

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: November 13, 2024

Time: 7:00 PM

Place of meeting: New Castle Town Hall, 450 W Main St, New Castle, CO

Brief description
of meeting:

Presentation of the 9 North Wild Horse Multi-Family Housing, consisting of 16 total buildings with 130 rental units, combining townhomes, apartments and open space on ~47.6 acres in Castle Valley Ranch, east of VIX Ranch Park.

Legal description: See Exhibit A

Common address: TBD (East of VIX Ranch Park)

Applicant: R2 Partners

Landowner: CTS Investments, 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.

EXHIBIT A

Legal Description

A parcel of land being a portion of the 'Option Property', as described in that Quit Claim Deed, recorded September 21, 2009 at Reception No. 775392, and being situated in the SW1/4, Section 29, SE1/4, Section 30, the NE1/4, Section 31, and the NW1/4, section 32, Township 5 South, Range 90 West of the 6th P.M., County of Garfield, State of Colorado, said parcel of land being more particularly described as follows:

Beginning at the 1/4 corner between said Sections 29 and 30, a 3.25" Brass Cap on 2" iron pipe Stamped 1/4 S30/29 BLM 1988, thence N 89° 36' 48" E, the assumed basis of bearings along the southerly line of the 2nd Amended Exemption Plat of Lakota Canyon Ranch, recorded February 4, 2008 as Reception No. 742257, a distance of 1308.59 feet, to the Northeast Corner of said 'Option Property', being a 1.25" yellow plastic cap with illegible stamping on a 5/8" rebar, said corner being coincidental with westerly and southerly lines of said Reception No. 742257,

Thence S 00°55'44" E, along easterly line of said Option Property, and the said coincidental westerly line of Reception No. 742257, a distance of 1002.40 feet, to a point on the northerly line of that parcel of land described in the Special warranty Deed, recorded April 15, 2010 at Reception No. 784749;

Thence the following twenty (21) courses along the northerly, westerly, easterly and then northerly lines of said Reception No. 784749;

1. N 89°54'27" W a distance of 116.87 feet;
 2. S 54°50'38" W a distance of 173.10 feet;
 3. S 00°02'34" E a distance of 167.50 feet;
 4. S 32°41'48" E a distance of 88.46 feet;
 5. S 00°55'44" E a distance of 289.40 feet;
 6. S 14°00'12" W a distance of 22.45 feet;
 7. S 28°56'08" W a distance of 541.68 feet;
 8. 122.69 feet along a curve to the right, having a radius of 219.00 feet, a central angle of 32°05'54", the chord of which bears S 44°59'05" W, a distance of 121.09 feet;
 9. 102.92 feet along a non-tangent curve to the left, having a radius of 481.00 feet, a central angle of 12°15'33", the chord of which bears S 54°54'14" W a distance of 102.72 feet;
 10. N 51°02'22" W a distance of 247.25 feet;
 11. 30.23 feet along a non-tangent curve to the right, having a radius of 275.00 feet, a central angle of 6°17'51", the chord of which bears S 42°06'34" W a distance of 30.21 feet;
 12. N 44°48'48" W a distance of 174.82 feet;
 13. N 56°40'07" W a distance of 55.13 feet;
 14. N 63°30'38" W a distance of 55.33 feet;
 15. N 71°43'03" W a distance of 57.57 feet;
 16. 104.09 feet along a non-tangent curve to the right, having a radius of 970.00 feet, a central angle of 6°08'54", the chord of which bears N 11°34'51" E a distance of 104.04 feet;
 17. N 16°07'55" E a distance of 50.00 feet;
 18. N 18°54'59" E a distance of 221.52 feet;
 19. N 30°00'58" E a distance of 50.41 feet;
 20. N 67°17'36" W a distance of 131.42 feet;
 21. 104.00 feet along a curve to the left, having a radius of 250.00 feet, a central angle of 23°50'05", the chord of which bears N 79°12'39" W, a distance of 103.25 feet, to a point on the northeasterly line of North Wild Horse Road, as described in that Special Warranty Deed recorded September 25, 2007 at Reception No. 733780;
- Thence the following four (4) courses along said northeasterly line of North Wild Horse Road, being situated parallel to and 67.50 feet northeasterly of the westerly line of said Option Property, also a coincidental line with the North Park Parcel, recorded April 17, 2007 at Reception No. 721291;

1. 38.30 feet along a non - tangent curve to the left, having a radius of 491.25 feet, a central angle of 4°28'00", the chord of which bears N 04°02'01" W a distance of 38.29 feet;

2. N 06°16'01" W a distance of 314.42 feet;
3. 263.68 feet along a curve to the left, having a radius of 281.25 feet, a central angle of 53°43'01", the chord of which bears N 33°07'31" W, a distance of 254.13 feet;
4. N 59°59'02" W a distance of 338.00 feet, to a point on the westerly line of said Option Property, thence the following three (3) courses along westerly lines of said Option Property;

1. N 21°44'01" E a distance of 132.03 feet;
2. N 02°06'39" E a distance of 226.38 feet;
3. N 00°23'12" W a distance of 381.09 feet, to a point on the north line of the SW1/4, Section 30, thence S 89°47'18" E along said North line, SW1/4, Section 30, a distance of 308.87 feet, to the point of beginning, County of Garfield, State of Colorado.

The above legal description was created by Scott A. Hemmen for and behalf of SGM
118 West Sixth Street, Suite 200, Glenwood Springs, CO 81601
970-945-1004