

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. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

<b>Applicant:</b> MALO DEVELOPMENT COMPANY - LAKOTA, LLC	
<b>Address:</b> 741 CASTLE VALLEY BLVD	<b>Phone:</b> <b>FAX:</b> 970 618-9222 <b>E-mail:</b> COLOMBO@SOPS.INE
<b>Property Owner:</b> MALO DEVELOPMENT COMPANY - LAKOTA, LLC	
<b>Address:</b> 300 HORSESHOE DR. BASALT, CO 81621	<b>Phone:</b> <b>FAX:</b> SAME <b>E-mail:</b>
<b>Contact Person:</b> JIM COLOMBO	
<b>Address:</b> 300 HORSESHOE DR. BASALT CO 81621	<b>Phone:</b> <b>FAX:</b> SAME <b>E-mail:</b>
<b>Property Location/Address:</b> 741 CASTLE VALLEY BLVD. NEW CASTLE, CO	
<b>Legal Description:</b> SEE ATTACHED	<b>Acres:</b> 2.607
<b>Existing Zone (e.g., Residential R-1, Commercial C-1):</b> M-U	<b>Existing Land Use:</b> RESIDENTIAL

**TYPE(S) OF LAND USE(S) REQUESTED**

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

	7/27/22
<b>Applicant Signature</b>	<b>Date</b>



# 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<sup>th</sup> day of July, 2022.

JAMES COLOMBO  
Applicant (Print Name)

[Signature]  
Signature of Applicant

970 418-9222  
Telephone Number

300 HORSESHOE DRIVE  
Mailing Address of Applicant

colombo@sopris.net  
Email

colombo@sopris.net  
Email Address of Applicant

MACO Development Company - LARSEN, LLC.  
Property Owner

[Signature]  
Signature of Property Owner

SAME  
Relationship of Owner to Applicant

300 HORSESHOE DRIVE  
Owner Mailing Address BASALT, CO. 81621

Type of application: ~~ADDED~~ MINOR AMENDMENT

Property description: SEE ATTACHED  
Revised 3/2021



## **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 Castle 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.

## PARKING

- 2 parking spaces are required for each of the 22 Townhouses = 44 required spaces.
- Each Townhouse in Phase I 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.

## EAGLE'S RIDGE RANCH PROJECT COMPARISON

ORIGINAL SITE PLAN PROPOSED/REVISED SITE PLAN

### NUMBER OF UNITS

TOTAL NUMBER OF UNITS = 30 TOTAL NUMBER OF UNITS = 22

**\*REDUCTION IN NUMBER OF UNITS = 8**

### TOTAL DENSITY

SITE DENSITY = 30 UNITS/2.218 ACRES SITE DENSITY = 22 UNITS/2.218 ACRES  
= 13.52 UNITS/ACRE = 10.10 UNITS/ACRE

**\*REDUCTION IN DENSITY = 3.42 UNITS/ACRE  
(13.52 UNITS/ACRE REDUCED TO 10.10 UNITS/ACRE)**

### PRIVATE ROADS

THUNDERBIRD DRIVE THUNDERBIRD DRIVE - **ELIMINATED**  
LITTLE BEAR DRIVE LITTLE BEAR DRIVE - REMAINS  
LITTLE CLOUD DRIVE LITTLE CLOUD DRIVE - REMAINS

**\*REDUCTION IN PRIVATE ROADS - 1 ROAD ELIMINATED**

### OUTDOOR PARKING LOT

PARKING LOT SPACES ALONG C.V.B. = 17 PARKING LOT SPACES ALONG C.V.B. = 0

**\*REDUCTION IN PARKING LOT SPACES ALONG C.V.B. = 17**

### COVERED PARKING SPACE AT BUILDINGS 1 & 2

COVERED PARKING SPACES = 17 SPACES COVERED PARKING SPACES = 0 SPACES

**\*REDUCTION IN COVERED PARKING SPACES ALONG  
LITTLE BEAR DRIVE = 17 SPACES**

### REDUCTION IN TRASH CONTAINER FACILITIES

ORIGINAL - COVERED AT BUILDINGS 1 & 2 = 1 PROPOSAL - TRASH FACILITY = 0 REMAINING

**\*REDUCTION OF COVERED TRASH CONTAINER FACILITY = 100%**

### REQUIRED PARKING SPACES

ORIGINAL NUMBER OF SPACES REQUIRED NEW PROPOSAL SPACES REQUIRED  
2 PARKING SPACES/UNIT 2 PARKING SPACES/UNIT  
30 UNITS x 2 SPACES = 60 SPACES 22 UNITS x 2 SPACES = 44 SPACES

**\*REDUCTION IN PARKING SPACE REQUIREMENTS = 16 SPACES**

**\*REDUCTION IN PARKING SPACES PROVIDED = 0 SPACES**

### INCREASE IN OPEN SPACE

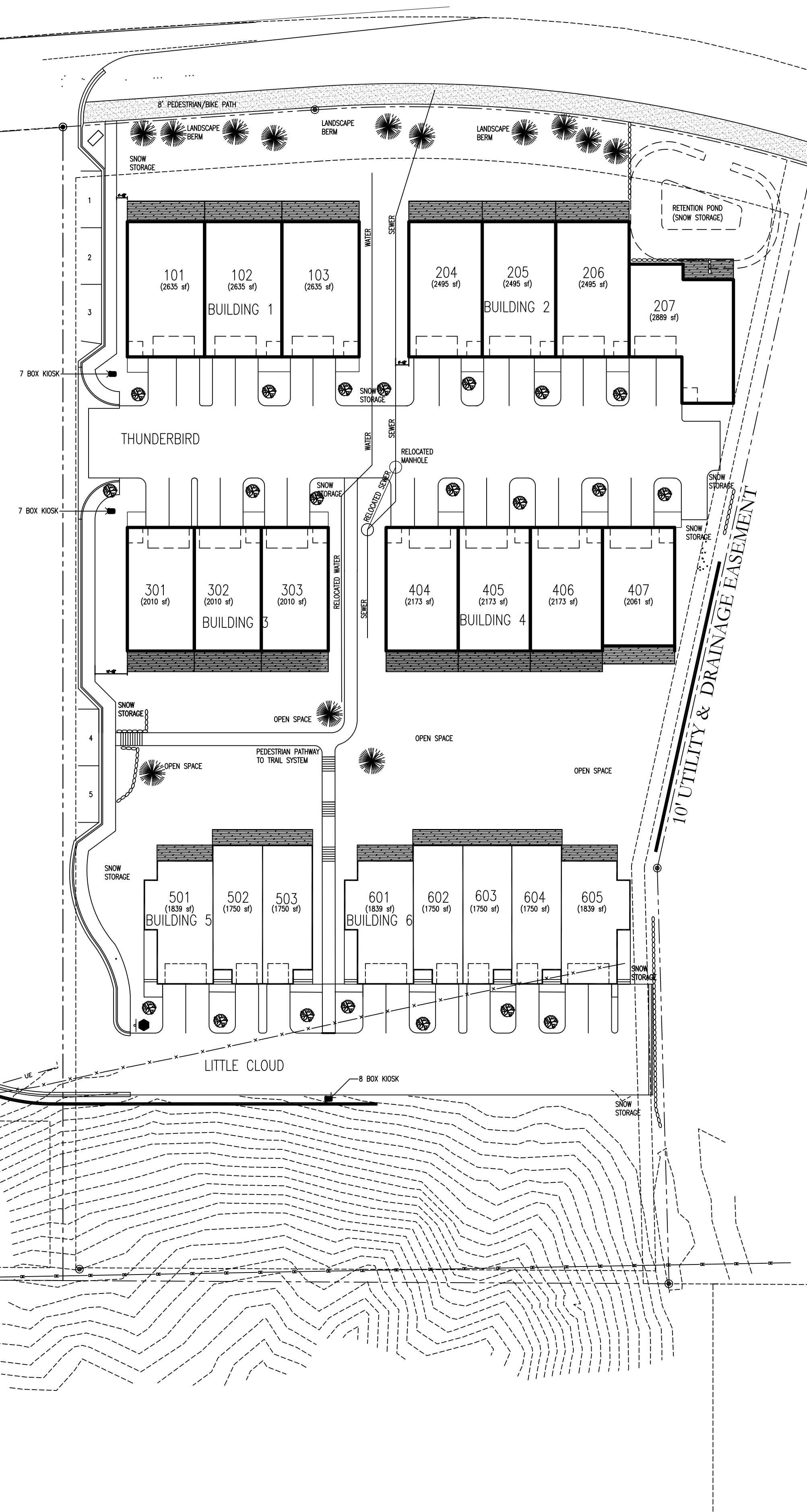
ORIGINAL OPEN SPACE PROVIDED = 23.7% PROPOSED OPEN SPACE PROVIDED = 31.6%

**\*INCREASE IN OPEN SPACE = 8%**

### INCREASE IN PARK AREA BETWEEN PHASE 1 & 2

ORIGINAL PARK AREA PROVIDED = 11,666 SF PROPOSED PARK AREA PROVIDED = 16,186 SF

**\*INCREASE IN PARK AREA = 28%**



## OPEN SPACE CALCULATION

35,969.0 S.F.  
113,721.0 S.F. = 31.6%

## UNIT TYPES PER BUILDING AND SQUARE FOOTAGE CALCULATIONS

BUILDING 1 (TOWNHOME UNITS)  
3 - 3 BEDROOM UNITS @ 2635 SF/UNIT 7,905 SF

BUILDING 1 TOTAL 7,905 SF

BUILDING 2 (TOWNHOME UNITS)  
3 - 3 BEDROOM UNITS @ 2635 SF/UNIT 7,905 SF

1 - 3 BEDROOM UNIT @ 2889 SF/UNIT 2,889 SF

BUILDING 2 TOTAL 10,794 SF

BUILDING 3 (TOWNHOME UNITS)  
3 - 3 BEDROOM UNITS @ 2010 SF/UNIT 6,030 SF

BUILDING 3 TOTAL 6,030 SF

BUILDING 4 (TOWNHOME UNITS)  
3 - 3 BEDROOM UNITS @ 2173 SF/UNIT 6,519 SF

1 - 3 BEDROOM UNITS @ 2061 SF/UNIT 2,061 SF

BUILDING 4 TOTAL 8,580 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 - 7 TOWNHOME UNITS

BUILDINGS 3 & 4 - 7 TOWNHOME UNITS

BUILDINGS 5 & 6 - 8 TOWNHOME UNITS

TOTAL SQUARE FOOTAGE OF BUILDINGS 1-6 47,576 SF

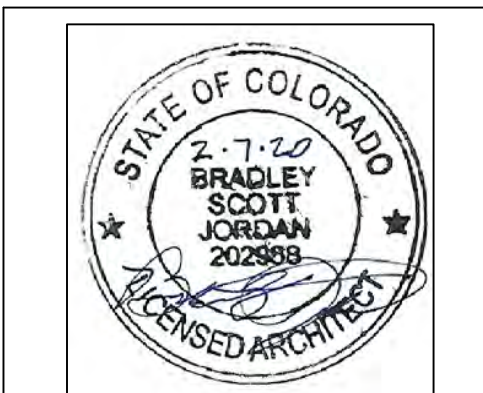
## TOTAL PROPOSED BEDROOMS

BUILDING 1 9  
BUILDING 2 13  
BUILDING 3 9  
BUILDING 4 12  
BUILDING 5 7  
BUILDING 6 12  
TOTAL BEDROOM COUNT 62

## PROPOSED PARKING SPACES

(REQUIRED PARKING: 2 SPACES/DWELLING UNIT  
= 44 SPACES)

TOTAL PROVIDED=83 SPACES



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

REVISIONS

All designs, ideas, arrangements and plans indicated 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  
BSJ  
CHECKED BY  
J.C.  
ISSUE DATE  
06-07-22

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

SP 1.0-R1

CASTLE VALLEY BLVD.

**Original Site Plan**

**OPEN SPACE CALCULATION**

27,001.9 S.F. = 23.7%  
113,721.0 S.F.

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

<b>BUILDING 1 (CONDOMINIUM UNITS)</b>	
5 - 2 BEDROOM UNITS @ 1335 SF/UNIT	6,675 SF
1 - 1 BEDROOM UNIT @ 1335 SF/UNIT	1,335 SF
<b>BUILDING 1 TOTAL</b>	<b>8,010 SF</b>
<b>BUILDING 2 (CONDOMINIUM UNITS)</b>	
6 - 2 BEDROOM UNITS @ 1335 SF/UNIT	8,010 SF
2 - 1 BEDROOM UNITS @ 1335 SF/UNIT	2,670 SF
<b>BUILDING 2 TOTAL</b>	<b>10,680 SF</b>
<b>BUILDING 3 (TOWNHOME UNITS)</b>	
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT	3,678 SF
1 - 2 BEDROOM UNITS @ 1750 SF/UNIT	1,750 SF
<b>BUILDING 3 TOTAL</b>	<b>5,428 SF</b>
<b>BUILDING 4 (TOWNHOME UNITS)</b>	
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT	3,678 SF
3 - 2 BEDROOM UNITS @ 1750 SF/UNIT	5,250 SF
<b>BUILDING 4 TOTAL</b>	<b>8,928 SF</b>
<b>BUILDING 5 (TOWNHOME UNITS)</b>	
1 - 3 BEDROOM UNITS @ 1839 SF/UNIT	1,839 SF
2 - 2 BEDROOM UNITS @ 1750 SF/UNIT	3,500 SF
<b>BUILDING 5 TOTAL</b>	<b>5,339 SF</b>
<b>BUILDING 6 (TOWNHOME UNITS)</b>	
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT	3,678 SF
3 - 2 BEDROOM UNITS @ 1750 SF/UNIT	5,250 SF
<b>BUILDING 6 TOTAL</b>	<b>8,928 SF</b>

**SQUARE FOOTAGE BY TYPE OF BUILDINGS**  
 BUILDINGS 1 & 2 - 14 CONDOMINIUM UNITS  
 18,690 SF  
 BUILDINGS 3, 4, 5, & 6 - 16 TOWNHOME UNITS  
 29,223 SF

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

**TOTAL PROPOSED BEDROOMS**

<b>BUILDING</b>	
BUILDING 1	11
BUILDING 2	14
BUILDING 3	8
BUILDING 4	12
BUILDING 5	7
BUILDING 6	12
<b>TOTAL BEDROOM COUNT</b>	<b>64</b>

**PROPOSED PARKING SPACES**

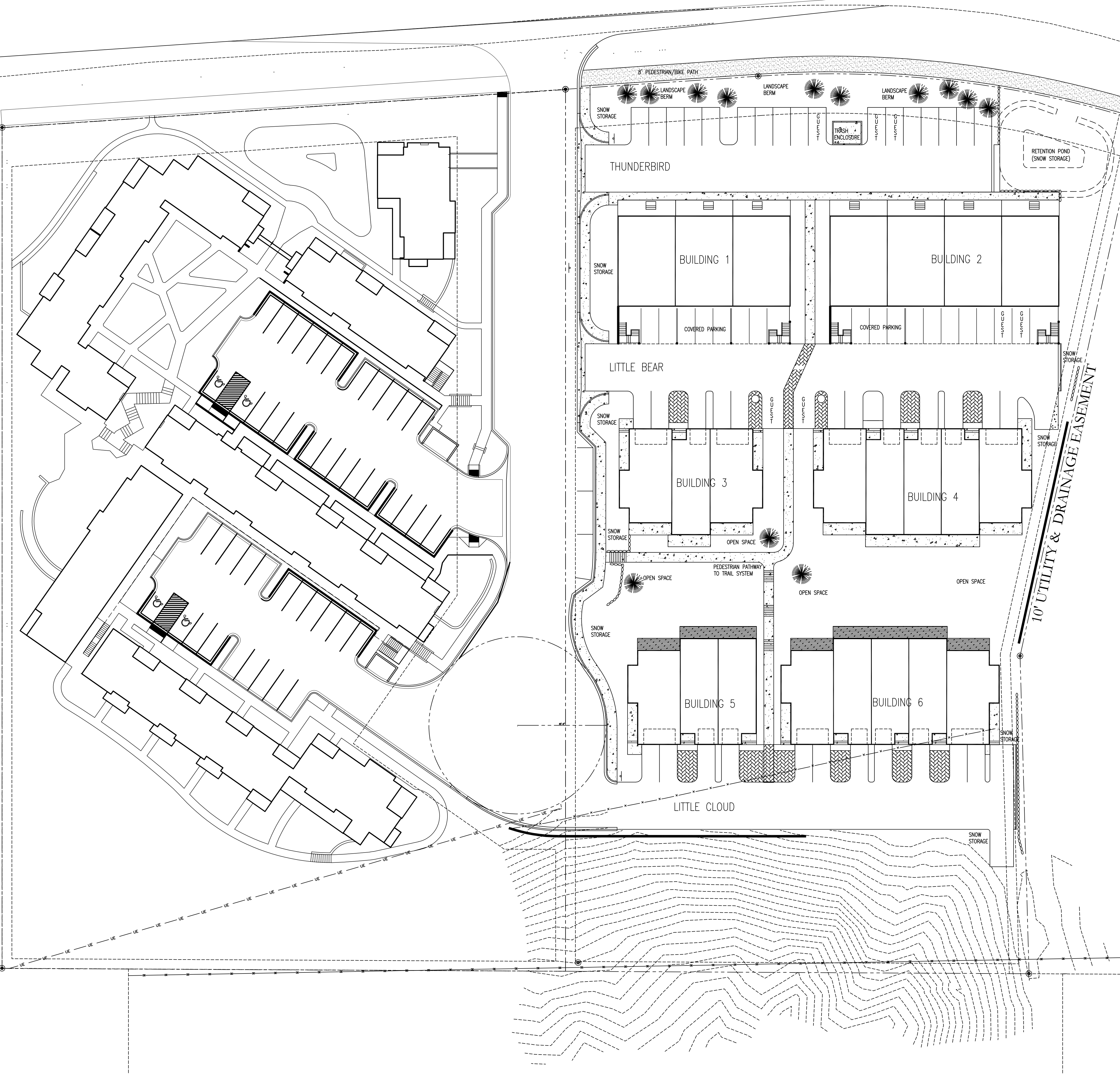
(REQUIRED PARKING: 2 SPACES/DWELLING UNIT = 60 SPACES)

TOTAL PROVIDED=85 SPACES

**DENSITY - LOT 2B**

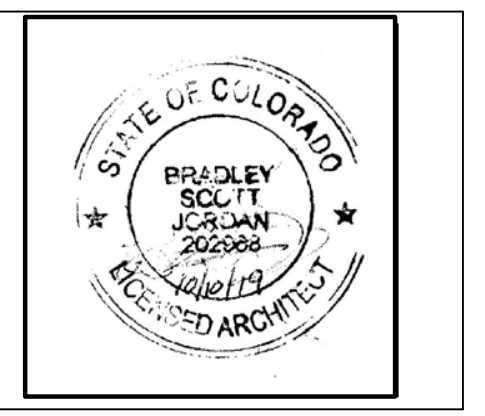
30 RESIDENTIAL UNITS  
2.218 USABLE ACRES

13.52 UNITS/ACRE



**JORDAN ARCHITECTURE, INC.**  
 P.O. Box 103  
 Glenwood Springs, Colorado 81602  
 Phone: 970.618.6690  
 bradford@jordanarchitect.com  
 jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
 300 HORSFORD DRIVE  
 BASSETT, COLORADO 81621  
 PHONE: 970.618.9222  
 EMAIL: COLOMBO@SOPTIS.NET



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

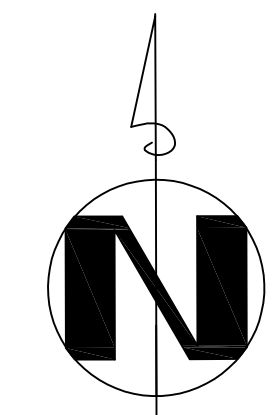
REVISIONS

All designs, ideas, arrangements and plans indicated 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 BSI  
 CHECKED BY J.C.  
 ISSUE DATE 10/10/19 PERMIT

SHEET TITLE  
 SITE PLAN

**SP2.0**

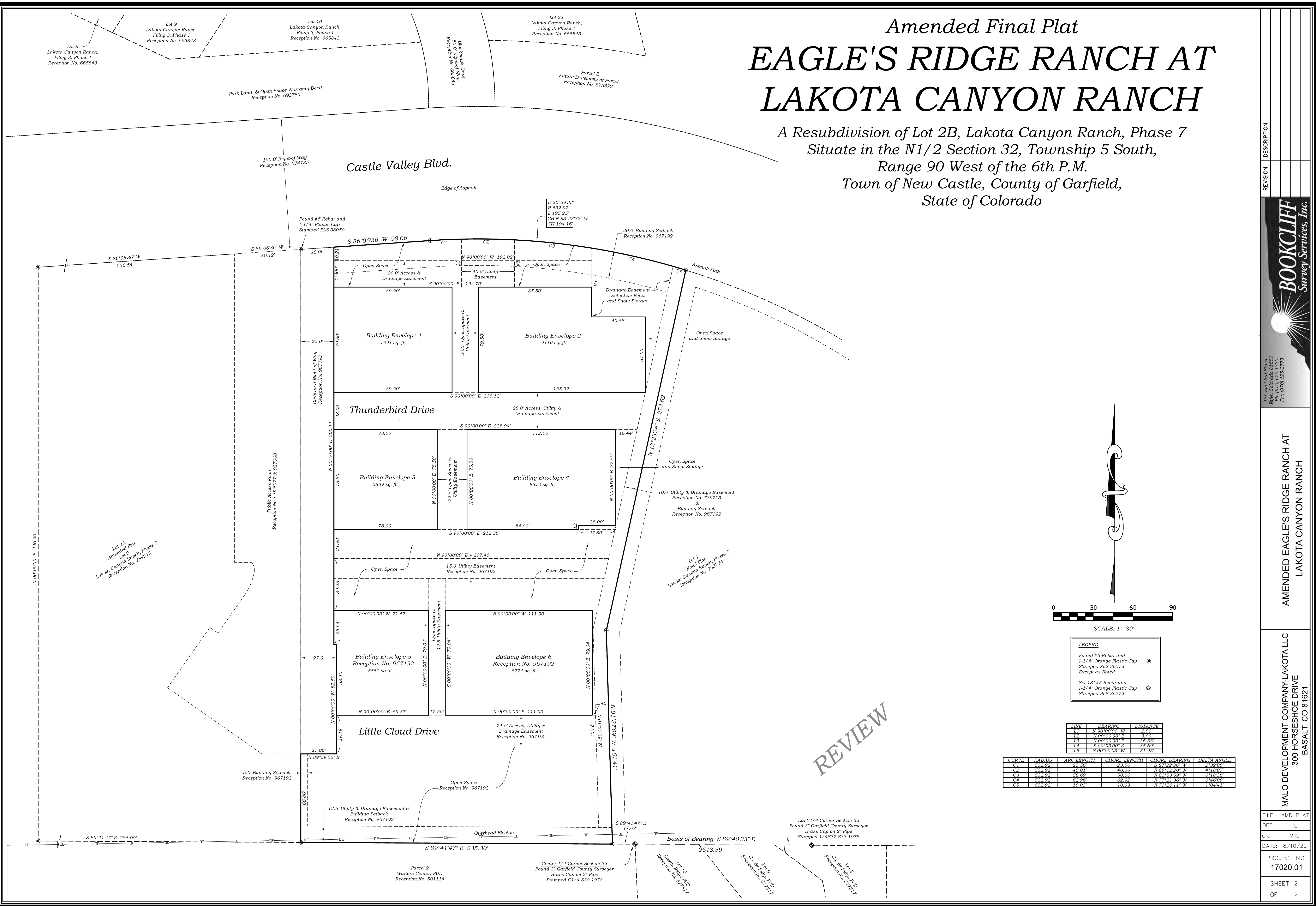


NORTH  
**Site Plan**  
 1"=30'-0"



# 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



**LEGEND**

Found #5 Rebar and 1-1/4" Orange Plastic Cap Stamped PLS 36572 Except as Noted

Set 18" #5 Rebar and 1-1/4" Orange Plastic Cap Stamped PLS 36372

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	2.00
L2	N 00°00'00" E	3.00
L3	N 00°00'00" E	36.33
L4	S 00°00'00" E	35.69
L5	S 00°00'03" W	51.95

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	532.92'	23.56'	23.56'	S 87°22'36" W	2°32'00"
C2	532.92'	40.01'	40.00'	N 89°12'20" W	4°18'00"
C3	532.92'	38.09'	38.06'	N 83°53'59" W	6°18'30"
C4	532.92'	62.96'	62.92'	N 77°21'36" W	6°46'09"
C5	532.92'	10.03'	10.03'	N 73°26'11" W	1°04'41"

REVISION	DESCRIPTION

**BOOKCLIFF**  
Survey Services, Inc.  
136 East 3rd Street  
Boulder, Colorado 81650  
Ph: (970) 625-1330  
Fax: (970) 625-2773

AMENDED EAGLE'S RIDGE RANCH AT  
LAKOTA CANYON RANCH

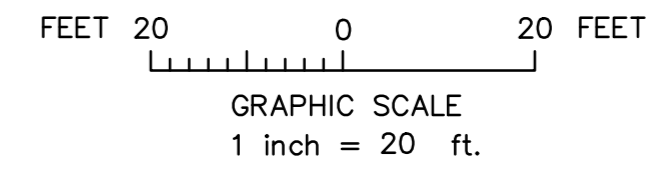
MALO DEVELOPMENT COMPANY-LAKOTA LLC  
300 HORSESHOE DRIVE  
BASALT, CO 81621

FILE: AMD PLAT  
DFT: TL  
CK: M.J.L  
DATE: 8/10/22  
PROJECT NO.  
17020.01  
SHEET 2  
OF 2



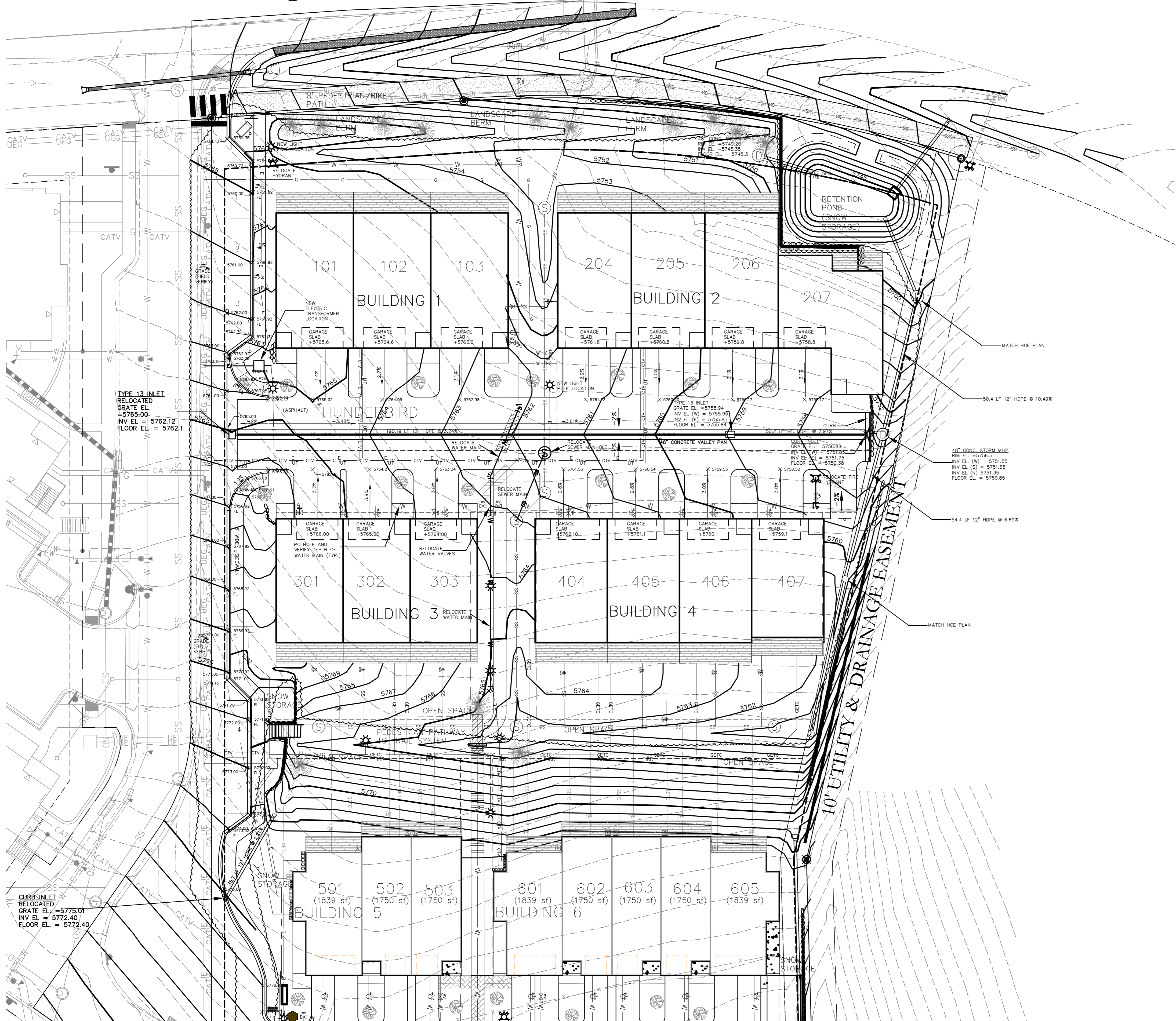
# CASTLE VALLEY BLVD.

N



**NOTES:**

1. THIS PLAN HAS BEEN DEVELOPED TO AMEND THE GRADING AND UTILITIES AROUND BUILDINGS 1, 2, 3, & 4 WITHIN THE REVISION CLOUD AREA. THE PLANS DEVELOPED BY HIGH COUNTRY ENGINEERING, INC. FOR THIS PROJECT SHOULD BE USED AS THE BASIS FOR TYPICAL NOTES, SECTIONS, AND DETAILS.



DRAWN & DESIGNED BY:	REVIEWED BY:
CHECKED BY:	DATE: _____ FOR _____

**PINNACLE DESIGN CONSULTING GROUP, INC.**  
 CONSULTING ENGINEERS • 0805 BUCK POINT ROAD  
 CARBONDALE, CO 81623 • (970) 963-2170  
 pinnacleesign@sopris.net

REVISION	DATE	DESCRIPTION	BY	CHK'D
1	8-16-22	REVISED FOR BUILDING 1 & 3 RELOCATION	H.E.B.	H.E.B.

MALO DEVELOPMENT COMPANY – LAKOTA, LLC  
 NEW CASTLE, COLORADO  
**AMENDED GRADING, DRAINAGE AND UTILITY PLAN**  
 BUILDINGS 1,2,3 & 4  
 LOT 2B, PHASE 7, LAKOTA CANYON RANCH

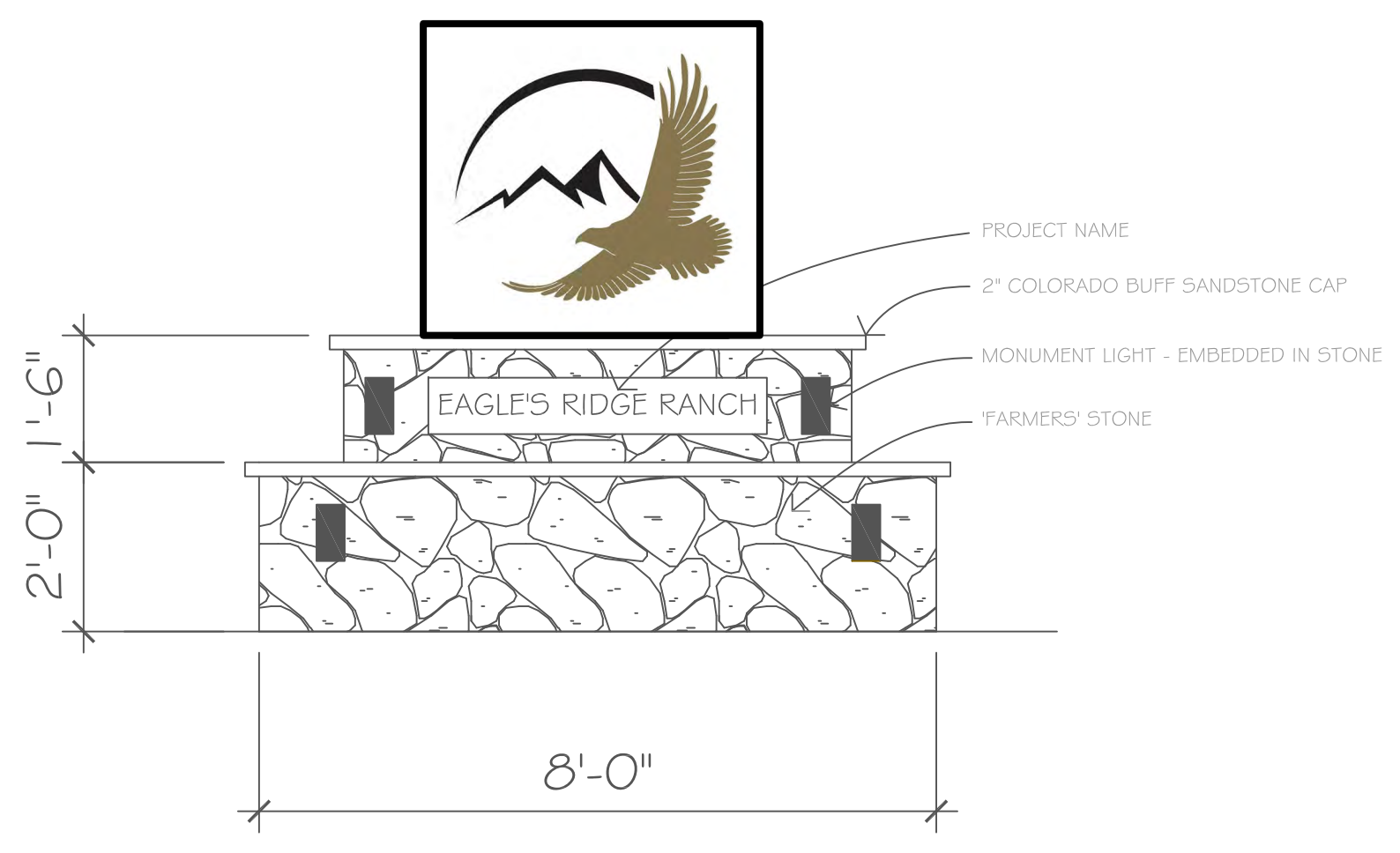
SCALE: 1" = 20'	JOB NO. 2022.15	DATE: 9-07-22
SHEET NO: <b>1 OF 1</b>		



LANDSCAPE PLAN  
1" = 30'-0"

PLANTING LEGEND:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
<b>TREES</b>				
	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6'	9
	COLORADO GREEN SPRUCE	PICEA PUNGENS	6'	18
	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS	2"C	5
	RED SUNSET MAPLE	ACER 'FRANKSRED'	2"C	2
	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	2"C	16
	PINYON PINE	PINUS EDULIS	6'	7
<b>SHRUBS &amp; GROUNDCOVER</b>				
	LILAC VARIETIES	SYRINGA VULGARIS	#5 POT	8
	McKAY'S WHITE POTENTILLA	POTENTILLA FRUTICOSA 'McKAY'S WHITE'	#5 POT	8
	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	#5 POT	11
	BAILEY REDTWIG DOGWOOD	CORNUS SERICEA	#5 POT	6
	DOUBLE PINK SHRUB ROSE	ROSA WOODSI	#5 POT	4
	SODDED LAWN			
	ASSORTED PERENNIALS			
	PASTURE SEED MIX W/ WILDFLOWERS			
	BARK MULCH BED			
	ADDRESS MONUMENT			
	INTERNAL PATHWAY			



SIGNAGE MONUMENT  
1/2"=1'-0"

**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

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

**COLOMBO INC.**



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

REVISIONS

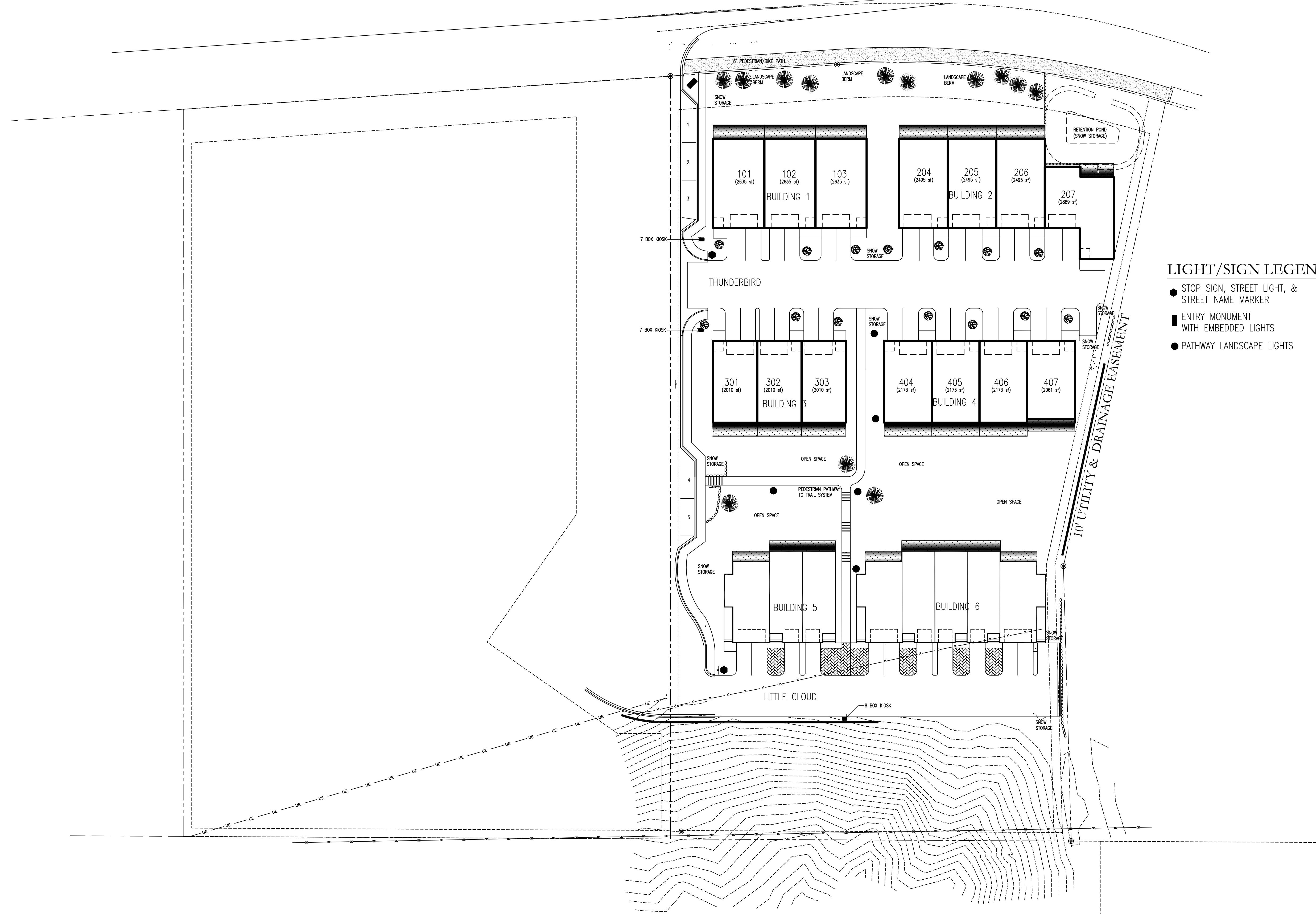
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence 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 B.S.J.  
CHECKED BY J.C.  
ISSUE DATE 05-19-22

SHEET TITLE LANDSCAPE PLAN  
09-07-22

LP 1.0

CASTLE VALLEY BLVD.



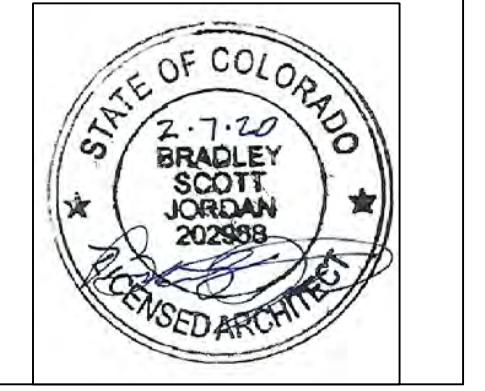
- LIGHT/SIGN LEGEND**
- STOP SIGN, STREET LIGHT, & STREET NAME MARKER
  - ENTRY MONUMENT WITH EMBEDDED LIGHTS
  - PATHWAY LANDSCAPE LIGHTS

LIGHTING & SIGNAGE PLAN  
1" = 30'-0"

**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

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

**COLOMBO**



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

REVISIONS

All designs, ideas, arrangements and plans indicated 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 B.S.J.  
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 <JeffS@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 <dmcconaughey@garfieldhecht.com>  
**Subject:** FW: 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.

## 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

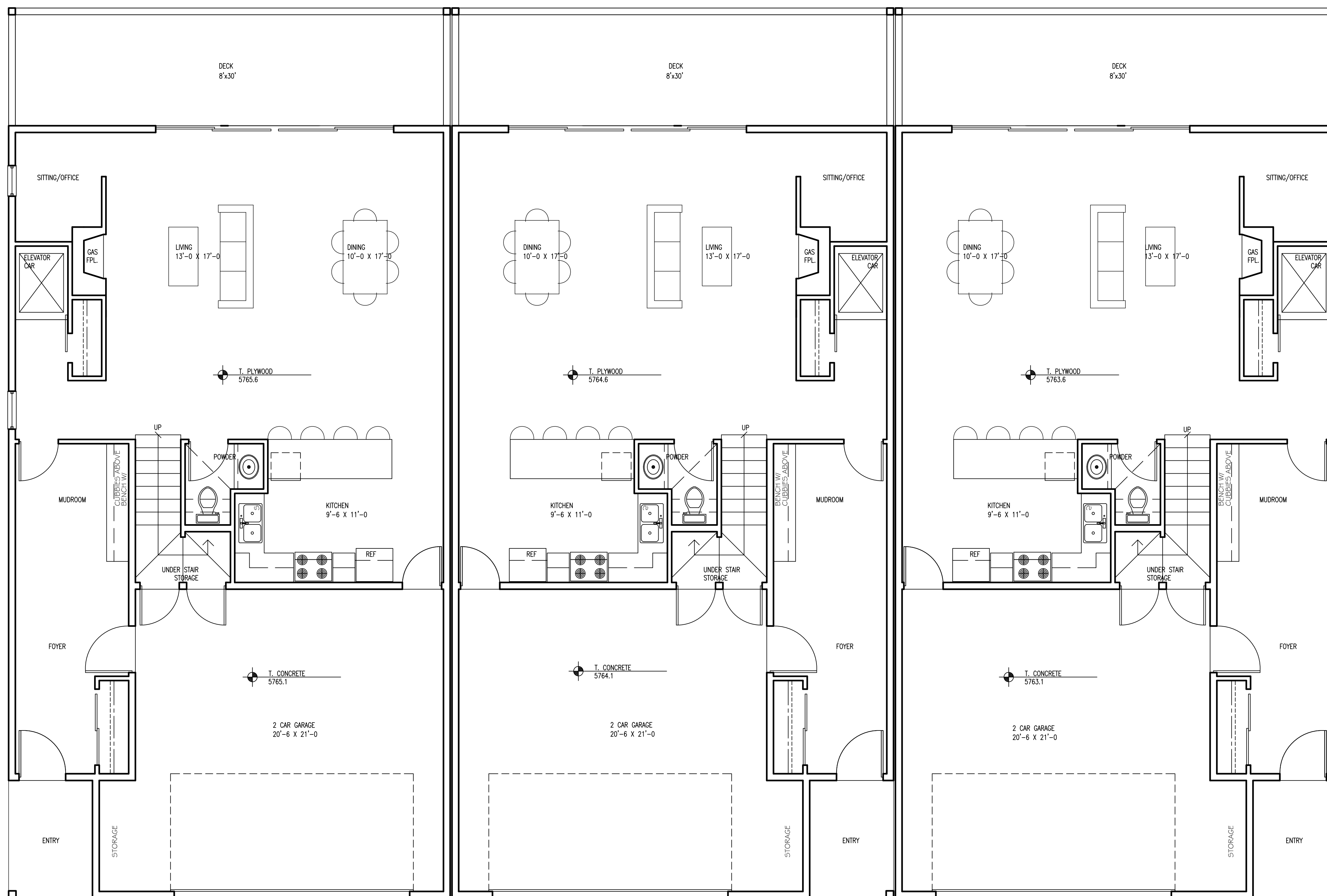
---

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.

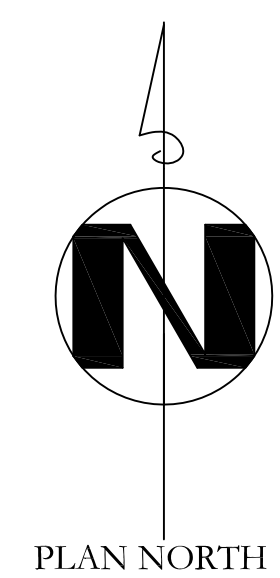
Hi Paul,

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.

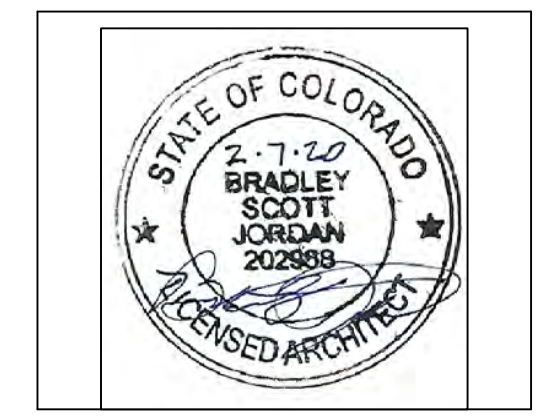


**A** BUILDING 1- FIRST LEVEL FLOOR PLAN  
1/4" = 1'-0"



**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
390 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

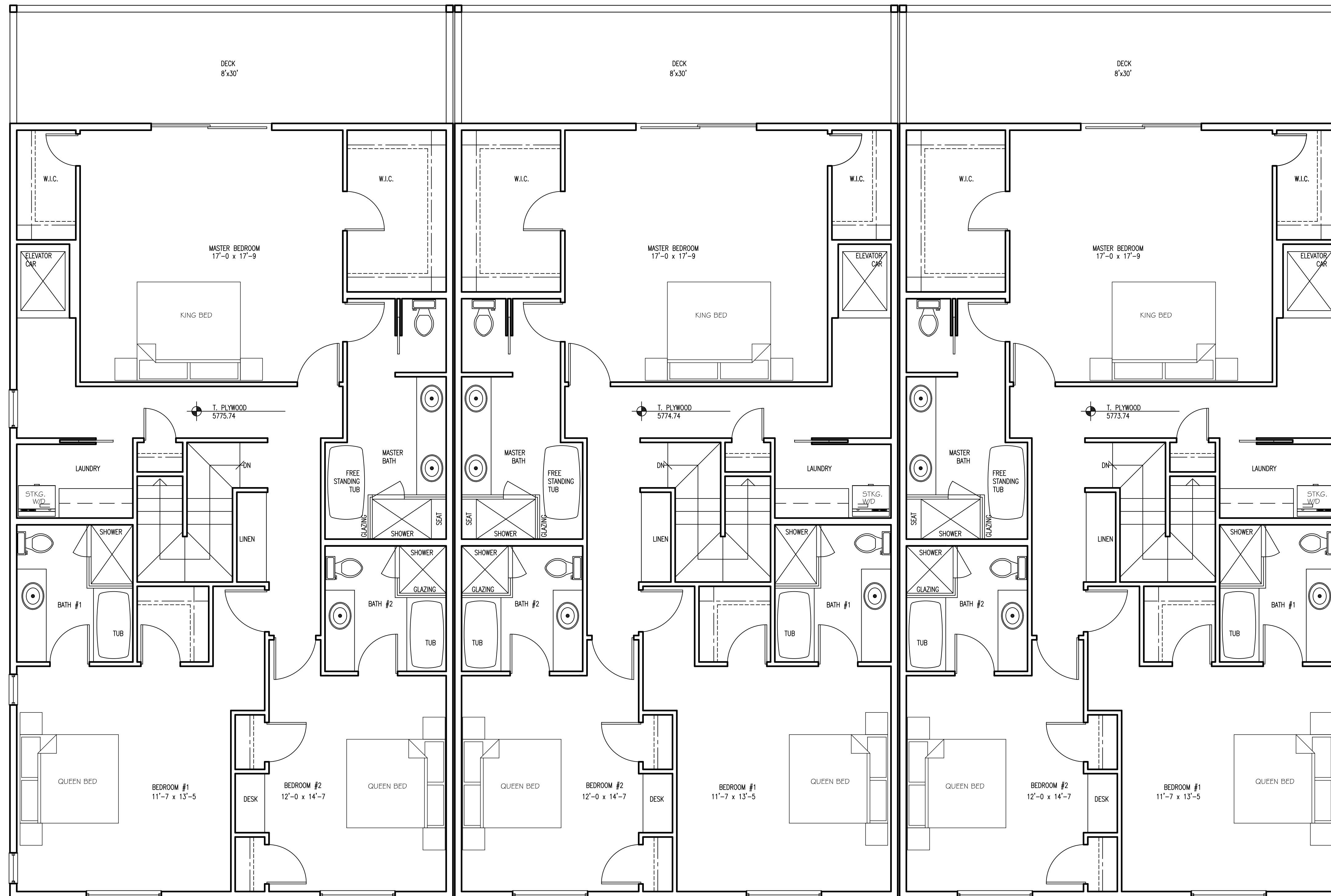
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence 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 B.S.J.  
CHECKED BY J.C.  
ISSUE DATE 06-28-22

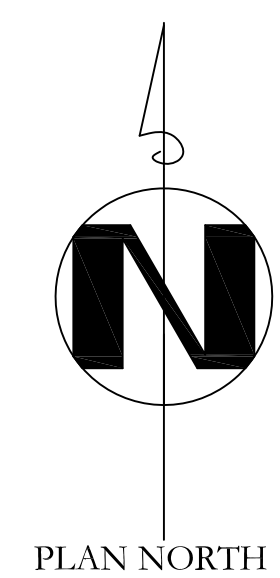
SHEET TITLE  
BUILDING 1  
FIRST LEVEL FLOOR PLAN

**A1.11**



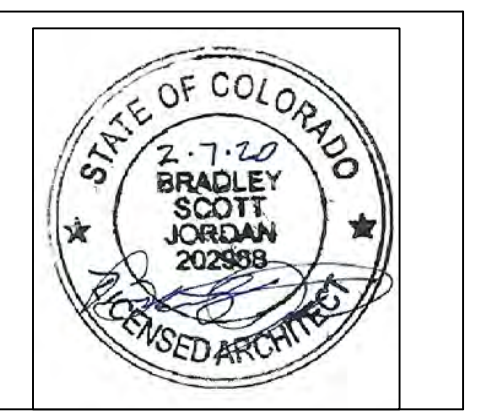


A BUILDING 1- SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"



**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
390 HORSFORD 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

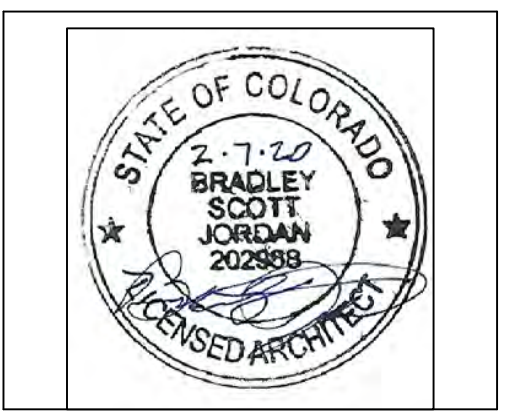
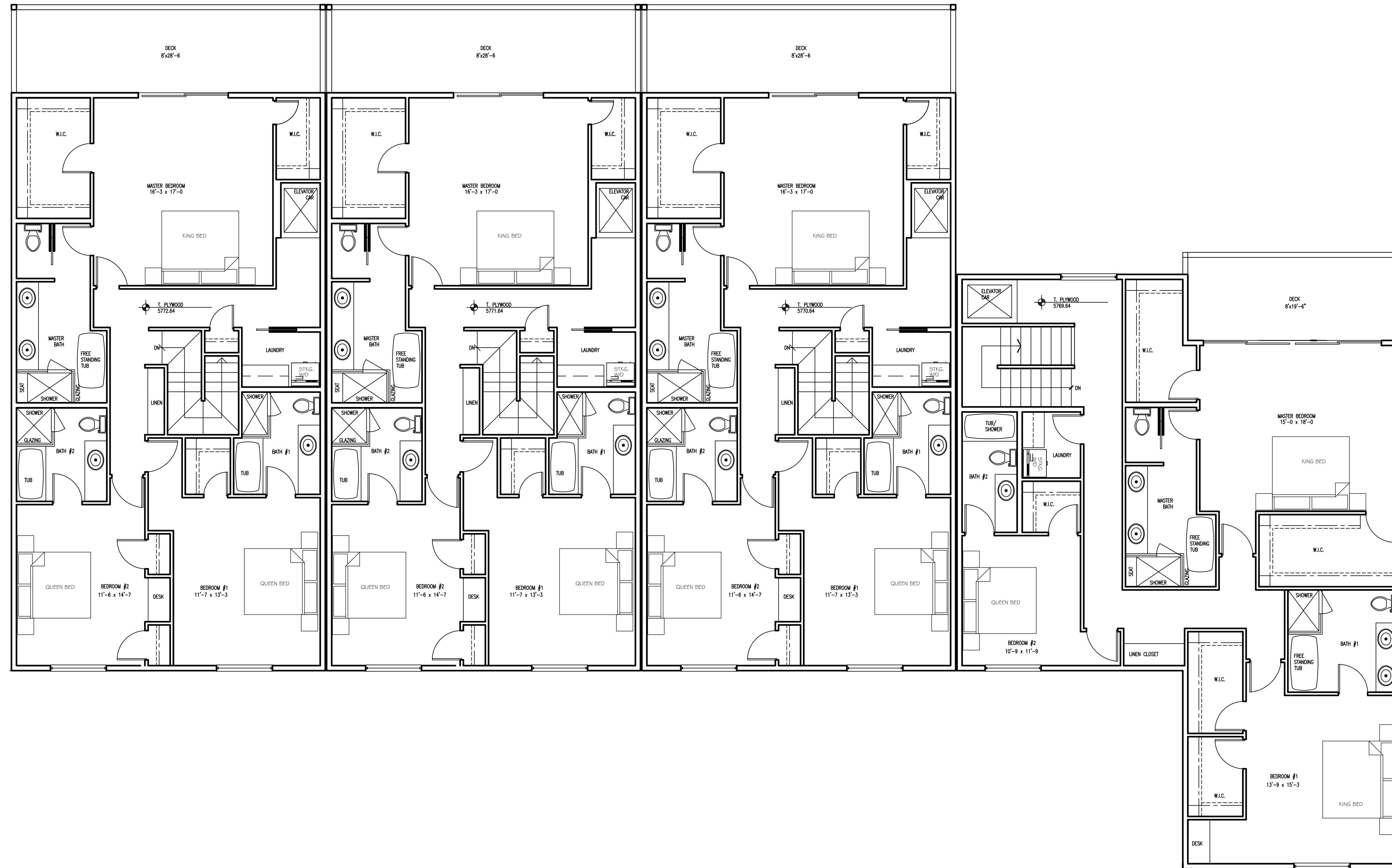
REVISIONS

All designs, ideas, arrangements and plans indicated 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 B.S.J.  
CHECKED BY J.C.  
ISSUE DATE 06-30-22

SHEET TITLE  
BUILDING 1  
SECOND LEVEL FLOOR PLAN

**A1.12**



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

REVISIONS  
 ▲ 04-21-20 BLDG. DEPT.

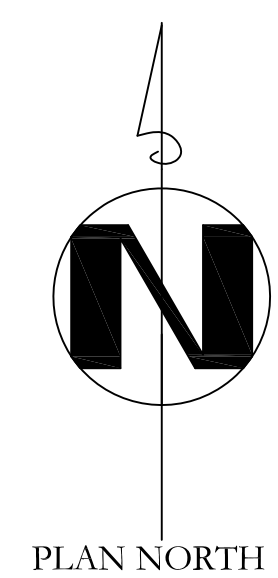
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence 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 B.S.J.  
 CHECKED BY J.C.  
 ISSUE DATE 06-30-22

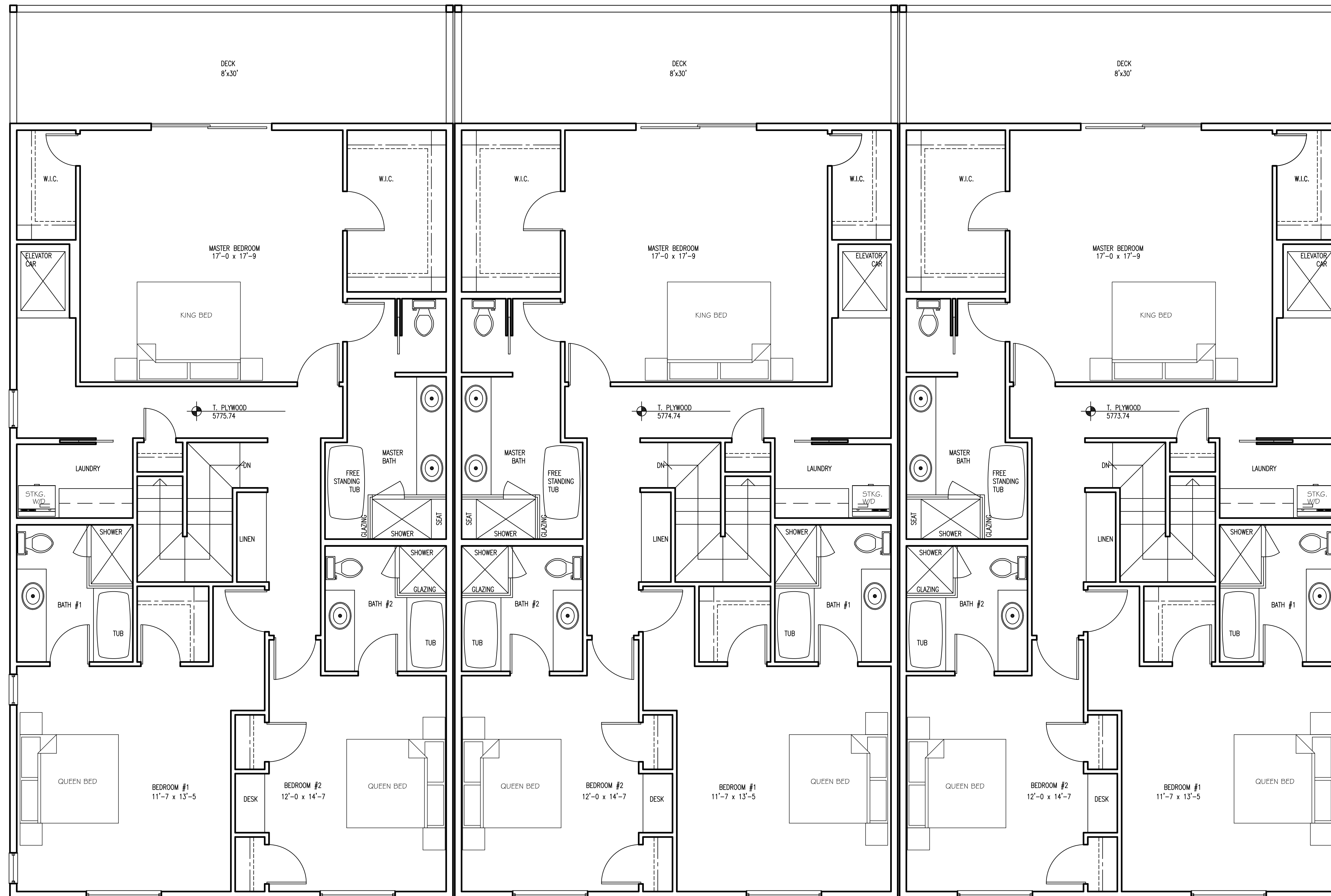
SHEET TITLE  
 BUILDING 2  
 SECOND LEVEL FLOOR PLAN

**A1.22**

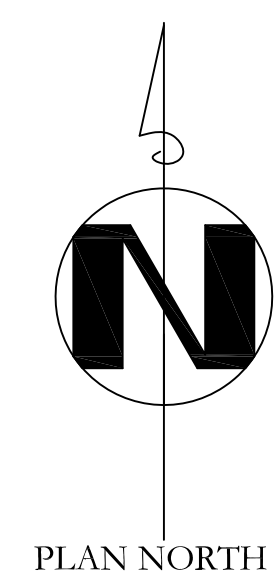
**A** BUILDING 2- SECOND LEVEL FLOOR PLAN  
 3/16" = 1'-0"



PLAN NORTH

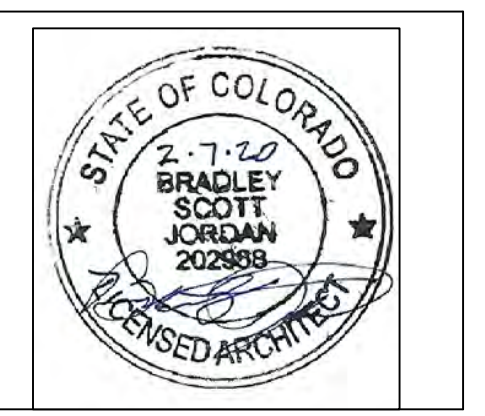


A BUILDING 1- SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"



**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
390 HORSFORD 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

All designs, ideas, arrangements and plans indicated 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.

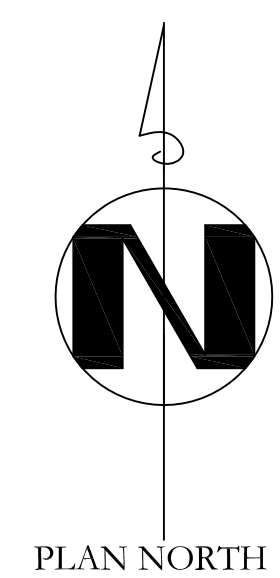
PROJECT NO. 2018-22  
DRAWN BY B.S.J.  
CHECKED BY J.C.  
ISSUE DATE 06-30-22

SHEET TITLE  
BUILDING 1  
SECOND LEVEL FLOOR PLAN

**A1.12**

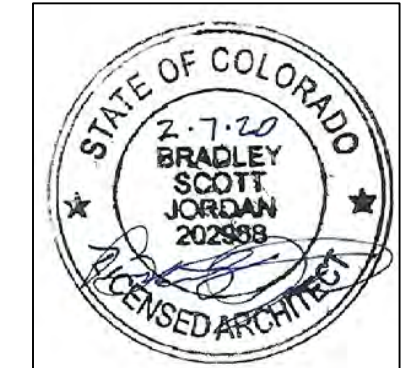


**A** BUILDING 3- FIRST LEVEL FLOOR PLAN  
1/4" = 1'-0"



**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
390 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

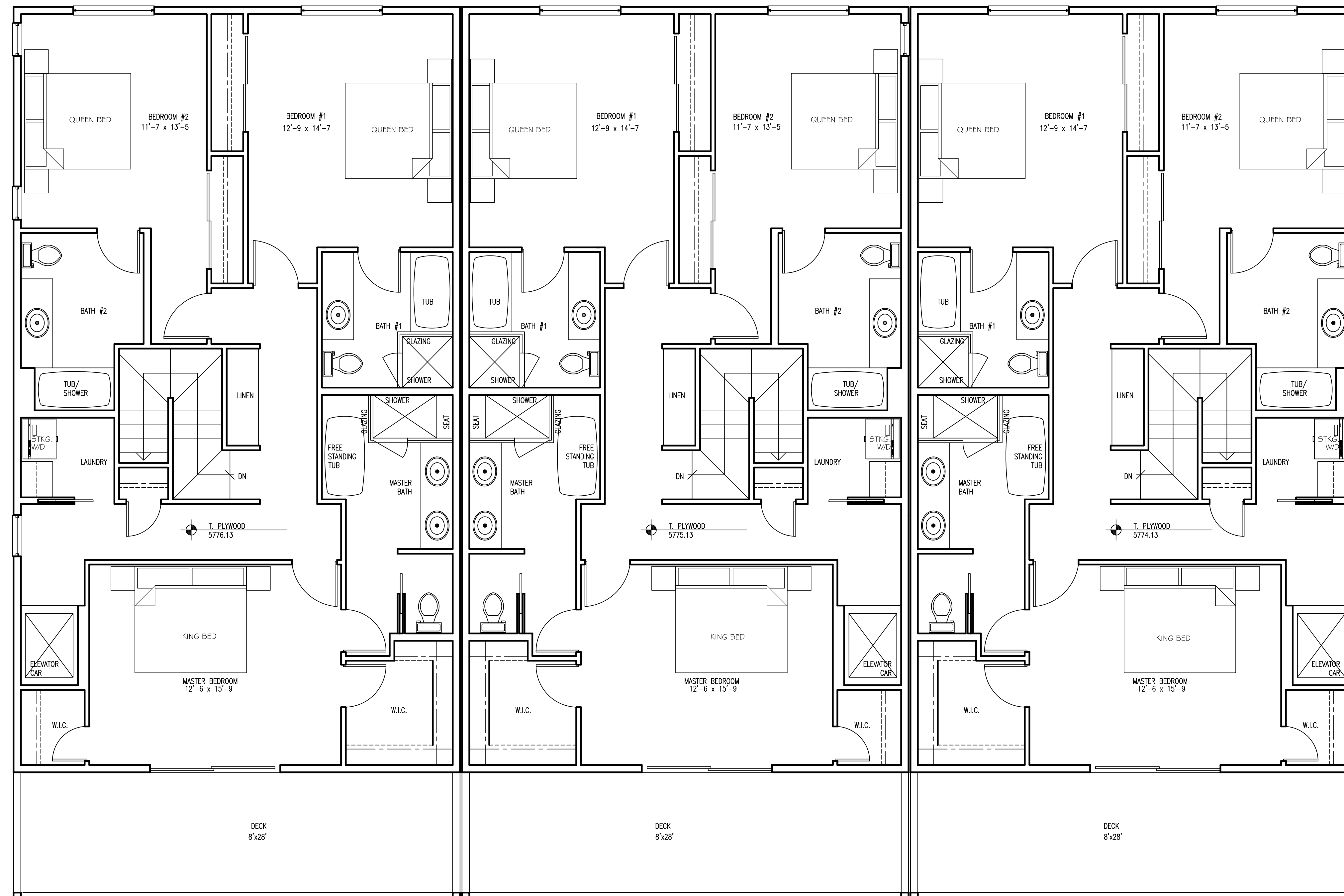
REVISIONS

All designs, ideas, arrangements and plans indicated 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.

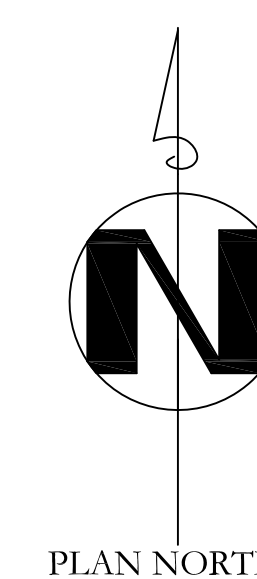
PROJECT NO. 2018-22  
DRAWN BY BSI  
CHECKED BY J.C.  
ISSUE DATE 06-30-22

SHEET TITLE  
BUILDING 3  
FIRST LEVEL FLOOR PLAN

**A1.31**

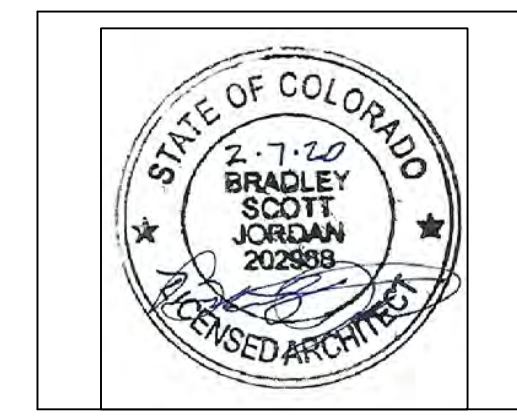


**B** BUILDING 3- SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"



**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
390 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

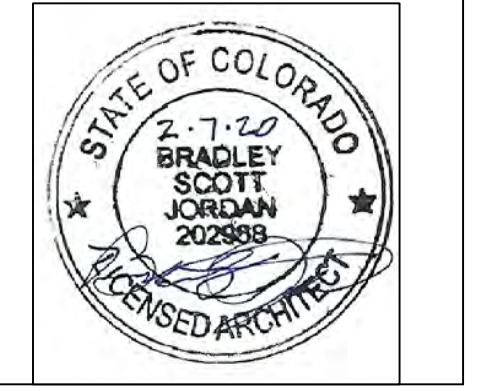
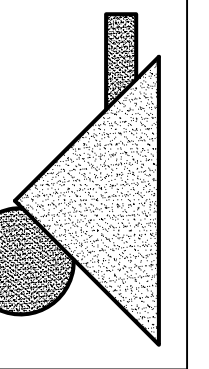
REVISIONS

All designs, ideas, arrangements and plans indicated 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 B.S.J.  
CHECKED BY J.C.  
ISSUE DATE 06-30-22

SHEET TITLE  
BUILDING 3  
SECOND LEVEL FLOOR PLAN

**A1.32**



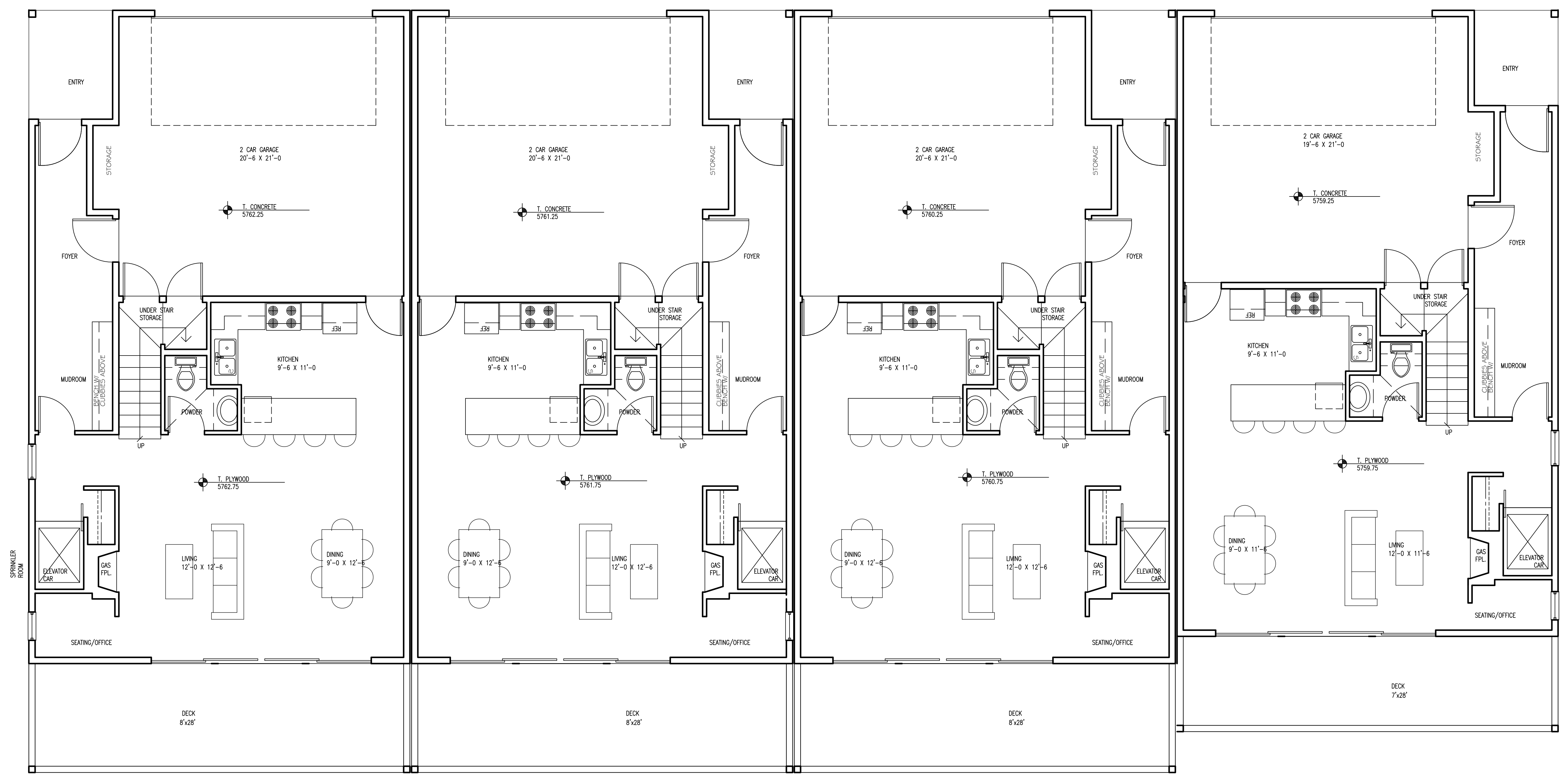
REVISIONS

All designs, ideas, arrangements and plans indicated 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.

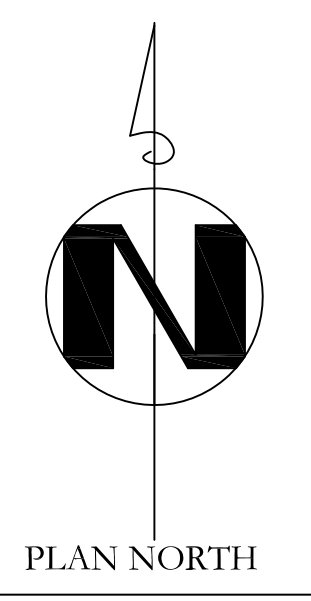
PROJECT NO. 2018-22  
 DRAWN BY BSI  
 CHECKED BY J.C.  
 ISSUE DATE 06-2022

SHEET TITLE  
 BUILDING 4  
 FIRST LEVEL FLOOR PLAN

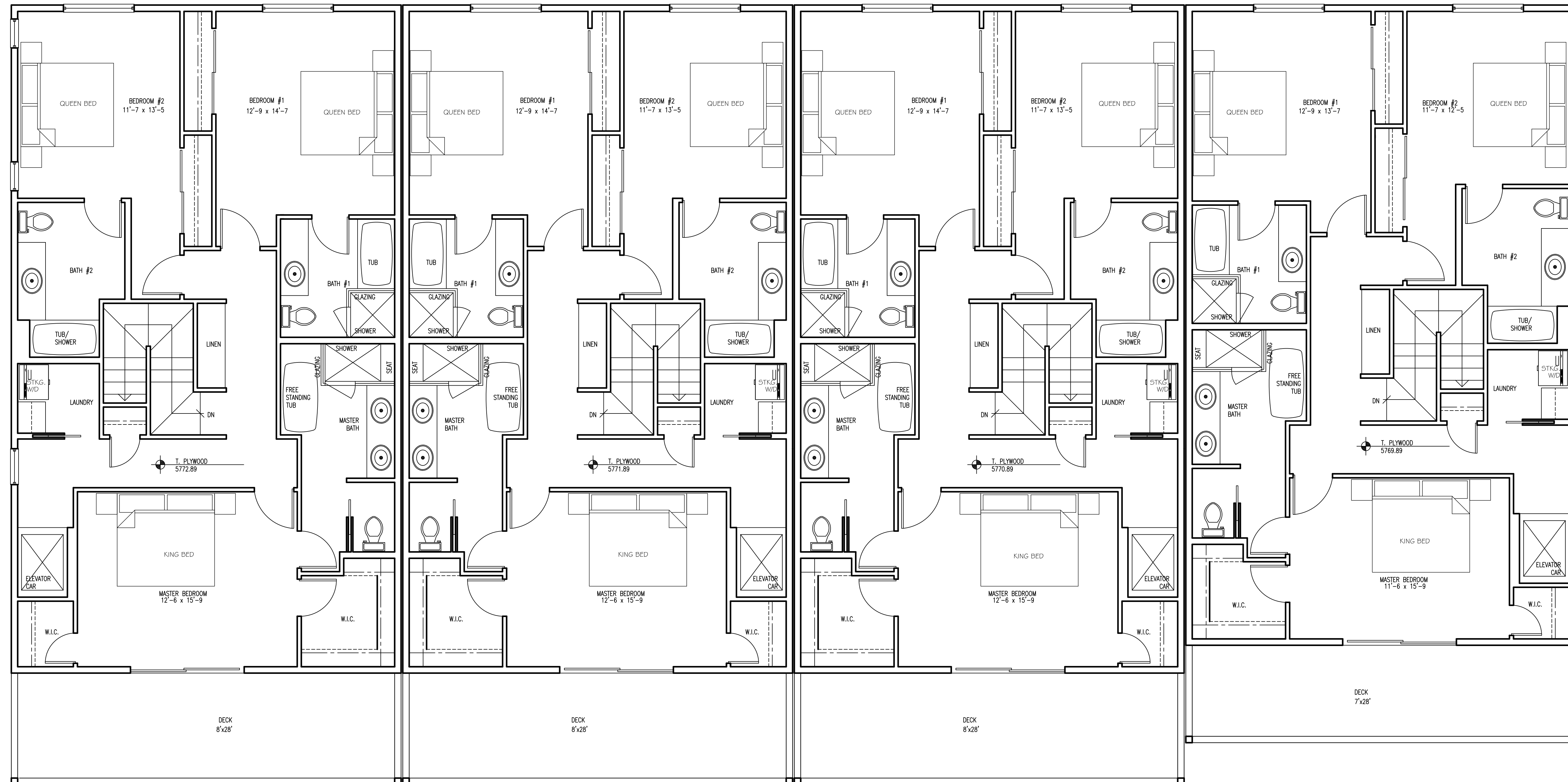
**A1.41**



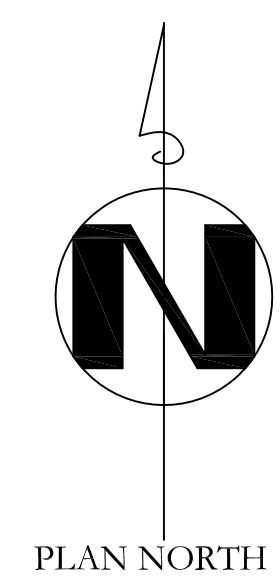
**B** BUILDING 4 - FIRST LEVEL FLOOR PLAN  
 1/4" = 1'-0"



PLAN NORTH

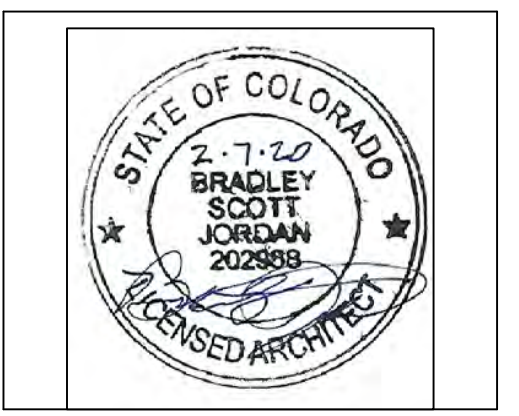


**B** BUILDING 4 - SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"



**JORDAN ARCHITECTURE, INC.**  
P.O. Box 103  
Glenwood Springs, Colorado 81602  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordana@jordanarchitect.com

**COLOMBO INTERNATIONAL INC.**  
390 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

All designs, ideas, arrangements and plans indicated 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 B.S.J.  
CHECKED BY J.C.  
ISSUE DATE 06-30-22

SHEET TITLE  
BUILDING 4  
SECOND LEVEL FLOOR PLAN

**A1.42**

# 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.

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

Time: 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

Legal description: 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

Common address: TBD (near intersection of Faas Ranch Rd. and Castle Valley Blvd.)

Applicant: Malo Development Company – Lakota, LLC

Landowner: 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.



- ✓ ARIAS, GABRIEL RAMOS  
 261 BLACKHAWK DRIVE  
 NEW CASTLE CO 81647
- ✓ BARTLOMIEJCZUK, ANNETTE & THOMAS  
 1425 52ND AVENUE  
 GREELEY CO 80634
- ✓ BARTLOMIEJCZUK, GREGORY  
 162 W 6TH STREET  
 GLENWOOD SPRINGS CO 81601
- ✓ BURNING MTN FIRE PROTECTION DISTRI  
 PO BOX 2  
 SILT CO 81652
- ✓ CASTLE VALLEY CENTER LLC  
 1175 COUNTY ROAD 154  
 GLENWOOD SPRINGS CO 81601-9673
- ✓ DETLEFSEN, GERALD L & SANDRA E  
 289 BLACKHAWK DRIVE  
 NEW CASTLE CO 81647
- ✓ HALE, BENJAMIN D & WENDELIN L  
 271 BLACKHAWK DRIVE  
 NEW CASTLE CO 81647
- ✓ JENKINS, KEVYN  
 172 CASTLE RIDGE DRIVE  
 NEW CASTLE CO 81647
- ✓ KEATING, JONATHAN M & LEWIS, SA  
 150 CASTLE RIDGE  
 NEW CASTLE CO 81647
- ✓ LAKOTA RIDGE SENIOR APARTMENTS L  
 7305 LOWELL BLVD SUITE 200  
 WESTMINSTER CO 80030
- ✓ LAKOTA WINDS, LLC  
 3279 S INDIANA STREET  
 LAKEWOOD CO 80228
- ✓ MAGANA, JOSE J & JANELLE  
 294 BLACKHAWK DRIVE  
 NEW CASTLE CO 81647
- ✓ MALO DEVELOPMENT COMPANY-LAKOT  
 300 HORSESHOE DRIVE  
 BASALT CO 81621
- ✓ MECSERI, BELA & JOAN  
 PO BOX 99  
 SNOWMASS CO 81654
- ✓ NEW CASTLE, TOWN OF  
 PO BOX 90  
 NEW CASTLE CO 81647
- ✓ SMITH, DAVID C & CHRISTINE M  
 284 BLACKHAWK DRIVE  
 NEW CASTLE CO 81647
- ✓ TOPOR, MARGARET & WACLAW F & GR  
 52039 HIGHWAY 6  
 GLENWOOD SPRINGS CO 81601
- ✓ WAGNER, JENNIFER  
 159 CASTLE RIDGE DRIVE  
 NEW CASTLE CO 81647
- ✓ WARRIOR GOLF ASSETS LLC  
 15 MASON  
 IRVINE CA 92618
- ✓ WEIBLINGER, SUNNY L & STAPELMAN, I  
 180 CASTLE RIDGE DRIVE  
 NEW CASTLE CO 81647
- ✓ WHITMAN, DAVID R & KATHY JO  
 170 CASTLE RIDGE DRIVE  
 NEW CASTLE CO 81647
- ✓ Brown, Allison  
 298 Blackhawk Drive  
 New Castle, CO 81647
- ✓ Castle Valley Center LLC (different address than above)  
 724 Bennett Ave.  
 Glenwood Springs, CO 81601
- ✓ RG Lakota II LLC  
 350 Market Street STE 304  
 Basalt, CO 81621
- ✓ Rocky Top LLC  
 419 County Road 250  
 Silt, CO 81652
- ✓ Shockley, Meagan & Aaron; Collins, Patti & Hunter  
 261 Blackhawk Dr  
 New Castle, CO 81647

✓ = Correct homeowner & address

✗ = No longer homeowner/business in area



**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:

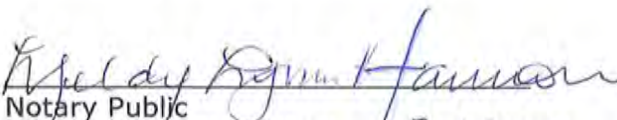
1. At least fifteen **(15) days prior** to such hearing, we sent a copy of the attached Notice of Public Hearing by **certified mail to the owners of all property within two hundred fifty (250) feet** of the subject property and to the Town of New Castle.
2. If required by Chapter 16.10 of the New Castle 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.
4. At least (15) days prior to such hearing, the attached Notice of Public Hearing was published on the **Town’s website**.

  
Signature

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF GARFIELD    )

Subscribed and sworn to before me this 8<sup>th</sup> day of September, 2022, by James P. Colombo

Witness my hand and official seal.

 CMC  
Notary Public  
My commission expires: 3.1.2023

