

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: July 8th, 2026

Time: 7:00 PM

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

Public body
conducting hearing: Planning & Zoning Commission

Brief description
of hearing: Presentation of a combined final PUD plan and final subdivision application for 66 townhome units in Castle Valley Ranch, east of Kathryn Senor Elementary, south of VIX Park, and northwest of Redstone Dr.

Legal description: See Exhibit A

Common address: TBD Address, currently known as CVR PA12, Filing 14

Applicant: TC Midwest, LLC

Landowner: TC Midwest, 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

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY
OF GARFIELD, STATE OF COLORADO,
SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE, OF
CASTLE VALLEY BOULEVARD,
SAME BEING THE WESTERNMOST CORNER OF CASTLE VALLEY RANCH PA12 FLG 9 FINAL, AS
FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE,
AS RECEPTION NO. 733785;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE
FOLLOWING FIVE (5) COURSES:

- 1) N34°40'33"W 220.40 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN
ARC LENGTH OF 93.27 FEET, CHORD BEARS N16°51'46"W 91.77 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.83 FEET, AN
ARC LENGTH OF 129.60 FEET, CHORD BEARS N37°47'30"W 119.95 FEET;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN
ARC LENGTH OF 63.58 FEET, CHORD BEARS N58°19'04"W 62.52 FEET;
- 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 784.64 FEET, AN
ARC LENGTH OF 94.58 FEET, CHORD BEARS N43°33'19"W 94.52 FEET,
TO A POINT ON THE EASTERLY LINE OF THE GARFIELD SCHOOL DISTRICT RE2, AS
FILED WITH SAID CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 493428;
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY,
ALONG SAID EASTERLY LINE N42°59'30"E 500.54 FEET,
TO A POINT IN THE SOUTHERLY LINE OF NORTH PARK PARCEL,
AS FILED WITH SAID CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 720385, AND
RECEPTION NO. 721291;
THENCE WITH SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N66°57'08"E 245.52 FEET;
- 2) S71°52'33"E 231.69 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE, OF
NORTH WILD HORSE ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE
FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 736.00 FEET, AN
ARC LENGTH OF 368.23 FEET, CHORD BEARS S05°37'46"W 364.40 FEET;
- 2) THENCE S08°42'12"E 68.52 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 886.25 FEET, AN
ARC LENGTH OF 217.43 FEET, CHORD BEARS S15°43'53"E 216.88 FEET,
TO A POINT IN THE NORTH LINE OF SAID CASTLE VALLEY RANCH PA12 FLG 9 FINAL; THENCE
WITH SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

- 1) S65°53'03"W 66.89 FEET;
- 2) S81°23'34"W 266.32 FEET;
- 3) S51°51'16"W 126.84 FEET;
- 4) S36°47'12"W 88.30 FEET TO THE POINT OF BEGINNING,
COUNTY OF GARFIELD, STATE OF COLORADO.