clerk and Recorder.
5. The property shall be annexed into the Lakota Canyon Ranch Homeowners' Association. A supplemental declaration shall be prepared and submitted for review by the Town prior to recording, which shall include provisions obligating the association to own and maintain the private roads, utilities, open space and common elements and to maintain the sidewalks adjacent to the public right of way on the side of the property. The supplemental declaration shall also provide that utility charges for all units within Buildings 1 and 2 shall be billed to the HOA, which shall be responsible to collect from the unit owners. The supplemental declaration shall also address the unit owners' rights regarding HOA amenities and how assessments will be calculated;
6. Except for Buildings 1 and 2, each unit shall be served by individual water and sewer service lines and a separate meter meeting the requirements of the Public Works department. Fire sprinkler systems may be served by a shared water supply line for each building.
7. The total density of the project shall be reduced to a maximum of 36 units. This increase in the presumptive density from the underlying zone district shall be subject to approval by the Town Council and shall not increase the total number of residential units allowed within the entire Lakota Canyon Ranch PUD, which is capped at 827;
8. All deviations from the development standards as identified by the Town Engineer, Town Planner, and Public Works Director shall be subject to specific review and approval by Town Council;
9. A subdivision improvements agreement will be prepared by the Town Attorney for consideration by the Town Council as part of any subdivision application. If the PUD application is approved separately from subdivision, then the Town and the Applicant shall enter into a development agreement to provide security for all required public improvements as generally described in Chapter 16.32 of the Town Code;
10. The Applicant shall provide the Town with a policy of title insurance for at least \$25,000 to insure any property dedicated to the Town, which shall be free and clear of any liens or encumbrances.

11. The public right of way shared with the adjacent property shall be a 50' right-of-way with 36 foot paving from the face of curbs. The right-of-way will include area for sidewalks and on-street parking. The Commission [recommends/does not recommend] that the Town Council approve the Applicant's request for a variance from design standards to allow for attached sidewalks. Any additional area to be dedicated for right-of-way shall be from the Applicant's property and not the adjacent property owned by others.
12. The proposed cul-de-sac at the south end of the public road shall be built to a 45 foot radius.
13. The Applicant shall provide berming and screening between Thunderbird Drive and Castle Valley Boulevard as shown on the landscape plan in the Application.
14. Impact fees, tap fees, and water rights dedication fees will be required as set forth in the 2013 Amendment to Development Agreements for Lakota Canyon Ranch PUD dated March 19, 2013 and recorded as Reception No. 833371.

Eagle' Ridge Ranch
Preliminary Review Comments

3/6/19

Follow Up Comments from 5/1/19 Review

GENERAL COMMENTS

1. Water design report will need to be submitted and reviewed. Included in that report will be the need to define the adequacy of the design to accommodate fire flows, peak demand and fire sprinkler systems. The report will need to address service sizing complete with anticipated service pressures in the second floor (highest) units under peak demand.

A utility report was prepared by HCE and reviewed. For the water system design, the following concerns and questions are noted:

- a. Flow computations for the peak design flow related to the service sizes for Buildings 1 and 2 note an assumption of 1 gpm per unit has been used to size the service lines. Typical minimum per unit flow rates are at least 5 gpm. Water service sizing should reflect the standard of practice for sizing the service lines based upon fixture counts within each unit.*
 - b. The calculations for per building fire flows reflect a 500 gpm flow rate. The report is silent on why the 500 gpm flow rate was used. Provide calculations indicating the reasoning behind 500 gpm flow rate.*
 - c. The calculations and utility report are silent on irrigation of the open space. How is this going to be achieved?*

2. Sewer design report will need to be submitted and reviewed. Anticipated peak design requirements need to be provided to justify line sizes per the Town's Public Works Manual and the IPC.
 - a. We are unable to find any flow calculations for the peak design flow related to the pipe capacity for the service line for Buildings 1 and 2.*
 - b. What are size and slope of the sewer service lines for buildings 3 to 9?*

3. The drainage report and calculations will need to be modified to include all offsite drainage in the basin delineation. It appears that the driveway from the Senior Center is not included as well as the drainage from the fire station is not included. Also, the calculations need to verify the reasoning behind the time of concentration increase for proposed conditions climbing by a factor of 3 (i.e., from 20.7 minutes to 67.1 minutes). The assumed grass swale cannot be

treated as “sheet flow” but should be treated as shallow concentrated flow. Also, the grass swale is not the most remote part of the drainage area. The calculations need to follow the premise that the time of concentration is the time required for the runoff to become established and flow from the most remote part of the drainage area to the point under design. This would stand to reason that the time of concentration will need to be calculated from the upper parking lot down to the storm drain and then to the pond.

a. Revised calculations were resubmitted, however, the time of concentration of 67.1 minutes was still used to determine the developed flow rates. Given this, confirmation of drainage appurtenant facilities (ie., inlets, storm drains, manholes, pond size, pond outlet structures and erosion protection) cannot be done at this time. A variety of comments also exist with the grading and an additional review is anticipated to be required once the calculations are revised and drawings modified. If it is intended to use the detention pond as snow storage, the anticipated volume needed for snow storage needs to be incorporated into the sizing of the detention pond.

4. The traffic report still has yet to be received with any required improvement defined therein needing to be reflected in the design. The Public Works Manual provides specific direction as to what counts need to be made and what issues need to be addressed within the traffic report. Consideration will need to be made as to the impacts anticipated to occur to adjacent infrastructure as a result of construction traffic including the export/import of earthwork, concrete, base, etc...

a. The traffic report has been received and reviewed. The report is silent on “consideration being made as to the impacts anticipated to occur to adjacent infrastructure as a result of construction traffic including the export/import of earthwork, concrete, base, etc...”

5. The Lakota Senior Center roadway will need to be improved to comply with the requirements of the PWM. The Public Works Manual states as follows:

Council. All streets and alleys proposed for dedication to the public shall be laid out, graded and paved from curb to curb and striped. Curb and gutter and sidewalks shall be installed on all streets unless special circumstances warrant the Town Council to specifically waive installation in writing. In cases where a previously existing street which has not been brought up to Town specifications is located within a development, such street shall be paved with curb and gutter; sidewalk and other improvements shall be installed in order to meet Town specifications. If any subdivision is located adjacent to any existing street right-of-way, the developer shall provide at least the adjacent half of such street with improvements as required to bring such street up to Town specifications. The developer shall provide and install street signs at all street

The roadway will need to have parking and sidewalk installed to be compliant with this section of the Code... or a variance will need to be sought to receive acceptance of the proposal by Town Council.

- a. The roadway has been revised as requested in first P&Z review.*

6. The soils report provided does not contain information pertaining to the required design elements necessary to justify the design of the roadway, access and parking areas. Pavement design will need to be provided to complement the requirements of the Street report.
 - a. The soils report and pavement design has been submitted and reviewed for concurrence.*

7. Per the Public Works Manual, the design plans shall show the horizontal and vertical alignment of the existing streets for a distance of 300 feet from the point of intersection. A profile of each access way will need to be provided at the tie-in locations to graphically define how the streets will tie in to the Lakota Senior Center roadway. Note that the current ties reflect that the existing mountable curb and gutter is to remain in place and shall serve as the starting point for the access ways. Curb returns, valley pans, parking and cross walks are required to be part of the roadway needs in order to be compliant with the code. Any deviations from such will be a variance that would need to be approved by Council.
 - a. This has been addressed. A variety of comments (ie., need for vertical curves) still exist to bring the drawings to a construction level and to fully understand the costs for the improvements.*

8. The methods of tying the roadways into the Lakota Senior Center roadway are not compliant with the code. Valley Pans, sidewalk and parking are missing.
 - a. Roadway designs have been revised to tie onto the Lakota Senior Center as discussed in the prior P&Z meeting. A variety of comments relative to detailed grading (spot elevations) and other information relative to the drawings being a construction level exists.*

9. The access ways and parking for the development needs to end in either a cul-de-sac or, at a minimum, a tee turnaround designed in conformance with the PWM requirements.
 - a. Drawings modified as discussed in P&Z meeting.*

10. No pedestrian access has been defined for the units to get from the units to the adjacent sidewalks or trails.

a. A concrete walk has been provided down the middle of the project. At the significant grade change locations, steps have been provided. Railing will be needed with these steps. No handicap accessibility will be available for the interior walk.

11. The trash enclosure for the project appears to be located in the lowest part of the development. Access to the trash enclosure (ie., turn around) for the trash truck and pedestrian access to the dumpster is very limited. Because of the distance from and no pedestrian access to, it appears that folks in the upper portions of the development would likely desire to get in their vehicle and drive to the dumpster to get rid of their trash rather than to walk to it.

a. The above comment remains a concern.

12. Under the SITE GRADING section of the geotechnical report, HP Kumar makes note that the risk of construction-induced slope instability at the site appears low provided buildings are located at least 10 feet away from and no fill is placed at the top of the steep slope on the south side of the site, and cut and fill depths for the site grading are limited. Buildings 7, 8 and 9 are located such that they do not meet this criterion. Likewise, the upper roadway construction is needing fill and a retaining wall to meet grading requirements for the construction proposed. Finish grade contours are incomplete west of the parking area west of Building 7. The parking area on the west side of building 7 is nearly 8 feet high.

a. HP Kumar has modified their reports to address this issue. Piling for foundations will be required, including the site retaining wall on the west end.

13. The water service line to building 7 is exposed to freezing as a result of the wall construction and the proximity of the service line to the wall.

a. This issue has been addressed.

14. A variety of site walls are described to be exceeding 4 feet in height and will need to be provided an engineered design independent of the structural design for the buildings. Prior to approval of the improvements proposed, it will be critical to detail how these walls are to be built without trespass occurring onto adjacent properties.

a. This issue has not been adequately addressed. With the boulder walls, as detailed, the 4 foot height maximum is noted and the front face slope is noted as 1:1. Given this, each of the boulder walls depicted in plan cannot be constructed. At the detention pond, the

boulder wall will knock out the walk way to the east end of building 2. There also is a conflict with the drain inlet, curb and trash enclosure. For the boulder wall between buildings 3 and 5, there is a conflict with the transformer proposed and the boulder wall height exceeds 4 feet. For the boulder wall at the end of Little Cloud, the boulder wall exceeds the 4 foot height and trespasses onto the adjacent Fire District property.

15. Design, routing and appurtenant facilities for gas, electric, telephone and cable have not been provided. Thus, any conflicts with proposed improvements with meters, transformers, street lights, vegetation, water and sewer infrastructure, pedestals, etc... cannot be defined at this point.
 - a. The plan has been updated to provide the routing of these utilities. However, a variety of concerns and questions exist with what has been shown.
 - i. Pedestals still need to be provided for the Cable TV and Telephone service.*
 - ii. Splice boxes and manhole ties to extend service into this project need to be provided in the plans.*
 - iii. The gas and electric utilities buildings 7, 8 and 9 appear to be branched to their service locations without first being metered.*
 - iv. Pathway lighting routing needs to be shown on the drawings.**
16. Equipment access to sewer manhole 4 is not provided. Access will need to be provided for maintenance access.
 - a. Public Works will need to be comfortable with the access to MH's 4, 4.1, 4.2 and 5 as proposed.*
17. Currently, drainage within the parking/access ways is proposed to flow to a "swale" down the center of the access ways. In order to meet the grading criteria defined, there will be an inherent asphalt joint constructed at the flowline that will be subject to thermal expansion and contraction. Thus, it has been the Town's experience that these joints readily "open up" (ie., crack) and introduce moisture into the base and subsoils (contrary to the site grading requirements of the soils report). A valley pan construction for the swale will help alleviate the cracking and introduction of moisture into the subsoils.
 - a. This concern has been addressed with a concrete valley pan being proposed.*
18. This project is subject to needing to follow the subsurface utility engineering report requirements that were recently passed last August under SB18-167. This includes Quality Level B (at a minimum) locates for utilities along Castle Valley Boulevard and the Lakota Senior Center roadway. At crossings of existing utilities, Quality Level A locates are anticipated for utility installations. Depending upon excavation depths of other improvements, other QL-A locates

may also be necessary. SB18-167 does require the engineer of record to absorb the liability (ie., through stamping the SUE report/map) of the locates accordingly.

a. This issue has yet to be resolved.

19. Water and Sewer infrastructure review has been limited based upon our quick review of the utility plan. Valves, clean outs, concrete reaction blocks, pipe specifications, main line ties to existing and compliant service ties to the mains are observed to be missing. Likewise, reviews of the "notes" on Sheet C2.00 provide a concern that confusion exists as to what standards are being applied for each of the specific improvements under design. Reference is noted towards, a variety of entities standards including the Town's. Once the larger issues in prior notes have been resolved with the developer, we would recommend that a meeting with the designer and Town staff ensue and that the utility plan be redrawn for a more concise and complete review to follow.

a. The drawings have been updated to reflect a variety of improvements, however, a variety of concerns remain and will require further review once these concerns are addressed:

- i. Water valves for fire lines to each of the buildings need to be shown.*
- ii. Thrust blocks for all bends and fittings need to be shown and any conflicts with adjacent utilities or improvements will need to be addressed.*
- iii. Curb stop locations need to be shown and need to be accessible to Town personnel inside a dedicated easement for turning on/off service to each of the units.*
- iv. Water and sewer setbacks are violated between buildings 5 and 6 and in Little Cloud parking lot. Also, the setbacks are violated at Manholes 1 and 2. Setback violations can be resolved with modifying piping material for the sewer line itself; however, the setbacks also need to be met with the manholes. Modifying the alignment of either the water or sewer may be possible to be able to meet the 10' setback at the manholes.*
- v. All ties of water and sewer to existing utilities need to be detailed complete with identifying the specific materials and labor needed accomplish the ties. Leaving the contractor to interpret the Town's PWM is not acceptable.*
- vi. Manhole rim locations where surface improvements are in conflict need to be resolved (ie., step locations, angle points in grading, etc.). Manholes projecting from fill without any cover is not allowed (ie., at the bike path).*
- vii. Where water crosses under storm drains and borrow ditches, freeze protection of the waterline will be necessary. Careful evaluation of the water line profile with the finish grading will need to occur at all areas where frost depth is compromised. If an area is compromised, then redesign of the water line will be*

necessary by providing the needed frost protection or redesign of the finish grade of the waterline.

viii. An air release vault has been identified. With the vault is the need to locate the air vent in a specific location that will not be damaged by vehicles or snow plowing and storage.

20. Water and sewer profiles are required to define any other pertinent structures necessary for installation such as drains and air release vaults. Also, utility conflicts with existing and potentially, proposed, need to be identified.

a. See general notes in prior comment.

21. Storm drain manholes will need to be accessible for maintenance equipment. It appears that access to the lowest manhole and a few of the Nyloplast manholes will be a challenge.

a. Clarifications to these issues have previously been addressed.

22. The parking lot designs need to be evaluated to be compliant with the Town's parking lot standards including landscaping, screening, lighting, pedestrian access, snow storage and dimension. The upper lots do not comply with the 64' overall width for double row with aisle and the lower parking area needs to be screened from the residential areas to the north. Standard parking stall dimensions are 9' wide by 19' long for the 90 degree configuration observed. It appears from sheet SP2.0 that the proposed length is 18'. Each parking lot needs to have at least 10% of the total area landscaped. Chapter 17.76 of the Municipal Code provides more detail.

a. Buildings have been moved and the parking lots have been modified to reflect the design requirements of the code. A small berm has been provided along the northern parking lot for screening and development of landscaping between the parking lot and Castle Valley Boulevard. The landscaping that will be provided will need to be mature enough to meet the requirements of the code for screening at the time of installation. Also, the landscaping cannot be provided over the water line nor the sewer line.

23. *For the borrow ditch grading of the borrow ditch at the outfall of the pond, existing valves boxes will need to be adjusted to meet the new finish grades. Additional offsite topography is necessary to definitively define the amount of work necessary to occur with the existing borrow ditch. The grading must be evaluated with the existing water line depth to assure that grading will not compromise frost cover over the water line nor the fire hydrant lead pipe.*

24. *The north side of Little Bear handicap ramp appears to have some grade issues where the drainage from the valley pan may actually drain on to the ramp and then the sidewalk.*

25. *Additional spot elevations are needed at the curb ramp on the south side of Thunderbird.*
26. *Additional detailing is necessary at the curb return tie to CVBLVD to assure that water from the curb line is properly deposited into the borrow ditch (ie., extend pan or rip rap into borrow ditch).*
27. *Drain inlet and piping detail necessary for the storm drain located west of building 5.*
28. *Topo survey of the offsite water line tie on the Fire Department property is needed to properly reflect existing grade over the new waterline.*
29. *Clarify how water is draining away from curb just west of building 7.*
30. *A handicap ramp is needed at the end of walk southwest of building 5.*
31. *Sewer services clean out locations need to be identified and detailed. The fact that many are in the parking areas and subjected to traffic and snowplowing will need to be considered in the detail.*
32. *The drop manhole detail, given its tight location between buildings may be better served as an internal drop versus an exterior drop. We would recommend considering that to ease construction and maintenance.*
33. *Details are necessary to define how existing curb and gutter is to be tied into proposed.*
34. *A mountable curb, gutter and sidewalk detail is provided, however, a detail for just the mountable curb and gutter is necessary.*
35. *Provide the make, model number, etc... for the grate, frame and inlet on the valley pan inlet detail.*
36. *Provide a T-patch tie to all existing asphalt in lieu of a butt joint.*
37. *Specifically identify in the plan views as to the size of rip rap and the extents of rip rap (dimensions) when proposed.*
38. *Buildings 7-9 have parking spaces that are for compact cars only. What if someone owns a larger vehicle such as a van or a pickup truck? Where are these folks to park without sticking out into the parking access way?*

39. *A variety of comments and concerns exist with the notes sheet. Coordinate changes/revisions with the Town Engineer and PW Director for those changes.*
40. *When this project goes to construction, all work will need to be performed in accordance with the Town of New Castle Public Works Manual. This includes the need to fully execute the requirements of the Town's Acceptance Checklist which include inspections, QA/QC testing and inspections, as built drawings, etc...*

MEMORANDUM

TO: Paul Smith
FROM: John Wenzel, Daniel Becker
DATE: May 2, 2019
SUBJECT: Eagle Ridge Ranch

The Town of New Castle Public Works Department has had the opportunity to review the Eagles Ridge Ranch revised application and has the following comments:

Water Supply:

We request that the construction documents specify Kennedy fire hydrants.

Freeze protection will be required at the crossing of the potable water main line and the storm drain piping, unless six feet of separation is maintained.

MEGALUG mechanical fittings and thrust blocks will be required at every location where the potable main line changes horizontal or vertical direction.

Curb stops will be required for each service line, none are shown of the plans

Gate valves for isolation will be required for the fire suppression service lines. These valves must be located on the exterior of the building, none are shown on the plans.

Trails:

The trail parallel to Castle Valley Boulevard shall be hot mix asphalt placed at a 2 inch thickness with a 6 inch aggregate base course, class 6. No details are shown on the plans.

Street lighting:

One street light at each newly constructed intersection should be placed, for pedestrian safety

Street lights should be of the same design as the Lakota Canyon Ranch subdivision.

Paul Smith

From: Orrin Moon <Orrin.Moon@Crfr.us>
Sent: Thursday, May 02, 2019 1:18 PM
To: Paul Smith
Subject: RE: Staff Report Complete

Paul,
I got to briefly look at the new plans for Eagles Ridge Ranch and I have no issues with the new layout of the roads and the added turnaround.
As long as the buildings are still going to be sprinkled I will stick with the original referral on requirements.
I am off today and tomorrow so if you have any questions then call my cell phone, 379-2932.

Thank You,

Orrin D. Moon
Prevention division chief/Fire Marshal
Colorado River Fire Rescue
970-625-1243
orrin.moon@crfr.us



From: Paul Smith [mailto:psmith@newcastlecolorado.org]
Sent: Friday, April 5, 2019 10:12 AM
To: Dave Reynolds <dreynolds@newcastlecolorado.org>; John Wenzel <jwenzel@newcastlecolorado.org>; jeffs (jeffs@sgm-inc.com) <jeffs@sgm-inc.com>
Cc: David H. McConaughy <dmconoughy@garfieldhecht.com>; Haley Carmer (hcarmer@garfieldhecht.com)



WILL SERVE LETTER

February 13, 2019

Malo Development Company- Lakota, LLC
300 Horseshoe Drive
Basalt, CO 81621

Re: 741 Castle Valley Blvd., New Castle, CO 81647, Lot 2B Phase 7, Lakota Cayon Ranch PUD.

Dear Malo Development Company,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 741 Castle Valley Blvd., New Castle, CO.

Your utility service(s) will be provided after the following steps are completed:

- **Application submitted to Public Service's "Builders Call Line (BCL)"** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- **Utility design is completed** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- **All documents provided by design representative are signed and returned**
- **Payment is received**
- **Required easements are granted** - you must sign and return applicable easement documents to your Right-of-Way agent
- **Site is ready for utility construction**

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found under [Site Requirements](#) at www.xcelenergy.com. Easement requirements can be found under [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Cole Axthelm
Xcel Energy Technician
970-244-2727
Cole.Axthelm@xcelenergy.com

Mailing address: Public Service Company of Colorado
2538 Blichmann Ave
Grand Junction, CO 81505

**Lakota Canyon Ranch Homeowner's Association
c/o Integrated Mountain Management
1001 Grand Ave.
Glenwood Springs, CO. 81601
970-230-9615**

April 25, 2019

Dear Town of New Castle,

I am writing to advise you that Eagles Ridge Subdivision and the Lakota Canyon Master Association have full intentions of working together and working through the documentation required to finalize the relationship. Eagles Ridge has expressed a desire to be included in the Lakota Canyon Master Association.

Referenced as: Legal Description: Section: 32 Township: 5 Range: 90 Subdivision: Lakota Canyon Ranch Phase 7 Lot: 2B AMENDED PLAT, LOT 2, Rec. #789213. Owner: Malo Development Company-Lakota LLC, 300 Horseshoe Dr., Basalt, CO. 81621

Eagles Ridge is currently in the process of drafting the proposed Declarations for Eagles Ridge which will also lay out the relationship to the Lakota Canyon Master Association. Once these Declarations are drafted Eagles Ridge will work closely with the LCMA for formal acceptance.

Should you have any questions please feel free to contact our property manager Bob Johnson of Integrated Mountain Management.

Respectfully,

Bob Johnson

Bob Johnson
On behalf of LCR Master Association

EAGLE'S RIDGE RANCH

741 CASTLE VALLEY BLVD.
NEW CASTLE, COLORADO 81647

RESPONSE SUMMARY TO

TOWN OF NEW CASTLE, COLORADO RESOLUTION NO. PZ2019-2 PRELIMINARY PUD DEVELOPMENT PLAN

5. Conditions

- A. Agreed
- B. Agreed
- C. Agreed
- D. Agreed
- E. Agreed
- F. Agreed
- G. Eagle's Ridge Ranch request that the density be reduced to 36 units, which will allow for each of the Western most units of Building 1 (upper and lower), Building 3 and Building 5 to be eliminated as shown in the original proposal to the Commission and provide density reduction and allow the expansion of the public access road, curb and sidewalk. It is understood that this will be subject to approval by the Town Council and shall not increase the total number of residential units allowed within the entire Lakota Canyon Ranch PUD, which is capped at 827.
- H. Agreed
- I. Agreed
- J. Agreed – This has been completed and submitted to the Town.
- K. Agreed - Eagle's Ridge Ranch request that it be allowed to use attached sidewalks which would allow for a larger green space or terrace area to the East of the attached sidewalks and will allow for a much greater area for snow storage then using a 5'0" green space or terrace between the curb and detached sidewalk. ER has discussed this with the staff and has shown this design change along buildings 1, 3 and 5 on the revised drawings. ER would also like to request this same design change at the entrance from Castle Valley Blvd. and again between Thunderbird and Little Bear. For the purpose of demonstration ER has shown the detached sidewalk and 5'0" green space or terrace design in these area so that the Commission can see an example of the two design concepts and how using an attached sidewalk and opening up a larger open space or terrace to the east of the attached sidewalk provides much more snow storage and green space and also provides for a more contiguous sidewalk design and experience. If the Commission approves these design revision, ER will revise the drawings to show this change in these areas as well. These changes can be made within a couple of days and be ready well in advance of the next Council hearing.

**RESPONSE SUMMARY
TO
TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ2019-2**

Continued:

- L. Agreed
- M. Agreed
- N. Agreed and submitted as part of the revised submission package.
- O. Agreed

Thank you for your consideration.

James P. Colombo
Colombo International, Inc.
300 Horseshoe Drive
Basalt, CO 81621
(970) 618-9222
colombo@sopris.net

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ 2019-2**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION CONDITIONALLY APPROVING A PRELIMINARY PUD
DEVELOPMENT PLAN FOR EAGLE'S RIDGE RANCH**

WHEREAS, Malo Development Company – Lakota, LLC is the owner of certain real property within the Town of New Castle ("Town") described on Exhibit A (the "Property"); and

WHEREAS, the Property is part of the Lakota Canyon Ranch PUD and is zoned mixed use (MU); and

WHEREAS, on February 2, 2019, James P. Colombo ("Applicant") submitted an application requesting approval of a Preliminary PUD Development Plan for the Property ("Application"); and

WHEREAS, the Applicant proposes to construct 40 residential units on the Property which comprises 2.607 acres; and

WHEREAS, once developed, the Property will be known as "Eagle's Ridge Ranch"; and

WHEREAS, the Planning & Zoning Commission ("Commission") held a duly noticed public hearing on April 10, 2019 to consider the Application; and

WHEREAS, the Commission listened to testimony from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, subject to compliance with the terms and conditions of this Resolution, the Commission finds:

1. that the Application is generally compatible with adjacent land uses;
2. that the Application is consistent with the Town's comprehensive plan;
3. that the Town has the capacity to serve the proposed uses with water, sewer, fire and police protection;
4. that the uses proposed within the PUD are uses permitted outright within the zoning district contained within the PUD;
5. the number of dwelling units permitted by the underlying zone district is not exceeded by the PUD plan; and
6. the PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian, and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieved adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard,

ensures compliance with performance standards, and meets all other provisions of the applicable ordinances of the Town; and

WHEREAS, based on the Application and the testimony and other evidence presented at the public hearing, the Commission desires to approve the Application, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Commission.
2. Definition of the Application. The "Application" consists of the documents and information identified by the Town Planner on Exhibit B, plus all representations of the Applicant reflected in the minutes of the Planning and Zoning Commission meeting and public hearing held on April 10, 2019.
3. Approval. The Application proposes construction of 40 residential dwelling units on the Property as depicted in the Application and including the following:

Building 1:	8 condominium units
Building 2:	8 condominium units
Building 3:	4 townhome units
Building 4:	5 townhome units
Building 5:	4 townhome units
Building 6:	5 townhome units
Building 7:	2 duplex units
Building 8:	2 duplex units
Building 9:	2 duplex units

The Commission hereby approves the Application as a Preliminary PUD Development Plan pursuant to Section 17.100.070 of the New Castle Municipal Code, subject to the terms and conditions of this Resolution. Pursuant to Section 17.128.020(E)(6), the Commission approves the Application to include 35 units on the Property notwithstanding the presumptive maximum density standards for the MU zone district set forth in Section 17.128.070 of the Code, provided, however, this increase in density shall apply only to the specific PUD development plan included in the Application. It shall be up to the Applicant to determine and propose how the number of units will be allocated across the several types of units, which shall be considered as part of the Final PUD Development Plan.

4. Zoning. The development and use of the Property shall be subject to the restrictions and requirements of the MU District of the Lakota Canyon Ranch PUD Zoning Regulations, Section 17.128.070 of the Code, as may be modified by the final

plats for the Property; all other applicable provisions of the Code; and all applicable Ordinances of the Town.

5. Conditions.

- A. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application and before the planning commission or Town Council shall be considered part of the application and binding on the applicant.
- B. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property according to the PUD plan as may be finally approved;
- C. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs;
- D. Buildings and units may not be sold separately from the entire property unless a subdivision plat depicting the boundaries of the unit to be sold is approved by the Town Council and recorded with the Garfield County Clerk and Recorder.
- E. The property shall be annexed into the Lakota Canyon Ranch Homeowners' Association. A supplemental declaration shall be prepared and submitted for review by the Town prior to recording, which shall include provisions obligating the association to own and maintain the private roads, utilities, open space and common elements and to maintain the sidewalks adjacent to the public right of way on the side of the property. The supplemental declaration shall also provide that utility charges for all units within Buildings 1 and 2 shall be billed to the HOA, which shall be responsible to collect from the unit owners. The supplemental declaration shall also address the unit owners' rights regarding HOA amenities and how assessments will be calculated.
- F. Except for Buildings 1 and 2, each unit shall be served by individual water and sewer service lines and a separate meter meeting the requirements of the Public Works department. Fire sprinkler systems may be served by a shared water supply line for each building.
- G. The total density of the project shall be reduced to a maximum of 35 units. This increase in the presumptive density from the underlying zone district shall be subject to approval by the Town Council and shall not increase the total number of residential units allowed within the entire Lakota Canyon Ranch PUD, which is capped at 827.
- H. All deviations from development standards as identified by the Town Engineer, Town Planner, and Public Works Director shall be subject to specific review and approval by the Town Council.
- I. A subdivision improvements agreement will be prepared by the Town Attorney

for consideration by the Town Council as part of any subdivision application. If the PUD application is approved separately from subdivision, then the Town and the Applicant shall enter into a development agreement to provide security for all required public improvements as generally described in Chapter 16.32 of the Town Code.

- J. The Applicant shall provide the Town with a policy of title insurance for at least \$25,000 to insure any property dedicated to the Town, which shall be free and clear of any liens or encumbrances.
- K. The public right of way shared with the adjacent property shall be widened to a 50' right-of-way with 36 foot paving from the face of curbs. The right-of-way will include area for sidewalks and on-street parking. Any additional area to be dedicated for right-of-way shall be from the Applicant's property and not the adjacent property owned by others.
- L. The proposed cul-de-sac at the south end of the public road shall be built to a 45 foot radius.
- M. Impact fees, tap fees, and water rights dedication fees will be required as set forth in the 2013 Amendment to Development Agreements for Lakota Canyon Ranch PUD dated March 19, 2013 and recorded as Reception No. 833371.
- N. The Applicant shall submit a landscape plan to provide berming and screening between Thunderbird Drive and Castle Valley Boulevard.
- O. The Applicant shall comply with the recommendations of the Public Works Department dated March 5, 2018 and the Town Engineer dated March 6, 2018, except that the "half-tee" turnaround areas at the ends of the private drives as shown shall be acceptable.

SO RESOLVED this 10th day of April, 2019, by a vote of 6 to 0.



ATTEST:

Mindy Andis
Town Clerk/Deputy Town Clerk

TOWN OF NEW CASTLE
PLANNING & ZONING
COMMISSION

Chuck Apostolik
Chuck Apostolik, Chairman

EXHIBIT A

Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, as Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, as Reception No. 789213.

EXHIBIT B

List of Application Documents

- 1) PUD & Subdivision Combination Applications
- 2) Legal Description
- 3) Public Notice
- 4) Title Commitment
- 5) Warranty deed
- 6) List of Properties within 250' of Development
- 7) Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7
- 8) Plan Review Set, T1.0 – C5.10, February 20, 2019
- 9) Plan Review Revised Civils, C1.0 – C6.03, February 4, 2019
- 10) Revised Civils, C1.00-C6.03, April 3, 2019
- 11) Road Exhibit, SP2.0, April 9, 2019, Enhanced
- 12) New Site Plan, SP2.0, April 9, 2019
- 13) Trash Enclosure, Drawing, February 19, 2019
- 14) Roofline Revision, A3.11, April 3, 2019
- 15) Roofline Revision, A3.12, April 4, 2019
- 16) Roofline Revision, A3.71, April 3, 2019
- 17) NW Perspective 1, Rendering, April 9, 2019
- 18) NW Perspective 2, Rendering, April 9, 2019

EAGLE'S RIDGE RANCH

741 CASTLE VALLEY BLVD.
NEW CASTLE, COLORADO 81647

**RESPONSE SUMMARY
TO**

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ2019-3
PRELIMINARY SUBDIVISION PLAT**

5. Conditions

- A. Agreed
- B. Agreed
- C. Agreed
- D. Agreed

Thank you for your consideration.

James P. Colombo
Colombo International, Inc.
300 Horseshoe Drive
Basalt, CO 81621
(970) 618-9222
colombo@sopris.net

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ 2019-3**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION CONDITIONALLY APPROVING A PRELIMINARY
SUBDIVISION PLAT FOR EAGLE'S RIDGE RANCH**

WHEREAS, Malo Development Company – Lakota, LLC is the owner of certain real property within the Town of New Castle ("Town") described on Exhibit A which comprises 2.607 acres (the "Property"); and

WHEREAS, the Property is part of the Lakota Canyon Ranch PUD and is zoned mixed use (MU); and

WHEREAS, James P. Colombo ("Applicant") has submitted an application requesting approval of a preliminary subdivision plat for the Property ("Application"); and

WHEREAS, the Applicant proposes to construct 40 residential units in 9 separate buildings; and

WHEREAS, once developed, the Property will be known as "Eagle's Ridge Ranch"; and

WHEREAS, the Planning & Zoning Commission ("Commission") held a duly noticed public hearing on April 10, 2019 to consider the Application; and

WHEREAS, the Commission listened to testimony from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, the Commission has separately considered a related PUD application for the property; and

WHEREAS, subject to compliance with the terms and conditions of this Resolution, the Commission finds that the Application and the subdivision proposed therein is in compliance with the Town's comprehensive plan; and

WHEREAS, based on the Application and the testimony and other evidence presented at the public hearing, the Commission desires to approve the Application, subject to the terms and conditions set forth below.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING
COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:**

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Commission.

2. Definition of the Application. The "Application" consists of the documents and information identified by the Town Planner on Exhibit B, plus all representations of the Applicant reflected in the minutes of the Planning and Zoning Commission meeting and public hearing held on April 10, 2019.

3. Approval. The Application proposes construction of 40 residential dwelling units on the Property and subdivision of the Property into units as set forth below:

Building 1:	8 condominium units
Building 2:	8 condominium units
Building 3:	4 townhome units
Building 4:	5 townhome units
Building 5:	4 townhome units
Building 6:	5 townhome units
Building 7:	2 duplex units
Building 8:	2 duplex units
Building 9:	2 duplex units

The Commission hereby approves the Application as a Preliminary Subdivision Plat pursuant to Section 16.16.020 of the New Castle Municipal Code, subject to the terms and conditions of this Resolution, except that the total number of units shall be reduced to 35 in a configuration to be determined by the Applicant and subject to Final Plan review.

If the Commission and Town Council approve a final subdivision application, a subdivision plat may be approved and recorded that shows the building envelope for each of the nine buildings but not the individual units. One or more amended plats to define the boundaries of the individual units within each building shall be prepared for each building envelope based on as-built surveys after construction, which may be approved on staff level. Individual units may not be sold or separately encumbered until and unless the amended plat showing such units has been approved by Town Staff, signed by the Town Administrator, and recorded in the real estate records of Garfield County.

5. Conditions.

- A. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application and before the planning commission or Town Council shall be considered part of the application and binding on the applicant.
- B. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property according to the PUD plan as may be finally approved;
- C. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs;

D. All conditions of PUD approval as set forth in Resolution PZ 2019-2 are incorporated by reference and shall be deemed additional conditions of this Resolution.

SO RESOLVED this 10th day of April, 2019, by a vote of 6 to 0.



ATTEST:

Mindy Andis
Town Clerk/Deputy Town Clerk

TOWN OF NEW CASTLE
PLANNING & ZONING
COMMISSION

Chuck Apostolik
Chuck Apostolik, Chairman

EXHIBIT A
Legal Description

Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, as Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, as Reception No. 789213.

EXHIBIT B
List of Application Documents

- 1) PUD & Subdivision Combination Applications
- 2) Legal Description
- 3) Public Notice
- 4) Title Commitment
- 5) Warranty deed
- 6) List of Properties within 250' of Development
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- 9) Plan Review Revised Civils, C1.0 – C6.03, February 4, 2019
- 10) Revised Civils, C1.00-C6.03, April 3, 2019
- 11) Road Exhibit, SP2.0, April 9, 2019, Enhanced
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- 15) Roofline Revision, A3.12, April 4, 2019
- 16) Roofline Revision, A3.71, April 3, 2019
- 17) NW Perspective 1, Rendering, April 9, 2019
- 18) NW Perspective 2, Rendering, April 9, 2019

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ 2019-4**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION RECOMMENDING CONDITIONAL APPROVAL OF A FINAL
PUD DEVELOPMENT PLAN FOR EAGLE’S RIDGE RANCH**

WHEREAS, Malo Development Company – Lakota, LLC is the owner of certain real property within the Town of New Castle (“Town”) described on Exhibit A (the “Property”); and

WHEREAS, the Property is part of the Lakota Canyon Ranch PUD and is zoned mixed use (MU); and

WHEREAS, on February 2, 2019, James P. Colombo (“Applicant”) submitted an application requesting approval of a Preliminary PUD Development Plan for the Property (“Application”); and

WHEREAS, the Applicant proposes to construct 36 residential units on the Property which comprises 2.607 acres; and

WHEREAS, once developed, the Property will be known as “Eagle’s Ridge Ranch”; and

WHEREAS, the Planning & Zoning Commission (“Commission”) held a duly noticed public hearing on April 10, 2019 to consider the Application and approved a preliminary PUD development plan pursuant to the terms and conditions of Resolution PZ 2019-2; and

WHEREAS, the Commission held a public hearing on the final PUD development plan on May 8, 2019; and

WHEREAS, the Commission listened to testimony from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, subject to compliance with the terms and conditions of this Resolution, the Commission finds:

1. that the Application is generally compatible with adjacent land uses;
2. that the Application is consistent with the Town’s comprehensive plan;
3. that the Town has the capacity to serve the proposed uses with water, sewer, fire and police protection;
4. that the uses proposed within the PUD are uses permitted outright within the zoning district contained within the PUD;
5. the number of dwelling units permitted by the underlying zone district is not exceeded by the PUD plan; and

6. the PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian, and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieved adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensures compliance with performance standards, and meets all other provisions of the applicable ordinances of the Town; and

WHEREAS, based on the Application and the testimony and other evidence presented at the public hearing, the Commission desires to recommend approval of the Application to the Town Council, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Commission.
2. Definition of the Application. The “Application” consists of the documents and information identified by the Town Planner on Exhibit B, plus all representations of the Applicant reflected in the minutes of the Planning and Zoning Commission meetings and public hearings held on April 10, 2019 and May 8, 2019.
3. Approval. The Application proposes construction of 36 residential dwelling units on the Property as depicted in the Application and including the following:

- Building 1: 6 condominium units
- Building 2: 8 condominium units
- Building 3: 3 townhome units
- Building 4: 5 townhome units
- Building 5: 3 townhome units
- Building 6: 5 townhome units
- Building 7: 2 duplex units
- Building 8: 2 duplex units
- Building 9: 2 duplex units

The Commission hereby recommends approval of the Application as a Final PUD Development Plan pursuant to Section 17.100.080 of the New Castle Municipal Code, subject to the terms and conditions of this Resolution. Pursuant to Section 17.128.020(E)(6), the Commission approves the Application to include 36 units on the Property notwithstanding the presumptive maximum density standards for the MU zone district set forth in Section 17.128.070 of the Code, provided, however, this increase in density shall apply only to the specific PUD development plan included in the Application.

4. Zoning. The development and use of the Property shall be subject to the restrictions and requirements of the MU District of the Lakota Canyon Ranch PUD Zoning Regulations, Section 17.128.070 of the Code, as may be modified by the final plats for the Property; all other applicable provisions of the Code; and all applicable Ordinances of the Town.

5. Conditions.

- A. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application and before the planning commission or Town Council shall be considered part of the application and binding on the applicant.
- B. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property according to the PUD plan as may be finally approved;
- C. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs;
- D. Buildings and units may not be sold separately from the entire property unless a subdivision plat depicting the boundaries of the unit to be sold is approved by the Town Council and recorded with the Garfield County Clerk and Recorder.
- E. The property shall be annexed into the Lakota Canyon Ranch Homeowners' Association. A supplemental declaration shall be prepared and submitted for review by the Town prior to recording, which shall include provisions obligating the association to own and maintain the private roads, utilities, open space and common elements and to maintain the sidewalks adjacent to the public right of way on the side of the property. The supplemental declaration shall also provide that utility charges for all units within Buildings 1 and 2 shall be billed to the HOA, which shall be responsible to collect from the unit owners. The supplemental declaration shall also address the unit owners' rights regarding HOA amenities and how assessments will be calculated.
- F. Except for Buildings 1 and 2, each unit shall be served by individual water and sewer service lines and a separate meter meeting the requirements of the Public Works department. Fire sprinkler systems may be served by a shared water supply line for each building.
- G. The total density of the project shall be a maximum of 36 units. This increase in the presumptive density from the underlying zone district shall be subject to approval by the Town Council and shall not increase the total number of residential units allowed within the entire Lakota Canyon Ranch PUD, which is capped at 827.
- H. All deviations from development standards as identified by the Town Engineer, Town Planner, and Public Works Director shall be subject to specific review and approval by the Town Council.

- I. A subdivision improvements agreement will be prepared by the Town Attorney for consideration by the Town Council as part of any subdivision application. If the PUD application is approved separately from subdivision, then the Town and the Applicant shall enter into a development agreement to provide security for all required public improvements as generally described in Chapter 16.32 of the Town Code.
- J. The Applicant shall provide the Town with a policy of title insurance for at least \$25,000 to insure any property dedicated to the Town, which shall be free and clear of any liens or encumbrances.
- K. The public right of way shared with the adjacent property shall be a 50' right-of-way with 36 foot paving from the face of curbs. The right-of-way will include area for sidewalks and on-street parking. The Commission [**recommends/does not recommend**] that the Town Council approve the Applicant's request for a variance from design standards to allow for attached sidewalks. Any additional area to be dedicated for right-of-way shall be from the Applicant's property and not the adjacent property owned by others.
- L. The proposed cul-de-sac at the south end of the public road shall be built to a 45 foot radius.
- M. Impact fees, tap fees, and water rights dedication fees will be required as set forth in the 2013 Amendment to Development Agreements for Lakota Canyon Ranch PUD dated March 19, 2013 and recorded as Reception No. 833371.
- N. The Applicant shall provide berming and screening between Thunderbird Drive and Castle Valley Boulevard as shown on the landscape plan in the Application.
- O. The Applicant shall comply with the recommendations of the Public Works Department dated May 2, 2019 and the Town Engineer dated March 6, 2019 as revised on May 1, 2019.

SO RESOLVED this 8th day of May, 2019, by a vote of ___ to ___.

TOWN OF NEW CASTLE
PLANNING & ZONING
COMMISSION

Chairman

ATTEST:

Town Clerk/Deputy Town Clerk

EXHIBIT A

Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, as Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, as Reception No. 789213.

EXHIBIT B
List of Application Documents

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ 2019-5**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION RECOMMENDING CONDITIONAL APPROVAL OF A FINAL
SUBDIVISION PLAT FOR EAGLE’S RIDGE RANCH**

WHEREAS, Malo Development Company – Lakota, LLC is the owner of certain real property within the Town of New Castle (“Town”) described on Exhibit A which comprises 2.607 acres (the “Property”); and

WHEREAS, the Property is part of the Lakota Canyon Ranch PUD and is zoned mixed use (MU); and

WHEREAS, James P. Colombo (“Applicant”) has submitted an application requesting approval of a final subdivision plat for the Property (“Application”); and

WHEREAS, the Applicant proposes to construct 36 residential units in 9 separate buildings; and

WHEREAS, once developed, the Property will be known as “Eagle’s Ridge Ranch”; and

WHEREAS, the Planning & Zoning Commission (“Commission”) held a duly-noticed public hearing on April 10, 2019 to consider the preliminary subdivision application and approved it with conditions pursuant to Resolution PZ 2019-3; and

WHEREAS, the Commission held a duly-noticed public hearing on May 8, 2019, to consider the Application for approval of a final subdivision plat; and

WHEREAS, the Commission listened to testimony from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, the Commission has separately considered a related PUD application for the property; and

WHEREAS, subject to compliance with the terms and conditions of this Resolution, the Commission finds that the Application and the subdivision proposed therein is in compliance with the Town’s comprehensive plan; and

WHEREAS, based on the Application and the testimony and other evidence presented at the public hearing, the Commission desires to recommend approval of the Application, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Commission.
2. Definition of the Application. The “Application” consists of the documents and information identified by the Town Planner on Exhibit B, plus all representations of the Applicant reflected in the minutes of the Planning and Zoning Commission meetings and public hearings held on April 10, 2019 and May 8, 2019.
3. Approval. The Application proposes construction of 36 residential dwelling units on the Property and subdivision of the Property into units as set forth below:
 - Building 1: 6 condominium units
 - Building 2: 8 condominium units
 - Building 3: 3 townhome units
 - Building 4: 5 townhome units
 - Building 5: 3 townhome units
 - Building 6: 5 townhome units
 - Building 7: 2 duplex units
 - Building 8: 2 duplex units
 - Building 9: 2 duplex units

The Commission hereby recommends that the Town Council approve the Application as a Final Subdivision Plat pursuant to Section 16.16.030 of the New Castle Municipal Code, subject to the terms and conditions of this Resolution.

If the Town Council approves a final subdivision application, a subdivision plat may be approved and recorded that shows the building envelope for each of the nine buildings but not the individual units. One or more amended plats to define the boundaries of the individual units within each building shall be prepared for each building envelope based on as-built surveys after construction, which may be approved on staff level. Individual units may not be sold or separately encumbered until and unless the amended plat showing such units has been approved by Town Staff, signed by the Town Administrator, and recorded in the real estate records of Garfield County.

5. Conditions.
 - A. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application and before the planning commission or Town Council shall be considered part of the application and binding on the applicant.
 - B. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property according to the PUD plan as may be finally approved;
 - C. The Applicant shall reimburse the Town for any and all expenses incurred by the

- Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs;
- D. All conditions of PUD approval as set forth in Resolution PZ 2019-4 are incorporated by reference and shall be deemed additional conditions of this Resolution.
 - E. The form of the final plat including plat notes and certificates shall be subject to review and approval by the Town Attorney and Town Engineer prior to recording.

SO RESOLVED this 8th day of May, 2019, by a vote of ___ to ___.

TOWN OF NEW CASTLE
PLANNING & ZONING
COMMISSION

Chairman

ATTEST:

Town Clerk/Deputy Town Clerk

EXHIBIT A
Legal Description

Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, as Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, as Reception No. 789213.

EXHIBIT B
List of Application Documents

1 New Castle Planning and Zoning Commission Meeting
2 Wednesday, April 10, 2019, 7:00p.m., Town Hall

3
4 Call to Order

5 Commission Chair Apostolik called the meeting to order at 7:00pm.

6
7 Roll Call

8 Present Chair Apostolik
9 Commissioner Bourquin
10 Commissioner Hazelton
11 Commissioner Johannsson
12 Commissioner Lucio
13 Commissioner McDonald - left building at 7:02
14 Commissioner Sass

15
16 Absent None

17
18 Also present at the meeting were Town Administrator David Reynolds, Town
19 Planner Paul Smith, Town Attorney David McConaughy, Town Engineer Jeff
20 Simonson, Public Works Director John Wenzel, Deputy Town Clerk Mindy Andis and
21 members of the public.

22 Meeting Notice

23 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting
24 in accordance with Resolution TC-2019-1.

25
26 Conflicts of Interest

27 Commissioner McDonald said he is the president of Lakota Canyon Ranch Home
28 Owners Association (HOA).

29
30 Town Attorney David McConaughy said staff is recommending a condition of the
31 land use application coming before the commission that requires negotiation
32 between the developer and the HOA. Commissioner McDonald will have some
33 power in the negotiation.

34
35 Citizen Comments on Items NOT on the Agenda

36 Bob Dubois, 217 Blackhawk Dr. New Castle. Mr. Dubois asked about the pond in
37 front of the new senior housing.

38
39 Town Administrator Dave Reynolds said that it was built by design.

40
41 Attorney McConaughy said it was a retention pond and would not be full of water all
42 the time.

43
44 Public Hearing

45
46 Preliminary and Final Application for Planned Unit Development

47
48 Purpose: Application for Preliminary and Final Application for Planned Unit

1 Development

2

3 Legal description: Lakota Canyon Ranch, Phase 7, Lot 2B, Reception# 789213

4

5 Common Address: 741 Castle Valley Blvd., New Castle

6

7 Applicant: Jim Colombo

8

9 Landowner: Malo Development Company - Lakota, LLC

10

11 Public Hearing

12 Purpose: Application for Preliminary and Final Application for Planned Unit
13 Development

14

15 Legal description: Lakota Canyon Ranch, Phase 7, Lot 2B, Reception# 789213

16

17 Common Address: 741 Castle Valley Blvd., New Castle

18

19 Applicant: Jim Colombo

20

21 Landowner: Malo Development Company - Lakota, LLC

22

23 Commission Chair Chuck Apostolik opened the Public Hearing at 7:02 p.m.

24

25 Town Planner Paul Smith said on February 15th, 2019, the applicant submitted a
26 combination preliminary/final Planned Unit Development (PUD) and combination
27 preliminary/final subdivision application for a property zoned mixed use located in
28 the Lakota Canyon Ranch PUD between the current fire station Colorado River Fire
29 Rescue (CRFR) and the Lakota Ridge Senior Housing. The development consists of
30 40 total residential units built in three phases:

31

- 32 • Condominiums (1&2 bedrooms, ~1,325sf)
- 33 • Townhomes (2&3 bedrooms, two-story, ~1,970-2,220sf)
- 34 • Duplexes (2 bedroom, two-story, ~870sf).

35

36 Planer Smith said the applicant was targeting residential development as a result of
37 **the ostensive need in the community for "reasonably priced residences"** and
38 designs which would accommodate first time homeowners and new families.

39

40 As a combination application, the applicant was required to submit sufficient review
41 materials for both preliminary and final components of the proposal. The planning
42 commission's **recommendation decision must be made on all components prior to**
43 the final hearing with town council. Per municipal code § 17.100.070-080, the
44 planning commission is allocated up to 30 days from the close of the public hearing
45 to take one of the following actions on this application:

46

- 47 1.) Approve unconditionally;
- 48 2.) Approve with conditions;
- 49 3.) Deny approval;

50

1 **Staff's report evaluated** the application for compliance with regulations and
2 expectations set forth in the Town of New Castle Comprehensive Plan, the Town of
3 New Castle Municipal Code, and the Town of New Castle Public Works Manual. The
4 report also explored the viability of the proposal in terms of life safety,
5 environmental impact, and community benefit.

6
7 In accordance with municipal code § 17.100.090, a PUD application shall be
8 approved by Town Council only if it is found to be compliant with the following
9 criteria:

10
11 1) The proposal is generally compatible with adjacent land uses:

12
13 The property is surrounded by mixed use and residential zones. As is typical of
14 mixed use development, a variety of uses are employed in the zones. To the East,
15 is located CRFR. Situated to the west is the Lakota Ridge Senior Housing – a
16 Section 8 affordable living complex. North of the property, across Castle Valley
17 Blvd, are single-family homes (~2500-4000sf), multi-family homes, and the Lakota
18 Canyon Ranch golf course. Finally, to the south exists residential zoning and open
19 space. Other than the Colorado River Fire & Rescue (CRFR) station, the
20 neighboring land uses are compatible with the residential use proposed in the
21 development plan.

22
23 2) Is consistent with the comprehensive plan & the uses proposed
24 within the PUD are uses permitted outright or by special review
25 within the zoning district or districts contained within the PUD
26 (combined with municipal code § 17.100.090 #5):

27
28 Future development in New Castle is guided by the 2009 Comprehensive Plan. The
29 guiding principle for community growth states:

30
31 New growth and expansion in New Castle will maintain the
32 concept of a compact community with a defined urban edge
33 thereby avoiding sprawl. Ensuring a mix of uses both within
34 the community as a whole and within individual developments
35 **will ensure the vitality of New Castle as it grows...The choice to**
36 grow is based upon the long-term interests of the municipal
37 residents, the community vision and economic health
38 (Comprehensive Plan, pg. 50)

39
40 Therefore the Comprehensive Plan expects that,

41
42 Applicants will be required to clearly demonstrate substantial
43 conformity with the comprehensive plan in all applications
44 (Policy CG-1B, Comprehensive Plan, pg. 51)

45
46 The property is part of the original Lakota Canyon Ranch PUD Master Plan
47 established by Ordinance 2002-18. The PUD adopted four zone districts:

- 48
49 1. residential low-density
50 2. residential medium-density

- 1 3. mixed-use
- 2 4. open space.

3
4 Water, utility, and traffic impact studies stipulated a maximum allowance of 827
5 total residential units – variously dispersed among zone districts – and up to
6 100,000sf (~2.3acres) of commercial space, all situated within in the mixed use
7 district (municipal code § 17.128.020).

8
9 The proposed development resides entirely in the mixed use zone district of Lakota.
10 The development concept for Lakota mixed use (municipal code §17.128.070)
11 typifies the comprehensive plans guiding principle for community growth. It states:

12
13 The planning concept for the mixed use zone is to create an attractive
14 environment for community, commercial and retail in a pleasant central
15 location. The community commercial area would be located close to the
16 highway intersection for easy access to non-resident shoppers and would
17 be convenient to the main Boulevard to cut down on traffic trip length
18 and be located near residential areas to cut down on vehicle trips. In
19 keeping with the objective to reduce motor vehicle trips, non-motorized
20 trail systems shall be designed throughout the project and connect
21 residential and commercial districts in a convenient and logical manner.
22 Office and service uses would be mixed into the development in non-
23 store front locations including at the periphery of retail areas as well as
24 on second stories. In some cases, smaller residential units may be mixed
25 in with the commercial/office development, provided that in any building
26 containing both residential and commercial space. (municipal code§
27 **17.128.070, K)**

28
29 The applicant proposes a total of 40 residential dwelling units: 16 condominiums,
30 18 free-market townhomes, 6 free-market duplexes, and no commercial
31 development. The proposal anticipates the phasing of 9 total structures of no more
32 than two stories. A pedestrian path along Castle Valley Boulevard is anticipated to
33 connect with the Town ROW at Lakota Ridge Senior Housing and terminate at the
34 northeast corner of the lot line. Of the two areas dedicated for open space, one
35 identifies as landscaped area confined between the townhomes and the other as
36 natural unimproved area at the very south end of the lot.

37
38 Though the current proposal does not isolate any area for commercial development,
39 it is noteworthy that this has been more the rule rather than the exception in
40 Lakota. To date, three parcels zoned mixed use have been approved exclusively for
41 residential development. A fourth parcel, occupied by CRFR, is neither residential
42 nor commercial. Nevertheless, it is a potential concern that this type of imbalance
43 between residential and commercial is inconsistent with both the comprehensive
44 plan and the municipal code. To be sure, there are still mixed use areas vacant for
45 genuine mixed use development, including the present parcel. However whether or
46 not future developments are to be more aligned with the guiding principles of the
47 comprehensive plan would likely be influenced by the precedent set with the
48 decision on the present application.

- 49
50 3) The Town has the capacity to serve the proposed use with water,

1 sewer, fire, and police protection:

2
3 Per the 2013 Lakota Agreement section 6.d,

4
5 The Town has previously entered into loan agreements and
6 completed construction of improvements to its wastewater
7 treatment plant in order to provide adequate capacity to
8 serve Lakota Canyon Ranch PUD at full buildout. The water
9 storage tank described in the Water Tank Agreement has
10 been completed, and capacity for Lakota Canyon Ranch PUD
11 has been reserved as provided therein.

12
13 At current build out levels, the Lakota PUD is well short of exhausting the present
14 water and sewer capacity. The existing main lines would be sufficient to meet the
15 requirement of the proposed density and use. The applicant anticipates the
16 availability of raw water to the property. However raw water service ends near the
17 Lakota Canyon Recreation Center at Clubhouse Drive, about ¼ mile short of the
18 project.

19
20 4) The number of dwelling units permitted by the underlying zoning
21 districts is not exceeded by the PUD plan:

22
23 The density within the Lakota Master Plan is regulated in two ways:

- 24
25 1. the number of units per zone district
26 2. the number of units per acre.

27
28 The number of units allowed in the mixed use zone district of the Lakota PUD is set
29 at 345. The number of lots currently approved through ordinance total 174. This
30 means roughly half of the mixed use zone is currently not earmarked for immediate
31 development.

32
33 With respect to density in terms of units per acre, the municipal code permits a
34 maximum of 12.0 dwelling units per gross useable acre (municipal code §
35 17.128.070 F). A gross useable area is defined as land that has less than 35%
36 slope. (municipal code § 17.128.010). Developers often elect to diffuse more
37 concentrated development with the presence of open space. The mixed use zone
38 specifies 15% of the gross project area to be open space (municipal code §
39 7.128.070 E). Open space may include parks, recreational areas, landscaped or
40 unimproved areas, courts, play areas, easements, or rights of ways not used for
41 streets and sidewalks.

42
43 With respect to *units-per-zone*, the current development proposal would increase
44 the total units in the mixed use zone by 40 to an overall total of 214. This leaves
45 131 residential units remaining for the undeveloped portion of the mixed use zone.
46 Less the current property, the vacant mixed use parcels consist roughly of 15.6
47 acres centered at Faas Ranch Road entrance. If the owners of the vacant parcels
48 build strictly residential at the maximum allowed 12.0 per acre, they would
49 approach 187 units, and thus exceed the overall zone density by 56 units.

50

1 The figures does not preclude the proposal as it stands. There is no way to surmise
2 the density intended by a future proposal of an undeveloped parcel nor if a future
3 development, would have significantly more commercial than residential. However
4 it is important to respect how any single development proposal can have an impact
5 on the development of future parcels in Lakota, especially as density limits are
6 approached. Though zone densities could feasible be mollified through amendment,
7 such modifications would affect others elsewhere.

8
9 With respect to *units-per-acre*, the property occupies 2.607 acres. Of that, the
10 south **most 73' is deemed unusable due to a slope greater than 35%. Therefore,**
11 the total useable acreage amounts to 2.218 useable acres. With a design of 40
12 units, the number of units per acre comes to 18.03. By comparison the
13 neighboring Lakota Ridge Senior Housing number of units per acre, less its
14 unusable acreage amounts to 19.44. Though similar, in both cases the density
15 exceeds what code prescribes. Another relevant metric to understand density is
16 the floor-area-ratio (FAR). FAR is the ratio of gross floor area (including all floors)
17 to gross lot area. The FAR for the Senior Housing is 44% and the FAR for the
18 proposed development is 58%. The FAR difference is a consequence of the
19 difference in square footage per unit between the two developments. Units within
20 the Lakota Ridge Senior Housing average under 1,000sf. Though the FAR is not
21 regulated by code for the mixed use district, the proposed project will have the
22 appearance of a greater density than the standard units per acre calculation
23 appears to entail.

24
25 Open space will be identified entirely by the portion between townhome structures.
26 The steepness of the land on the south end of the property excludes its
27 participation in the open space total (municipal code § 17.128.070). In spite of this
28 exclusion, the open space requirement is met at 20.5%.

29
30 5) The PUD will:

- 31
32 • Utilizes the natural character of the land – The property has a
33 **natural slope that rises approximately 25' from north to south. The**
34 building layouts utilize this slope, tiered with the rise in elevation. The
35 rear duplex units are at the very top of the property and are visually
36 prominent when viewed from the I-70 interchange. The exterior design
37 premise is a stone and wood veneer with metal shed roofs –
38 components obvious throughout the landscape in New Castle.
- 39 • Provide off-street parking – Off-street parking requirements are
40 stipulated in the municipal code design standards. Municipal code §
41 17.76 requires two off-street parking places per dwelling unit. 90
42 degree parking places are to **be 9'x19'**. **The parking for the proposed**
43 development is more than ample including necessary handicap parking
44 places.
- 45 • Provide pedestrian and bicycle circulation – Pedestrian paths will
46 be constructed as a continuation of the path from the Senior Housing
47 to CRFR. Additional interior paths will be placed throughout the open
48 space areas. Continuous paths, therefore, are included in the design.
- 49 • Provide outdoor recreation – Other than open space, the current
50 proposal offers limited recreational opportunities. There are open

1 space trails **within 50' of the west lot line.** The development will pave
2 over at least one know use trail on the south ridge of the property.

- 3 • Is of overall compatible architectural design – According to
4 municipal code § 17.128.030, prior to building permit issuance the
5 owner will submit, process, and obtain approval from the design
6 review committee of the Lakota Canyon Ranch HOA for the
7 development of townhome units. The proposal will therefore be
8 expected to be in strict compliance with the HOA design guidelines. In
9 most cases, the design is compliant. However the flat roofs of the
10 north facing condominiums are an exception to this compliance.
- 11 • Achieves adequate screening – Per municipal code §17.104.100
12 P.3, every parking area should be adequately screened from adjoining
13 **residential uses by a fence or wall 3.5' to 6' tall or by a strip of a least**
14 **4' wide of densely planted trees or shrubs.** The north parking lot will
15 have a landscaped berm to shield the rest of the Lakota Canyon
16 development from the condominium parking lot. It is anticipated that
17 all exterior lightening will be dark sky compliant.
- 18 • Ensures compliance with performance standards – As a
19 residential use, no unusual pollution hazards are anticipated per the
20 Colorado Department of Public Health's rules and regulations.

21 The following history provides context of the time constraints involved with the
22 review of the proposal. The application for preliminary/final plat was submitted on
23 February 15, 2019. Due to a printing issue, the site plans were not distributed to
24 town staff and outside consultants until February 21, 2019. Reviewers included:

- 25
- 26 • Jeff Simonson, SGM, Town Engineering Consultant
- 27 • David McConaughy, Garfield & Hecht, Town Attorney
- 28 • Orrin Moon, Colorado River Fire Rescue, Fire Marshal
- 29 • John Wenzel, Town of New Castle, Public Works Director
- 30 • Paul Smith, Town of New Castle, Town Planner
- 31 • Dave Reynolds, Town of New Castle, Town Administrator
- 32

33 After sufficient time for preliminary review, staff and consultants met to debrief
34 about the project on March 6, 2019. On March 12, 2019 (30 days prior to hearing)
35 the preliminary/final subdivision application was added to the review packet.
36 Preliminary reviews were sent to the applicant on March 13, 2019. Applicant then
37 met with the consulting engineer, the public works director, and the town planner
38 on March 19, 2019 to discuss items of concern related to utilities and roads. By
39 April 3, 2019 applicant had responded to all preliminary reviews. A final meeting
40 was held between all reviewers and applicant on April 3, 2019. Subsequent
41 revisions to staff reviews were included in the staff report, submitted on April 5,
42 2019. Due to these time constraints, not all revisions to this application were
43 completed nor could every revision be reviewed to the full satisfaction of staff by
44 the report due date of April 5, 2019.

45
46 In light of this timeline, staff recommends approval of the PUD and subdivision
47 applications based on the following conditions:

- 48
- 49 1. The representations of the applicant in written and verbal presentations
50 submitted to the town or made at public hearings before the Planning

- 1 Commission or Town Council shall be considered part of the application and
2 binding on the applicant;
3
- 4 2. The applicant shall comply with all applicable building, residential, electrical,
5 and municipal code requirements when developing the Property according to
6 the PUD plan as may be finally approved;
7
- 8 3. The applicant shall reimburse the town for any and all expenses incurred by
9 the town regarding this approval, including without limitation all costs
10 incurred by the towns outside consultants such as legal and engineering
11 costs.
12
- 13 4. Buildings and units may not be sold separately from the entire property
14 unless a subdivision plat depicting the boundaries of the unit to be sold is
15 approved by the Town Council and recorded with the Garfield County Clerk
16 and Recorder.
17
- 18 5. **The property shall be annexed into the Lakota Canyon Ranch Homeowners'**
19 **Association (HOA).** A supplemental declaration shall be prepared and
20 submitted for review by the town prior to recording, which shall include
21 provisions obligating the association to own and maintain the private roads,
22 utilities, open space and common elements and to maintain the sidewalks
23 adjacent to the public right of way on the side of the property. The
24 supplemental declaration shall also provide that utility charges for all units
25 within Buildings 1 and 2 shall be billed to the HOA, which shall be responsible
26 to collect from the unit owners. The supplemental declaration shall also
27 address **the unit owners' rights regarding HOA amenities and how**
28 **assessments will be calculated.**
29
- 30 6. Except for Buildings 1 and 2, each unit shall be served by individual water
31 and sewer service lines and a separate meter meeting the requirements of
32 the Public Works department. Fire sprinkler systems may be served by a
33 shared water supply line for each building.
34
- 35 7. The increase in the presumptive density from the underlying zone district
36 shall be subject to approval by the Town Council and shall not increase the
37 total number of residential units allowed within the entire Lakota Canyon
38 Ranch PUD, which is capped at 827. Otherwise, the total density of the
39 project shall be reduced from a proposed 18.03 units per acre to 12.0 units
40 per gross useable acre as specified in municipal code § 17.128.070 F.
41
- 42 8. Commitment on the part of the HOA to maintain all private streets, utilities,
43 and open space. Agreement on the part of the HOA that privileges to all
44 amenities of the Lakota Canyon Ranch will be granted to residents of Eagle's
45 Ridge Ranch pending negotiation of HOA assessments.
46
- 47 9. **The shared public road be widened to a 50' right-of-way with 36' paving from**
48 **face of curbs per municipal code § 13.28.050 H.4.** ROW will include area for
49 sidewalk and parking.
50

- 1 10. A cul-de-sac at **the south end of the public road be built to a 45' radius per**
2 public works manual Chapter 1, Design and Improvement Standards, Page
3 10, paragraph 3 and municipal code §16.28.050 G.
4
5 11. Full tee turnarounds and snow storage be provided at the ends of each
6 private access road.
7
8 12. The applicant will demonstrate compliance with the March 5, 2019
9 memorandum from the Public Works Department Director, John Wenzel,
10 prior to approval of this application.
11
12 13. The applicant will demonstrate compliance with the March 6, 2019
13 preliminary review from the Town Engineer, Jeff Simonson, prior to approval
14 of this application.
15
16 14. A subdivision improvements agreement will be prepared by the Town
17 Attorney for consideration by the Town Council as part of any subdivision
18 application. If the PUD application is approved separately from subdivision,
19 then the Town and the Applicant shall enter into a development agreement
20 to provide security for all required public improvements as generally
21 described in Chapter 16.32 of the Town Code.
22
23 15. The applicant shall provide the town with a policy of title insurance for at
24 least \$25,000 to insure any property dedicated to the town, which shall be
25 free and clear of any liens or encumbrances.
26
27 16. Impact fees, tap fees, and water rights dedication fees will be required as
28 set forth in the 2013 Amendment to Development Agreements for Lakota
29 Canyon Ranch PUD dated March 19, 2013 and recorded as Reception No.
30 833371.
31
32

33 Town Attorney David McConaughy said the application was originally entitled
34 **"Preliminary/Final PUD Application"** but had been revised to include a simultaneous
35 request for Preliminary/Final Subdivision approval. Additional application materials
36 including the draft subdivision plat were received by staff on April 3, 2019. Review
37 is underway but had not been completed as of April 10, 2019.
38

39 The application seeks approval for 40 residential units in 9 separate buildings as
40 follows:
41

- 42 Building 1: 8 units on two stories (airspace/condo units)
43 Building 2: 8 units on two stories (airspace/condo units)
44 Building 3: 4 townhome units
45 Building 4: 5 townhome units
46 Building 5: 4 townhome units
47 Building 6: 5 townhome units
48 Building 7: 2 duplex units
49 Building 8: 2 duplex units
50 Building 9: 2 duplex units

1
2 TOTALS: 16 condominiums, 18 townhomes, 6 duplexes

3
4 The proposed final plat would create building envelopes for each building. The
5 precise boundaries of each individual unit would be determined by an as-built
6 survey after construction has commenced, and then amended plats for each
7 building would be submitted for approval on a staff level. Individual units may not
8 be sold into separate ownership until the amended plat was approved and recorded
9 and all public improvements (roads, water lines, etc.) have been completed or
10 adequately secured pursuant to a subdivision improvements agreement approved
11 by town council. In the meantime, each building could theoretically be sold
12 separately or used as separate collateral for construction loans. The Town has used
13 a similar two-step platting process for other multi-family developments.

14
15 Municipal code § 17.100.030 provides that subdivision and PUD applications shall
16 be submitted and processed simultaneously, and the public hearing notice includes
17 both applications for consideration on April 10, 2019.

18
19 The Applicant is requesting consideration of both preliminary and final applications
20 in a single hearing. Typically, the planning commission would consider a preliminary
21 application first, including any conditions that need to be satisfied prior to final
22 approval. The applicant then has one year to submit a final application showing
23 compliance with the conditions.

24
25 Two draft resolutions of approval have been prepared – one for the PUD
26 Development Plan application and one for the subdivision application. Given the
27 number of anticipated conditions and the recent submission of supplemental
28 material that is still being reviewed by staff, each resolution contemplates approval
29 only of preliminary plans at this time, but the planning commission could direct
30 staff to revise one or both resolutions to include final approval if desired. Both
31 applications would move to town council after final approval by the planning
32 commission.

33
34 The Planning Commission has the following options:

- 35
36 1. Approve both the combined preliminary/final PUD plan and the combined
37 preliminary/subdivision plan on April 10, 2019 as requested by the applicant, with
38 or without conditions; or
39
40 2. Approve the combined PUD preliminary/final application and continue the
41 preliminary/final subdivision application; or
42
43 3. Approve only the preliminary plan for one or the other application, and
44 continue the public hearing for the final plan(s); or
45
46 4. Continue one or both applications entirely; or
47
48 5. Deny one or both applications.
49

1 Given the anticipated number of conditions and the recent supplemental materials,
2 staff recommended that the commission consider preliminary approval of the PUD
3 plan with conditions and then continue the Final PUD Plan and the combined
4 Preliminary/Final Subdivision Plan to a future meeting.

5
6 At the public hearing, the Planning Commission can expect presentations from
7 Town Staff and applicant and then should allow comments from members of the
8 public. Planning Commission members can ask questions of anyone who presents
9 comments but should refrain from offering opinions or suggesting how they might
10 vote until the public hearing has been closed. The Planning Commission must make
11 its decision solely based on the materials submitted with the application and the
12 matters presented on the record of the public hearing. Commissioners must avoid
13 *ex parte* contacts with anyone, including Town Staff, outside the public hearing
14 process regarding the substance of the application. Commissioners are free to ask
15 staff where to view the materials or for guidance about the process but not the
16 substance of the application.

17
18 **The Planning Commission's decision is a recommendation to Town Council, which**
19 **will make the final decision.**

20
21 There are a few legal issues:

22
23 A. Buildings and units may not be sold separately from the entire property
24 unless a subdivision plat depicting the boundaries of the unit to be sold is
25 approved and recorded.

26
27 B. Applicant proposes annexation into the Lakota Canyon Ranch HOA. A
28 supplemental declaration should be provided to accomplish that, which can include
29 any provisions particular to this parcel. The supplemental declaration should
30 **address the HOA's maintenance obligations for the private road and for the**
31 **sidewalks adjacent to the public roadway, including snow removal and storage.** The
32 town should have the right, but no obligation, to enforce such provisions if the HOA
33 fails to do so. The supplemental declaration should also provide that water/sewer
34 charges will be billed to the HOA for Buildings 1 and 2 where there will not be
35 individual service lines and separate meters for each unit. The HOA will then be
36 responsible to recoup such charges from the unit owners and to deal with any
37 disputes among the owners relating to shared meters or service lines.

38
39 C. Town Planner will address the underlying PUD Master Plan zoning, which
40 contemplates a lower density than proposed. Because a PUD approval is effectively
41 a zoning amendment, town council has the discretion to alter the presumptive
42 density or other zoning criteria as part of its approval of a Final PUD Development
43 Plan. Planning Commission should make its recommendation as to whether such
44 deviations are appropriate. Lakota Canyon Ranch PUD is subject to a cap of 827
45 units in the entire PUD. As such, increasing the presumptive density for this
46 property will effectively reduce the total number of units available for development
47 on different parcels owned by others in the PUD.

48
49 D. Town Engineer has identified potential encroachments into the adjacent Fire
50 Station property relating to construction of a retaining wall. Proof of a temporary

1 construction easement or other form of written consent to use the adjoining
2 property for temporary construction purposes should be required. Additional
3 potential issues such as an easement for lateral support may or may not arise on
4 this topic after receipt of structural plans for the retaining walls.

5
6 E. Except for the condo buildings as noted above, each unit should be served by
7 individual service lines and meters.

8
9 G. A subdivision improvements agreement will be prepared by the Town
10 Attorney for consideration by Town Council as part of any ordinance approving the
11 application. Engineered drawings and cost estimates for all public improvements
12 will be required in order to prepare this document to ensure that adequate security
13 is in place to complete the public improvements.

14
15 H. Town Engineer has identified a number of areas where the application does
16 not strictly comply with the Town Code or Public Works Manual. The Commission
17 should make recommendations as to each proposed deviation from the code or
18 **manual for the Town Council's consideration. Note this can be included as part of**
19 the PUD process and does not require a separate variance process.

20
21 I. A title commitment for any property to be dedicated to the Town should be
22 provided prior to recording of the final plat to ensure that any dedications are free
23 and clear of encumbrances. Lender consent and subordination to dedications may
24 be required, if applicable.

25
26 Town Public Workers Director John Wenzel said public works department looked at
27 the application to make sure it meets standards and specification of the municipal
28 code, public works manual and maintenance and operations.

29
30 There were a few concerns such as:

31
32 Water

- 33 • Water main line material type shall be Class 900 PCV. Water main line and
34 service lines shall be bedded with class 6 road base or equivalent (exceptions
35 to New Castle Public Works Manual).
- 36 • Pure-Core type water service lines may be substituted for K Copper. A tracer
37 wire shall be placed with all service lines.
- 38 • Sensus meters shall be specified, installed and purchased from the town.
- 39 • Individual potable water service line shall be provided to each unit. Potable
40 water sub-main line are not permitted.
- 41 • **A set of three valves shall be placed at all "T" main line fittings for isolation.**
- 42 • Fire hydrant fitting shall be MEGALUG mechanical joints.

43 The current design shows the installation of three new main line connections,
44 requiring the removal of existing asphalt roadway and concrete curb. A lopping
45 water system should be considered to minimize disturbance of existing
46 infrastructure and to improve water quality/pressure.

47
48 Waste Water

- 49 • Individual sewer service lines shall be provided to each unit. Sewer sub-main
50 lines are not permitted.

- All sanitary sewer construction shall be in accordance with the Town of New Castle Public Works Manual.

Open space, Parks and Trails

- The Eagles Ridge Ranch application does not indicate ownership or maintenance responsibilities of the identified park space. The Public Works Department recommended that the park space be private and maintained by an HOA.
- If the park has not met its park land dedication requirement, the recommendation is cash payment in lieu of dedication.
- Landscaping planted in the public right-of-way shall be approved by the **town's park department/tree board. Any landscaping planted in the public right-of-way shall be maintained by the Eagles Ridge Ranch HOA.**

Streets

- Eagles Ridge Ranch shall provide the adjacent half of the public street **currently serving the senior housing project. The "local residential street"** design standards shall be met
- New Castle Municipal Code does not permit dead end streets. A cul-de-sac at the end of the public road shall be constructed.
- Thermo plastic markings shall be installed at all newly constructed intersections.
- Red truncated dome brick pavers shall be used at the handicap ramps.
- Currently there are no cul-de-sacs in the town inventory that are less than 40 foot radius. Eagle Ridge Ranch cul-de-sac has a 36 foot radius.

Sidewalks & Trails

- All concrete sidewalks located in the public right-of-ways shall be minimum of five feet in width.
- Concrete sidewalks, in the public right-of-way shall be placed a minimum of five feet behind the back of curb, to provide for snow storage.
- An engineering detail for the eight foot asphalt trail, parallel to Castle Valley Boulevard, shall be submitted for review.

Storm Drainage

- **Town's engineer will review storm drainage design.**

Street Lighting

- One street light at each newly constructed intersection should be placed for pedestrian safety.
- Street lights should be of the same design as the Lakota Canyon Ranch design.

Town Engineer Jeff Simonson said his report dated March 6, 2019 is as follows:

The water design report will need to be submitted and reviewed. Included in the report will be the need to define the adequacy of the design to accommodate fire flows, peak demand and fire sprinkler systems. The report will need to address

1 service sizing complete with anticipated service pressures in the second floor
2 (highest) units under peak demand.

3
4 Sewer design report will need to be submitted and reviewed. Anticipated peak
5 design requirements need to be provided to justify line sizes per the **Town's Public**
6 **Works Manual** and the International Plumbing Code.

7
8 The drainage report and calculations will need to be modified to include all offsite
9 drainage in the basin delineation. It appeared that the driveway from the Senior
10 Center was not included as well as the drainage from the fire station was not
11 included. Also, the calculations need to verify the reasoning behind the time of
12 concentration increase for proposed conditions climbing by a factor of 3 (i.e., from
13 20.7 minutes to 67.1 minutes). The assumed grass swale cannot be treated as
14 **"sheet flow" but should be treated as shallow concentrated flow. Also, the grass**
15 swale is not the most remote part of the drainage area. The calculations need to
16 follow the premise that the time of concentration is the time required for the runoff
17 to become established and flow from the most remote part of the drainage area to
18 the point under design. This would stand to reason that the time of concentration
19 will need to be calculated from the upper parking lot down to the storm drain and
20 then to the pond.

21
22 The traffic report still has yet to be received with any required improvement defined
23 therein needing to be reflected in the design. The public works manual provides
24 specific direction as to what counts need to be made and what issues need to be
25 addressed within the traffic report. Consideration will need to be made as to the
26 impacts anticipated to occur to adjacent infrastructure as a result of construction
27 traffic including the export/import of earthwork, concrete, base, etc.

28
29 The Lakota Senior Center roadway will need to be improved to comply with the
30 requirements of the public works manual. There will need to be 2 travel lanes and 2
31 parking lanes (one on each side of the street). The public works manual states as
32 follows:

33
34 Council – All streets and alleys proposed for dedication to the public
35 shall be laid out, graded and paved from curb to curb and striped.
36 Curb and gutter and sidewalks shall be installed on all streets unless
37 special circumstances warrant the Town Council to specifically waive
38 installation in writing. In cases where a previously existing street
39 which had not been brought up to Town specifications is located within
40 a development, such street shall be paved with curb and gutter,
41 sidewalk and other improvements shall be installed in order to meet
42 Town specifications. If any subdivision is located adjacent to any
43 existing street right-of-way, the development shall provide at least the
44 adjacent half of such street with improvements as required to bring
45 such street up to town specifications. The developer shall provide and
46 install street signs at all streets.

47
48 The roadway will need to have parking and sidewalk installed to be compliant with
49 this section of the Code, or a variance will need to be sought to receive acceptance
50 of the proposal by Town Council.

1
2 The soils report provided does not contain information pertaining to the required
3 design elements necessary to justify the design of the roadway, access and parking
4 areas. Pavement design will need to be provided to complement the requirements
5 of the Street report.

6
7 Per public works manual, the design plans shall show the horizontal and vertical
8 alignment of the existing streets for a distance of 300 feet from the point of
9 intersection. A profile of each access way will need to be provided at the tie-in
10 locations to graphically define how the streets will tie in to the Lakota Senior Center
11 roadway. Note that the current ties reflect that the existing mountable curb and
12 gutter is to remain in place and shall serve as the starting point for the access
13 ways. Curb returns, valley pans, parking and cross walks are required to be part of
14 the roadway needs in order to be compliant with the code. Any deviations from
15 such will be a variance that would need to be approved by Council.

16
17 The methods of tying the roadways into the Lakota Senior Center roadway are not
18 compliant with the code. Valley pans, sidewalk and parking are missing.

19
20 The access ways and parking for the development needs to end in either a cul-de-
21 sac or, at a minimum, a tee turnaround designed in conformance with the public
22 works manual requirements.

23
24 No pedestrian access has been defined for the units to get from the units to the
25 adjacent sidewalks or trails.

26
27 The trash enclosure for the project appears to be located in the lowest part of the
28 development. Access to the trash enclosure (ie. turn around) for the trash truck
29 and pedestrian access to the dumpster is very limited. Because of the distance
30 from and no pedestrian access to, It appears that folks in the upper portions of the
31 development would likely desire to get in their vehicle and drive to the dumpster to
32 get rid of their trash rather than to walk to it.

33
34 Under the SITE GRADING section of the geotechnical report, HP Kumar makes note
35 that the risk of construction-induced slope instability at the site appears low
36 provided building s are located at least 10 feet away from and no fill is placed at the
37 top of the steep slope on the south side of the site, and cut and fill depths for the
38 site grading are limited. Buildings 7, 8 and 9 are located such that they do not meet
39 this criterion. Likewise, the upper roadway construction is needing fill and a
40 retaining wall to meet grading requirements for the construction proposed. Finish
41 grade contours are incomplete west of the parking area west of Building 7. The
42 parking area on the west side of building 7 is nearly 8 feet high.

43
44 The water service line to building 7 is exposed to freezing as a result of the wall
45 construction and the proximity of the service line to the wall.

46
47 A variety of site walls are described to be exceeding 4 feet in height and will need
48 to be provided an engineered design independent of the structural design for the
49 buildings. Prior to approval of the improvements proposed, it will be critical to

1 detail how these walls are to be built without trespass occurring onto adjacent
2 properties.

3
4 Design, routing and appurtenant facilities for gas, electric, telephone and cable
5 have not been provided. Thus, any conflicts with proposed improvements with
6 meters, transformers, street lights, vegetation, water and sewer infrastructure,
7 **pedestals, etc... cannot be defined at this point.**

8
9 Equipment access to sewer manhole 4 is not provided. Access will need to be
10 provided for maintenance access.

11
12 **Currently, drainage within the parking/access ways is proposed to flow to a "swale"**
13 **down the center of the access ways. In order to meet the grading criteria defined,**
14 **there will be an inherent asphalt joint constructed at the flowline that will be**
15 **subject to thermal expansion and contraction. Thus, it has been the Town's**
16 **experience that these joints readily "open up" (ie., crack) and introduce moisture**
17 **into the base and subsoils (contrary to the site grading requirements of the soils**
18 **report). A valley pan construction for the swale will help alleviate the cracking and**
19 **introduction of moisture into the subsoils.**

20
21 This project is subject to needing to follow the subsurface utility engineering report
22 requirements that were recently passed last August under SB18-167. This includes
23 Quality Level B (at a minimum) locates for utilities along Castle Valley Boulevard
24 and the Lakota Senior Center roadway. At crossings of existing utilities, Quality
25 Level A locates are anticipated for utility installations. Depending upon excavation
26 depths of other improvements, other QL-A locates may also be necessary. SB18-
27 167 does require the engineer of record to absorb the liability (i.e., through
28 stamping the SUE report/map) of locates accordingly.

29
30 Water and Sewer infrastructure review has been limited based upon our quick
31 review of the utility plan. Valves, clean outs, concrete reaction blocks, pipe
32 specifications, main line ties to existing and compliant service ties to the mains are
33 observed to be missing. Likewise, reviews **of the "notes" on Sheet C2.00 provide a**
34 **concern that confusion exists as to what standards are being applied for each of the**
35 **specific improvements under design. Reference is noted towards, a variety of**
36 **entities standards including the Town's. Once the larger issues in prior notes have**
37 **been resolved with the developer, we would recommend that a meeting with the**
38 **designer and Town staff ensue and that the utility plan be redrawn for a more**
39 **concise and complete review to follow.**

40
41 Water and sewer profiles are required to define any other pertinent structures
42 necessary for installation such as drains and air release vaults. Also, utility conflicts
43 with existing and potentially, proposed, need to be identified.

44
45 Storm drain manholes will need to be accessible for maintenance equipment. It
46 appears that access to the lowest manhole and a few of the Nyloplast manholes will
47 be a challenge.

48
49 **The parking lot designs need to be evaluated to be compliant with the Town's**
50 **parking lot standards including landscaping, screening, lighting, pedestrian access,**

1 snow storage and dimension. **The upper lots do not comply with the 64' overall**
2 **width for double row with aisle and the lower parking area needs to be screened**
3 **from the residential areas to the north. Standard parking stall dimensions are 9'**
4 **wide by 19' long for the 90** degree configuration observed. Each parking lot needs
5 to have at least 10% of the total area landscaped. Chapter 17.76 of the Municipal
6 Code provides more detail.

7
8 The applicant has made several significant changes since the report. However,
9 Engineer Simonson has not had a chance to review the plans since the last updated
10 plan was submitted today (April 10, 2019). The drawings are still not complete.
11 Since the application is a final PUD plan, Engineer Simonson reviews the plans from
12 construction view and the plans ready for construction. By the end of the process,
13 after going to town council for final review there will be a complete understanding
14 what the subdivision improvements would look like or what the improvements cost
15 would be.

16 So, a complete subdivision improvement agreement to make sure the infrastructure
17 is completed.

18
19 Engineer Simonson said there was a new engineering law that just went into effect
20 in the State of Colorado that required all the existing utilities that are located within
21 a project to be located exactly.

22
23 Another issue was the cul-de-sac at the end of the public roadway is typically 45
24 **foot wide radius at the curve. At the senior house project a "T" turn which means**
25 **an emergency vehicle would drive in, back up and come back out.** Currently the
26 applicant is not able to meet the requirement of 45-foot radius, they currently have
27 a 35-foot radius.

28
29 Prevention Division Chief/Fire Marshall Orrin Moon with Colorado River Fire Rescue
30 said he had reviewed the application and looking at this strictly as a fire
31 suppression and has the following concerns:

32
33 According to the building code any access road more than 140 feet in length is
34 required to have a turn around. However, CRFR is alright with backing up the
35 additional 75 feet there will be a number of people and vehicles responding to calls
36 and enough personnel to guide the driver out.

- 37
- 38 • All streets shall be cleared through Garfield County Communications to avoid
39 any duplication of street names in the county dispatch areas. The main road
40 entering the proposed subdivision should be named to allow cross street
41 information for emergency services. Address numbering shall be sequential
42 and based on distance from entrance of street.
 - 43 • A fire hydrant shall be added to the entrance of Thunderbird in the planter
44 area to provide adequate fire flows to buildings 1 and 2.
 - 45 • The intention of Eagles Ridge Ranch to achieve a safe level of interior
46 sprinkling for all residences. A NFPA 13 R sprinkler system will be installed in
47 all units and interior common areas. A spate sprinkler riser room in each
48 building, sprinkler zone valves and flow detection for each residence
49 including garage, exterior dry sidewall sprinklers for covered deck areas and
50 fire sprinkler monitoring (fire alarm) system for each building. Fire

1 Department Connections for each building will be required along with
2 horn/strobe and Knox type locking FDC connection plug for each building.
3 Buildings 7, 8 and 9 may allow NFPA 13D fire sprinkler system installed in
4 each building. Fire alarm pull stations may or may not be required at time of
5 final building plans submittal.
6

- 7 • Because of the density and the number of units proposed in the project
8 would be high in sprinkler system. The condos would need to have a
9 sprinkler system, but the townhomes would not. There are 18 townhomes
10 that are close together and built next to each other which mean if there was
11 a fire in one unit there would be a fire in another unit. The sprinkler system
12 is designed to contain the fire in one unit and not spreading. Giving the fire
13 department enough time to respond and put the fire out. The applicant has
14 agreed to put sprinkler systems in each unit.
15
- 16 • Unit smoke and CO detectors will be required from the building code.
- 17 • Knox Box type key box will be required for each building to allow sprinkler
18 riser room access and any residence door access that is volunteered by
19 residence.
- 20 • Fire extinguisher may be required for buildings 1 and 2 based on final
21 occupancy type.
- 22 • All new fire hydrant installations shall meet Town of New Castle requirements
23 and all steamer connections will face roadway. Any vegetation located near
24 fire hydrants shall be planted to allow growth which will never obstruct a 3
25 foot radius around fire hydrant.
- 26 • Underground fire sprinkler system water supply shall be sized and installed to
27 NFPA 13. Underground system shall be inspected prior to backfill by CRFPD
28 Fire Marshal Office.
- 29 • Snow storage or any runoff will not be allowed to enter CRFPD property.
- 30 • Additional request/requirements may be added when final construction plans
31 are reviewed.
32

33 Chair Apostolik asked if there would be enough fire hydrants to support the project.

34
35 Marshall Moon said no additional hydrants would be needed because they will be
36 able to get within 150 feet of each fire hydrant and around each building. The fire
37 hydrants across the street at senior housing would be utilized as well.
38

39 Mr. Colombo said he is the owner and developer of the property, as well as the
40 owner and developer of Lakota Canyon Ranch.
41

42 Buildings 1 and 2 are condos with 2 stories 8 condos per building. On the second
43 level has an overhang which creates a covered parking.
44

45 Buildings 3, 4, 5 and 6 are the townhouses. The units will have either 1 or 2 car
46 garages. Each 2-bedroom unit will have 2 off street parking spaces and each 3
47 bedroom will have 4 off street parking. There will be no on street parking allowed.
48 In addition there are 20 off street parking for guests throughout the project.
49

1 The two CRFRD and Mountain Waste and Recycling have said they are comfortable
2 backing out of the project. There is plenty of room for delivery trucks to come in
3 and turn around, there should be no need to back up. Every resident will have their
4 own driveway.

5
6 Commissioner Bourquin asked if there would be any kind of protective berm
7 incorporated within the project since it is located on Castle Valley Boulevard.

8
9 Mr. Colombo said there would be trees and plants all along the boulevard and
10 throughout the project.

11
12 Commissioner Johannsson asked if the roofs of the building will be flat or were they
13 changed to be pitched.

14
15 Mr. Colombo said they had been changed to be a pitched roof.

16
17 Mr. Colombo said each apartment will be 1300 square feet, town houses will be
18 1700-1800 square feet (2-3 bedrooms) and the duplexes will be 840 square foot
19 starter or family homes.

20
21 Chair Apostolik noted that about a year earlier Mr. Columbo had presented the
22 project and it had included some mixed-use. He asked why it had changed.

23
24 Mr. Colombo said he had heard that the commission and council did not want
25 commercial outside of the downtown. It was not practical because Lakota was not a
26 good location for commercial and was not likely to attract any businesses interested
27 in the project.

28
29 Mr. Colombo said he had agreed to put alarmed sprinkler systems throughout the
30 entire project and they would be independent systems for each building.

31
32 Mr. Colombo said there were two major questions against the project: density and
33 roads. With regard to the density issue, the senior housing had 2.8 acres, which
34 should have been 36 units since the municipal code allows 12 units per acre.
35 However, senior housing put in 50 units which was a much high density at 17.4
36 units per acre. He noted that his project had 15.34 units per acre, which was far
37 lower density than the senior housing.

38
39 Chair Apostolik said **Mr. Colombo's proposal** was a different type of use than senior
40 housing.

41
42 Mr. Colombo said density could move around in a PUD. There were 345 units
43 allowed in a mixed use zone district, and currently there were only 175 units built.

44
45 Commissioner Bourquin noted that there was not very much open space on the
46 project for families with kids to go play.

47
48 **Mr. Colombo said after meeting with staff the "T" was put in for** a turnaround at the
49 end of Eagles Ridge Road.

50

1 Commissioner Sass asked how wide the public access road was.
2
3 Mr. Colombo said the road would be 24 feet wide. However, there will be a curb and
4 sidewalk next to it.
5
6 Attorney McConaughy asked who would be maintaining the roadways.
7
8 Mr. Colombo said Lakota Canyon Ranch HOA or a subcontractor. Nevertheless,
9 there will be additional services needed for the property.
10
11 Chair Apostolik questioned the proposed **snow storage at the "T" since the "T"**
12 needed to be left open. He asked where an alternative snow storage location would
13 be.
14
15 Public Works Director John Wenzel said the snow storage was a big concern, and
16 asked for a 5 foot sidewalk at the end of the streets and a 5 foot green belt to be
17 built. A green belt is the ideal snow storage from a maintenance and operation
18 standpoint. Doing that would allow the snow to be pushed off the roadway and
19 sidewalk and stored in the green belt.
20 Lakota Canyon Ranch HOA Design Review Committee (DRC) member and Lakota
21 resident Bob Dubois said the DRC liked all the design elements Mr. Colombo
22 presented to the committee and felt they would fit in nicely with Lakota Canyon
23 Ranch.
24
25 Lakota Canyon Ranch HOA Design Review Committee (DRC) member and Lakota
26 resident Tim Hayes voiced concern about the traffic that there already is. Mr. Hayes
27 said he has observed the school bus stopped for a long time, backing traffic up
28 Castle Valley Boulevard in the morning and in the afternoon. With more families the
29 traffic will get even worse. There should be a place for the school bus to be able to
30 pull into for the children to get on and off the bus. This would allow the traffic to
31 continue to flow and be safer for the children.
32
33 Mr. Hayes asked if the shingles on the rooftops were going to be cedar.
34
35 Mr. Colombo said no, they were going to be asphalt shingles.
36
37 Mr. Hayes had a concern of lighting from the buildings.
38
39 Mr. Colombo said **he would be using "Dark Sky" fixtures. Dark Sky fixtures point**
40 downward and not outward. All the lighting, including street lights, porch lights and
41 landscaping lights will be dark sky lights.
42 Lakota Canyon Ranch HOA Design Review Committee (DRC) member and Castle
43 Ridge resident Roger Proffitt said the DRC is in full support of the design concept
44 only.
45
46 Motion: Chair Apostolik made a motion to close the public hearing on the
47 Preliminary PUD Development Plan and Preliminary Subdivision Plat for
48 **Eagle's Ridge Ranch** at 8:52 p.m. Commissioner Lucio seconded the motion
49 the motion passed unanimously.
50

1 Chair Apostolik asked Director Wenzel if the access road into senior housing and Mr.
2 **Colombo's property** should be expanded from the current 24 foot width to 36 feet
3 to meet the public demand.

4
5 Director Wenzel said yes to meet the specifications of the public works manual.

6
7 Chair Apostolik asked **if the road can't be widen, then can the road be turned over**
8 for maintenance in regarding the snow removal to Mr. Colombo and the agreement
9 with the HOA.

10
11 Attorney McConaughy said the road was already dedicated to the public, but the
12 **sidewalks on Mr. Colombo's property** that have not yet been built or dedicated
13 could be a condition that the snow storage from the sidewalks be the responsibility
14 of Mr. Colombo. The entire road itself is on the senior housing property.

15
16 Attorney McConaughy reviewed the resolutions with the commission.

17
18 Motion: Commissioner Chair Apostolik made a motion recommending
19 approval of Resolution PZ-2019-2, Recommending Conditionally Approval a
20 **Preliminary PUD Development Plan for Eagle's Ridge Ranch**, with the
21 following conditions to be added: Condition G to be changed as 35 units in
22 **density, add O to except half "T"'s turnaround areas at the ends of the**
23 private drives as shown add N to submit landscape plan to provide berming
24 and year round screening between Thunderbird Drive and Castle Valley
25 Boulevard, add P to comply with town engineer and town public works
26 reports, Commissioner Hazelton seconded the motion. The motion passed
27 on a roll call vote: Commissioner Johannsson: Yes; Commissioner Sass:
28 Yes; Commissioner Hazelton: Yes; Commissioner Lucio: Yes; Chair
29 Apostolik: Yes; Commissioner Bourquin: Yes.

30
31 Motion: Commissioner Chair Apostolik made a motion recommending
32 approval of Resolution PZ-2019-3, Recommending Conditionally Approving
33 **a Preliminary Subdivision Plat for Eagle's Ridge Ranch**, Commissioner Sass
34 seconded the motion. The motion passed on a roll call vote: Commissioner
35 Bourquin: Yes; Commissioner Lucio: Yes; Commissioner Sass: Yes;
36 Commissioner Hazelton: Yes; Commissioner Johannsson Yes; Chair
37 Apostolik: Yes.

38
39 Motion: Commissioner Chair Apostolik made a motion to continue the Final
40 **PUD Development Plan for Eagle's Ridge Ranch and Subdivision Plat for**
41 **Eagle's Ridge Ranch to May 8, 2019, Commissioner Johannsson seconded**
42 the motion and it passed unanimously.

43
44 Items for next Planning and Zoning Agenda

45 Town Administrator David Reynolds said once the edits were done on the
46 Downtown Plan he took the plan to council for their final input. The Downtown Plan
47 will come back to the commission as a public hearing on May 22, 2019.
48 Administrator Reynolds said that the zoning map would be coming to the
49 commission for updates.

50

1 Staff Reports

2 There were staff reports.

3

4 Commission Comments and Reports

5 There were no commission comments or reports.

6

7 Review Minutes from Previous Meeting

8 Motion: Commissioner Chair Apostolik made a motion to approve the
9 January 23, 2019 meeting minutes as corrected. Commissioner Sass
10 seconded the motion and it passed unanimously.

11

12 Motion: Chair Apostolik made a motion to adjourn the meeting.

13 Commissioner Johannsson seconded the motion and it passed

14 unanimously.

15

16 The meeting adjourned at 9:47p.m.

17

18

19 Respectfully Submitted,

20

21

22

23

24

25

26

Planning and Zoning Commission Chair
Chuck Apostolik

27 _____
Deputy Town Clerk Mindy Andis, CMC

28