

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, July 23, 2025, 7:00 PM**

Call to Order

Commission Chair Apostolik called the meeting to order at 7:01 p.m.

Roll Call

Present Chair Apostolik
 Commissioner McDonald
 Commissioner Graham Riddile
 Commissioner Parks
 Commissioner Westerlind
 Commission Alternate Rittner
Absent Commissioner Sass
 Commissioner Cotey

Also present at the meeting were Town Planner Paul Smith, Assistant Town Attorney Haley Carmer, Town Clerk Mindy Andis, Deputy Town Clerk Samantha Sorensen, and members of the public.

Meeting Notice

Deputy Clerk Sorensen verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing (Continued from May 28, 2025)

Consider Resolution PZ 2025-2, A Resolution of the New Castle Planning and Zoning Commission Recommending Conditional Approval of a Final Subdivision Preliminary/Final PUD Development Plan Application for Riverside Park Lot 1

Chair Apostolik reopened the public hearing at 7:02 PM for the continued consideration of Resolution PZ 2025-2.

Town Planner Paul Smith began by providing context for the continued hearing. He explained that the Coal Seam LLC team was represented by Abdi Pirzadeh, Lauren Prinz, Tom Stevens, and Caet May, and that this was a continuation from the May 28, 2025, meeting. Planner Smith reminded the commission that the project involves a 71-unit hotel, restaurant, 11 residential units, commercial space, and riverfront access on property located south of the Colorado River, adjacent to I-70 and the River Park condominiums.

Planner Smith stated that the purpose of the meeting was to get an update and discuss the progress of the application, acknowledging that the applicant has been actively working on addressing some of the conditions, questions, and concerns. He noted that more time would be required to complete the engineering components, suggesting continuation to a later date.

Planner Smith directed the commission to his staff report (Exhibit A) and the updated site plan (Exhibit B). He reviewed the updates in the commission's packet, including his memo, the original resolution, and two site plans - the original and a new one submitted that day addressing parking concerns. He reminded everyone that this was a combined preliminary/final application requiring essentially a final plan for review.

Planner Smith then summarized the main concerns from the May meeting, which were detailed in the conditions. These included questions about the shared parking agreement and whether there would be sufficient parking for a fully occupied hotel, restaurant use, and residences at night. There were also traffic ingress concerns regarding left turns into the property, as well as maintenance responsibilities for the emergency egress access serving River Park Condos. The rockfall berm design needed clarification, and there were questions about the completeness of civil engineering requirements.

Planner Smith emphasized that as a final application, they were looking for a high level of completeness for engineering review, and that the engineering was not quite right at the May meeting. He acknowledged the applicant was working on this but noted it would likely be part of the continuation.

Before turning the floor over to the applicant, Planner Smith outlined the commission's three options:

- Decide on the application as a preliminary only, with options to approve, approve with conditions, or deny
- Move forward as a final application and recommend approval with or without conditions, or recommend denial to council
- Continue the hearing once more without re-noticing

Planner Smith indicated that the third option would best suit everyone involved at this point, clarifying that this would be the second and last continuation allowed before re-noticing would be required.

Tom Stevens, project lead, provided a comprehensive update on their progress. He began by acknowledging that the biggest issue was parking. Mr. Stevens explained they had been wrestling with the parking ever since the last meeting, to the point where they reduced the program slightly. They reduced 1 residential unit and converted 2 retail spaces into commercial space to lower the required parking amount. He went on to say they had explored additional parking across the street, but it's located in the county, and they encountered some unforeseen issues.

Mr. Stevens emphasized their commitment to addressing the parking concerns thoroughly, they determined the need for a rock-solid plan on parking. He announced

that with the slight reductions in program and increasing the size of the parking lot, they were able to get rid of the shared parking plan and the compact car spaces. As a result, they now slightly exceed the code requirement for this project on-site as it is.

Regarding traffic concerns, Mr. Stevens reported that their traffic engineers had re-examined the project with the current program and again, they have come back and said that there is no need for a left turn lane in or exit turn lanes out. So, County Road 335 is adequate the way it is.

On the emergency access easement, Mr. Stevens explained they had removed parking and a trash enclosure from within the easement to keep it free and clear. He clarified that maintenance would likely fall to River Park Condos if they decided to improve it in the future, as it's there for their use only. Mr. Stevens also addressed the rockfall berm issue, explaining they had redesigned it to accommodate drainage along the entire north side of the asphalt paved path.

The most significant challenge, Mr. Stevens acknowledged, was the incomplete civil engineering drawings. He candidly shared their difficulties: "I don't know if any of you are familiar with the workload of civil engineers in this area, but we're feeling the brunt of that right now. It's just brutally difficult to get information turned around in a hurry." He admitted that while he would have predicted completion in 30 days two months ago, they were now 60 days out and still not done. Mr. Stevens described it as "a global project" requiring Colorado-licensed engineering plans but needing global effort to complete.

When asked about specifics, Mr. Stevens explained that they now exceed code by 13 parking spaces. He described the changes to the parking layout on the west end of the property, noting they extended the parking lot to create double-loaded parking despite the additional cost of a retaining wall. He further articulated their rationale for presenting a parking plan that complies with code standards, especially after discovering that the other local hotel frequently operates at full capacity and often exceeds its parking allotment. When asked about the loss of snow storage, Mr. Stevens explained that snow will be trucked off site.

Commissioner McDonald asked Planner Smith to expand on the civil engineering requirements and what was holding it up. Planner Smith explained the need for further clarification on a couple things such as road connections for County Road 335, and new drainage calculations. Ultimately the engineering needs to be clear so the commission does not approve plans that cannot be built. Mr. Stevens clarified that the delay is solely due to finding professional engineers available to commit time to the project.

Planner Smith then displayed and discussed the proposed uses list (Exhibit A) for the PUD, explaining this was standard for PUD approvals. The applicants were asked to populate a list of uses they would potentially like to see on the property. The list was based on the C-1 downtown uses, and Planner Smith noted some uses like cannabis shops would need to be removed as they're not allowed in New Castle. He suggested the commission could provide direction on uses they wouldn't want to see, with further discussion at the continuation meeting.

Several commissioners raised questions about specific uses. Commissioner Westerlind expressed concern about restaurants with drive-throughs, which Mr. Stevens stated was a use that would not work. Commissioner Rittner questioned entertainment venues and event uses, asking "how does that work as far as parking and flow of traffic?" Stevens clarified they were thinking of events like weddings or private parties where someone might rent the restaurant, with parking still being adequate for such uses.

Planner Smith asked the applicants if they wanted to discuss affordable housing. Mr. Pirzadeh clarified they cannot afford to offer deed restricted or affordable housing, it would instead be workforce housing. Mr. Pirzadeh went on to explain that their employees would have the first right of refusal, then units would be made available to the Town staff. If employees did not fill the vacancies, they would then advertise on the open market.

At 7:31 PM Chair Apostolik opened the meeting to public comment.

Pam Whittington, a New Castle resident, asked for clarification on whether the housing would be rental units or for sale. The applicant confirmed it would be rental property.

Cole Ule from 7999 County Road 312 addressed the commission about his property across from the development. He explained he had 5 acres of flat land available that could solve parking issues for multiple entities including the development, River Park Condos, and the park below. Ule stated that while the commission seemed accepting of this solution, it wasn't consistent with New Castle's comprehensive plan. He suggested that with town support, he could potentially get county approval for parking use through a special use permit rather than a full rezone. "I think with the amount of friction it's causing with the lack of parking over there, and I've got, like I said, a perfect situation to be able to remedy all of it in one shot," Ule explained.

Planner Smith responded that parking, like the previously denied mini storage application, was not consistent with the comprehensive plan or county zoning. He noted it would require a rezone and demonstration of consistency. Planner Smith acknowledged the commission could make a case to council if they felt overflow parking was "absolutely necessary," but noted "it seems like we now have parking that's overflow."

Chair Apostolik closed public comment at 7:38 PM.

The commission then discussed timing for the continuation. Mr. Stevens explained their original goal of breaking ground in fall 2025 was no longer feasible, with a new target of spring 2026. After considering various factors including holidays and council scheduling, Mr. Stevens stated "our best guess is 4 months to be safe" for completing the engineering work.

After deliberation, Stevens expressed preference for the December 10, 2025, meeting date, hoping to be through both council readings by mid to late January. Commissioner McDonald asked about the possibility of conditional approval at the November meeting

and advancing to council with engineering conditions. However, concerns were raised about engineering potentially changing the project design.

MOTION: Commissioner Riddile made a motion to continue to December 10, 2025, Resolution PZ 2025-2, A Resolution of the New Castle Planning and Zoning Commission Recommending Conditional Approval of a Final Subdivision Preliminary/Final PUD Development Plan Application for Riverside Park Lot 1, along with a public hearing. Chair Apostolik seconded the motion, and it passed with a voice vote: Commissioner Westerlind: Yes, Chair Apostolik: Yes; Commissioner McDonald: Yes; Commission Alternate Rittner: Yes, Commissioner Parks: Yes; Commissioner G. Riddile: Yes.

Comments/Reports

Items for Next Planning and Zoning Agenda

Planner Smith mentioned that while there was nothing specific for the next meeting, there were "some interesting conditional use permits coming up" that were very new.

Commission Comments and Reports

Commissioner Parks reported that Down Valley Brewery's historic landmark designation was approved at the Historic Preservation Commission meeting on June 23, 2025, and was on its way to council. He also noted that the cemetery dedication would go to council on August 19, 2025.

Staff Reports

No staff reports were presented.

Review Minutes from Previous Meetings

MOTION: Chair Apostolik made a motion to approve May 28, 2025, meeting minutes. Commissioner G. Riddle seconded the motion, and it passed unanimously.

MOTION: Chair Apostolik made a motion to adjourn the meeting. Commissioner Westerlind seconded the motion, and it passed unanimously.

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,



Chuck Apostolik, Commission Chair





Samantha Sorensen, Deputy Town Clerk

Exhibits

Exhibit A – Staff Report for Coal Seam Preliminary/Final PUD, Lot Split, and Variance
Application Resolution PZ 2025-02
Exhibit B – Updated Site Plan

Exhibit A



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

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

To: Planning Commission
From: Paul Smith
Re: Coal Seam LLC status update & continuance request
Date: 7/17/2025

Purpose:

On May 28th, 2025 the New Castle Planning Commission opened a public hearing on a combined preliminary/final application for the Coal Seam development located on Lot 1 of the Riverside Park PUD. The application proposed mixed uses comprised of a hotel, restaurant, retail, and residential as outlined in Resolution 2025-2. A recommendation on the proposal was postponed to allow the applicant time to address questions and concerns regarding the following:

- Concerns related to the effectiveness of the proposed shared parking plan;
- Questions on traffic ingress to and egress (i.e. turn lanes) from the property;
- Design and maintenance responsibilities of the Riverpark PUD emergency access easement;
- Clarification about the rockfall berm design and location;
- Incompleteness of civil engineering designs;

Since that time, the Applicant has made several updates to address these concerns which will be discussed tonight. However not all matters have been resolved – specifically, 1) concerns with shared parking plan persist; 2) civil engineering requirement will require more time to finalize. Therefore, in addition to the update, the Applicant will be requesting another continuance for more time to resolve remaining concerns. Town code states that a public hearing may be continued no more than twice without the need to re-notice provided that the new date and time of the continued hearing shall be announced at the public hearing and that the poster required by subsection D of this section shall be updated to reflect the new date and time within forty-eight (48) hours of the decision to continue.

In sum, the commissioners may take one of three actions on the application tonight:

- 1) Approve the application with or without conditions, or deny the application as “preliminary” only pursuant to P&Z’s September 27, 2023 decision to combine preliminary/final application steps.
- 2) Recommend to Council approval with or without conditions, or deny the application as “final”;
- 3) Continue the public hearing to a later date;

Thank you,

Paul Smith
Town Planner



Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org

LAND DEVELOPMENT APPLICATION


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

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Coal Seam, LLC	
Address: 1101 Village Road #LL-1B Carbondale, Colorado 81623	Phone: (970) 505-0653 970-618-3555 E-mail: caetfox@gmail.com abdi@aspenbuilt.net
Property Owner: Coal Seam, LLC	
Address: 1101 Village Road #LL-1B Carbondale, Colorado 81623	Phone: (970) 505-0653 970-618-3555 E-mail: caetfox@gmail.com abdi@aspenbuilt.net
Contact Person: Caetlin Fox	
Address: 243 Mallow Court, New Castle CO 81647	Phone: (970) 505-0653 970-618-3555 E-mail: caetfox@gmail.com abdi@aspenbuilt.net
Property Location/Address: Lot 1, Highway Business PUD Riverside Park Subdivision	
Legal Description: RE: Exhibit A - Legal Description	Acres: 5.84
Existing Zone (e.g., Residential R-1, Commercial C-1): H-B/PUD	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

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

 Applicant Signature	6/14/2024 Date
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III. PROJECT DESCRIPTION – EXISTING CONDITIONS

The proposed development is located at 7051 County Road 335, New Castle, Colorado, on Lot 1 of the Riverside Park Planned Unit Development. It is 5.84 acres and zoned Highway Business/Planned Unit Development.

Previously the land was developed with a gasoline station which has now been demolished and cleaned. A Phase One Environmental report confirms this. There are slight remnants of the previous use, a sign at the property edge, a small concrete pad where the building sat, but beyond that, no evidence of the past use can be found.

Access to the parcel is via County Road 335 which borders the entire southern property line of the site.

Vegetation on the parcel is predominantly grasses and Gamble Oak. A few Serviceberry trees exist.

Preliminary soil investigations have been conducted showing suitable soils for construction.

No drainage channels or ditches exist on the parcel. Instead, the land slopes gently to the north to a break- point, then slopes steeply north to the Colorado river.

All utilities are present at the property edge, along County Road 335 and sanitary sewer was considered within the design of the River Park Sanitary sewer system, allowing a tie in to this system.

The northern portion of the property is the Colorado River. The property line actually extends into the river to the estimated historic centerline. The floodplain has been identified and shown in Exhibit N contained within this application. Due to the topography of the site, the 100 year floodplain has little impact on the developable area.

The river does serve as the primary amenity of this site. Grand River Park, just to the east has improved their land along the river for residents. There is an existing, natural "beach" area at the eastern portion of the river frontage. Rafters, float boats and fishermen use this section of river regularly.

V. SPECIFIC PROJECT PARAMETERS

Architecture One of the most important aspects of a project this size is that it “fit” the surrounding area, the town and community. By choosing Best Western Signature hotels as a franchise, the architecture has been able to be designed to compliment the character and history of New Castle. Selecting designers that live in New Castle, Steven and Caetlin Fox, was no coincidence. They have a first hand knowledge of the New Castle architectural vernacular and have been instrumental in creating a program that best fits the community.

Named after the Coal Seam fire, this development blends mining architecture with modern amenities. From the massing of the buildings to the materials used, every effort has been made to make this development compliment the community.

Massing is a key element. Viewed from County Road 335, and the entry to the project, the structures are two stories. Varying roof heights and roof elements give the structure a more interesting appearance. Also, all mechanical and storage has been placed on the lower level in the space buried in the hillside, minimizing the overall massing.

The square footage of the proposed development and allowed square footage are listed below.

**TABLE 1
LOT SIZE, ALLOWABLE SQUARE FOOTAGE, PROPOSED SQUARE FOOTAGE**

LOT AREA PER SURVEY
254,499 s.f.

MAXIMUM ALLOWABLE COVERAGE
50% or 73,307.5 s.f. (254,499 x 50% = 127,249.5 sf)

BUILDING SQUARE FOOTAGE (ESTIMATED)	
Hotel	46,680 s.f.
Mixed Use A	7,149 s.f.
Mixed Use B	9,044 s.f.
Mixed Use C	7,149 s.f.
TOTAL BUILT AREA	70,024 Gross SF

**TABLE 2
PROPOSED PLANNED UNIT DEVELOPMENT**

Description The subject parcel of land, Lot 1, is currently part of the River Park PUD and carries an underlying zone of Highway Business. As part of this land use application the Applicant is seeking Planned Unit Development approval specific to Lot 1 and the anticipated development of a hotel, restaurant, limited office/commercial space and limited residential space. To accomplish this development program this table describes the parameters of the development.

20. Bar, tavern/liquor store

21. Travel agency

22. Vet clinic, pet grooming, kennels and animal boarding

D. Residential. One (1) or more residential dwelling unit(s) when located on a floor above or below the ground floor of a commercial use building, or, when located on a ground floor and within the rear forty (40) feet of a lot, within a commercial use building.

E. General Service establishments, including:

1. Hotel, lodge, motel, extended stay

2. Convenience store

3. Gas station

4. Tire shop, auto repair shop

5. Car wash

6. Parking lot/EV charging

F. Conditional Uses

1. Cannabis shop

2. Signage and billboards

3. Entertainment venues

4. Industrial uses, cold storage and refrigerated warehousing

5. PUD

Minimum Lot Area	One Acre
Minimum Floor Area	None
Minimum Setbacks	Front yard - 50 feet Side yard - 20 feet Side yard Between Lots - 7 Feet Rear yard - 20 feet
Maximum Building Height	None unless otherwise specified by Town Council
Maximum Lot Coverage	Fifty (50) Percent
Landscaping	At least 10% of the total land area shall be landscaped in accordance with a landscape plan approved by Town Council.

The hotel and the mixed use buildings have been designed to nestle into the hillside. As stated above, the view from County Road 335 is of two stories with mixed roof heights to give the buildings interest while keeping the perceived mass to a minimum. Viewed from the river, the buildings are all three stories and intersect the site at existing grade. Where necessary, the foundation has been extended to meet existing grade so no additional grading is required. The design goal in nestling the buildings into the hillside is to give the appearance the buildings simply emerge out of the existing grade. The lowest level of the hotel will house storage, mechanical, gym space and meeting rooms on the south side. This side is completely buried in the hillside while the north side is made up of hotel rooms, all facing the river with floor elevations close to existing grade.

It should be noted that the lowest floor of the hotel and restaurant is programmed for storage and mechanical space with one exception, the north half of the hotel's lowest floor is designated as hotel rooms at grade with the exterior. The upper level of the Mixed Use A and Mixed Use C is programmed for residential housing. The lower level of Mixed Use B is programmed for residential housing and storage. All square footage has been included in the calculations above.

EV "capable light" charging stations. These will have dedicated parking spaces and have been located along the northern portion of the parking lot as depicted on the Site Plan.

Utilities All existing utilities are located at the property line, along County Road 335.

A sanitary sewer will require a lift station and be located between the hotel and the restaurant. This will serve all buildings and pump sewage up to the existing forced main line located in 335.

Water will be brought into the project in two locations as represented on the civil drawings. One location to serve the hotel and one location to serve the restaurant and commercial. These two lines will be looped.

Private utilities, telephone, gas and electric, again, will come from County Road 335 directly into the project.

Grading and Drainage The overall goal is to fit the project to the site as best as possible. Viewed from County Road 335, the buildings are two stories tall while viewed from the river, are three stories tall. To accomplish this the buildings have been designed to step down the hillside, minimizing mass excavation. As a result, the natural topography can remain as it is, to a large degree. County Road 335 sets the control for grading and two primary and one secondary entry/exit points to the parking lot have been proposed. These points establish grade. From these points, grading slopes to low points within the parking lot. These low points will have an inlet that routes water to two retention/detention ponds below the buildings.

Drainage of building roofs will be collected and piped to the same retention/detention ponds as the parking lot.

Surface drainage, within the landscape, will run off the site as it has historically.

The result of this drainage plan is no new drainage generated by new impervious surfaces will leave the site. Water collected from these impervious surfaces will be retained/detained and released at historic rates sub surface.

Snow Storage Snow storage has been provided at the west end of the parking lot as depicted on the Landscape Plan. The parking lot will be plowed from east to west.

Compliance with the Comprehensive Plan We believe this proposed development aligns precisely with the goals and objectives of the Comprehensive Plan. The plan specifically states the first and second most important commercial development types include restaurant and small-scale independent office, both anchors of this proposal. It further identifies tourism and recreation as being of primary importance. The hotel component of this development supports the tourism and recreation industry by providing lodging for out of town visitors. The Comprehensive Plan states that 50% of Lakota golf course visitors are from out of town. With the growing emphasis on mountain biking and the development of miles of new mountain biking trails in New Castle, this industry can, and likely will surpass the golf industry as the leading form of recreation. Again, those out of town visitors require lodging.

Coal Seam Mixed Use Development

Parking Mitigation Plan

The proposed Coal Seam Mixed Use Development calls for the development of a 71 room hotel, office space, restaurant space, and 10 residential units. The parking required for the development as defined by the New Castle Municipal Code is for 126 cars.

This land use application went before the New Castle Planning and Zoning Commission on May 28th, 2025. One of the major concerns of the commission was the parking, more specifically the requirement for more parking than was shown on the plan. This meeting was continued giving the Applicant an opportunity to revise the parking requirement and the amount of proposed parking.

The Applicant has reduced the size of the proposed development, reducing both square footage and program, in order to match a number of required parking spaces with the amount of parking that can be accommodated on the site. Those reductions came from converting the retail space to office space, reducing the overall square footage of the office space buildings, reducing the residential component from eleven units to ten. This reduces the required parking from the original number of 145 to 126.

It should be noted that this parking requirement maintains 2 spaces per residential unit which the Applicant feels will provide more than adequate parking for this component of the development. The residences are made up of one bedroom and two bedroom units. Providing two parking spaces for a one bedroom unit has traditionally been excessive. However, two parking spaces per unit is required by code and therefore provided.

Exhibit B

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS WILL BE EVALUATED FOR COMPLIANCE WITH THE CITY OF DENVER BUILDING DEPARTMENT. THE CITY OF DENVER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER BUILDING DEPARTMENT.

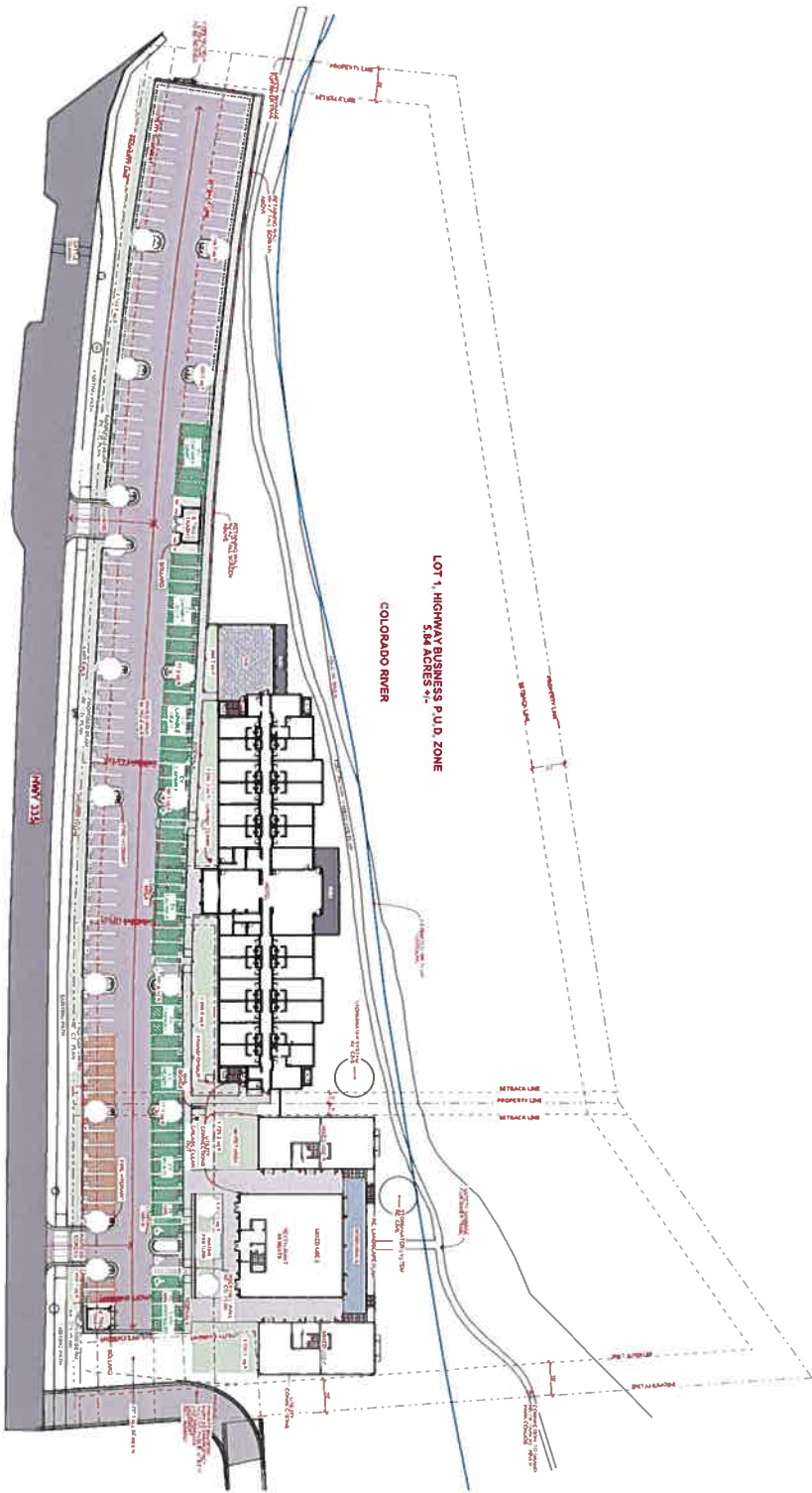
LANDSCAPED AREA REQUIREMENTS
 17,669 SQ. FT. OF LANDSCAPED AREA SHALL BE PROVIDED FOR THE TOTAL LAND AREA. AT LEAST TEN PERCENT OF THE TOTAL LAND AREA SHALL BE LANDSCAPED WITH PERENNIAL PLANTS. THE TOTAL LANDSCAPED AREA SHALL BE 17,669 SQ. FT. (40,000 SF) * 10%
 TOTAL LANDSCAPED AREA 17,669 SQ. FT.
 TOTAL PROPOSED LANDSCAPED AREA 17,669 SQ. FT.
SHOW STORAGE
 SHOW TO BE REMOVED FROM SITE

PARKING PROVIDED

USE	REQUIREMENT	PROVIDED	REMARKS
HOTEL	1 SPACE PER ROOM PLUS 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA	20	
RESTAURANT 60 SEATS	1 SPACE PER 60 SEATS	1	
RETAIL 12,000 SF	1 SPACE PER 120 SF	100	
TOTAL REQUIRED PARKING SPACES		121	
PROVIDED		121	

EV REQUIREMENTS

REQUIREMENT	PROVIDED	REMARKS
2% OF TOTAL	2	
15% OF TOTAL	18	
15% OF TOTAL	18	
TOTAL REQUIRED EV SPACES	38	
PROVIDED	38	



NOT FOR CONSTRUCTION
 REFERENCE SITE PLAN 130
 A0.04

LOT 1
 Highway
 PUD
 7051 335 County Rd New Castle Colorado 81647

SITE LEGEND
 EXISTING GRADE
 PROPOSED GRADE
 PROPERTY LINE
 ALTRUCK LINE
 DRAINAGE
 STREET
 SIDEWALK
 DRIVEWAY
 INTERLATIVE
 EV SPACES
 UNDEVELOPED AREA
 RESERVED SPACES
 WALL SOURCE
 STREET LAMP
 BOLLARDS

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