# Planning Department (970) 984-2311

Fax: (970) 984-2716 Email: tnc@glenwood.net NEW CAST!

LAND DEVELOPMENT APPLICATION

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

Note: You are <u>required</u> to meet with the Town Planner to review a checklist of items applicable to your project <u>before</u> filing this application with the Town. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant:	0	
MALO DEVELOPMENT CON	1PAKY-LALOTA	,LLC
Address:	Phone:	1727
741 CASTLE VALLEY BU		e soprisine
Property Owner:		
MALO DEVELOPMENT CON	IPANY -LOKOTA	LLC
Address:	Phone:	
300 HORSEYDE DR.	FAX: SAME E-mail:	
Contact Person:	362	
JIM COLOMBO		
Address:	Phone:	
300 HORSESHOE DOZ. BASKO	FAX: SAME	
Property Location/Address:	31	
	JID. NEW CAST	E,00
Legal Description:		Acres:
SEE ATTACHED	#14-14	2.607
Existing Zone (e.g., Residential R-1, Commercial C-1):	Existing Land Use:	
M-Ü	RESIDENT	IAL
TYPE(S) OF LAND U	USE(S) REQUESTED	
Pre-Annexation Agreement	Conditional Use Permit or Sp	ogial Davian Usa Parmit
Annexation	Lot Line Adjustment or Disso	
Subdivision (including Minor and Major Subdivisions,	Site Specific Development Pla	n/Vested Rights
Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)	∐Variance □Zoning	
Amended Plat	Zoning Amendment	
☐ Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)	Re-zoning	
Applicant Signature 7/27/22 Date		



# AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and

documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

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

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

SO AGREED this 27 day of	JULY 20 22.
<u>JAMES COLOMBO</u> Applicant (Print Name)	Signature of Applicant
970 418-9222 Telephone Number	Mariling Address of Applicant
Email	Email Address of Applicant
Property Owner	Signature of Property Owner
SAME  Relationship of Owner to Applicant	Owner Mailing Address BASAUT, CO. 3162
Type of application:	MIHOR AMENDMENT
Property description: SEE	AHACHED



# **Summary Proposed Site/Project Revisions**

#### PHASE I

• Remains the same

#### PHASE II

- Reduction from 8 Townhouse to 7 Townhouses
- All Townhouses will be 3brm, 3.5 baths w/ 2-Car Garages
- Phase II Townhouses will be relocated approximately an additional 20 feet to the North towards Caste Valley Boulevard to provide for a 28% larger park area between Phase I and Phase II.

# PHASE III

- Reduced from 14 Condominiums to 7 Townhouses
- All Townhouses will be at least 3brms, 3.5 baths w/2-Car Garages
- Thunderbird Road will be eliminated altogether. Access will be off Little Bear which will be relocated to the north approximately 20 feet.
- All parking along Castle Valley Boulevard will be eliminated. This area will become a landscaped park area with a berm along Castle Valley Blvd.

#### **INFRASTRUCTURE**

- Road widening and Roundabout will remain the same.
- Sidewalks will remain the same with slight alignment adjustments to allow for an additional 5 guest parking spaces.
- Waterline already installed will remain where they are.
- Sewer lines already installed will remain where they are.

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#### **PARKING**

- 2 parking spaces are required for each of the 22 Townhouses = 44 required spaces.
- Each Townhouse in Phase II and Phase II will have 4 parking spaces.
- There will be 5 additional parking spaces along the roadway on ERR property.
- The total required parking spaces for the revised Phase I, Phase II and Phase III is 44 spaces.
- The revised site plan will provide 83 parking spaces.

# **SNOW STORAGE**

• Snow Storage will be significantly enlarged with much larger park areas between Phase I and Phase II as well as the new park area along Castle Valley Boulevard.

# INTERNAL PATHWAY

• The Internal Pathway will remain but slightly adjusted due to the new building's locations.

#### TOTAL OPEN SPACE

• Total Open Space will be increased from 23.7% to 31.6%

# NON-PERMIABLE ROAD SURFACES

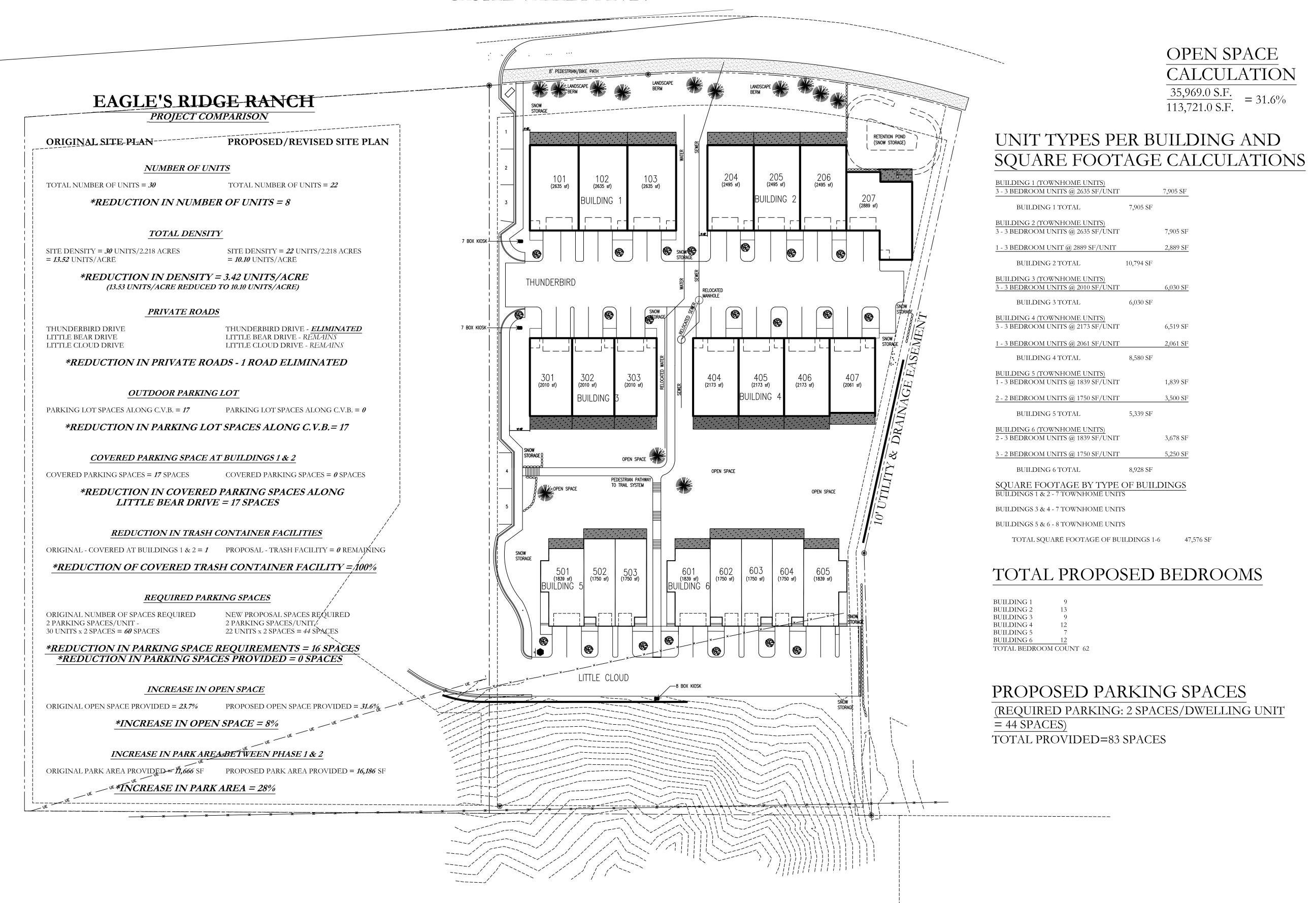
• Non-Permeable Road Surfaces will be reduced by approximately 33%

# TOTAL NUMBER OF RESIDENTIAL UNITS

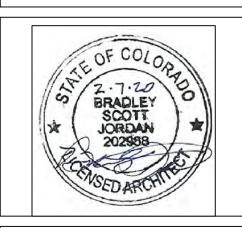
- The total number of residential units for the entire project, including Phase I, Phase II and Phase III will be reduced from 30 units to 22 units. This represents a reduction of 8 units which is a 26.7% reduction in density.
- The number of units per acre is significantly reduced from 13.52/ units per acre to 10.0/units per acre.

# Proposed Site Plan

# CASTLE VALLEY BLVD.



COLOMBO INTERNATIONAL JNC.



EAGLE'S RIDGE LAKOTA CANYON RANCH

PHASE 7, LOT 2B NEW CASTLE, COLORADO

REVISIONS

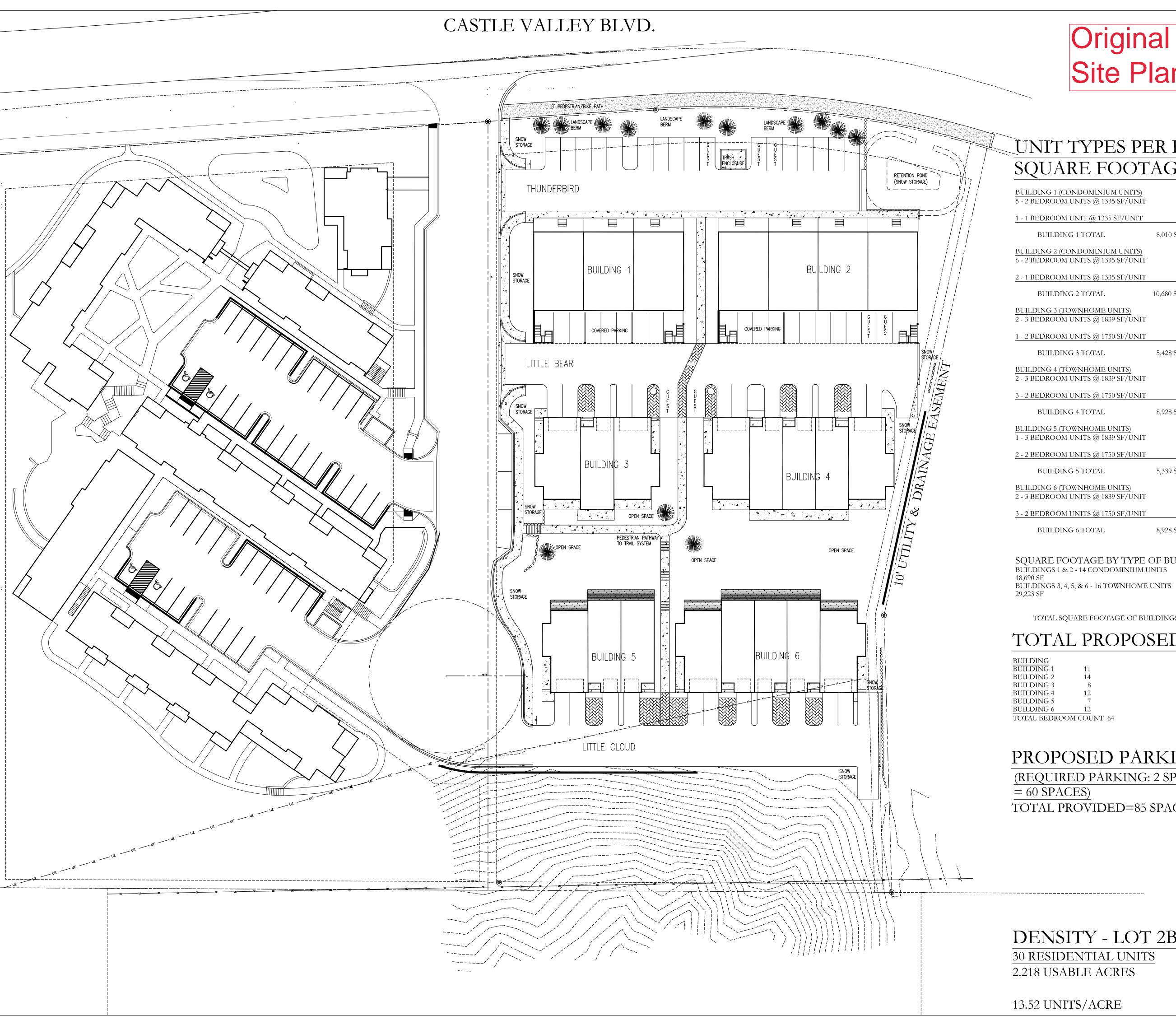
All designs, ideas, arrangements and plans indecated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to commencement of work.

PROJECT NO. 2018-22 DRAWN BY CHECKED BY

ISSUE DATE

SHEET TITLE SITE PLAN REVISION - R1 09-06-22

06-07-22





OPEN SPACE Site Plan CALCULATION

 $\frac{27,001.9 \text{ S.F.}}{113,721.0 \text{ S.F.}} = 23.7\%$ 

# UNIT TYPES PER BUILDING AND SQUARE FOOTAGE CALCULATIONS

BUILDING 1 (CONDOMINIUM UNITS)		
5 - 2 BEDROOM UNITS @ 1335 SF/UNIT		6,675 SF
1 - 1 BEDROOM UNIT @ 1335 SF/UNIT		1,335 SF
BUILDING 1 TOTAL	8,010 SF	
BUILDING 2 (CONDOMINIUM UNITS)		
6 - 2 BEDROOM UNITS @ 1335 SF/UNIT		8,010 SF
2 - 1 BEDROOM UNITS @ 1335 SF/UNIT		2,670 SF
BUILDING 2 TOTAL	10,680 SF	
BUILDING 3 (TOWNHOME UNITS)		
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT		3,678 SF
1 - 2 BEDROOM UNITS @ 1750 SF/UNIT		1,750 SF
BUILDING 3 TOTAL	5,428 SF	
BUILDING 4 (TOWNHOME UNITS)		
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT		3,678 SF
3 - 2 BEDROOM UNITS @ 1750 SF/UNIT		5,250 SF
BUILDING 4 TOTAL	8,928 SF	
BUILDING 5 (TOWNHOME UNITS)		
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)		
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	

SQUARE FOOTAGE BY TYPE OF BUILDINGS BUILDINGS 1 & 2 - 14 CONDOMINIUM UNITS

TOTAL SQUARE FOOTAGE OF BUILDINGS 1-6 47,313 SF

# TOTAL PROPOSED BEDROOMS

TOTAL BEDROOM COUNT 64

# PROPOSED PARKING SPACES

(REQUIRED PARKING: 2 SPACES/DWELLING UNIT = 60 SPACESTOTAL PROVIDED=85 SPACES

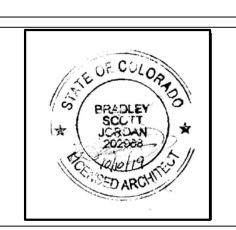


DENSITY - LOT 2B

30 RESIDENTIAL UNITS 2.218 USABLE ACRES

13.52 UNITS/ACRE

NORTH Site Plan 1"=30'-0"



EAGLE'S RIDGE LAKOTA CANYON RANCH

PHASE 7, LOT 2B NEW CASTLE, COLORADO

REVISIONS

PROJECT NO. DRAWN BY CHECKED BY

ISSUE DATE 10/10/19 PERMIT SHEET TITLE

SITE PLAN

SP2.0

218101400231

1.) DATE OF SURVEY WAS AUGUST 2022.

2.) BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S89°40'33"E BETWEEN THE CENTER 1/4 OF SAID SECTION 32 AND THE EAST 1/4 CORNER OF SAID SECTION 32, BOTH BEING MARKED WITH 3" GARFIELD COUNTY SURVEYOR BRASS CAPS ON 2" PIPE STAMPED FOR SAID CORNERS AS SHOWN HEREON.

3.) THIS PLAT IS BASED ON:

- EAGLES RIDGE RANCH AT LAKOTA CANYON RANCH RECORDED NOVEMBER 19, 2021 AS
- RESEARCH FOR RIGHTS-OF-WAY AND EASEMENTS OF RECORD ARE BASED ON TITLE COMPANY OF THE ROCKIES COMMITMENT NUMBER 0603593-C, EFFECTIVE DATE OCTOBER 21, 2021
- MONUMENTS FOUND IN PLACE AS INDICATED HEREON.

4.) ALL DIMENSIONS SHOWN HEREON ARE RECORD AND AS-MEASURED UNLESS OTHERWISE INDICATED.

5.) ALL FOUND OR SET MONUMENTS ARE FLUSH WITH GROUND EXCEPT AS NOTED HEREON.

6.) 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

7.) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# *SURVEYOR'S CERTIFICATE*

I MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE AMENDED FINAL PLAT OF EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT ACCURATELY REPRESENTS A SURVEY, PERFORMED BY ME OR UNDER MY SUPERVISION, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONFORMS WITH THE CURRENT "STANDARDS FOR LAND SURVEYS" OF THE COLORADO AES BOARD OF LICENSURE, AS WELL AS WITH RELATED SURVEY REQUIREMENTS OF CURRENT VERSIONS OF THE COLORADO REVISED STATUTES AND THE COUNTY OF GARFIELD REGULATIONS, THIS CERTIFICATE IS NOT INTENDED TO BE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE OF ANY MATTERS EXCEPT THOSE STATED IN THE PRECEDING SENTENCE AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF THE AMENDED FINAL PLAT OF EAGLE'S RIDGE RANCH AT LAKOTA CANYON RANCH AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL	ΙN	WITNESS	WHEREOF .	I HAVE	SET MY	HAND	AND SEA	L
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MICHAEL J. LANGHORNE, P.L.S. #36572



# Amended 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

# *'ITLE CERTIFICATE*

. AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY I

TITLE COMPANY OF THE ROCKIES COMMITMENT NUMBER 0603593-C. EFFECTIVE DATE OCTOBER 21, 2021 SCHEDULE B. PART II EXCEPTIONS:

- RIGHTS OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AND A RIGHT OF WAY FOR DITCHES OR CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES PATENT RECORDED OCTOBER 24, 1895 IN BOOK 12 AT PAGE 384 AS RECEPTION NO. 18783
- EASEMENT AND RIGHT OF WAY FOR THE PRENDERGRAST DITCH BY AND RIGHTS-OF-WAYS FOR DITCH LATERALS AS CONTAINED IN WARRANTY DEED RECORDED JANUARY 29, 1915 IN BOOK 29 AT PAGE 559 AS
- EASEMENT AND RIGHT OF WAY FOR THE PRENDERGRAST ENLARGEMENT AND EXTENSION OF THE SPION-KOP DITCHES AS CONTAINED IN OUIT CLAIM DEED RECORDED MAY 27, 1926 IN BOOK 133 AT PAGE

10. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RIGHT OF WAY

- GRANTED TO MOUNTAIN STATE TELEPHONE AND TELEGRAPH CO. RECORDED MARCH 22, 1934 IN BOOK 174 11. MATTERS RELATED TO THE MINERAL ESTATES AS CONTAINED IN DEED RECORDED APRIL 4, 1960 IN BOOK
- 325 AT PAGE 82 AS RECEPTION NO. 208938, AND ANY AND ALL ASSIGNMENTS OF RECORD, OR OTHERWISE 12. MATTERS RELATED TO THE MINERAL ESTATES AS CONTAINED IN DEED RECORDED AUGUST 15, 1986 IN
- BOOK 693 AT PAGE 460 AS RECEPTION NO. 373515, AND ANY AND ALL ASSIGNMENTS OF RECORD, OR OTHERWISE, THEREOF, OR INTERESTS THEREIN 13. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW
- 14. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE RESOLUTION TC 99-8. RECORDED JUNE 16. 1999 IN BOOK 1135 AT PAGE 484 AS RECEPTION NO

CASTLE RESOLUTION TC 99-7. RECORDED JUNE 16, 1999 IN BOOK 481 AS RECEPTION NO. 547370.

- 15. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW
- 16. TERMS. AGREEMENTS. PROVISIONS. CONDITIONS AND OBLIGATIONS AS CONTAINED IN ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 520 AS RECEPTION NO. 547373. AMENDMENT RECORDED MAY 2, 2005 IN BOOK 1683 AT PAGE 556 AS RECEPTION NO. 673289
- 17. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE RESOLUTION NO. 99-10, RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 548 AS RECEPTION NO.
- 18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE RESOLUTION NO. 2002-8, RECORDED JULY 1, 2002 IN BOOK 1366 AT PAGE 336 AS RECEPTION NO.
- 19. EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF EAGLES RIDGE RANCH SUBDIVISION EXCLUSION/EXEMPTION PLAT, RECORDED JULY 17, 2002 AS RECEPTION NO. 607173.
- 20. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE, COLORADO ORDINANCE NO. 2002-17, RECORDED JANUARY 8, 2002-17 IN BOOK 1424 AT PAGE 933
- 21. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE, COLORADO ORDINANCE NO. 2002-18, RECORDED JANUARY 8, 2003 IN BOOK 1424 AT PAGE 970 AS
- 22. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN WATER STORAGE TANK AGREEMENT, RECORDED JANUARY 8, 2003 IN BOOK 1425 AT PAGE 238 AS RECEPTION NO. 618303.
- 23. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE, COLORADO ORDINANCE NO. 2003-2, RECORDED JULY 18, 2003 IN BOOK 1494 AT PAGE 621 AS
- 24. EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE AMENDED AND RESTATED SUBDIVISION EXCLUSION/EXEMPTION MAP OF LAKOTA CANYON RANCH (FORMERLY EAGLES RIDGE RANCH) RECORDED JULY 18, 2003 AS RECEPTION NO. 632118, AND ON THE SECONDED AMENDED AND RESTATED SUBDIVISION EXCLUSION/EXTENSION MAP OF LAKOTA CANYON RANCH (FORMERLY EAGLES RIDGE RANCH) RECORDED OCTOBER 19, 2006 AS RECEPTION NO. 709280; AND THE FINAL PLAT LAKOTA CANYON RANCH, PHASE 7, RECORDED FEBRUARY 26, 2009 AS RECEPTION NO. 763774, AND THE AMENDED FINAL PLAT, LOT 2, LAKOTA CANYON RANCH PHASE 7, RECORDED JULY 20, 2010 AS RECEPTION NO. 789213.
- 25. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN BYLAWS OF LAKOTA CANYON RANCH MASTER ASSOCIATION, INC., RECORDED DECEMBER 11, 2003 IN BOOK 1545 AT PAGE 939
- 26. RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN FIRST AMENDED AND RESTATED MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKOTA CANYON RANCH, RECORDED OCTOBER 19, 2004 IN BOOK 1632 AT PAGE 9 AS RECEPTION NO. 661954: FIRST SUPPLEMENT TO FIRST AMENDED AND RESTATED MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKOTA CANYON RANCH, RECORDED DECEMBER 23, 2004 IN BOOK 1650 AT PAGE 645 AS RECEPTION NO. 665845; SECOND SUPPLEMENT RECORDED AUGUST 10, 2005 IN BOOK 1715 AT PAGE 459 AS RECEPTION NO. 679902; AMENDMENT TO THE FIRST AND SECTION SUPPLEMENTS RECORDED FEBRUARY 8, 2006 IN BOOK 1770 AT PAGE 826 AS RECEPTION NO. 691983; THIRD SUPPLEMENT RECORDED OCTOBER 19, 2006 IN BOOK 1854 AT PAGE 684 AS RECEPTION NO. 709285; AMENDMENT TO THE THIRD SUPPLEMENT RECORDED DECEMBER 28, 2007 AS RECEPTION NO. 740134; FOURTH SUPPLEMENT RECORDED FEBRUARY 4, 2008 AS RECEPTION NO. 742261.
- 27. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE, COLORADO ORDINANCE NO. 2009-1, RECORDED FEBRUARY 26, 2009 AS RECEPTION NO. 763773.
- 28. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TOWN OF NEW CASTLE, COLORADO ORDINANCE NO. 2009-2, RECORDED FEBRUARY 26, 2009 AS RECEPTION NO. 763776.
- 29. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LAKOTA CANYON HOA LOT MAINTENANCE POLICY RECORDED SEPTEMBER 12, 2018 AS RECEPTION NO. 911620.

DATED THIS DAY OF	, A.D. 202
TITLE COMPANY:	
AGENT	_

1. EAGLES RIDGE RANCH AT LAKOTA CANYON RANCH, IS SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF NEW CASTLE ORDINANCE NO. 2019-4 (THE "APPROVAL ORDINANCE") RECORDED AND THE SUBDIVISION AND PUD DEVELOPMENT AGREEMENT FOR EAGLES RIDGE RANCH AT LAKOTA , 2019, AS RECEPTION NO.\_ THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AS SAID AGREEMENT MAY BE AMENDED FROM TIME TO

ERR DECLARATION, WHICH MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME, ESTABLISH AND DEFINE THE

3. ALL OF THE PRIVATE STREETS THUNDERBIRD DRIVE AND LITTLE CLOUD DRIVE AND THE OPEN SPACE AREAS AS SHOWN ON THIS PLAT ARE HEREBY CONVEYED BY OWNER TO THE EAGLE'S RIDGE RANCH HOMEOWNERS ASSOCIATION TO BE HELD, MAINTAINED, AND MANAGED PURSUANT TOT THE ERR DECLARATION. THE PRIVATE STREET AND OPEN SPACE AREAS CREATED HEREBY SHALL BE GENERAL COMMON ELEMENT

5. ALL DEVELOPMENT WITHIN EAGLES RIDGE RANCH AT LAKOTA CANYON RANCH SHALL COMPLY WITH THE REQUIREMENTS OF THE WILDFIRE HAZARD MITIGATION AND RESPONSE PLAN ATTACHED TO AND INCORPORATED INTO THE MASTER DECLARATION, COPIES OF WHICH ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE NEW CASTLE

6. THIS PLAT CREATES SEPARATE PARCELS FOR 6 SEPARATE BUILDING ENVELOPES OR "BLOCKS" AS SHOWN. NO INDIVIDUAL UNIT WITHIN ANY BLOCK MAY BE SEPARATELY SOLD, ENCUMBERED OR CONVEYED UNTIL AND UNLESS AN AMENDED PLAT DEPICTING THE BOUNDARIES OF SUCH UNIT IS APPROVED BY NEW CASTLE TOWN STAFF AND RECORDED

8. IF ANY UNDERGROUND UTILITIES WITHIN UTILITY EASEMENTS ARE EXCAVATED FOR REPAIR, REPLACEMENT OR MAINTENANCE, THE TOWN SHALL HAVE NO DUTY TO RESTORE, REPAIR OR REPLACE ANY LANDSCAPING, CONCRETE FLATWORK, OR OTHER IMPROVEMENTS THAT MAY BE DAMAGED OR DESTROYED, WHICH SHALL BE THE RESPONSIBILITY OF THE EAGLE'S RIDGE RANCH HOMEOWNERS ASSOCIATION FOR COMMON AREAS OR THE PROPERTY OWNER IF WITHIN A

9. THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST THE LOCATION OF BUILDING ENVELOPES 1, 2, 3, AND 4, AND THEREBY REMOVING THUNDERBIRD DRIVE.

# TOWN COUNCIL CERTIFICATE

WITH THE GARFIELD COUNTY CLERK AND RECORDER.

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS , A.D. 2022, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF NEW CASTLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN

MAYOR
WITNESS MY HAND AND THE SEAL OF THE TOWN OF NEW CASTI ATTEST:
TOWN CLERK

# PROPERTY DESCRIPTION

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:

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

COMMENCING AT SAID CENTER 1/4 CORNER; THENCE N89°41'47"W 17.07 FEET TO THE TRUE POINT OF BEGINNING;

(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

ALSO KNOWN AS: 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. COUNTY OF GARFIELD, STATE OF COLORADO

# CERTIFICATE OF OWNERSHIP, SUBDIVISION AND DEDICATION

A. OWNERSHIP. MALO DEVELOPMENT COMPANY-LAKOTA LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY DESCRIBED ON THIS PLAT (THE "PROPERTY").

B. SUBDIVISION. OWNER HAS CAUSED THE PROPERTY TO BE LAID OUT, SURVEYED AND PLATTED AS ILLUSTRATED ON THIS AMENDED FINAL PLAT OF EAGLES RIDGE AT LAKOTA CANYON RANCH (THE "PLAT"), AND TO BE SUBJECTED TO THE DEDICATIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN OR DESCRIBED HEREON

C. DEDICATIONS AND EASEMENTS. OWNER HEREBY MAKES THE FOLLOWING DEDICATIONS AND EASEMENTS:

RESPONSIBILITY OF THE EAGLE'S RIDGE RANCH HOMEOWNERS ASSOCIATION, NOT THE TOWN OF NEW CASTLE. AN ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS THUNDERBIRD DRIVE, LITTLE BEAR DRIVE AND LITTLE CLOUD DRIVE FOR PUBLIC AND EMERGENCY PURPOSES

WITHIN A BUILDING FOOTPRINT OR IMPROVED PATIO AREA FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF UNDERGROUND UTILITIES AND APPURTENANCES THERETO INCLUDING. BUT NOT LIMITED TO. ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, WATER LINES, TELEPHONE LINE AND IRRIGATION WATER LINES.

3. PERPETUAL. NON-EXCLUSIVE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN UTILITY PROVIDERS AND THE EAGLE'S RIDGE RANCH HOMEOWNERS ASSOCIATION AND RESERVED TO THE OWNER. FOR THE INSTALLATION. OPERATION. MAINTENANCE. REPAIR AND REPLACEMENT OF DRAINAGE FACILITIES FOR THI MAINTENANCE TO THE DRAINAGE FACILITIES WITH THE COSTS TO THE TOWN BEING REIMBURSED BY THE EAGLES RIDGE RANCH HOMEOWNERS ASSOCIATION THE EAGLE'S RIDGE RANCH HOMEOWNERS ASSOCIATION NOT THE TOWN SHALL HAVE RESPONSIBILITY TO MAINTAIN ANY DRAINAGE EASEMENTS AND DRAINAGE FACILITIES

4. PERPETUAL, NON-EXCLUSIVE EASEMENTS UPON THE OPEN SPACE AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EAGLE'S RIDGE RANCH HOMEOWNERS ASSOCIATION AND RESERVED TO THE OWNER FOR THE PURPOSE OF PLACING, STORING AND REMOVING SNOW WHICH MAY BE PLOWED FROM THE STREETS WITHIN EAGLES

5. PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO AND FOR THE BENEFIT OF LAW ENFORCEMENT PERSONNEL, FIRE DEPARTMENTS AND OTHER EMERGENCY SERVICES PROVIDERS, FOR INGRESS, EGRESS AND ACCESS PURPOSES, OVER AND ACROSS ALL STREETS AND PRIVATE DRIVEWAYS WHICH MAY BE CONSTRUCTED, RECONSTRUCTED OR RELOCATED WITHIN THE PROPERTY.

6. PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO UTILITY PROVIDERS, INCLUDING OWNER, FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES, OVER, ACROSS AND UNDER (A) ALL STREETS AND PRIVATE DRIVEWAYS WHICH MAY BE CONSTRUCTED, RECONSTRUCTED OR RELOCATED WITHIN THE PROPERTY, (B) ALL EASEMENTS AS SHOWN HEREON AND (C) ANY PORTION OF THE PROPERTY WHICH MAY BE DESIGNATED BY OWNER PURSUANT TO THE RESERVATIONS AND RIGHTS PROVIDED FOR HEREIN OR IN THE DECLARATION.

# D. <u>RESERVATIONS.</u> OWNER HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS THE FOLLOWING:

1. THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF ANY WORK IN CONNECTION WITH ITS DEVELOPMENT OF THE PROPERTY AND THE RIGHT TO GRANT ADDITIONAL EASEMENTS AND, SUBJECT TO TOWN APPROVAL, TO RELOCATE AND/OR SUBSTITUTE EXISTING EASEMENTS WITH RESPECT TO THE PROPERTY IN ORDER TO COMPLETE THE DEVELOPMENT THEREOF. THIS RIGHT IS SUBJECT TO THE REQUIREMENT FOR TOWN APPROVAL OF A CONSTRUCTION PLAN AS PROVIDED IN ORDINANCE 2109-4, WHICH PLAN SHALL BE AVAILABLE AT NEW CASTLE TOWN HALL.

2. A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY AS MAY BE REQUIRED FOR GRADING AND THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE STRUCTURES, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS AND OTHER SIMILAR STRUCTURES.

<i>DATED</i> :	
ALO DEVELOPMENT COMPANY-LAKOTA, LLC	
00 HORSESHOE DRIVE	
ASALT, CO 81621	
TATE OF COLORADO )	
) SS.	
OUNTY OF GARFIELD )	
HE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF Y:	, 2022, ·
TITNESS MY HAND AND OFFICIAL SEAL.	
TY COMMISSION EXPIRES:	
OTARY PUBLIC	

# CLERK AND RECORDER'S CERTIFICATE

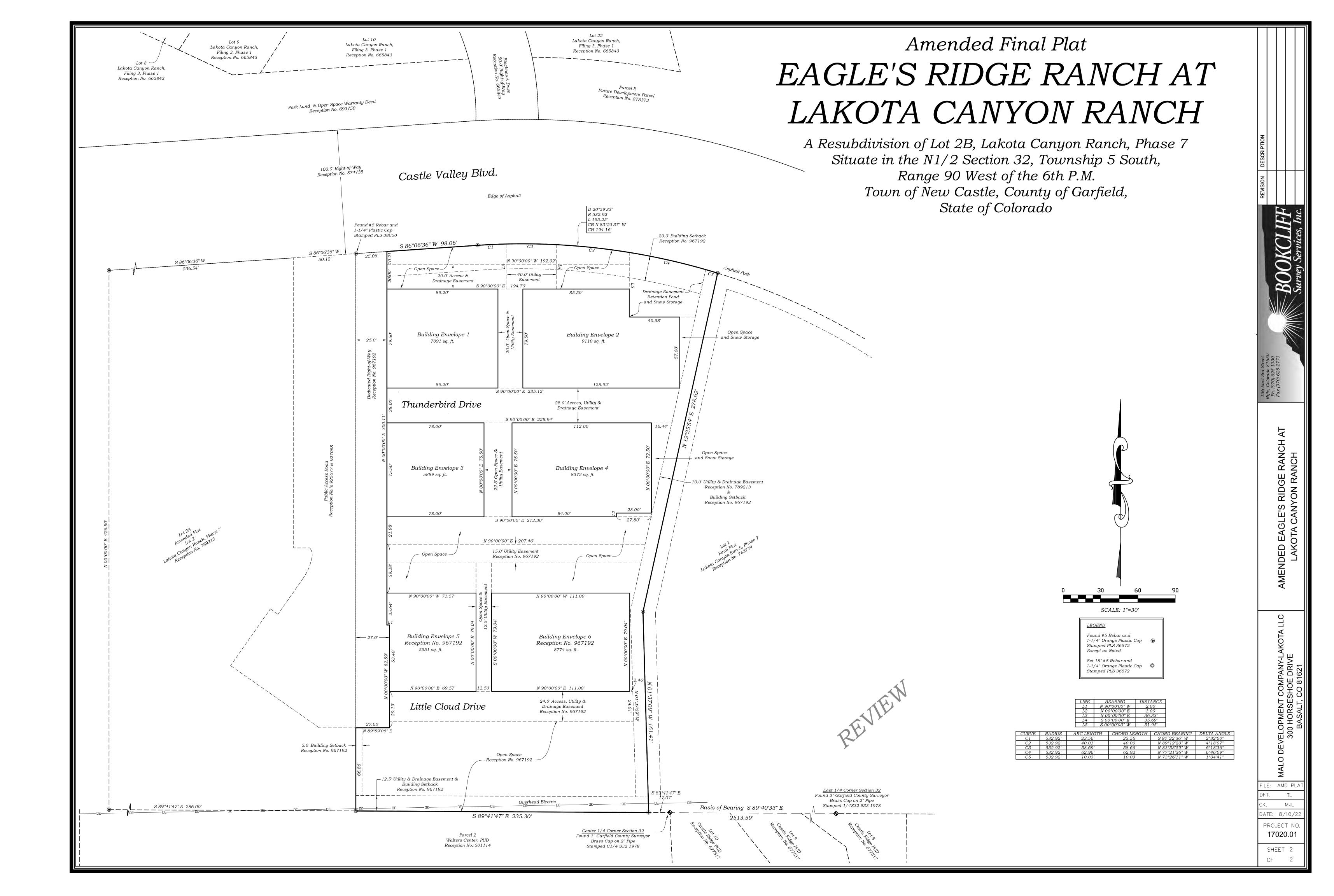
THIS PLAT WAS FILED	FOR RECORD IN	THE OFFICE OF	THE CLERK AND RECO	RDER OF GARFIELD COUNTY,
COLORADO, AT	O'CLOCK	_, ON THIS	DAY OF	A.D., 20, AND IS
DULY RECORDED AS	RECEPTION NO		_·	

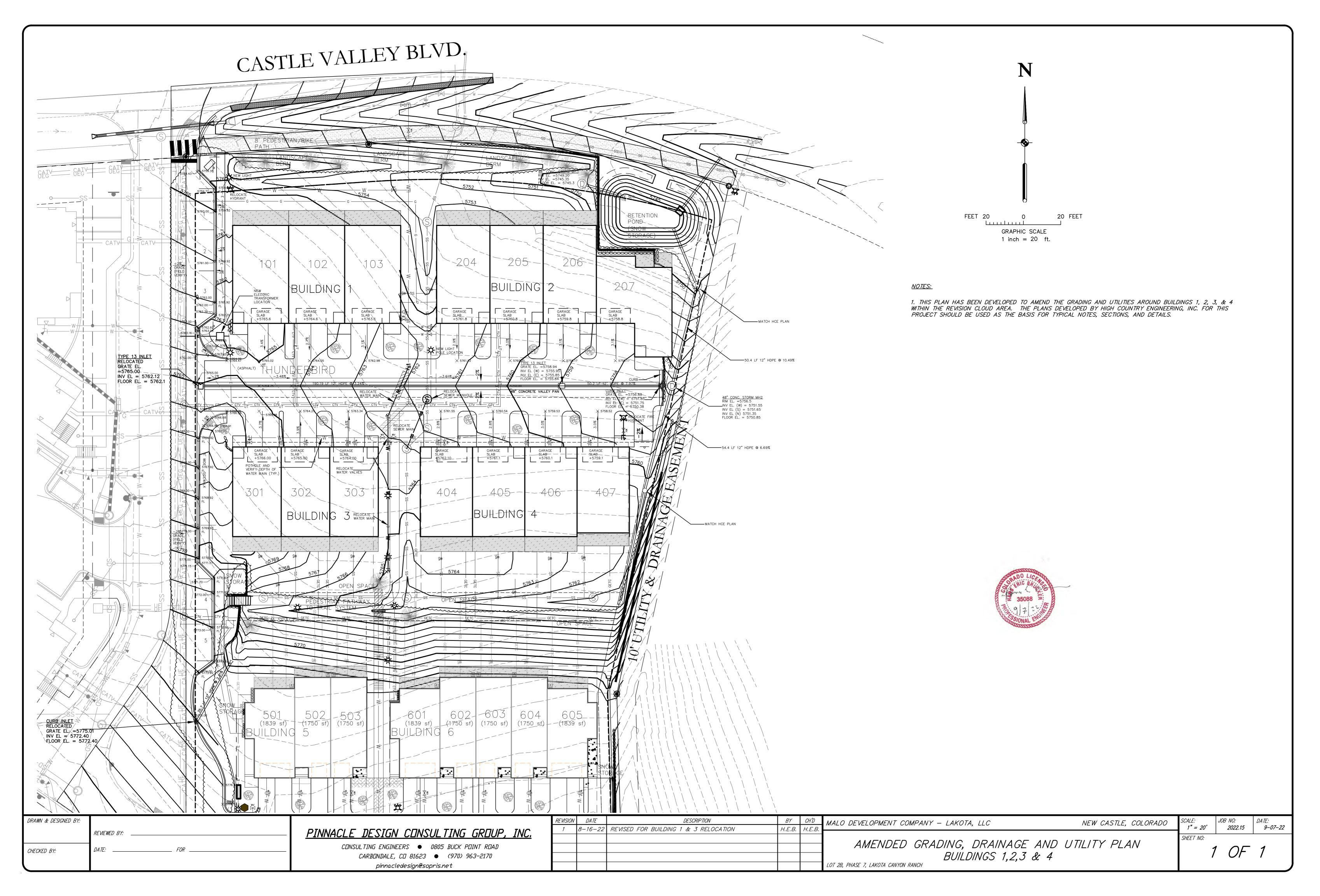
TEST:		
	CLERK AND RECORDER	_
DEPU	JTY	

MJL DATE: 8/10/2 PROJECT NO

ILE: AMD PL

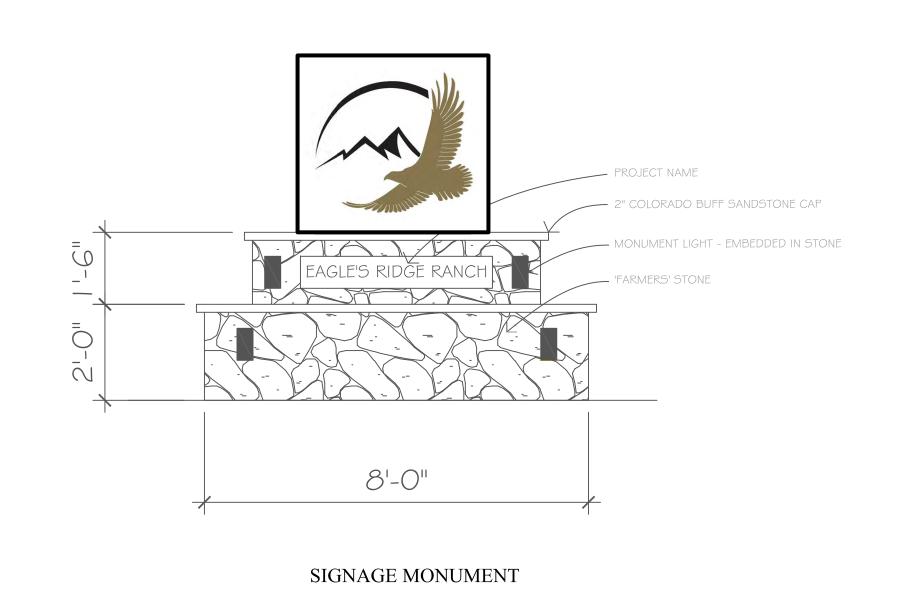
17020.01











1/2"=1'-0"

EAGLE'S RIDGE LAKOTA CANYON RANCH

PHASE 7, LOT 2B NEW CASTLE, COLORADO

REVISIONS

All designs, ideas, arrangements and plans indecated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to commencement of work.

PROJECT NO.

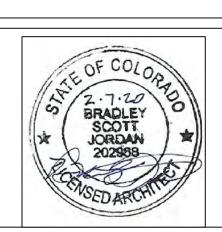
2018-22 DRAWN BY

CHECKED BY ISSUE DATE 05-19-22

SHEET TITLE LANDSCAPE PLAN 09-07-22

JORDAN ARCHITECTURE, INC
P.O. Box 10
Glenwood Springs, Colorado 816
Phone: 970.618.66
bradjordanarchitect@gmail.co
jordanarchitecure.co

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



EAGLE'S RIDGE AT LAKOTA CANYON RANCH

PHASE 7, LOT 2B NEW CASTLE, COLORADO

REVISIONS

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PROJECT NO.
2018-22
DRAWN BY
BSJ

CHECKED BY J.C. ISSUE DATE 07-27-22

SHEET TITLE LIGHTING & SIGNAGE PLAN 09-07-22

LS 1.0





# **Paul Smith**

From:

Jeff Simonson <JeffS@sgm-inc.com>

Sent:

Thursday, September 8, 2022 12:57 PM

To:

Paul Smith

Subject:

RE: ERR- PACKETS

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi Paul,

I still haven't seen anything other than the proposed site plan sent. Certainly a smaller number of units will equate to having more room to deal with issues. I am looking forward to seeing the revised grading, drainage and utility plans to see how things are going to change, particularly from an improvements perspective. Have we seen revised cost estimates?

Thanks!

Jefferey S. Simonson, PE, CFM Principal



118 W Sixth St, Suite 200 Glenwood Springs, CO 81601 970.384.9005 / 970.379.4691 cell

www.sgm-inc.com



From: Paul Smith <psmith@newcastlecolorado.org>

Sent: Thursday, September 8, 2022 11:33 AM To: Jeff Simonson < Jeff S@sgm-inc.com>

Subject: FW: ERR- PACKETS

Hi Jeff,

Did you have any comments for Colombo's changes? John had nothing.

Thanks, Paul

From: Jim Colombo < colombo@sopris.net >

Sent: Wednesday, September 7, 2022 10:45 PM

To: Paul Smith psmith@newcastlecolorado.org>; Dave Reynolds dreynolds@newcastlecolorado.org>

Cc: Haley Carmer (hcarmer@garfieldhecht.com) < hcarmer@garfieldhecht.com>; Lauren Prentice < lprentice@newcastlecolorado.org>; David H. McConaughy < dmcconaughy@garfieldhecht.com>

Subject: FW: ERR- PACKETS

#### **Paul Smith**

From:

John Wenzel

Sent:

Friday, August 19, 2022 10:03 AM

To:

Paul Smith; jeffs (jeffs@sgm-inc.com); Orrin.Moon@Crfr.us

Cc:

Haley Carmer (hcarmer@garfieldhecht.com)

Subject:

RE: ERR- Minor Amendment Application

Hi Paul,

From a Public Works standpoint, I don't see any problems with Jim's request.

Thank you

John

From: Paul Smith <psmith@newcastlecolorado.org>

Sent: Friday, August 19, 2022 8:57 AM

To: jeffs (jeffs@sgm-inc.com) <jeffs@sgm-inc.com>; John Wenzel <jwenzel@newcastlecolorado.org>;

Orrin.Moon@Crfr.us

Cc: Haley Carmer (hcarmer@garfieldhecht.com) <hcarmer@garfieldhecht.com>

Subject: FW: ERR- Minor Amendment Application

Hello,

Jim Colombo has applied for an amendment to his project on CVB. The original site plan is attached. It is a reduction of density from 30 units to 22 units. This is a one-off meeting with the Planning Commission. Please take a moment to review and provide feedback as you see fit. There is not much changed with utilities. Jeff, I do not have updated cost estimate yet. I am asking for responses by September 2<sup>nd</sup>.

Orrin, are the street names a problem? There already is a Little Bear Peak and a Red Cloud in New Castle.

Thank you,

Paul

From: Jim Colombo < colombo@sopris.net > Sent: Thursday, July 28, 2022 12:49 PM

To: Paul Smith psmith@newcastlecolorado.org>

Cc: Dave Reynolds < dreynolds@newcastlecolorado.org >; David H. McConaughy < dmcconaughy@garfieldhecht.com >

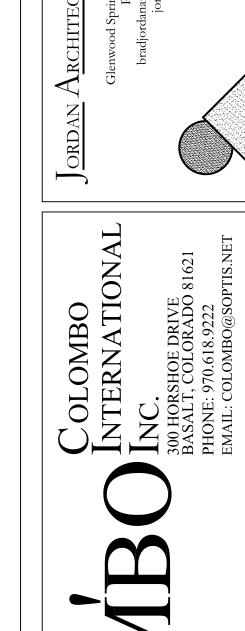
Subject: ERR- Minor Amendment Application

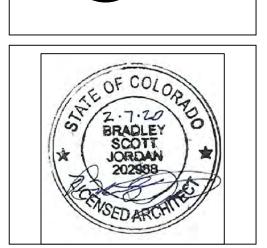
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

I have attached the following documents as our application for the ERR Minor Amendment: I will have checks for the fees and the deposit dropped off at Town Hall this afternoon before 5pm.

I will send the Civil Engineering Grading Plan of redline changes for utilities by separate email. It is a large file and might have to send by WeTransfer or Dropbox.





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

NEW CASTLE, COLORADO

REVISIONS

All designs, ideas, arrangements and plans indecated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to commencement of work.

PROJECT NO.
2018-22
DRAWN BY

DRAWN BY
BSJ
CHECKED BY
J.C.
ISSUE DATE

O6-28-22
SHEET TITLE

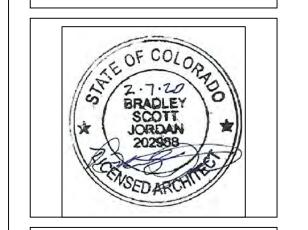
BUILDING 1 FIRST LEVEL FLOOR PLAN

A1.11

PLAN NORTH



COLOMBO
INTERNATIONA
JOHORSHOE DRIVE
BASALT, COLOMBO 81621
PHONE: 970.618.9222
EMAIL: COLOMBO@SOPTIS NET



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

NEW CASTLE, COLORADO

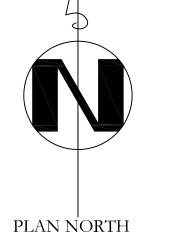
REVISIONS

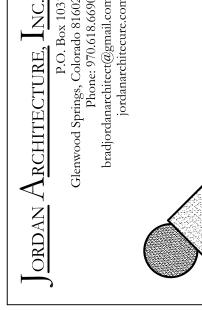
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PROJECT NO.
2018-22
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BSJ
CHECKED BY

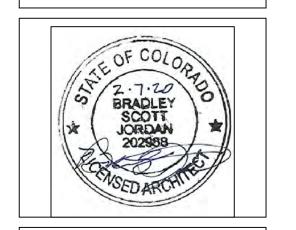
ISSUE DATE 06-30-22
SHEET TITLE

BUILDING 1 SECOND LEVEL FLOOR PLAN





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



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

REVISIONS

REVISIONS

04-21-20 BLDG. DEPT.

NEW CASTLE, COLORADO

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PROJECT NO.
2018-22
DRAWN BY
BSJ
CHECKED BY
J.C.

O6-30-22

SHEET TITLE

BUILDING 2

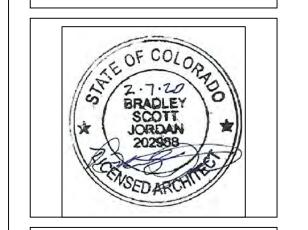
ISSUE DATE

SECOND LEVEL FLOOR PLAN

A1.22



COLOMBO
INTERNATIONA
JOHORSHOE DRIVE
BASALT, COLOMBO 81621
PHONE: 970.618.9222
EMAIL: COLOMBO@SOPTIS NET



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

NEW CASTLE, COLORADO

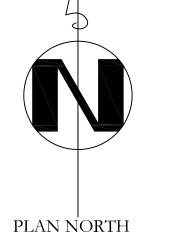
REVISIONS

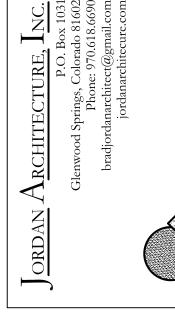
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2018-22
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BSJ
CHECKED BY

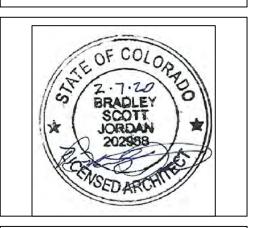
ISSUE DATE 06-30-22
SHEET TITLE

BUILDING 1 SECOND LEVEL FLOOR PLAN





COLOMBO
INTERNATIONAI
INC.
300 HORSHOE DRIVE
BASALT, COLORADO 81621
PHONE: 970.618.9222



EAGLE'S RIDGE

AT

LAKOTA CANYON

RANCH

PHASE 7, LOT 2B

NEW CASTLE, COLORADO

REVISIONS

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PROJECT NO.
2018-22
DRAWN BY
BSJ
CHECKED BY

BSJ
CHECKED BY
J.C.
ISSUE DATE
06-30-22

SHEET TITLE
BUILDING 3
FIRST LEVEL FLOOR PLAN

A1.31

BUILDING 3- FIRST LEVEL FLOOR PLAN

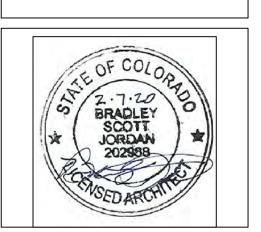
1/4" = 1'-0"

PLAN NORTH



Glenwood Sp. bradjordar

OLOMBO
INTERNATIONAL
OMBO
INC.
300 HORSHOE DRIVE
BASALT, COLORADO 81621
PHONE: 970.618.9222



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

REVISIONS

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PROJECT NO.
2018-22
DRAWN BY
BSJ
CHECKED BY

CHECKED BY J.C. ISSUE DATE 06-30-22

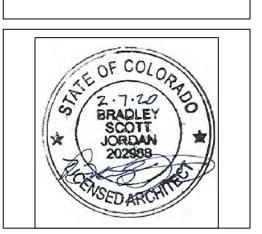
PLAN NORTH

SHEET TITLE
BUILDING 3
SECOND LEVEL FLOOR PLAN



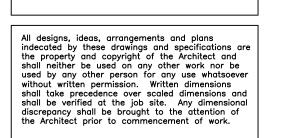
JORDAN ARCHITECTURE, IN
P.O. Box 11
Glenwood Springs, Colorado 810
Phone: 970.618.66
bradjordanarchitect@gmail.c

EOLOMBO
INTERNATIONA
INC.
300 HORSHOE DRIVE
BASALT, COLORADO 81621
BHONE: 970 618 9222



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

REVISIONS



PROJECT NO.
2018-22
DRAWN BY
BSJ
CHECKED BY
J.C.

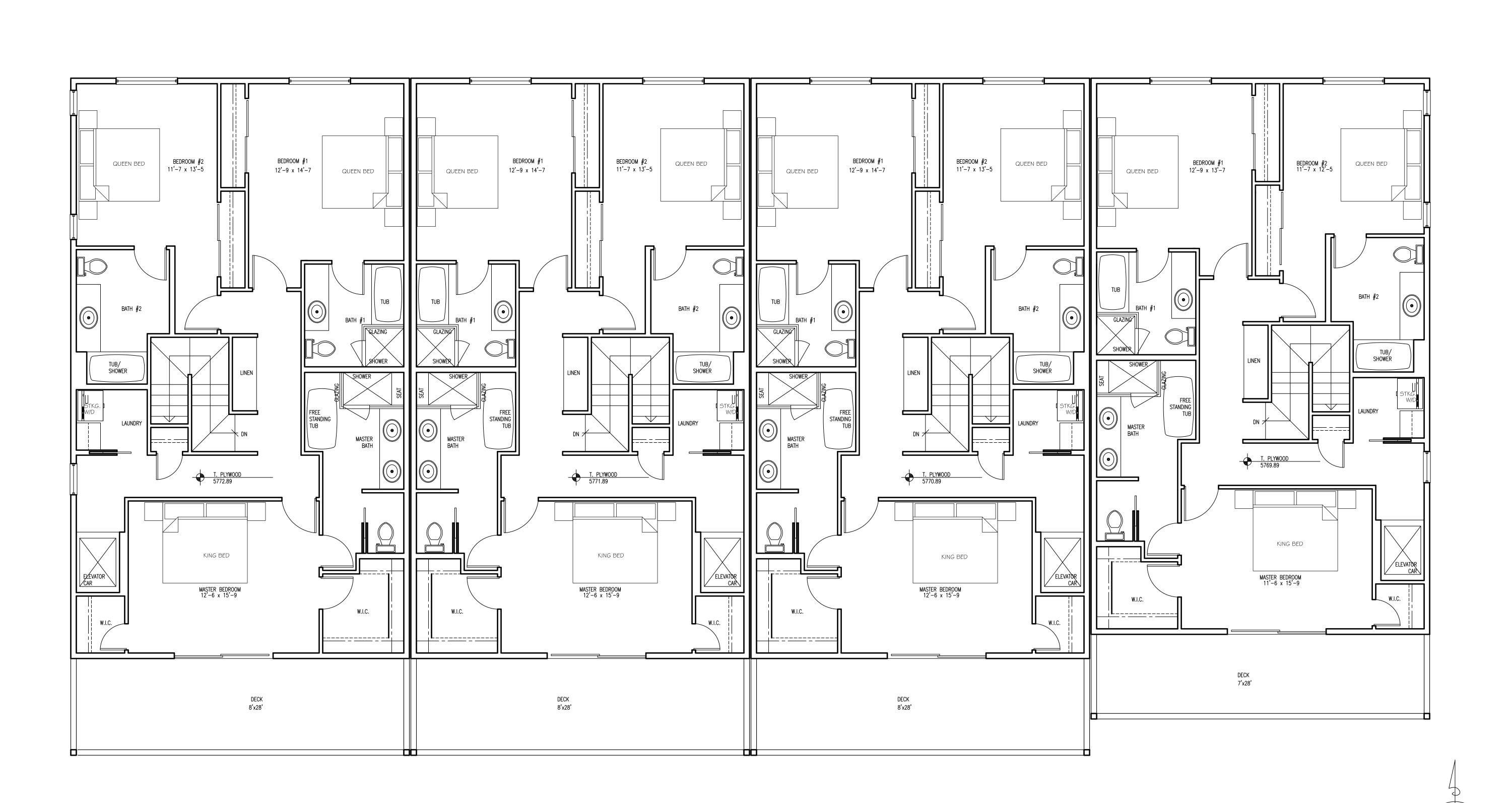
ISSUE DATE

PLAN NORTH

06-2022

SHEET TITLE

BUILDING 4
FIRST LEVEL FLOOR PLAN



JORDAN ARCHITECTURE, INC.

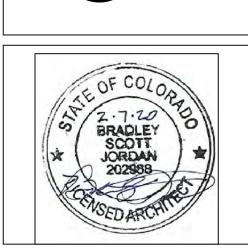
P.O. Box 1031

Glenwood Springs, Colorado 81602

Phone: 970.618.6690

bradjordanarchitect@gmail.com
jordanarchitecure.com

INTERNATIONA
INC.
300 HORSHOE DRIVE
BASALT, COLORADO 81621
PHONE: 970.618.9222



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

REVISIONS

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PROJECT NO.
2018-22
DRAWN BY
BSJ
CHECKED BY

ISSUE DATE 06-30-22
SHEET TITLE

PLAN NORTH

BUILDING 4 SECOND LEVEL FLOOR PLAN

# NOTICE OF PUBLIC HEARING Town of New Castle

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet: https://us02web.zoom.us/j/7096588400

If you prefer to telephone in: Please call: 1-346-248-7799 Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on.

<u>Date</u>: September 14<sup>th</sup>, 2022

<u>Time</u>: 7:00 PM

Place of hearing: New Castle Town Hall, 450 West Main Street, New Castle, CO

Public body

conducting hearing: Planning & Zoning Commission

**Brief description** 

of application: Minor PUD amendment application for Eagle's Ridge Ranch

PUD requesting a reduction from 30 residential units to 22

townhomes

<u>Legal description</u>: Building Envelopes 1 – 6; Open Space; and Thunderbird Drive,

Little Bear Drive and Little Cloud Drive Private Rights-Of-Way, Eagle's Ridge Ranch at Lakota Canyon Ranch, according to the final plat thereof recorded November 29, 2021, at Reception

No. 967192

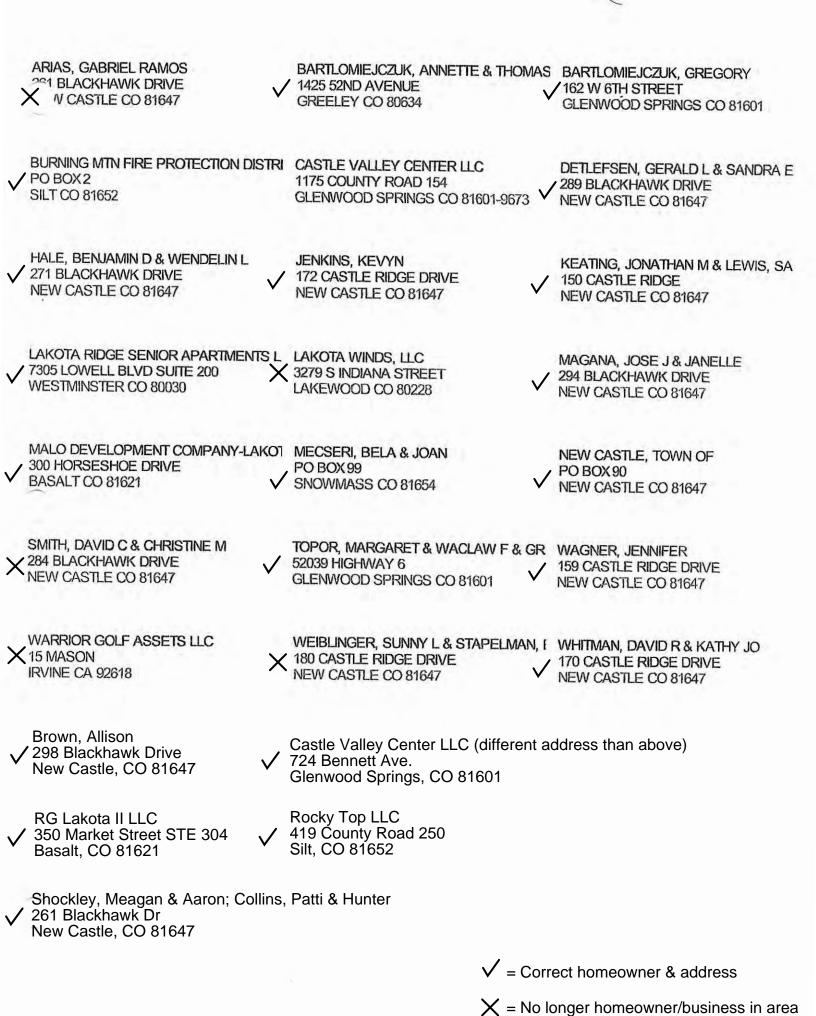
<u>Common address</u>: TBD (near intersection of Faas Ranch Rd. and Castle Valley

Blvd.)

<u>Applicant</u>: Malo Development Company – Lakota, LLC

<u>Landowner</u>: Malo Development Company – Lakota, LLC

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.



# AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

We, Malo Development Company – Lakota, LLC, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, we provided notice of a public hearing before the New Castle Planning Commission on September 14<sup>th</sup>, 2022, regarding a Minor Amendment Application to the Eagles Ridge Ranch PUD by doing the following:

- At least fifteen (15) days prior to such hearing, we sent a copy of the attached Notice of Public Hearing by certified mail to the owners of all property within two hundred fifty (250) feet of the subject property and to the Town of New Castle.
- If required by Chapter 16.10 of the New Castle Municipal Code, at least thirty
  (30) days prior to such hearing, we sent a copy of the attached Notice of
  Public Hearing by certified mail to the owners of mineral estates who have
  requested notification with respect to the subject property at the Garfield
  County Clerk and Recorder.
- 3. At least fifteen (15) days prior to such hearing, we posted notice of the hearing on the property on a sign approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.
- At least (15) days prior to such hearing, the attached Notice of Public Hearing was published on the **Town's website**.

Down	9		
Signature			
STATE OF COLORADO	) ) ss.		
COUNTY OF GARFIELD	5		
Subscribed and sworn to	before me this 8th	day of	September
Witness my hand and off	icial seal.		

STATE OF COLORADO

ary Public

My commission expires: