

**New Castle, Colorado  
Planning and Zoning Commission  
Wednesday, December 10, 2025, 7:00 PM**

**Call to Order**

Commission Chair Apostolik called the meeting to order at 7:00 p.m.

**Roll Call**

Present Chair Apostolik  
Commissioner Sass  
Commission Alternate Rittner attended by Zoom  
Commissioner McDonald  
Commissioner Riddile  
Commissioner Cotey  
Commissioner Alternate Mahaffey  
Absent Commissioner Westerlind  
Commissioner Parks

Also present at the meeting was Town Administrator David Reynolds, Town Planner Paul Smith, Professional Assistant to the Town Clerk, and members of the public.

**Meeting Notice**

Assistant Huster 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.

**Items for Consideration**

**Public Hearing continued July 23, 2025**

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

Chair Apostolik opened the Public Hearing at 7:00 p.m.

Planner Paul Smith said this was a continuation of a public hearing from July 23, 2025. Planner Smith introduced the applicants for the Coal Seam Development as Tom Stevens, Lauren Dufresne, Caet May and Abdi Pirzadah, who attended on Zoom. Planner Smith explained that the staff report had "blue lines" showing the edits from the previous application( **Exhibit A**). Planner Smith showed the updated site plan. (**Exhibit B page 3**) Planner Smith said the original site plan had a hotel, restaurant with retail and residential units on the east side of the site. Planner Smith said some

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parts of the site have been eliminated to create more parking from the original application.

Commissioner Cotey asked Planner Smith to explain the uses. Planner Smith said the retail and all but four of the residential units were removed, the rest of the plan remained the same. Planner Smith said he would give more details during the staff report.



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**Planning & Code Administration  
Department**  
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**Staff Report**

**Coal Seam  
Preliminary/Final PUD, Lot Split, and Variance Application  
Resolution PZ 2025-02  
Planning & Zoning Commission (P&Z)  
December 10<sup>th</sup>, 2025  
(continued from July 23<sup>rd</sup>, 2025 & May 28<sup>th</sup>, 2025)**

Report Compiled: [12/34/2025](#)

**Project Information**

**Name of Applicant:** Coal Seam, LLC

**Phone/Email:** 970-618-3555/[abdi@aspenbuilt.net](mailto:abdi@aspenbuilt.net)

**Property Owner:** Coal Seam, LLC

**Property Address** 7051 CR 335

**Proposed Use:** 71 room Best Western Signature Hotel, Restaurant/~~Brew Pub~~, [4 – one bedroom](#) employee residences, ~~retail/commercial spaces~~;

**Allowed Zoning:** Highway Business/PUD per Ordinance  
99-5

**Proposed Zoning:** Mixed Use PUD

**Surrounding Zoning:** Industrial

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Garfield County, Rural Low Density Residential, River Park Condos

**I Introductory Summary**

Coal Seam, LLC is a local developer proposing a hotel, restaurant, and workforce housing- live/work concept east of the I-70 interchange, south of the Colorado River. The endeavor offers several community amenities with economic benefits in a central Colorado River Valley location. The site contemplates a 71 unit Best Western “Signature” hotel, a model which allows franchisees the chance to curate design features to better suit the locale. The hotel will sit adjacent to a restaurant/brew pub that can be accessed by river floats. The restaurant sits atop four, one-bedroom residential units ~~is surrounded by live/work units~~ that will help offset workforce housing needs while supporting New Castle’s commercial base.



The property was originally annexed in 1999 as Lot 1 of a three zone district PUD including the current River Park condominiums and Grand River Park. The ordinance approving the initial zoning for Lot 1 upon annexation (Ordinance #99-05) provides that all provisions of the Town’s Highway Business zone district apply to Lot 1, subject to the additional provisions and design standards included in the Ordinance. Ordinance #99-5 also indicates that development on Lot 1 is subject to both the preliminary and final PUD Plan application processes. To expediate this process, the Applicant requested these two distinct applications be combined pursuant to Section 17.100.050 (A). On September 27, 2023, The Planning Commission (P&Z) voted unanimously to combine the application steps with the condition that the preliminary and final application steps be considered separately if P&Z finds the combined application to be insufficient for final approval.

The combined application packet was deemed complete on April 11<sup>th</sup>, 2025. Unless the commissioners decide otherwise, the review will proceed with the continuation of the public hearing resulting in one of three recommendations to Town Council: 1) approve the application unconditionally; 2) approve the application with conditions; Or 3) deny the application. A Final PUD application assesses zoning conformance, compliance with Public Works requirements, the suitability of utilities and infrastructure, compatibility with the comprehensive plan, and address any adverse impacts to the town. By final approval, all civil drawings should attain construction level readiness. Within thirty (30) days after the close of the public hearing, or within such time as is mutually agreed by the P&Z and the Applicant, the commission's decision will be made by written resolution. Since the public hearing has already been continued twice, aA further continuance may not be allowed without re-noticing, pursuant to Section 16.08.040(G).

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Within sixty (60) days from the date of the P&Z's written recommendation on the application, or within such time as is mutually agreed by the Town Council and the Applicant, the Town Council shall approve the application, with or without conditions, or deny the application. Town Council's decision will be made by ordinance which shall be introduced twice at a Town Council meeting and, if approved, shall take effect 14 days after final publication pursuant to Article IV of the New Castle municipal code.

## **II Staff Review:**

Throughout the application process, application documents will be reviewed pursuant to the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. At the final plan stage, an application shall show conformity to the following criteria (MC 17.100.050(H)):

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
6. The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and
7. Development is consistent with the natural character, contours, and viewsheds of the land.

### **1) *Is the proposal consistent with the comprehensive plan?***

Applicants are expected to demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance with the CP:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.
- Demonstrate that individual project fits into a fully-balanced community land use structure.
- Ensure a mix of uses that complement the existing New Castle land-use patterns.
- Create walkable communities with non-vehicular interconnection between use areas.
- Guarantee a balance of housing types that support a range of affordability.
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.
- Encourage economic development and supporting hard & soft infrastructure.
- Concentrate development in ways which provide efficient and cost-effective services.

Coal Seam aspires to fulfill many of the values and goals listed above:

1. The project provides a much in demand commercial base with hotel, [retail/office](#), and dining space in a highly visible location off of Interstate 70 (**Goal E-; Policy E-1E**). [\\_Though retail/office occupancy is currently not being considered, the Applicant is proposing a list of potential uses-by-right](#)

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~~so that future business prospects are not unnecessarily burdened by lengthy conditional use reviews. At the moment, retail occupants are currently unknown. Because of the limited number of permitted uses, it will be important for the Applicant and Commissioners come to a consensus on future uses so that fewer businesses will be subject to conditional use permit procedures.~~

2. The proposal provides ~~four~~ residential units for its commercial tenants ~~solving to address~~ for the residential/commercial imbalance (**New Castle Community Vision, CP, page 8; Also Goal CG-4**).
3. A river trail with potential boater access provides a unique river experience (**Goal RT-1**) which helps preserve natural habitat (**POST-4A**). The proposal also preserves the LoVa trail access along CR 335 (**Policy POST-3F**).
4. Building aesthetics will blend with the local topography, landscape colors, and historical mining structures to temper viewshed impacts (**Goal EN-6**).
5. EV charging will be available per state requirements with a nod towards sustainability (**Goal EN-7**).
6. ~~Market rate~~ Workforce housing will be available for employees of the development as right of first refusal (**Goal HO-1 & 2**). Any remaining units will be made available ~~for reduced rent~~ to Town of New Castle employees then the the local workforce at large. ~~An affordable housing agreement covenant~~ is provided in in the packet.
7. A fiscal impact study was performed comparing revenues and costs projected to the Town. The study assesses whether the project will provide a net financial benefit for at least the next 15 years. Items on the revenue side include: use tax, tap fees, lodging tax, sales tax, property tax, and incremental revenues; The cost side is mainly derived from the general fund expenditure per person as provided from the Town budget. Revenues during that time range from ~~\$260k 400k~~ to ~~\$355k 500k~~ with expenses ranging from ~~\$62k 97k~~ to ~~\$84k 110k~~. In sum, the development is projected to generate a total of ~~\$3,989,808 4,347,429~~ over the first 13 years once fully operational ~~which does not included \$1,053,146 in construction revenue generated at permitting~~. The Town's Finance Department has reviewed the assumptions with comparable results.

2) ***Does the proposal demonstrate compliance with zoning and density requirements?***

**Zoning:** The property, "Lot 1" is part of the original Riverside Park PUD zoned Highway-Business (HB). It is "an area for highway oriented commercial development along major arterial and collector highways in such a manner as to minimize interruption of traffic flow, safeguard pedestrian movement, and optimize the aesthetic appearance to passing motorists" (Chapter 17.60). Permitted uses are few (e.g. underground utilities, open space, accessory uses, offices, police station, retail/office, and laundry). However, by virtue of the PUD application process (Section 17.124.010), the Applicant can specify as part of its PUD plan which uses are permitted, conditional, or prohibited

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(Section 17.100.020(C)). As such, those uses listed in the Highway-Business zone district as conditional use list can become uses by right through the PUD plan. Some of these current conditional uses include:

1. Church/religious institution;
2. School;
3. Museum;
4. Public institution;
5. Retail and wholesale business;
6. Eating and drinking establishment;
7. Personal, social and professional service;
8. Automobile service station;
9. Vehicle sales lot;
10. Retail or service business;
11. Hotel, motel, or lodge.

Note each of the Applicant's proposed uses are found on the list above.

**Setbacks:** The required minimum setback from property lines in the HB zone is 20 feet. All structures are setback from the perimeter property line by the required distance. However, the interior lot lines formed by the subdivision of the hotel property from the restaurant property shows a setback of only 14 feet, or six feet less than what is required. Ordinance #99-5 allows for variations from the Highway Business setback requirements through the preliminary and final PUD plan process. Staff has reviewed the proposed setbacks and does not have a concern.

**Building Heights:** The HB zone allows 30' building heights and two stories for permitted uses. For PUD and conditional use applications, heights are discretionary. The hotel structure is the tallest extending nearly 50' from grade to the ornamental extensions above the roof (**Exhibit A, page 325**). The bulk of the hotel is roughly 42' (i.e. less ornamentation). The ~~retail~~ restaurant building will rise roughly 42' above grade (**Exhibit A, page 326-329**). Importantly, the Applicant's architect was careful to limit the structure heights to those similar to the River Park Condominiums (**Exhibit A, page 331**). In this way Grand Hogback viewsheds are preserved. The 40'-50' building height is similar to the height's approved in various land use applications to date including: the River Park Condos, the Fire House, Shibui, Senior Housing, Longview (Romero), R2 (9NWH).



**3) Does the proposal demonstrate compatibility to neighboring land uses?**

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South of Interstate 70 and the Colorado River, the Coal Seam parcel adjoins the Riverpark Condominiums directly to the east, Garfield County rural zoning to the south, and the New Castle Industrial District & Breslin Park to the west. The project is also part of what the Comprehensive Plan deems a community “gateway” affording first impressions and a source of identity to the Town (CP, page 73). A hotel, restaurant, ~~and residential, and retail~~ proposal, whose architecture and style blends with the local history and topography and that serves a unique function among a diversity of surrounding uses, seems suitable to the neighboring properties.

Specifically, the Applicant adopts architecture styles that compliment New Castle’s history with a focus on structural and material similarity (e.g. architectural mining themes were added to the exterior of the buildings).



Varying roof heights, offsets, and terracing of the buildings are all efforts the Applicant is employing to abate concerns with massing. The parking lot is designed to face south behind the buildings, screening the lot from the river and parts of Town to the south. Per town code 17.76.110(c)(3)&(4), at least ten percent of the parking lot is landscaped and screened from adjoining residential uses.

**4) Is there availability of town services from public works (including water and sewer services), fire, and police?**

**Police:** The Police Department currently consists of ~~12.5~~<sup>twelve</sup> FTEs and one special piece of “equipment” known as Kip which is ideal for a town the size of New Castle. Generally, additional FTEs are considered for every increase of 500 residents. Therefore, the Police Chief concludes that there would be no compromise with police service as a result of a slight population increase.

**Fire:** CRFR has commented on the status and maintenance of the emergency access easement on the southeast end of the lot. The egress provides the quickest route to CR 335 for the properties furthest west in the River Park Condos. Future maintenance of the egress is the responsibility of the River Park Condo Association for the use of their residents. For their part, Coal Seam will refrain from any development within the prescribed easement. a concern not yet addressed in the packet, though it could be something negotiated with the River Park HOA prior to Council approval. The fire department will review all other IFC requirements prior to permitting.

**Engineering:** The Town Engineer has cited several items that are still insufficient for Town Council’s approval but sufficient for P&Z’s review~~final review and recommendation~~. These items shall be updated to the engineer’s satisfaction prior to Council review approval and comment. Some of these items include:

- Update EQR summary for restaurant retail reconfiguration.
- Address redline comments on civil drawings provided by SGM 12/2/25.
- Include updated signage and stripping details.
- Clarify erosion control, berm design, and drainage plan per SGM comments.

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- Clarify ADA ramp provisions. Coordination with CDOT on the volume increases to the I70 interchange;
- An auxiliary turn lane analysis for access off of CR 335;
- A sight distance analysis at Bruce Rd and the CR 335 interchange;
- Update final design for shared sewage lift station;
- Provide final construction details from Applicant engineer (ongoing);
- Redesign rockfall berm with rounded top to account for erosion;
- Provide design cross-sections for berms, trails, C&G;
- Provide cross-sections for access to CR 335;
- Update storm drainage design;

**Public Works:** Water and sewer is available for the property. Public Works cautions against obstructions to any utility easements especially near the rockfall mitigation berm (**Exhibit E, page 317**). Clearances will be verified prior to Council.

**5) Is there adequate off-street parking and vehicle, bicycle, and pedestrian circulation?**

**Off-Street Parking:** Due to the constraints of surrounding land uses and topography, there are no feasible -street parking alternatives in the immediate vicinity. Therefore, off-street parking will be a critical part of the project's success. Off-street parking requirements relevant to the application are as follows:

- Residential (4.44 units): two spaces/unit = 8.22 spaces;
- Hotel Use (71 rooms): 1 space/room + 1 space/two employees = 73;
- Restaurant Use (60 seat capacity): 1 space/3 seats = 20;
- Retail (4,498sf): 2 spaces/300sf = 30;

**Total Off-Street Parking Required: 101.45 spaces**

**Total Off-Street Parking Planned: 109.45 spaces**

~~The elimination of the retail spaces and reduction in residential occupancy resulted in a significant cut to the project's parking needs. With the revisions, the off-street parking requirements are now satisfied with a surplus of eight spaces. It is important to note that the residents will be "assigned" only one space per unit though two spaces per unit are technically available as shared parking within the property. The Applicant will manage the assigned residential parking through the covenants. Because of the shortage, the Applicant has requested consideration of a shared parking plan (Exhibit E, page 321). A shared parking arrangement is not unprecedented in New Castle. The Lakota Longview application (Romero), for instance, allowed for a 40% reduction in required parking. There the shared parking arrangement was supplemented by yearly audits, performance measures, and mitigation strategies in case the arrangement was ineffective.~~

~~In the case of Coal Seam, the parking reduction stands at only 21%. However, a shared parking arrangement at this location could still prove challenging. Shared parking arrangements trade on an equilibrium of peak times among the various uses in a location. For example, office uses generally have offsetting peak times to residential uses, allowing for office users to occupy nearby residential spaces when those residents~~

are off to work elsewhere. Or, restaurant users may occupy office parking at night when offices are closed. The peak parking times balance making shared parking a reasonable way to lower capital expenses, minimize maintenance, and reduce parking lot sprawl.

With Coal Seam, the intended uses all lend themselves to evening parking (with retail as a possible exception). Hotel, residential, and restaurant parking all skew towards evening peaks leaving patrons of these establishments to compete for limited spaces. Moreover, even if the hotel is only 65% occupied, as the application maintains, hotel users will still need to share 5 spaces from the other businesses. All of this may be acceptable if alternatives were available nearby — e.g. on-street parking or parking at Grand River Park. The Town has floated an idea to Balcomb/City Market management about the possibility of sharing 15-30 spaces in their lot. Their response was understandably tepid. If considered, the arrangement would require an available shuttle by the hotel. As a result of these concerns, P&Z should be absolutely clear of the provisions for shared parking and fully confident in a contingency plan if the strategy proves problematic.

***Vehicular Circulation:*** One idea to address parking concerns would be to extend the parking lot further west toward the CDOT bridge. Though this could add up to 7-9 spaces, there are inherent problems with this solution. First, it reduces the required snow storage. Snow management will be an important aspect of this property given that the parking lot is shaded most of the day through winter. Second, a significant retaining wall would be required to extend the lot. The west end of the lot already shows 14' of retainment. The cost of this is prohibitive considering so few parking spaces are gained. Lastly, there is a good possibility that CDOT will require a westbound right turn or splitter lane with a traffic circle at CR 335 and Bruce Rd. once bridge replacement becomes a reality. This modification to CR 335 would likely encroach on a parking lot extension to the west.

***Nonvehicular Circulation:*** The Applicant has made a point not to disrupt the general LoVa trail alignment. The parking lot will also be wrapped with sidewalks that allow uninterrupted paths to all portions of the property. Additional soft trails will extend from the mixed-use area north towards the river and then to the east and west along the river.

**6) *Are the required open space or parks designed for active or passive use by residents of the subdivision or the public?***

The Applicant is not required and does not intend to designate open space to the Town.

However, there are connecting trails and waterfront open areas allowing access for patrons. Though no formalized paths continue to either the east or west, historic use paths along the entirety of the riverbank do exist at low flows. Ten percent of the total land area will be landscaped per Section 17.60.090. Additionally, 10% of the parking area will be landscaped. Otherwise, active open space is available to patrons at Grand River or Breslin Parks which can all be reached via the LoVa trail.



**7) *Is the development consistent with the natural character, contours, and viewsheds of the land?***

The proposal values the preservation of natural landscape and viewsheds to the south. Structures are purposely stepped from back-to-front to minimize cutting and of the existing slope. South elevations have also been reduced to two levels to improve contouring with the steep topography and soften visual impacts.



To conserve water and limit landscape maintenance such as mowing, Staff encourages drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance.

**V Staff Recommendations**

Staff offers the following recommendations to the [preliminary](#)/final PUD application:

- A. [Prior to Council review](#), Applicant will ~~add~~[update the](#) list of permitted and conditional uses [proposed in the application narrative](#) and maximum building height to the Site Plan prior to Town Council review.
- B. Prior to ~~the~~Council review, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Town Attorney, and Fire Marshal provided in response to review of the Application, **Exhibits B, C below, D.**
- C. Prior to permit, final construction drawings shall demonstrate compliance with the building heights included in the approved application materials, **Exhibit A, page 325.**

D. Prior to permit all construction drawings subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.

E. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.

~~F. Provisions for an emergency access easement shall be designated on the final plat, as emergency egress for residents of the River Park Condominiums and ingress and egress for emergency personnel per the recommendations of the Fire Marshal (Exhibit A, page 287). The access road shall be signed "Emergency Access Only".~~

~~G. Prior to Council review, Applicant shall discuss a maintenance agreement with the River Park HOA for the emergency access easement.~~

~~H.F. Prior to Council review, provide design for All trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism.~~

~~I.G.~~ The form of the declaration of covenants for the Property shall be finalized and address any Town Attorney comments before consideration of the Application by the Town Council. Recordation of the declaration of covenants shall be accomplished at or before recording of the final plat.

~~J.H.~~ A parking management plan shall be added to the covenants prior to final approval with provisions for reserved parking for the residential units.

~~K.I.~~ A subdivision improvements agreement ("SIA") containing an engineer's stamped cost estimate of public improvements, to the satisfaction of the Town Attorney. The form of the SIA shall be finalized before consideration of the Application by the town council. Recordation of the SIA shall be accomplished at or before recording of the Final Plat.

~~L.J.~~ Provide a construction phasing plan for inclusion in a subdivision improvements agreement as necessary. Identify, at minimum, each of the following components:

- Buildout phases if necessary;
- Schedule that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
- Storage and staging areas for construction equipment and materials;
- Illustrate drainage and erosion control best management practices (BMP's);
- Conformance to all requirements and specifications approved by the fire marshal concerning temporary access to the project;
- Dust and weed management plan;

~~K.~~ Landscaping shall incorporate native grasses and plants that minimize maintenance, mowing, and irrigating. The landscape plan shall be approved by Public Works prior to issuance of building permit.

~~M.L.~~ As depicted in the submittal materials, an unimproved, single-track trail system shall be made available for patrons of the property as well as to the general public. The Town will consider building a trail connector between the proposed trail

system and the current trail system at Grand River Park.

N.M. All disturbed areas in the project shall be revegetated prior to the 1<sup>st</sup> growing season following the completion of the entire project and maintained in a predominantly weed free condition.

O.N. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.

P.O. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

Q.P. The sale of individual lots, parcels or units may not occur until a plat creating the lot, parcel or unit is recorded with Garfield County and security for the public improvements has been received by the Town.

R.Q. ~~The Applicant shall provide an affordable housing covenant that includes definition of the number of restricted units, the calculation of below market rents, the workforce that qualify to live in the units, and the term for which the affordable housing covenant shall be in force. The affordable housing covenant shall be finalized before consideration of the Application by Town Council. Recordation of the affordable housing covenant shall be accomplished at or before recording of the Final Plat.~~

**VI Final Plan Updated Exhibits 12/3/25:**

- A. Abridged Applicant Packet – November 25, 2025
- B. Applicant Response to Town Engineer – October 30, 2025
- C. Town Engineer Review – December 2, 2025
- D. Redlined Civil Set by Town Engineer – December 2, 2025
- ~~A. Applicant Final Plan Application – March 21<sup>st</sup>, 2025~~
- ~~B. CRFR Fire Marshal Referral, Orrin Moon – March 13<sup>th</sup>, 2025~~
- ~~C. Town Engineer Comments, Jefferey Simonson – March 8<sup>th</sup>, 2025~~
- ~~D. Town Public Works Director Comments, John Wenzel – March 15<sup>th</sup>, 2025~~
- ~~E. Public Hearing Notice, with Legal Description for Final Plan P&Z – April 25<sup>th</sup>, 2025~~

Commissioner Cotey asked if there would be a parking area for larger vehicles and trailers. Mr. Stevens said there was room far west of the site, and he said they would potentially gravel that area for larger vehicles. Mr. Stevens said the hotel management would monitor available parking. Commissioner Riddile asked the applicants if they would manage the hotel and be the general contact, Mr. Stevens said yes. Commissioner Riddile said the Riverpark Condominiums had a problem with parking because several residents owned several cars per unit and had concern the applicants would have issues with River Park residents parking at the hotel. Mr. Stevens said he would approach conflict as a good neighbor and Riverpark Condominium residents could park there when the hotel is not at 100% capacity. Mr. Stevens said if the hotel

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was at capacity and Riverpark residents parked there, they may have to police it.

Chair Apostolik asked the applicants if the gravel area on **(Exhibit B, Pg 3)** was a water feature. Mr. Stevens said no, it was going to be grass and shrubs with a steep slope towards the river. Chair Apostolik pointed out the legend shows a water feature. Mr. Stevens explained the area was a water retention area for the parking lot drainage.

Commissioner Alternate Mahaffey asked if the applicants would consider connecting the footpath to the existing path for Riverpark Condominiums . Mr. Stevens said there would be a single track footpath because it needed to go right along the river and couldn't guarantee it would be a big sidewalk.

Mr. Stevens said the applicants made changes based on the Planning Commissions concerns for lack of parking. Mr. Stevens said the applicants attempted to redesign the parking lot, the car park and realized the walkout basement under the restaurant area was not being used and ideal for the workforce housing. Workforce housing was above the retail space in the original application. Mr. Stevens said the number of residential units were eleven and now reduced to four residential units. Mr. Stevens said the project goal was not to burden New Castle with a need for more housing. Mr. Stevens said the retail and the additional housing units required most of the parking spaces in the first site plan and now there are extra with the improvements. Mr. Stevens said the applicants are now comfortable with parking.

Mr. Stevens said the hotel would be a signature series hotel that looks different from other Best Westerns along the I-70 corridor. Mr. Stevens said it is important to the applicants to have the architecture compliment the community as well as the site plan. Mr. Stevens said the hotel would be built on the hill side to preserve the river front.

Mr. Stevens said there were still small details to amend like the handicapped ramp outside the hotel is slightly higher than an 8% grade when it should max out at 8%. Mr. Stevens said there was a request from SGM Engineering asking for single drawings of the water and sewer line because they are currently on one page. Mr. Stevens said the applicants prefer to have a single sheet that is laminated with the water and sewer lines highlighted in different colors. Mr. Stevens said the single sheet shows any conflicts between utilities on the site. Mr. Stevens acknowledged this made the review harder and the applicants will be preparing the SGM requests for the plans before they present the application to council.

Commissioner Cotey thanked the applicants for working hard to address the questions the planning commission had about previous site plans. Commissioner Cotey said she was disappointed to see the retail removed from the site plan but also appreciated addressing any potential problems for the community.

Commissioner McDonald said the plan looked to him as if they were eliminating the restaurant group. Mr. Stevens said they are focused on the building itself and the square footage and will show more detail at a later time. Mr. Stevens said they will partner with a restaurant manager and model it like the Glenwood Brew Pub where patrons can access the restaurant from the river in addition to the parking lot.

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Commissioner McDonald asked Mr. Stevens if there was restaurant experience within their company. Mr. Stevens said no, they would partner with an experienced restaurant manager.

Town Attorney, Haley Carmer said the applicants would need to add microbrewery to the list of permitted uses on the application. Commissioners McDonald and Cotey asked if there was a need for resolutions. Attorney Carmer said before presenting to council, the applicants and planning commission would need to finalize their list of uses. Attorney Carmer said there is a current list in the application and those should be reviewed. Planner Smith referred to page 6 of (**Exhibit B**) for the proposed uses. Planner Smith said it was worded exactly like the C1 Zoning uses in downtown. Planner Smith said the five permitted uses are underground utilities, parks and open space, accessory uses, offices and police station. Planner Smith said the applicants are under a PUD process for a hotel and restaurant but warned about requiring a CUP for every single use beyond hotel and restaurant.

Chair Apostolik closed the public hearing at 7:38

Commissioner McDonald asked Mr. Stevens if the applicants felt comfortable with the progress with providing the recommendations from the town engineer. Mr. Stevens said his team had gone through every recommendation by SGM and was confident moving forward. Commissioner McDonald asked Planner Smith if he was comfortable and if the applicants met the recommendations. Planner Smith said he has spoken with the town engineer, and they were fine with the site plan. Planner Smith said there were minor edits and only a couple of design features that needed to be updated and council would be the next to review the application.

Commissioner McDonald asked about the exterior look of the hotel. Architects, Caet May and Lauren Dufresne. Ms. May said she proposed darker exteriors with wood grain finishes as well as stone for the hotel building. Ms. May said they were inspired by old mining architecture and had added rustic elements. Ms. May said the restaurant is mostly stone that would carry over to the hotel building.

Commissioner Cotey asked Planner Smith what the sign code requirements were. Planner Smith said signs are not reviewed with the PUD, but they would go through it at another time. Planner Smith said the sign would need to be adequate for the site and reviewed separately to make sure it complied with code and the comprehensive plan. Planner Smith asked Commissioner Cotey if she had a suggestion and she said to include "follow New Castle Sign Code" to the current resolution and Planner Smith said it would be addressed later in the project.

Alternate Commissioner Rittner asked for clarification of possible future retail uses and if Planner Smith would be included in the decision process for retail space. Commissioner Rittner understood retail is allowed but it was not defined as to what kind of retail establishment could go there. Planner Smith said the commission could be more specific as well as exclude possibilities and this could prevent it in the future. Planner Smith said if the commission approves some sort of retail, the applicants can put any kind of retail without a review process. Alternate Commissioner Ritter asked

Planner Smith if he had a concept of what kind of business they would want there in the future.

Alternate Commissioner Mahaffey asked the applicants if the roof of the brew pub would be something that could host a party. Ms. May said that it was possible to utilize the extra outdoor space to host an event, but this suggestion was preliminary.

Chair Apostolik asked Attorney Carmer if the current condition of use is an eating and drinking establishment if the brew pub might fit under that. Attorney Carmer said this is currently a PUD and they are doing a PUD plan for this site. Attorney Carmer said as part of the process is establishing what falls into permitted. Attorney Carmer said microbrewery is a new definition of a specific use and needs to be named specifically. Commissioner Cotey asked if it is currently listed as a use. Attorney Carmer said microbrewery is not current listed. Commissioner Cotey asked if the commission should amend the conditions to include microbrewery. Attorney Carmer said yes, they could add condition A to resolution B to a list of conditional uses to the site plan. Commissioner Cotey suggested adding other uses. Chair Apostolik asked if a microbrewery could be listed as an additional CUP. Town Attorney Carmer said yes, it would have to be added separately. Commissioner Cotey said under condition A, add microbrewery as a use and remove gas stations and tire shops. Attorney Carmer asked the commission to clarify if gas station and tire shops should be prohibited. Chair Apostolik said yes.

Commissioner Cotey asked the applicants if there was anything concerning them based on the future vision of the site. Mr. Stevens said no, they were appreciative of adding microbrewery to the list of uses.

Commissioner McDonald asked how soon the applicants plan to start building. Mr. Stevens said the applicants would go to council first, then would need to apply for building permits. Mr. Stevens predicted breaking ground on site infrastructure and grading mid to late summer of 2026. Mr. Stevens said he thought the building would take about two years.

Commissioner Cotey proposed that gas stations, tire shops and car wash either move to conditional uses or are stricken from the list. Mr. Stevens said a gas station, carwash or tire shop would not fit onsite.

Commissioner Alternate Rittner asked if marijuana shops were considered retail space in the application, Planner Smith said no.

Commissioner Mahaffey asked if there would be a rock wall by the parking lot and Mr. Stevens said yes, and there would be two levels. Mr. Stevens said most of the walls are located on the south side of the property line and it is to the specifications required by the rock fall mitigation report which showed how it should be constructed. Mr. Stevens said there is a break in the rock wall for the west access and if a rock were to fall it would be blocked by the applicant's garbage dumpster. Mr. Stevens said at the other end, there is a plaza area out front with a concrete wall that will act as a rockfall mitigation. Mr. Stevens said he was doubtful a rock would travel that far. Mr. Stevens

said the wall is impenetrable from far east to far west. Commission Alternate Mahaffy asked how tall the berm would be. Mr. Stevens said it was three feet tall. Commissioner Alternate Mahaffy said there were some big rocks up there and felt the engineers did a great job. Mr. Stevens said the applicants have spent a lot of time at the site with the engineers. Mr. Stevens said there are already boulders, about one to two cubic yards on site and there are none that have gone through the property and down the other side.

**MOTION: Chair Apostolik made a motion to approve Resolution PZ 2025-2, A Resolution of the New Castle Planning and Zoning Commission Recommending Conditional Approval of a Final Subdivision Plat and Preliminary/Final PUD Development Plan Application for Riverside Park Lot 1 with the Condition of Adding the Microbrewery and Prohibiting Gas Stations, Tire Shops and Repair Shops. Commissioner Cotey Seconded the Motion, and it passed on a roll call vote. Commissioner Riddle: yes; Commissioner McDonald: yes; Commissioner Sass: yes; Commissioner Cotey: yes; Alternate Commissioner Rittner: yes; Chair Apostolik: yes; Alternate Commissioner Mahaffey: yes.**

**Consider PZ 2025-5, A Resolution of the New Castle Planning and Zoning Commission Recommending the Amendment of Provisions of Title 17 of the Town Municipal Code Concerning Food Trucks**

Town Attorney Carmer presented her memo, (**Exhibit C**). Attorney Carmer discussed House Bill 25-1295, and previously requiring food trucks to obtain separate permits and licenses to operate in multiple jurisdictions imposed a significant burden on those businesses, so it created statewide reciprocity standard for certain permits and licenses all food trucks are required to obtain. Carmer said council thought it was important to differentiate between temporary food trucks and those that are semi-permanent and temporary food trucks should not have to go through the CUP process. Second, while HB25-1295 does not require the Town to make any changes to the code, it does provide a definition and terminology for "food trucks" and a clear source of permitting requirements that would be helpful to incorporate into the Code. Attorney Carmer said Council discussed several policies and topics surrounding food truck regulation (e.g., setbacks, operating hours, noise/trash standards, etc.), the consensus was not to put these regulations into the Code but, rather, to either develop a set of guidelines or continue to address these issues on a case-by case basis through the CUP process. Attorney Carmer said currently food trucks in place for 14 days or less must go through a special event permitting process and food trucks in place longer than 14 days need to go through a Conditional Use Permit.

Attorney Carmer asked for general feedback for staff regarding guidelines for food trucks or just address them on a case by case basis. Commissioner Cotey asked what the guidelines would be for a mobile food truck selling alcohol and what the permitting process would be like. Chair Apostolik said a cart selling liquor would require liquor licensing that is under local jurisdiction. Administrator Reynolds said it would need to go before the liquor board. Attorney Carmer clarified that a special event liquor license would be required to sell liquor at an event and a permanent liquor license would be required for a semi-permanent food truck. Attorney Carmer said that a restaurant

must define the liquor premises including the truck and the area around it and if the truck moved the license would no longer be valid. Attorney Carmer said it would be difficult to have a liquor license on a semi-permanent food truck because it would require state licensing as well.

Alternate Commissioner Mahaffey asked if the number of food trucks would be tied to a CUP that would need to come before the planning commission and council for each occurrence. Administrator Reynolds said yes.

Chair Apostolik asked Attorney Carmer to define when a food truck is moved, meaning if it is a physical address or location within the lot. Attorney Carmer said that the mobile food establishment can remain and operate from the same lot or parcel for 14 days in any 365 day period.

Commissioner Mahaffey asked if mobile coffee carts would be considered a food truck because they serve beverages. Attorney Carmer said that had come up and would need to verify the statute and bring the answer back to the commission. Commissioner Cotey suggested generalizing the language from mobile food vendors to a mobile vending establishment and going through the same approval process. Administrator Reynolds said any mobile vendor would still need to go through the permitting process and public property use.

Alternate Commissioner Rittner asked when a food truck that did stay longer than 14 days if the town could inspect it to prevent it from becoming semi-permanent. Attorney Carmer said that would be a part of the CUP.

Commissioner Cotey asked if mobile food trucks should physically report and operate from a common site kitchen. Commissioner Cotey asked if they are required to have a commissary. Commissioner McDonald said they are required to work out of a kitchen regularly inspected for health. Commissioner Cotey clarified that if a food truck that is self-contained would need to be inspected. Attorney Carmer said yes.

Attorney Carmer said in Condition B of the resolution, they could add food establishments and small food establishments as a new use so that mobile vending carts or stands could still operate as non-food related carts. Commissioner Cotey clarified condition 16n of the resolution. Attorney Carmer corrected it to Condition 17. Attorney Carmer said there are two separate uses, the mobile vending part stays the same and they will add mobile food vendors as their own use. Chair Apostolik inspections are through the State. Administrator Reynolds said they were through the county.

Commissioner McDonald asked the progress of the mobile food truck and commissary kitchen discussed in October and Administrator Reynolds said they were getting ready to open with a truck on site already. Commissioner McDonald asked if any future food truck would need approval for that property, Planner Smith said the use is already defined, but the town would do inspections for any mobile food vendor.

Alternate Commissioner Mahaffey asked if there was a future planned central area for food trucks in New Castle like Moab where they all conglomerate together. Commissioner Cotey said the town allows food trucks to be on private property and the town would have to find property. Administrator Reynolds said that people have taken the idea to council over the years, but no one followed through with an application.

Member of the public, Bruce Bennett, asked if the three Rolling Fork Food Trucks parked in the Clubhouse parking lot at Lakota Ranch met the discussed resolution. Members of the commission said Rolling Fork use the kitchen at the clubhouse as a commissary kitchen because the health department inspects the kitchen. Commissioner Cotey said that if they started selling food in that parking lot, they would need to come to the town for a permit.

**MOTION: Commissioner Cotey made a motion to approve PZ 2025-5, A Resolution of the New Castle Planning and Zoning Commission Recommending the Amendment of Provisions of Title 17 of the Town Municipal Code Concerning Food Trucks with an Amendment to 16 to include Mobile Vending Carts and Mobile Food Establishments. Commissioner McDonald Seconded the Motion and it Passed on a Roll Call Vote. Commissioner McDonald: yes; Alternate Commissioner Rittner: yes; Chair Apostolik: yes; Alternate Commissioner Mahaffey: yes; Commissioner Cotey: yes; Commissioner Sass: yes; Commissioner Riddile: yes.**

Attorney Carmer asked the commission if they would like to see guidelines for food trucks as an ongoing project, or case by case for CUPs. Alternate Commissioner Mahaffey said he likes guidelines to keep it fair between CUPs. Administrator Reynolds said that guidelines are not retroactive and wouldn't solve problems with current CUPs. Administrator Reynolds said there is more flexibility without guidelines. Commissioner Cotey said it should be decided on a case by case basis. Commissioner Mahaffey said guidelines might speed up the approval process in the future. Chair Apostolik said food trucks are new in this town and the process is a formality. Chair Apostolik said we can learn from towns like Gypsum in the future. Commissioner Mahaffey asked if current food truck CUPs would need to come back for a revision if they wanted to add HVAC units. Commissioner Cotey said guidelines would require more regulation and CUPs are on the record and specific. Chair Apostolik said every situation is different based on what they are selling.

**MOTION: Chair Apostolik made a motion to approve November 12, 2026, Minutes. Commissioner Riddile seconded the motion, and it approved unanimously.**

### **Staff Reports**

Planner Smith said January's meeting is seeking approval of CUP for an Xcel Energy substation. Planner Smith is hopeful R2 would meet in January for amendment. Commissioner Cotey asked for an update R2's amendment. Planner Smith said the townhomes would become for sale, not rentals and adding two car garages to townhome units. Planner Smith said the other developer, TC Midwest, was getting close to another proposal.

Chair Apostolik asked Planner Smith if there were any updates on the Walter's Center Development. Planner Smith said no.

**Commission Comments and Reports**

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

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

  
\_\_\_\_\_  
Chuck Apostolik, Commission Chair

  
\_\_\_\_\_  
Michelle Huster, Assistant to the Town Clerk





**Town of New Castle Planning & Code Administration  
Department**  
450 W. Main Street  
PO Box 90  
New Castle, CO 81647  
**Phone:** (970) 984-2311  
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**Staff Report**

**Coal Seam  
Preliminary/Final PUD, Lot Split, and Variance Application  
Resolution PZ 2025-02  
Planning & Zoning Commission (P&Z)  
December 10<sup>th</sup>, 2025  
(continued from July 23<sup>rd</sup>, 2025 & May 28<sup>th</sup>, 2025)**

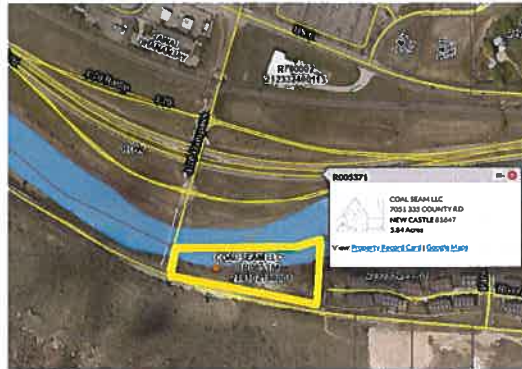
Report Compiled: 12/34/2025

**Project Information**

**Name of Applicant:** Coal Seam, LLC  
**Phone/Email:** 970-618-3555/abdi@aspenbuilt.net  
**Property Owner:** Coal Seam, LLC  
**Property Address** 7051 CR 335  
**Proposed Use:** 71 room Best Western Signature Hotel, Restaurant/Brew Pub, 4 –  
[one bedroom](#)44 employee residences, ~~retail/commercial spaces;~~  
**Allowed Zoning:** Highway Business/PUD per Ordinance 99-5  
**Proposed Zoning:** Mixed Use PUD  
**Surrounding Zoning:** Industrial  
Garfield County, Rural Low Density  
Residential, River Park Condos

## 1 Introductory Summary

Coal Seam, LLC is a local developer proposing a hotel, restaurant, and [workforce housing- live/work](#) concept east of the I-70 interchange, south of the Colorado River. The endeavor offers several community amenities with economic benefits in a central Colorado River Valley location. The site contemplates a 71 unit Best Western "Signature" hotel, a model which allows franchisees the chance to curate design features to better suit the locale. The hotel will sit adjacent to a restaurant/brew pub that can be accessed by river floats. The restaurant [sits atop four, one-bedroom residential units is surrounded by live/work units](#) that will help offset workforce housing needs while supporting New Castle's commercial base.



The property was originally annexed in 1999 as Lot 1 of a three zone district PUD including the current River Park condominiums and Grand River Park. The ordinance approving the initial zoning for Lot 1 upon annexation (Ordinance #99-05) provides that all provisions of the Town's Highway Business zone district apply to Lot 1, subject to the additional provisions and design standards included in the Ordinance. Ordinance #99-5 also indicates that development on Lot 1 is subject to both the preliminary and final PUD Plan application processes. To expediate this process, the Applicant requested these two distinct applications be combined pursuant to Section 17.100.050 (A). On September 27, 2023, The Planning Commission (P&Z) voted unanimously to combine the application steps with the condition that the preliminary and final application steps be considered separately if P&Z finds the combined application to be insufficient for final approval.

The combined application packet was deemed complete on April 11<sup>th</sup>, 2025. Unless the commissioners decide otherwise, the review will proceed with the [continuation of the](#) public hearing resulting in one of three recommendations to Town Council: 1) approve the application unconditionally; 2) approve the application with conditions; Or 3) deny the application. A Final PUD application assesses zoning conformance, compliance with Public Works requirements, the suitability of utilities and infrastructure, compatibility with the comprehensive plan, and address any adverse impacts to the town. By final approval, all civil drawings should attain construction level readiness. Within thirty (30) days after the close of the public hearing, or within such time as is mutually agreed by the P&Z and the Applicant, the commission's decision will be made by written resolution. [Since the public hearing has already been continued twice, a further](#) continuance may not be allowed [without re-noticing](#), pursuant to Section 16.08.040(G).

Within sixty (60) days from the date of the P&Z's written recommendation on the application, or within such time as is mutually agreed by the Town Council and the Applicant, the Town Council shall approve the application, with or without conditions, or deny the application. Town Council's decision will be made by ordinance which shall be introduced twice at a Town Council

meeting and, if approved, shall take effect 14 days after final publication pursuant to Article IV of the New Castle municipal code.

## **II Staff Review:**

Throughout the application process, application documents will be reviewed pursuant to the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. At the final plan stage, an application shall show conformity to the following criteria (MC 17.100.050(H)):

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
6. The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and
7. Development is consistent with the natural character, contours, and viewsheds of the land.

### **1) Is the proposal consistent with the comprehensive plan?**

Applicants are expected to demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance with the CP:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.
- Demonstrate that individual project fits into a fully-balanced community land use structure.
- Ensure a mix of uses that complement the existing New Castle land-use patterns.
- Create walkable communities with non-vehicular interconnection between use areas.
- Guarantee a balance of housing types that support a range of affordability.
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.
- Encourage economic development and supporting hard & soft infrastructure.
- Concentrate development in ways which provide efficient and cost-effective services.

Coal Seam aspires to fulfill many of the values and goals listed above:

1. The project provides a much in demand commercial base with hotel, ~~retail/office~~, and dining space in a highly visible location off of Interstate 70 (**Goal E-; Policy E-1E**). ~~Though retail/office occupancy is currently not being considered, the Applicant is proposing a list of potential uses-by-right so that future business prospects are not unnecessarily burdened by lengthy conditional use reviews. At the moment, retail occupants are currently unknown. Because of the limited number of permitted uses, it will be important for the Applicant and Commissioners come to a consensus on future uses so that fewer businesses will be subject to conditional use permit procedures.~~
2. The proposal provides four residential units for its commercial tenants ~~solving to address for~~ the residential/commercial imbalance (**New Castle Community Vision, CP, page 8; Also Goal CG-4**).

3. A river trail with potential boater access provides a unique river experience (**Goal RT-1**) which helps preserve natural habitat (**POST-4A**). The proposal also preserves the LoVa trail access along CR 335 (**Policy POST-3F**).
4. Building aesthetics will blend with the local topography, landscape colors, and historical mining structures to temper viewshed impacts (**Goal EN-6**).
5. EV charging will be available per state requirements with a nod towards sustainability (**Goal EN-7**).
6. Market rate Workforce housing will be available for employees of the development as right of first refusal (**Goal HO-1 & 2**). Any remaining units will be made available ~~for reduced rent~~ to Town of New Castle employees then the the local workforce at large. An ~~affordable~~-housing agreement covenant is provided in in the packet.
7. A fiscal impact study was performed comparing revenues and costs projected to the Town. The study assesses whether the project will provide a net financial benefit for at least the next 15 years. Items on the revenue side include: use tax, tap fees, lodging tax, sales tax, property tax, and incremental revenues; The cost side is mainly derived from the general fund expenditure per person as provided from the Town budget. Revenues during that time range from ~~\$260k 400k~~ to ~~\$355k 500k~~ with expenses ranging from ~~\$62k 97k~~ to ~~\$84k 110k~~. In sum, the development is projected to generate a total of ~~\$3,989,808 4,347,429~~ over the first 13 years once fully operational which does not included \$1,053,146 in construction revenue generated at permitting. The Town's Finance Department has reviewed the assumptions with comparable results.

**2) Does the proposal demonstrate compliance with zoning and density requirements?**

**Zoning:** The property, "Lot 1" is part of the original Riverside Park PUD zoned Highway-Business (HB). It is "an area for highway oriented commercial development along major arterial and collector highways in such a manner as to minimize interruption of traffic flow, safeguard pedestrian movement, and optimize the aesthetic appearance to passing motorists" (Chapter 17.60). Permitted uses are few (e.g. underground utilities, open space, accessory uses, offices, police station, retail/office, and laundry). However, by virtue of the PUD application process (Section 17.124.010), the Applicant can specify as part of its PUD plan which uses are permitted, conditional, or prohibited (Section 17.100.020(C)). As such, those uses listed in the Highway-Business zone district as conditional use list can become uses by right through the PUD plan. Some ~~of these~~ current conditional uses include:

1. Church/religious institution;
2. School;
3. Museum;
4. Public institution;
5. Retail and wholesale business;
6. Eating and drinking establishment;
7. Personal, social and professional service;
8. Automobile service station;

9. Vehicle sales lot;
10. Retail or service business;
11. Hotel, motel, or lodge.

Note each of the Applicant's proposed uses are found on the list above.

**Setbacks:** The required minimum setback from property lines in the HB zone is 20 feet. All structures are setback from the perimeter property line by the required distance. However, the interior lot lines formed by the subdivision of the hotel property from the restaurant property shows a setback of only 14 feet, or six feet less than what is required. Ordinance #99-5 allows for variations from the Highway Business setback requirements through the preliminary and final PUD plan process. Staff has reviewed the proposed setbacks and does not have a concern.

**Building Heights:** The HB zone allows 30' building heights and two stories for permitted uses. For PUD and conditional use applications, heights are discretionary. The hotel structure is the tallest extending nearly 50' from grade to the ornamental extensions above the roof (**Exhibit A, page 325**). The bulk of the hotel is roughly 42' (i.e. less ornamentation). The ~~retail~~ restaurant building will rise roughly 42' above grade (**Exhibit A, page 326-329**). Importantly, the Applicant's architect was careful to limit the structure heights to those similar to the River Park Condominiums (**Exhibit A, page 331**). In this way Grand Hogback viewsheds are preserved. The 40'-50' building height is similar to the height's approved in various land use applications to date including: the River Park Condos, the Fire House, Shibui, Senior Housing, Longview (Romero), R2 (9NWH).



### **3) Does the proposal demonstrate compatibility to neighboring land uses?**

South of Interstate 70 and the Colorado River, the Coal Seam parcel adjoins the Riverpark Condominiums directly to the east, Garfield County rural zoning to the south, and the New Castle Industrial District & Breslin Park to the west. The project is also part of what the Comprehensive Plan deems a community "gateway" affording first impressions and a source of identity to the Town (**CP, page 73**). A hotel, restaurant, ~~and residential, and retail~~ proposal, whose architecture and style blends with the local history and topography and that serves a unique function among a diversity of surrounding uses, seems suitable to the neighboring properties.

Specifically, the Applicant adopts architecture styles that compliment New Castle's history with a focus on structural and material similarity (e.g. architectural mining themes were added to the exterior of the buildings). Varying roof heights, offsets,



and terracing of the buildings are all efforts the Applicant is employing to abate concerns with massing. The parking lot is designed to face south behind the buildings, screening the lot from the river and parts of Town to the south. Per town code 17.76.110(c)(3)&(4), at least ten percent of the parking lot is landscaped and screened from adjoining residential uses.

**4) Is there availability of town services from public works (including water and sewer services), fire, and police?**

**Police:** The Police Department currently consists of ~~12.5~~twelve FTEs and one special piece of "equipment" known as Kip which is ideal for a town the size of New Castle. Generally, additional FTEs are considered for every increase of 500 residents. Therefore, the Police Chief concludes that there would be no compromise with police service as a result of a slight population increase.

**Fire:** CRFR has commented on the status and maintenance of the emergency access easement on the southeast end of the lot. The egress provides the quickest route to CR 335 for the properties furthest west in the River Park Condos. Future maintenance of the egress is the responsibility of the River Park Condo Association for the use of their residents. For their part, Coal Seam will refrain from any development within the prescribed easement, a concern not yet addressed in the packet, though it could be something negotiated with the River Park HOA prior to Council approval. The fire department will review all other IFC requirements prior to permitting.

**Engineering:** The Town Engineer has cited several items that are still insufficient for Town Council's approval but sufficient for P&Z's review~~final review and recommendation~~. These items shall be updated to the engineer's satisfaction prior to Council review approval~~and comment~~. Some of these items include:

- Update EQR summary for restaurant retail reconfiguration.
- Address redline comments on civil drawings provided by SGM 12/2/25.
- Include updated signage and stripping details.
- Clarify erosion control, berm design, and drainage plan per SGM comments.
- Clarify ADA ramp provisions.
- ~~Coordination with CDOT on the volume increases to the I70 interchange;~~
- ~~An auxiliary turn lane analysis for access off of CR 335;~~
- ~~A sight distance analysis at Bruce Rd and the CR 335 interchange;~~
- Update final design for shared sewage lift station;
- Provide final construction details from Applicant engineer (ongoing);
- ~~Redesign rockfall berm with rounded top to account for erosion;~~
- Provide design cross-sections for berms, trails, C&G;

- Provide cross-sections for access to CR 335;
- ~~Update storm drainage design;~~

**Public Works:** Water and sewer is available for the property. Public Works cautions against obstructions to any utility easements especially near the rockfall mitigation berm (Exhibit E, page 317). Clearances will be verified prior to Council.

**5) Is there adequate off-street parking and vehicle, bicycle, and pedestrian circulation?**

**Off-Street Parking:** Due to the constraints of surrounding land uses and topography, there are no feasible on-street parking alternatives in the immediate vicinity. Therefore, off-street parking will be a critical part of the project's success. Off-street parking requirements relevant to the application are as follows:

- Residential (4.44 units): two spaces/unit = 8.22 spaces;
- Hotel Use (71 rooms): 1 space/room + 1 space/two employees = 73;
- ~~Restaurant Use (60 seat capacity): 1 space/3 seats = 20;~~
- ~~Retail (4,408sf): 2 spaces/300sf = 30;~~

**Total Off-Street Parking Required: 101.45 spaces**

**Total Off-Street Parking Planned: 109.15 spaces**

The elimination of the retail spaces and reduction in residential occupancy resulted in a significant cut to the project's parking needs. With the revisions, the off-street parking requirements are now satisfied with a surplus of eight spaces. It is important to note that the residents will be "assigned" only one space per unit though two spaces per unit are technically available as shared parking within the property. The Applicant will manage the assigned residential parking through the covenants. Because of the shortage, the Applicant has requested consideration of a shared parking plan (Exhibit E, page 321). A shared parking arrangement is not unprecedented in New Castle. The Lakota Longview application (Romero), for instance, allowed for a 40% reduction in required parking. There the shared parking arrangement was supplemented by yearly audits, performance measures, and mitigation strategies in case the arrangement was ineffective.

In the case of Coal Seam, the parking reduction stands at only 21%. However, a shared parking arrangement at this location could still prove challenging. Shared parking arrangements trade on an equilibrium of peak times among the various uses in a location. For example, office users generally have offsetting peak times to residential uses, allowing for office users to occupy nearby residential spaces when those residents are off to work elsewhere. Or, restaurant users may occupy office parking at night when offices are closed. The peak parking times balance making shared parking a reasonable way to lower capital expenses, minimize maintenance, and reduce parking lot sprawl.

With Coal Seam, the intended uses all lend themselves to evening parking (with retail as a possible exception). Hotel, residential, and restaurant parking all skew towards evening peaks leaving patrons of these establishments to compete for limited spaces. Moreover, even if the hotel is only 65% occupied, as the application maintains, hotel users will still need to share 5 spaces from the other businesses. All of this may be acceptable if

alternatives were available nearby—e.g. on-street parking or parking at Grand River Park. The Town has floated an idea to Balcomb/City Market management about the possibility of sharing 15-30 spaces in their lot. Their response was understandably tepid. If considered, the arrangement would require an available shuttle by the hotel. As a result of these concerns, P&Z should be absolutely clear of the provisions for shared parking and fully confident in a contingency plan if the strategy proves problematic.

**Vehicular Circulation:** One idea to address parking concerns would be to extend the parking lot further west toward the CDOT bridge. Though this could add up to 7-9 spaces, there are inherent problems with this solution. First, it reduces the required snow storage. Snow management will be an important aspect of this property given that the parking lot is shaded most of the day through winter. Second, a significant retaining wall would be required to extend the lot. The west end of the lot already shows 14' of retainment. The cost of this is prohibitive considering so few parking spaces are gained. Lastly, there is a good possibility that CDOT will require a westbound right turn or splitter lane with a traffic circle at CR 335 and Bruce Rd. once bridge replacement becomes a reality. This modification to CR 335 would likely encroach on a parking lot extension to the west.

**Nonvehicular Circulation:** The Applicant has made a point not to disrupt the general LoVa trail alignment. The parking lot will also be wrapped with sidewalks that allow uninterrupted paths to all portions of the property. Additional soft trails will extend from the mixed-use area north towards the river and then to the east and west along the river.

**6) Are the required open space or parks designed for active or passive use by residents of the subdivision or the public?**

The Applicant is not required and does not intend to designate open space to the Town. However, there are connecting trails and waterfront open areas allowing access for patrons. Though no formalized paths continue to either the east or west, historic use paths along the entirety of the riverbank do exist at low flows. Ten percent of the total land area will be landscaped per Section 17.60.090. Additionally, 10% of the parking area will be landscaped. Otherwise, active open space is available to patrons at Grand River or Breslin Parks which can all be reached via the LoVa trail.

**Commented [PS1]:** Discuss trail proposals once completed



**7) Is the development consistent with the natural character, contours, and viewsheds of the land?**

The proposal values the preservation of natural landscape and viewsheds to the south. Structures are purposely stepped from back-to-front to minimize cutting and of the existing

slope. South elevations have also been reduced to two levels to improve contouring with the steep topography and soften visual impacts.



To conserve water and limit landscape maintenance such as mowing, Staff encourages drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance.

#### **V Staff Recommendations**

Staff offers the following recommendations to the preliminary/final PUD application:

- A. Prior to Council review, Applicant will ~~add a update the~~ list of permitted and conditional uses ~~proposed in the application narrative~~ and maximum building height to the Site Plan prior to Town Council review.
- B. Prior to ~~the~~ Council review, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Town Attorney, and Fire Marshal provided in response to review of the Application, ~~Exhibits B, C below, D.~~
- C. Prior to permit, final construction drawings shall demonstrate compliance with the building heights included in the approved application materials, ~~Exhibit A, page 325.~~
- D. Prior to permit all construction drawings subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.
- E. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.
- ~~F. Provisions for an emergency access easement shall be designated on the final plat, as emergency egress for residents of the River Park Condominiums and ingress and egress for emergency personnel per the recommendations of the Fire Marshal (Exhibit A, page 287). The access road shall be signed "Emergency Access Only".~~
- ~~G. Prior to Council review, Applicant shall discuss a maintenance agreement with the River Park HOA for the emergency access easement.~~
- ~~H.F. Prior to Council review, provide design for All trash dumpsters shall be located within~~

an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism.

I.G. The form of the declaration of covenants for the Property shall be finalized and address any Town Attorney comments before consideration of the Application by the Town Council. Recordation of the declaration of covenants shall be accomplished at or before recording of the final plat.

J.H. A parking management plan shall be added to the covenants prior to final approval with provisions for reserved parking for the residential units.

K.I. A subdivision improvements agreement ("SIA") containing an engineer's stamped cost estimate of public improvements, to the satisfaction of the Town Attorney. The form of the SIA shall be finalized before consideration of the Application by the town council. Recordation of the SIA shall be accomplished at or before recording of the Final Plat.

L.J. Provide a construction phasing plan for inclusion in a subdivision improvements agreement as necessary. Identify, at minimum, each of the following components:

- Buildout phases if necessary;
- Schedule that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
- Storage and staging areas for construction equipment and materials;
- Illustrate drainage and erosion control best management practices (BMP's);
- Conformance to all requirements and specifications approved by the fire marshal concerning temporary access to the project;
- Dust and weed management plan;

K. Landscaping shall incorporate native grasses and plants that minimize maintenance, mowing, and irrigating. The landscape plan shall be approved by Public Works prior to issuance of building permit.

M.L. As depicted in the submittal materials, an unimproved, single-track trail system shall be made available for patrons of the property as well as to the general public. The Town will consider building a trail connector between the proposed trail system and the current trail system at Grand River Park.

N.M. All disturbed areas in the project shall be revegetated prior to the 1<sup>st</sup> growing season following the completion of the entire project and maintained in a predominantly weed free condition.

Q.N. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.

P.O. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

Q.P. The sale of individual lots, parcels or units may not occur until a plat creating the lot,

parcel or unit is recorded with Garfield County and security for the public improvements has been received by the Town.

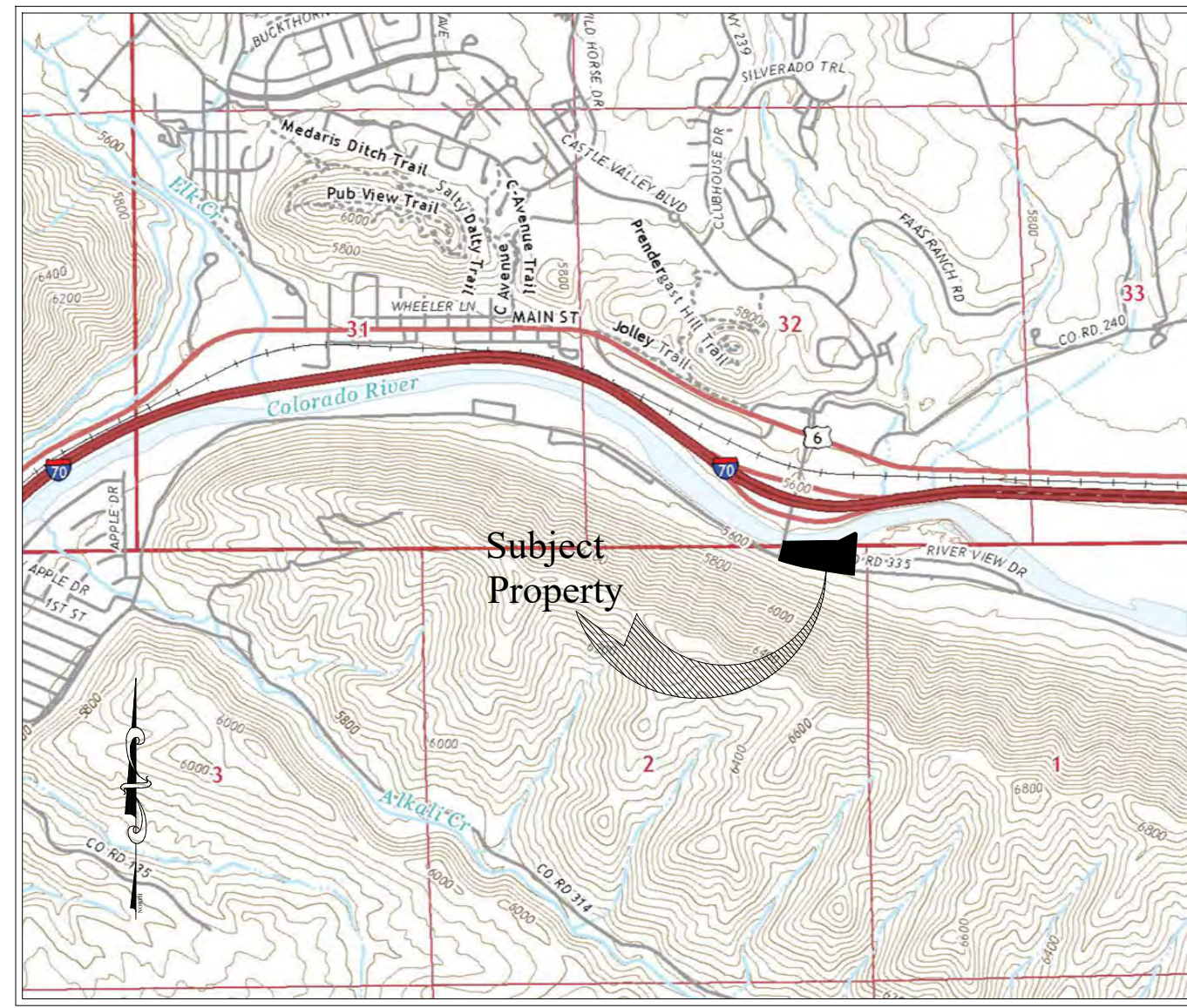
R.Q. The Applicant shall provide an affordable housing covenant that includes definition of the number of restricted units, the calculation of below market rents, the workforce that qualify to live in the units, and the term for which the affordable housing covenant shall be in force. The affordable housing covenant shall be finalized before consideration of the Application by Town Council. Recordation of the affordable housing covenant shall be accomplished at or before recording of the Final Plat.

**VI Final Plan Updated Exhibits 12/3/25:**

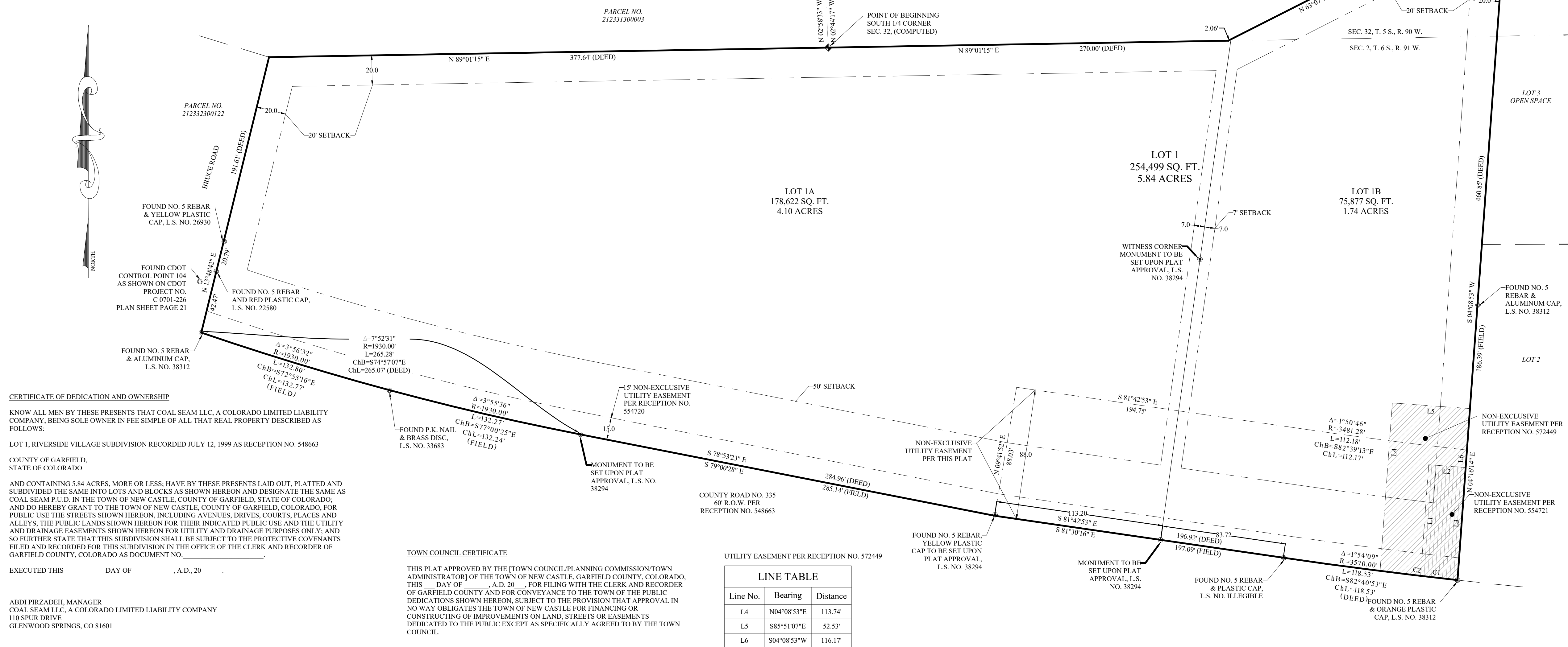
- A. Abridged Applicant Packet – November 25<sup>th</sup>, 2025
- B. Applicant Response to Town Engineer – October 30<sup>th</sup>, 2025
- C. Town Engineer Review – December 2<sup>nd</sup>, 2025
- D. Redlined Civil Set by Town Engineer – December 2<sup>nd</sup>, 2025
- A. Applicant Final Plan Application – March 21<sup>st</sup>, 2025
- B. CRFR Fire Marshal Referral, Orrin Moon – March 13<sup>th</sup>, 2025
- C. Town Engineer Comments, Jefferey Simonsen – March 8<sup>th</sup>, 2025
- D. Town Public Works Director Comments, John Wenzel – March 15<sup>th</sup>, 2025
- E. Public Hearing Notice, with Legal Description for Final Plan P&Z – April 25<sup>th</sup>, 2025

FINAL SUBDIVISION PLAT & FINAL P.U.D. DEVELOPMENT PLAN  
**COAL SEAM P.U.D.**  
 A RESUBDIVISION OF LOT 1, RIVERSIDE PARK SUBDIVISION  
 RECORDED JULY 12, 1999 AS RECEPTION NO. 548663  
 TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

**Gzj kdw'D**



VICINITY MAP  
 SCALE 1" = 2,000'



**CLERK AND RECORDER'S CERTIFICATE**  
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_ 20\_\_\_\_, AND IS DULY RECORDED IN BOOK \_\_\_\_\_ PAGE NO. \_\_\_\_\_  
 CLERK AND RECORDER  
 BY \_\_\_\_\_  
 DEPUTY

**LAND USE SUMMARY**

|              |                        |                   |
|--------------|------------------------|-------------------|
| LOT 1A       | 178,622 SQ. FT.        | 4.10 ACRES        |
| LOT 1B       | 75,877 SQ. FT.         | 1.74 ACRES        |
| <b>TOTAL</b> | <b>254,499 SQ. FT.</b> | <b>5.84 ACRES</b> |

**PLAT NOTES:**  
 1) THERE SHALL BE A BLANKET UTILITY AND ACCESS EASEMENT UNDER THE PARKING LOT AND SIDEWALK AREAS AS CONSTRUCTED.

**SURVEY NOTES:**  
 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES, COMMITMENT NO. 0603996-C2 DATED NOVEMBER 23, 2022.  
 2) THE DATE OF THIS SURVEY WAS SEPTEMBER 25, 2025.  
 3) BASIS OF BEARINGS FOR THIS SURVEY IS A FIELD BEARING OF N89°50'49"W BETWEEN THE CENTER 1/4 OF SECTION 32, A 3" BRASS CAP FOUND IN PLACE, AND THE 1/4 CORNER OF SECTION 32 AND SECTION 33, A 3" BRASS CAP FOUND IN PLACE. BEARINGS ARE BASED ON THE FINAL PLAT RIVERSIDE PARK SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663.  
 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.  
 5) THIS SURVEY IS BASED ON THE SPECIAL WARRANTY DEED RECORDED JANUARY 31, 2023 AS RECEPTION NO. 983168 AND THE FINAL PLAT RIVERSIDE PARK SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.  
 6) ALL CORNERS, FOUND OR SET, UNLESS NOTED ARE FLUSH WITH THE GROUND.  
 7) CLERICAL ERRORS IN THE EASEMENT RECORDED AS RECEPTION NO. 554721 HAVE BEEN CORRECTED ON THIS PLAT.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
 KNOW ALL MEN BY THESE PRESENTS THAT COAL SEAM LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:  
 LOT 1, RIVERSIDE VILLAGE SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663  
 COUNTY OF GARFIELD,  
 STATE OF COLORADO  
 AND CONTAINING 5.84 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS COAL SEAM P.U.D. IN THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO; AND DO HEREBY GRANT TO THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON, INCLUDING AVENUES, DRIVES, COURTS, PLACES AND ALLEYS, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS DOCUMENT NO. \_\_\_\_\_  
 EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**TOWN COUNCIL CERTIFICATE**  
 THIS PLAT APPROVED BY THE [TOWN COUNCIL/PLANNING COMMISSION/TOWN ADMINISTRATOR] OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, 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 COUNCIL.

UTILITY EASEMENT PER RECEPTION NO. 572449

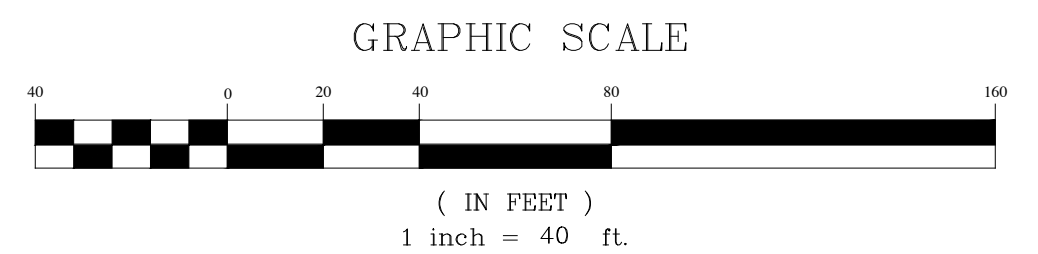
| Line No. | Bearing     | Distance |
|----------|-------------|----------|
| L4       | N04°08'53"E | 113.74'  |
| L5       | S85°51'07"E | 52.53'   |
| L6       | S04°08'53"W | 116.17'  |

| Curve No. | Arc Length | Radius   | Delta Angle | Chord Bearing | Chord Length |
|-----------|------------|----------|-------------|---------------|--------------|
| C2        | 52.59'     | 3570.00' | 0°50'39"    | S83°12'38"E   | 52.59'       |

UTILITY EASEMENT PER RECEPTION NO. 554721

| Line No. | Bearing     | Distance |
|----------|-------------|----------|
| L1       | N04°08'53"E | 75.23'   |
| L2       | S85°51'07"E | 25.00'   |
| L3       | S04°08'53"W | 76.29'   |

| Curve No. | Arc Length | Radius   | Delta Angle | Chord Bearing | Chord Length |
|-----------|------------|----------|-------------|---------------|--------------|
| C1        | 25.02'     | 3570.00' | 0°24'06"    | N83°25'55"W   | 25.02'       |



**SURVEYOR'S CERTIFICATE**  
 I, TRAVIS J. KAISER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO. THAT THIS PLAT, THE TITLE THEREON AND THE COVENANTS, RESTRICTIONS, COVENANTS, SETBACKS AND EASEMENTS SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, ALLEYS, STREETS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STATED ON UPON THE RECORDS GOVERNING THE SUBDIVISION OF LAND.  
 IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.  
 BY \_\_\_\_\_  
 TRAVIS J. KAISER, L.S. NO. 38294  
 FOR AND ON BEHALF OF DRAKE CONSULTING, INC.

**PRELIMINARY**  
 FOR REVIEW  
 10/30/2025

ABDI PIRZADEH, MANAGER  
 COAL SEAM LLC, A COLORADO LIMITED LIABILITY COMPANY  
 110 SPUR DRIVE  
 GLENWOOD SPRINGS, CO 81601

STATE OF COLORADO )  
 ) JSS  
 COUNTY OF GARFIELD )  
 THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY ABDI PIRZADEH.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND SEAL  
 NOTARY PUBLIC  
 EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
 OWNER(S) \_\_\_\_\_

COUNTY OF GARFIELD) SS.  
 STATE OF COLORADO )  
 HE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY \_\_\_\_\_  
 WITNESS MY HAND AND SEAL  
 NOTARY PUBLIC

MAYOR \_\_\_\_\_  
 WITNESS MY HAND AND THE SEAL OF THE TOWN OF NEW CASTLE.  
 ATTEST:  
 TOWN CLERK \_\_\_\_\_

**TITLE CERTIFICATE**  
 \_\_\_\_\_ DOES HEREBY CERTIFY THAT TITLE COMPANY OF THE ROCKIES HAS EXAMINED THE TITLE TO ALL LANDS DEDICATED AND SHOWN UPON THIS PLAT, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS:  
 \_\_\_\_\_

**LIENHOLDER CONSENT AND SUBORDINATION**  
 THE UNDERSIGNED LIENHOLDER HEREBY CONSENTS TO AND APPROVES THE RECORDING OF THIS COAL SEAM P.U.D. PLAT AND HEREBY SUBORDINATES ITS LIEN RECORDED AS RECEPTION NUMBER \_\_\_\_\_ IN THE REAL PROPERTY RECORDS FOR GARFIELD COUNTY THERE TO.  
 LIENHOLDER NAME & TITLE \_\_\_\_\_

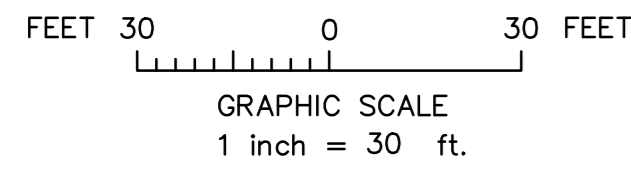
|   |                                |     |      |   |                                |
|---|--------------------------------|-----|------|---|--------------------------------|
| <b>Drake Consulting, Inc.</b><br>Land Surveying<br>PO Box 709 Rifle, CO 81650<br>Phone 970-987-1389<br>DrakeConsultingInc.com | Drawn By:<br>ARK               | NO. | Date | Revision  | By                             |
|   | Checked By:<br>TJK             |     |      |   |                                |
|   | Date:<br>OCTOBER 30, 2025      |     |      |   |                                |
|   | Computer File:<br>046-PLAT-TSS |     |      |   |                                |
|   |                                |     |      | COAL SEAM, LLC<br>7051 COUNTY RD 335, NEW CASTLE, CO<br>FINAL SUBDIVISION PLAT & P.U.D.<br>COAL SEAM P.U.D. | Project NO.<br>25046<br>1 OF 1 |

NOTICE: 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



**Legend**

- = Electric Transformer
- = Phone Pedestal
- = Electric Meter
- = Gas Head
- = Sanitary Manhole
- = Hydrant
- = Irrigation Valve
- = Water Shutoff
- = Water Valve
- = Cleanout
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED PRIMARY ELECTRIC
- WATER LINE AS DESCRIBED
- SEWER LINE AS DESCRIBED
- PROPOSED NATURAL GAS MAIN
- PROPOSED TELEPHONE LINE
- PROPOSED ELECTRIC, CABLE TV AND TELEPHONE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- WATER VALVE

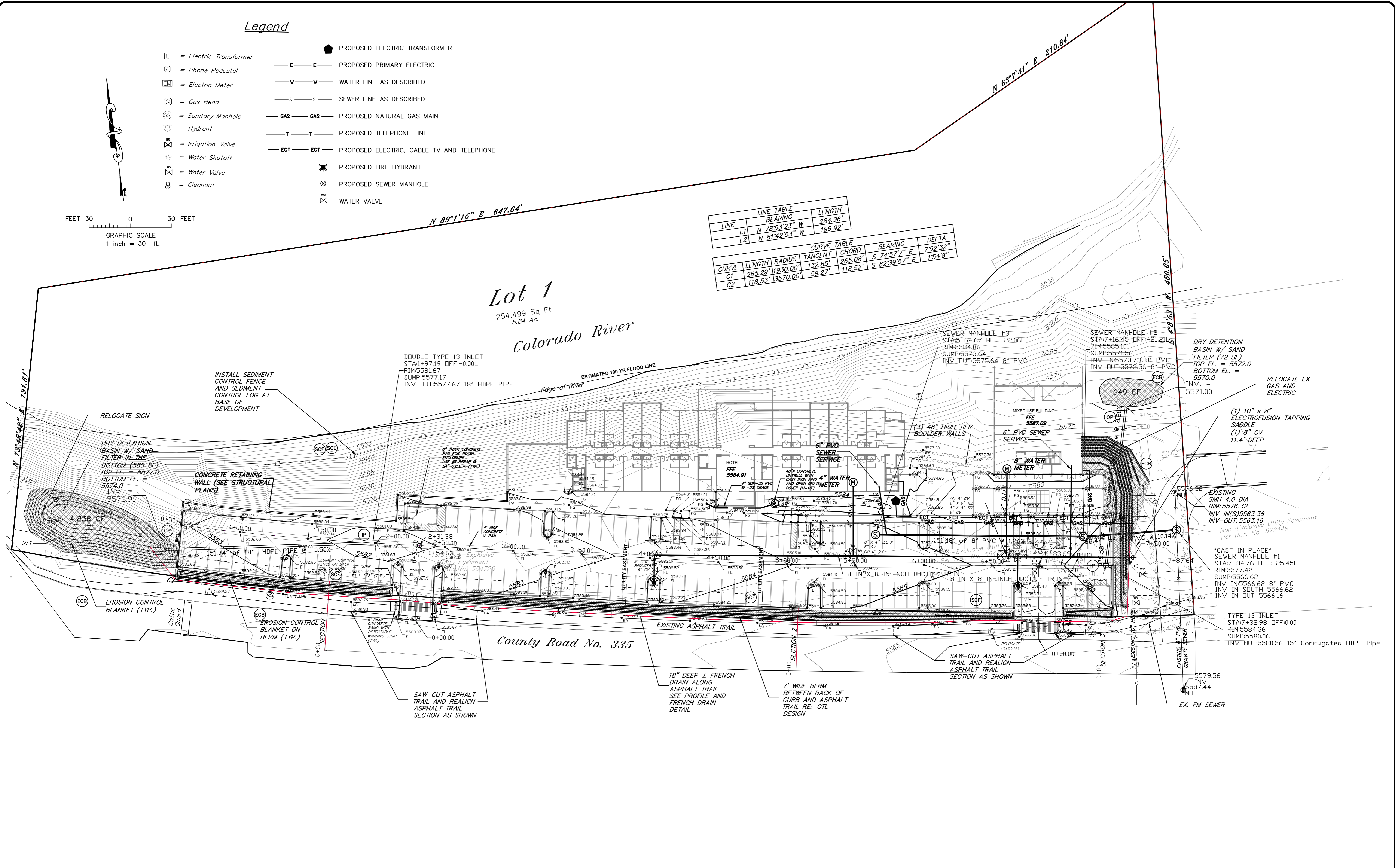


| LINE TABLE |               | CURVE TABLE |          |
|------------|---------------|-------------|----------|
| LINE       | BEARING       | LENGTH      | DELTA    |
| L1         | N 78°53'23" W | 284.96'     | 7°52'32" |
| L2         | N 81°42'53" W | 196.92'     | 1°54'8"  |

| CURVE | LENGTH  | RADIUS   | TANGENT | CHORD   | BEARING       | DELTA    |
|-------|---------|----------|---------|---------|---------------|----------|
| C1    | 265.29' | 1930.00' | 132.85' | 265.08' | S 74°57'7" E  | 7°52'32" |
| C2    | 118.53' | 3570.00' | 59.27'  | 118.52' | S 82°39'57" E | 1°54'8"  |

**Lot 1**  
254,499 Sq Ft  
5.84 Ac.  
**Colorado River**



|   |   |
|---|---|
| DRAWN & DESIGNED BY:<br>H.E.B.<br>CHECKED BY:<br>H.E.B. | REVIEWED BY: _____<br>DATE: _____ FOR _____ |
|---|---|

| REVISION | DATE | DESCRIPTION | BY | CHD |
|----------|------|-------------|----|-----|
|          |      |             |    |     |
|          |      |             |    |     |

COAL SEAM LLC  
**LOT 1 HIGHWAY P.U.D. - 7051 COUNTY ROAD 335**  
GRADING, DRAINAGE, EROSION CONTROL AND  
UTILITY PLAN

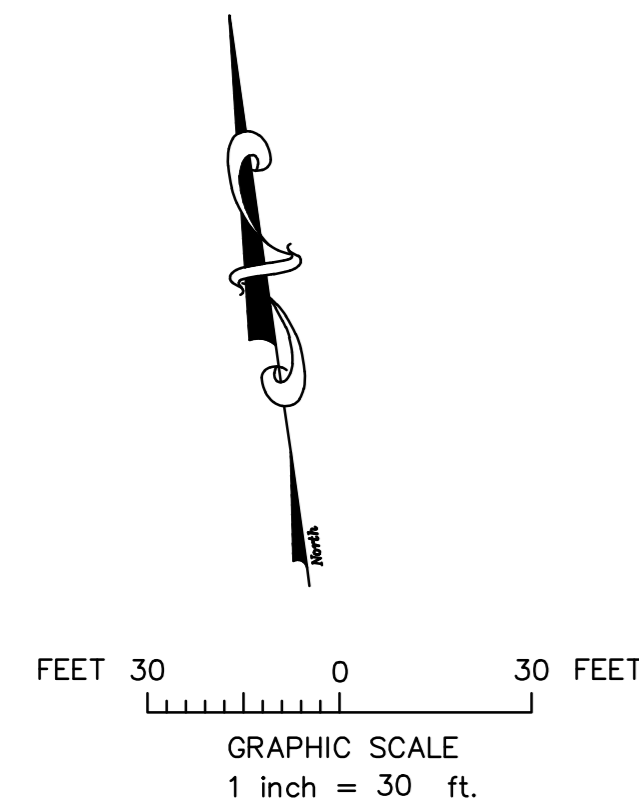
|                        |                    |                   |
|------------------------|--------------------|-------------------|
| SCALE:<br>1" = 30'     | JOB NO:<br>2024.11 | DATE:<br>10-29-25 |
| SHEET NO:<br><b>C2</b> |                    |                   |

**DEVELOPED DRAINAGE BASIN  
PEAK RUNOFF FLOW DETERMINATION**

| DRAINAGE BASIN | TOTAL AREA ACRES | 100-YEAR RUNOFF COEFFICIENT | 100-YEAR INTENSITY in/hr | "Q" VALUE cfs |
|----------------|------------------|-----------------------------|--------------------------|---------------|
| 1              | 0.922            | 0.92                        | 5.94                     | 5.04          |
| 2              | 0.132            | 0.92                        | 5.94                     | 0.72          |
| 3              | 0.037            | 0.35                        | 5.94                     | 0.08          |
| 4              | 0.045            | 0.35                        | 5.94                     | 0.09          |

**DEVELOPED STORM WATER VOLUME**

| DRAINAGE BASIN | TOTAL AREA SQ. FT. | 100-YEAR STORM DEPTH (IN) | VOLUME CU. FT. |
|----------------|--------------------|---------------------------|----------------|
| 1              | 40167              | 1.27                      | 4251.0         |
| 2              | 5729               | 1.27                      | 606.3          |



| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | N 78°53'23" W | 284.96' |
| L2   | N 81°42'53" W | 196.92' |

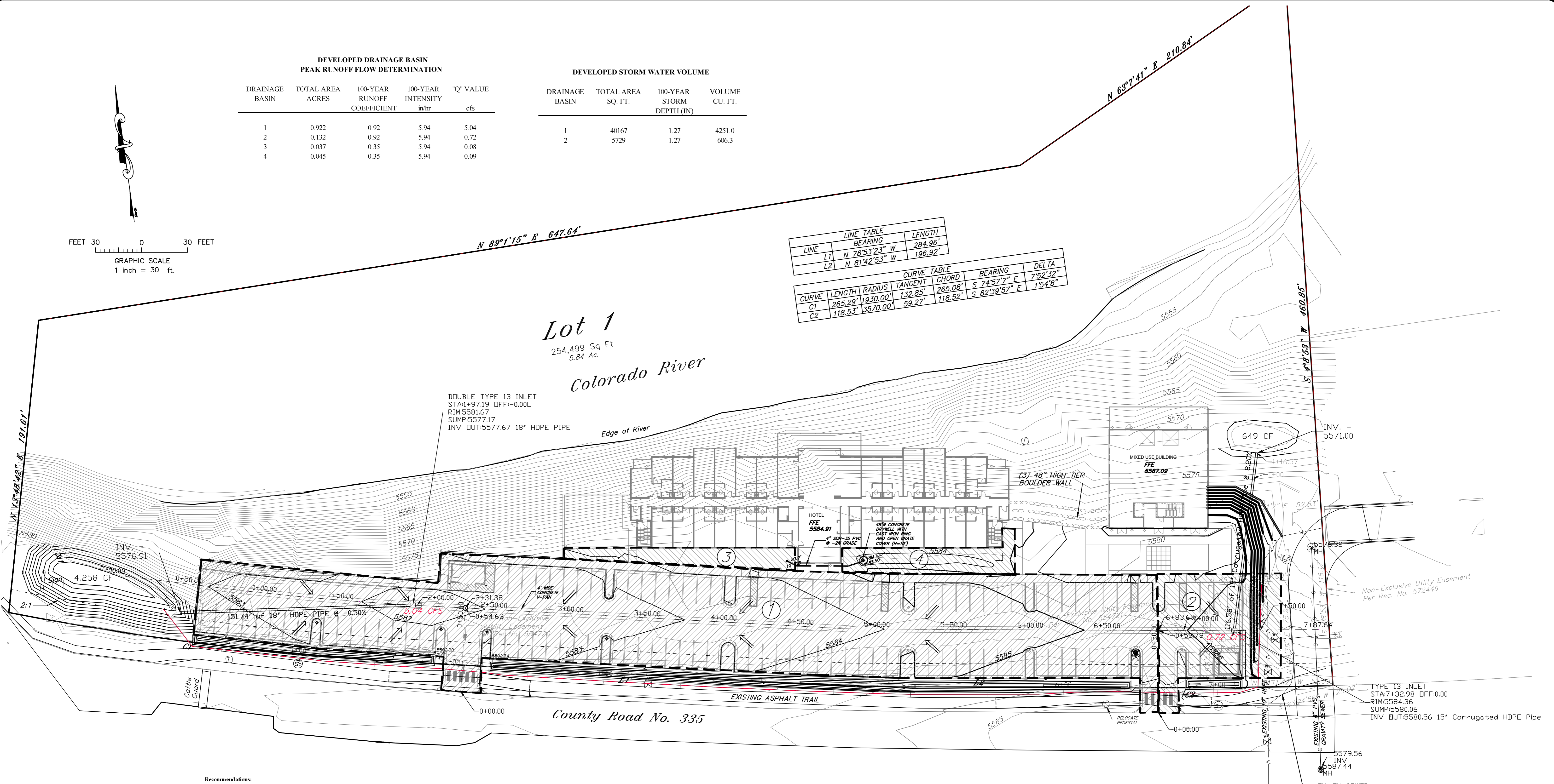
| CURVE | LENGTH  | RADIUS   | TANGENT | CHORD   | BEARING       | DELTA    |
|-------|---------|----------|---------|---------|---------------|----------|
| C1    | 265.29' | 1930.00' | 132.85' | 265.08' | S 74°57'7" E  | 7°52'32" |
| C2    | 118.53' | 3570.00' | 59.27'  | 118.52' | S 82°39'57" E | 1°54'8"  |

**Lot 1**  
254,499 Sq Ft  
5.84 Ac.

*Colorado River*

DOUBLE TYPE 13 INLET  
STA:1+97.19 OFF:0.00L  
RIM:5581.67  
SUMP:5577.17  
INV. OUT:5577.67 18" HDPE PIPE

Edge of River



**Recommendations:**

- Positive drainage should be constructed away from the building foundations in accordance with the grading and drainage plan (if proposed grades are shown) and to the extent possible, with the final soils report.
- Stormwater should be conveyed to the dry detention basins via underground storm drain as shown on the Grading Plan.
- Erosion control measures recommended above should be strictly followed.
- Maintenance for drainage facilities should be in accordance with the aforementioned maintenance section.

|                                |                       |
|--------------------------------|-----------------------|
| DRAWN & DESIGNED BY:<br>H.E.B. | REVIEWED BY:          |
| CHECKED BY:<br>H.E.B.          | DATE: _____ FOR _____ |

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

| REVISION | DATE | DESCRIPTION | BY | CHK'D |
|----------|------|-------------|----|-------|
|          |      |             |    |       |

COAL SEAM LLC  
**LOT 1 HIGHWAY P.U.D. - 7051 COUNTY ROAD 335  
DRAINAGE BASINS**

|                    |                    |                   |
|--------------------|--------------------|-------------------|
| SCALE:<br>1" = 30' | JOB NO:<br>2024.11 | DATE:<br>10-29-25 |
| SHEET NO:          | <b>C5</b>          |                   |

**LANDSCAPE PLAN  
PLANT SCHEDULE**

| Symbol | Botanic Name                  | Common Name                       | Size           |
|--------|-------------------------------|-----------------------------------|----------------|
|        | Malus "Spring Snow"           | Spring Snow Crabapple (fruitless) | 2 3/4" caliper |
|        | Acer ginnala "Flame"          | Flame Maple                       | 2" caliper     |
|        | Picea pungens "Glauca"        | Colorado Blue Spruce              | 8'ht.          |
|        | Salix irrorate                | Blue Stem Willow                  | 5 gallon       |
|        | Cornus servicea colordense    | Colorado Dogwood                  | 5 Gallon       |
|        | Syringa vulgaris              | Common Lilac                      | 15 Gallon      |
|        | Juniperus media "Pfitzeriana" | Pfitzer Juniper                   | 5 gallon       |
|        | Geranium cinereum "Ballerina" | Ballerina Grayleaf Cranesbill     | 1 gallon       |

Sod to be locally sourced such as Mountain Blue Turf Farm or Rivendell Sod Farm

Seed to be a low grow reclamation mix consisting of:  
30% Crested Wheatgrass, 20% Sheep Fescue, 25% Perennial Ryegrass, 15% Chewing Fescue, and 10% Upland Bluegrass

**IRRIGATION SCHEDULE**

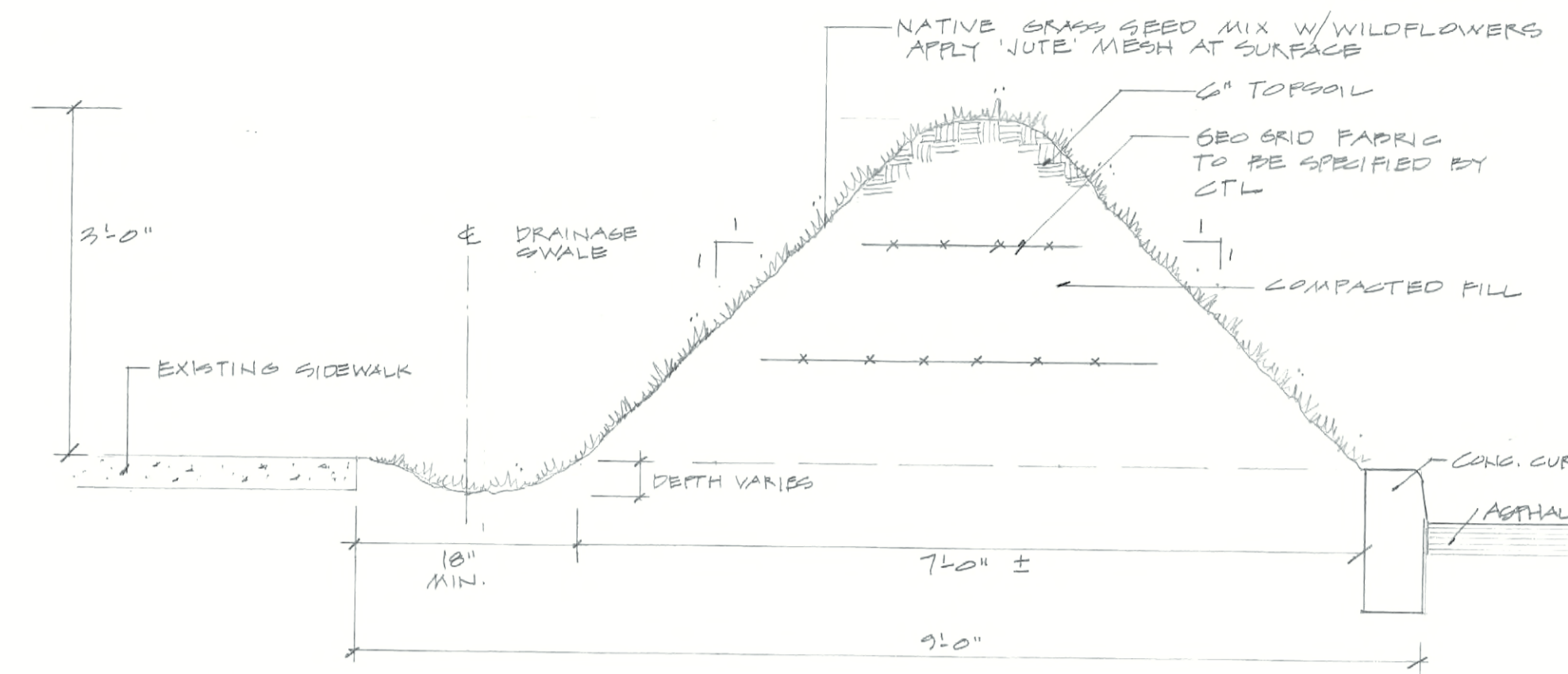
1. All trees to receive permanent underground drip irrigation
2. All sod and ornamental shrub areas to receive permanent underground pop up spray head irrigation
3. All reclamation seed and native shrub area to receive permanent underground pop up rotary impact head irrigation

**ADDITIONAL LANDSCAPE NOTES:**

1. Landscape plan has incorporated native grasses and plants that will minimize maintenance, mowing and irrigating, see Landscape Plan Plant Schedule above,
2. All disturbed areas in the project shall be revegetated prior to the first growing season following the completion of construction of the entire project and shall be maintained in a predominately weed free condition,
3. Seed mix has been provided (above) and is native. All area disturbed during construction shall receive specified seed mix as well as all areas of 3:1 slope or greater shall receive erosion control blanket and comply with all specifications of the Civil Engineering plans with regard to erosion control.

**NOTE:**

1. THIS IS A GRAPHIC REPRESENTATION OF BERM DESIGNED AND ENGINEERED BY STL THOMPSON.
2. BERM TO RECEIVE TEMPORARY IRRIGATION TILL GRASS IS ESTABLISHED.



ROCKFALL MITIGATION BERM  
3/4" x 10" -  
\* ILLUSTRATIVE - SEE STL ROCKFALL MITIGATION REPORT

COAL SEAM LOT 1  
THE STEVENS GROUP  
LANDSCAPE ARCHITECTURE

**Note:**

100 Year floodway information provided by Town of New Castle, Flood Plain Address Map produced by Schmuesser Gordon Meyer

**Area Calculations:**

|  |            |
|--|------------|
| Gross Lot Size   | 5.84 acres |
| Net Lot Size (does not include lot area under river water) | 3.45 acres |
| Landscape Area (does not include any hardscape)            | 1.37 acres |
| Percentage of landscape area of gross lot                  | 23.5%      |
| Percentage of landscape area of net lot                    | 39.9%      |
| Code required minimum                                      | 10%        |

**RED**

1001 Grand Ave, Suite 103  
Glenwood Springs CO 81601

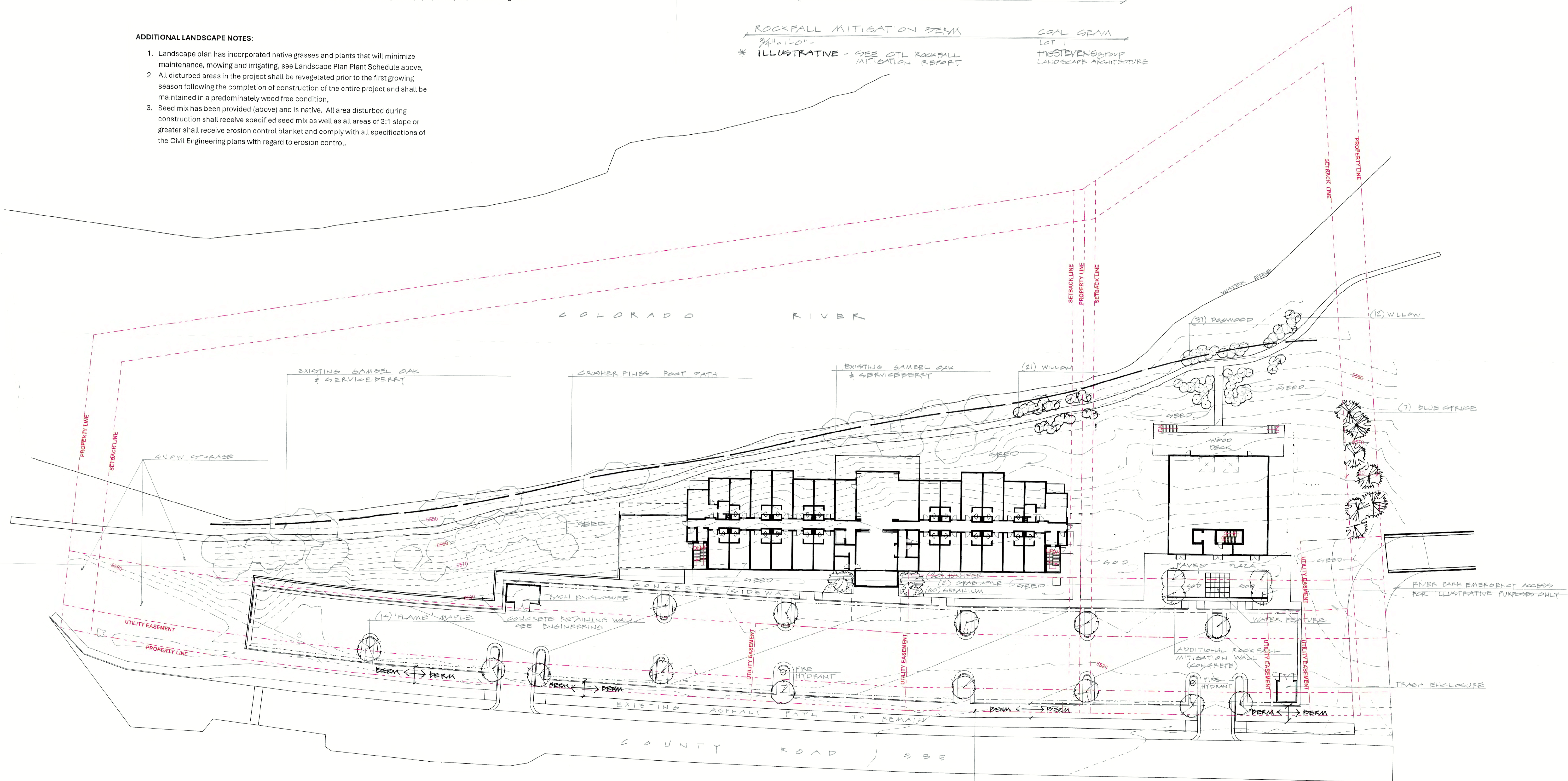
theSTEVENSgroup  
Landscape Architecture  
Land Planning  
Construction Management  
(970) 319-0699

©  
These documents have been specifically prepared for 7051 335 County Rd. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

2025

**Lot 1  
Highway  
PUD**

7051 335 County  
Rd New Castle  
Colorado 81647



ROCKFALL MITIGATION BERM (LENGTH OF PROPERTY)  
FOR ROCKFALL HAZARD ASSESSMENT  
SEE STL GEOTECHNICAL REPORT  
AND DESIGN DETAIL

LAND USE SUBMISSION 1/17/2025  
REVISION 7.11.25

**NOT FOR  
CONSTRUCTION**

Sheet  
**L.1**

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

**SITE PLAN NOTES**

- VEHICLE IMPACT BOLLARDS TO PROTECT ALL INSTALLED EV CHARGING STATIONS
- SECURITY LIGHTING SHALL BE PROVIDED IN ALL PARKING AREAS USED OR DESIGNED FOR USE DURING EVENING HOURS. THE LIGHTING SHALL NOT BE DIRECTED TOWARDS ANY ADJACENT RESIDENTIAL USES OR PUBLIC STREETS PER CHAPTER 17.76.110 OF NEW CASTLE MUNICOD

**LANDSCAPED AREA REQUIREMENTS**

**17.60.090 LANDSCAPING**  
AT LEAST TEN (10) PERCENT OF THE TOTAL LAND AREA SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE TOWN COUNCIL

TOTAL LOT AREA 37,390.5 SF x 10%  
TOTAL REQUIRED LANDSCAPED AREA: 3,739.05 SF  
TOTAL PROPOSED LANDSCAPED AREA: 13,630.1 SF

**SNOW STORAGE**  
A MINIMUM FUNCTIONAL AREA EQUALING FIFTEEN PERCENT (15%) OF THE PAVED AREA OF EACH LOT SHALL BE PROVIDED FOR SNOW STORAGE

PROPOSED PAVED AREA 37,390.5 x 15%  
TOTAL REQUIRED SNOW STORAGE 5,608.6 SF  
TOTAL PROPOSED SNOW STORAGE 5,608.6 SF

**PARKING REQUIREMENTS**

| USE TYPE                             | REQUIREMENT  | NUMBER OF SPACES |
|--------------------------------------|--|------------------|
| HOTEL                                | 1 SPACE PER ROOM, PLUS 1 SPACE PER EVERY 2 EMPLOYEES | 73               |
| RESTAURANT 60 SEATS                  | 1 SPACE PER 3 SEATS                                  | 20               |
| RESIDENTIAL                          | 2 SPACES PER BEDROOM                                 | 8                |
| <b>TOTAL REQUIRED PARKING SPACES</b> |  | <b>101</b>       |
| <b>TOTAL PROPOSED PARKING SPACES</b> |  | <b>109</b>       |
| HANDICAP                             | MIN. 5 SPACES  | 5                |

**EV REQUIREMENTS**

| COMMERCIAL                   | 10% TOTAL SPACES | REQUIRED  | PROVIDED |
|------------------------------|------------------|-----------|----------|
| EVSE INSTALLED               | 2% OF TOTAL      | 3 (2.1)   | 3        |
| EV READY                     | 8% OF TOTAL      | 9 (8.4)   | 9        |
| EV CAPABLE                   | 10% OF TOTAL     | 11 (10.5) | 11       |
| EV CAPABLE LIGHT             | 10% OF TOTAL     | 11 (10.5) | 11       |
| R-2                          | 4 TOTAL SPACES   | REQUIRED  | PROVIDED |
| EVSE INSTALLED               | 5% OF TOTAL      | 1 (0.2)   | 1        |
| EV READY                     | 15% OF TOTAL     | 1 (0.6)   | 1        |
| EV CAPABLE                   | 10% OF TOTAL     | 1 (0.4)   | 1        |
| EV CAPABLE LIGHT             | 30% OF TOTAL     | 2 (1.2)   | 2        |
| <b>TOTAL REQUIRED SPACES</b> |                  | <b>39</b> |          |
| <b>TOTAL PROPOSED SPACES</b> |                  | <b>43</b> |          |

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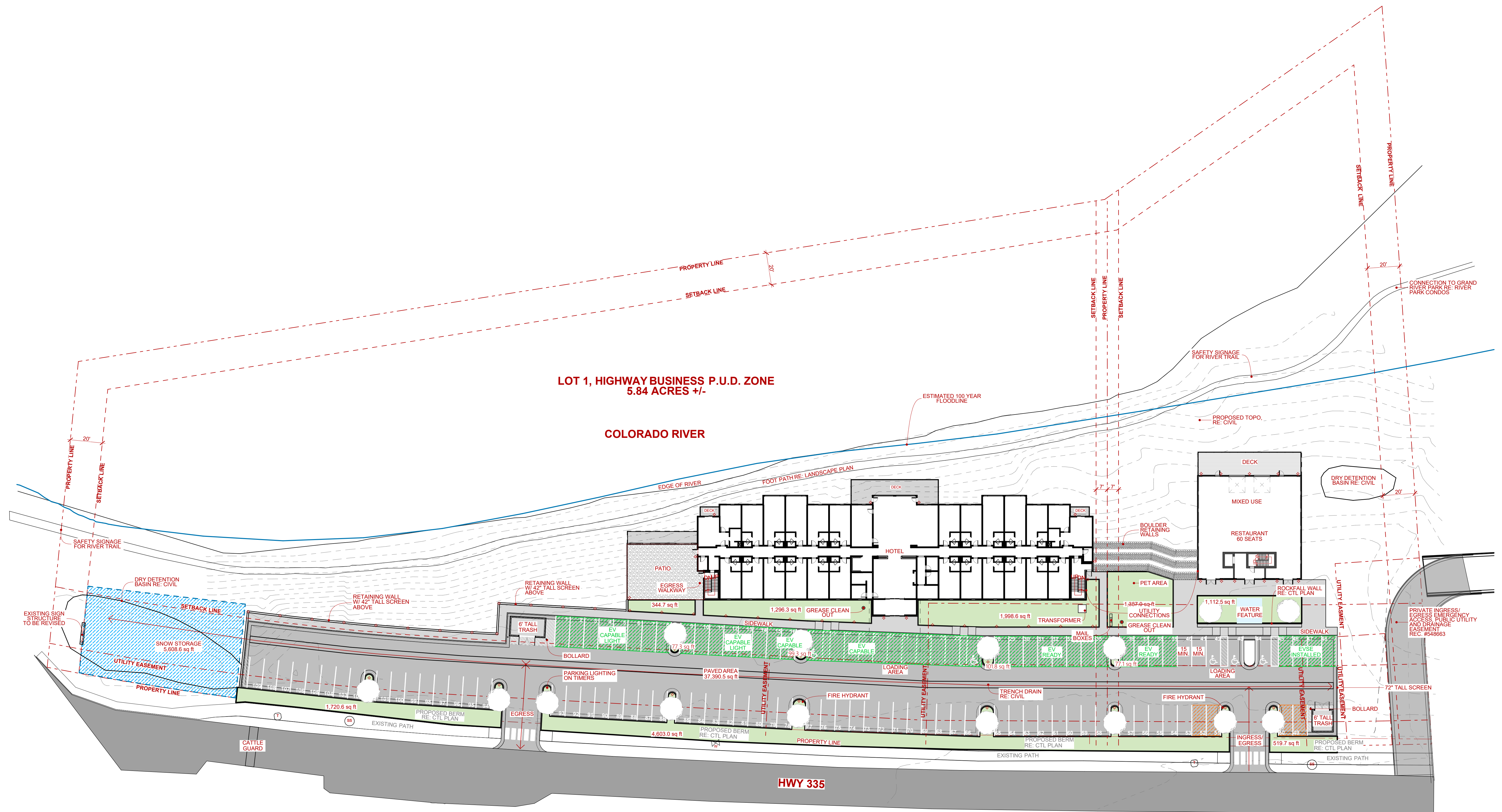
2025

**Lot 1 Highway PUD**

7051 County Rd  
335 New Castle  
Colorado 81647

**SITE LEGEND**

- EXISTING GRADE
- PROPOSED GRADE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- STREET
- SIDEWALK
- DRIVEWAY
- WATER FEATURE
- EV SPACES
- LANDSCAPED AREA
- RESIDENTIAL RESERVED SPACES
- WALL SCENCE
- STREET LAMP/ BOLLARDS



LAND USE SUBMISSION 10/30/2025

**NOT FOR CONSTRUCTION**

REFERENCE SITE PLAN 1:30

**A0.04**



Site Plan 1

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LOT COVERAGE MEANS THE TOTAL SQUARE FOOTAGE OF THE BUILDING FOOTPRINT OF THE PRINCIPAL AND ACCESSORY BUILDINGS (NOT INCLUDING STORAGE SHEDS) DIVIDED BY THE TOTAL SQUARE FOOTAGE OF THE LOT AND EXPRESSED AS A PERCENTAGE.

| LOT COVERAGE          |           |
|-----------------------|-----------|
| HOTEL LOT AREA        | 178,622.0 |
| HOTEL FOOTPRINT       | 16,437.4  |
| HOTEL LOT SQ FT %     | 9.20%     |
| MIXED USE LOT AREA    | 75,877.00 |
| MIXED USE FOOTPRINT   | 4,204.70  |
| MIXED USE LOT SQ FT % | 5.54%     |

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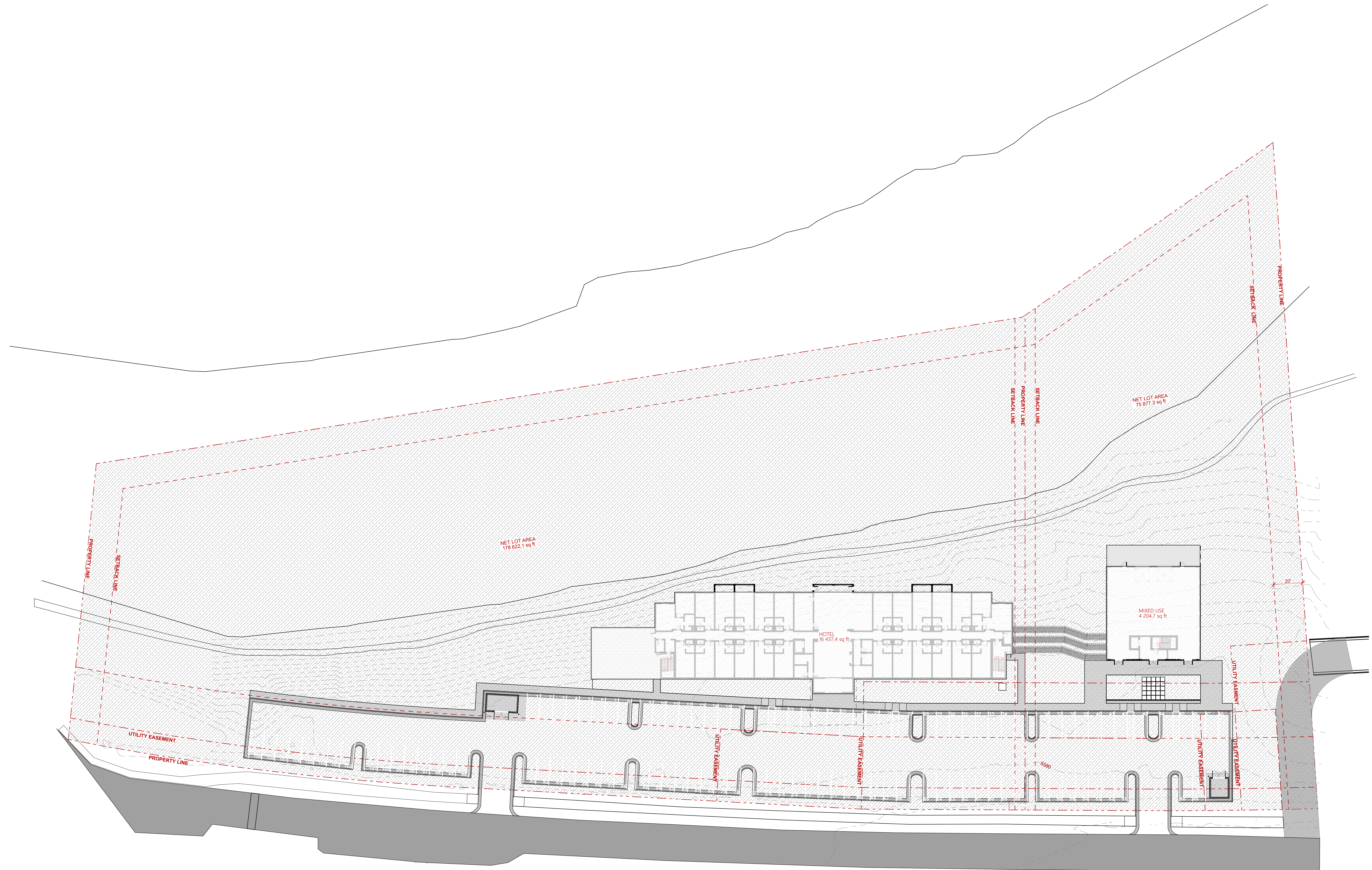
2025

**Lot 1  
Highway  
PUD**

7051 County Rd  
335 New Castle  
Colorado 81647

**LOT COVERAGE  
LEGEND**

-  LOT COVERAGE
-  BUILDING FOOTPRINT



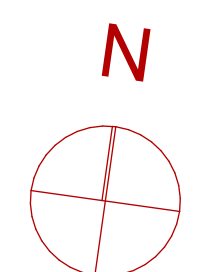
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CONSTRUCTION**

**LOT  
COVERAGE**

**Z0.11**

Lot Coverage 1  
SCALE: 1" = 30'



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**CONCEPTUAL GROSS AREA (SECTION 202 OF 2015 IBC):**

THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION OF CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

**CONCEPTUAL GROSS LEASABLE AREA (SECTION 202 OF 2015 IBC):**

THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE. THE AREA OF TENANT OCCUPANCY IS MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. ALL TENANT AREAS, INCLUDING AREAS USED FOR STORAGE, SHALL BE INCLUDED IN CALCULATING GROSS LEASABLE AREA.

| GROSS AREA      | HOTEL           |         | MIXED USE |       | OVERHANGS |       |
|-----------------|-----------------|---------|-----------|-------|-----------|-------|
|                 | sq ft           | sq ft   | sq ft     | sq ft | sq ft     | sq ft |
| LOWER LEVEL     | 16,146.2        | 4,204.7 | 155.3     | 833   | 155.3     | 942.7 |
| FIRST LEVEL     | 15,184.3        | 4,233.1 | 714.1     |       |           |       |
| SECOND LEVEL    | 15,350.4        | 606.4   |           |       |           |       |
| BUILDING TOTALS | 46,680.9        | 9,044.2 | 2,800.4   |       |           |       |
| GRAND TOTAL     | <b>58,525.5</b> |         |           |       |           |       |

**RED**

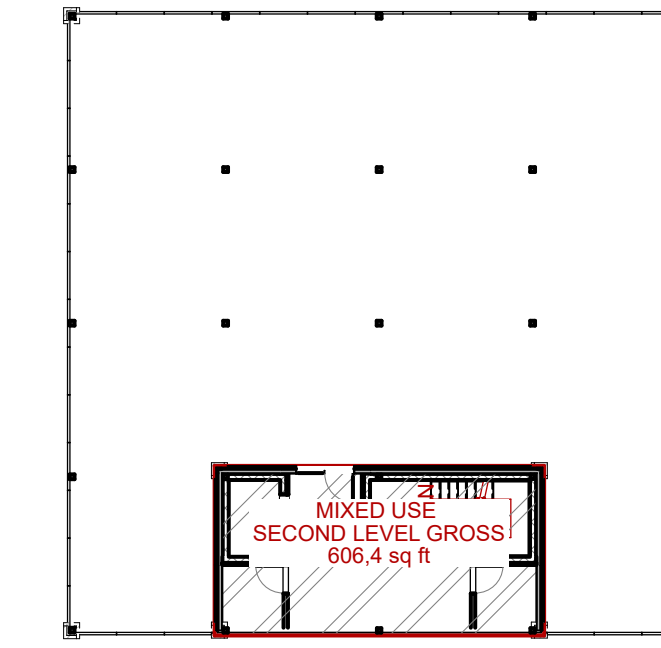
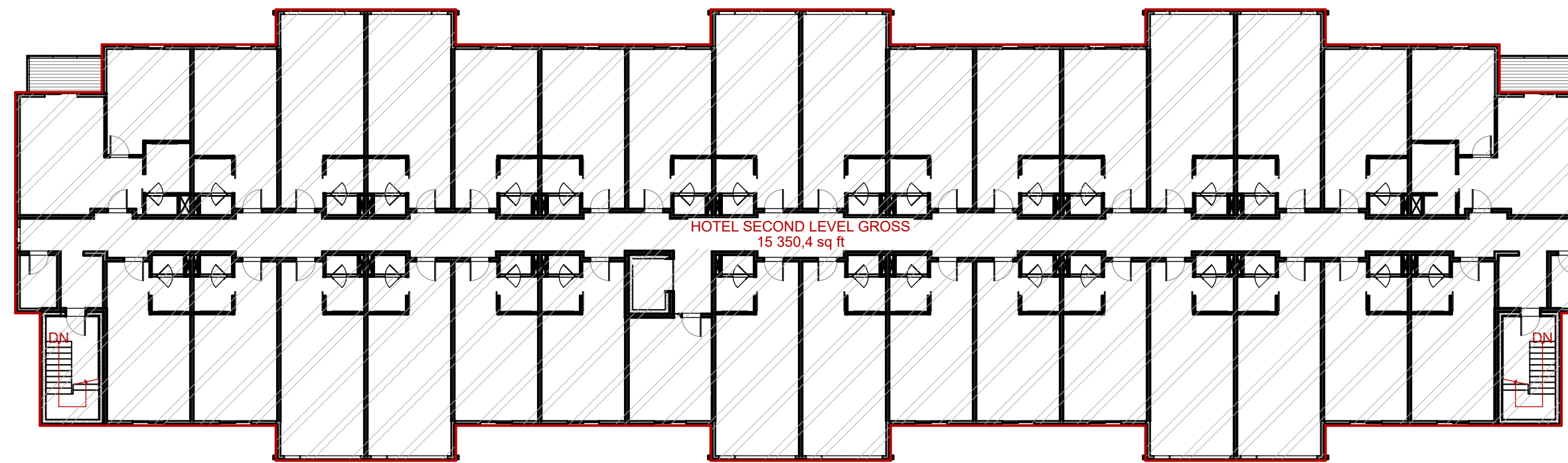
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**Lot 1  
Highway  
PUD**

7051 County Rd  
335 New Castle  
Colorado 81647

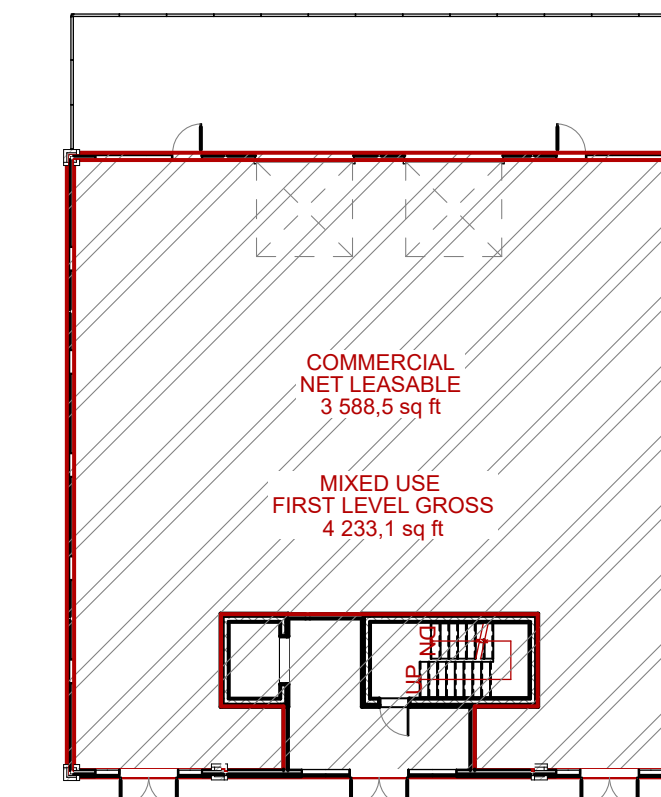
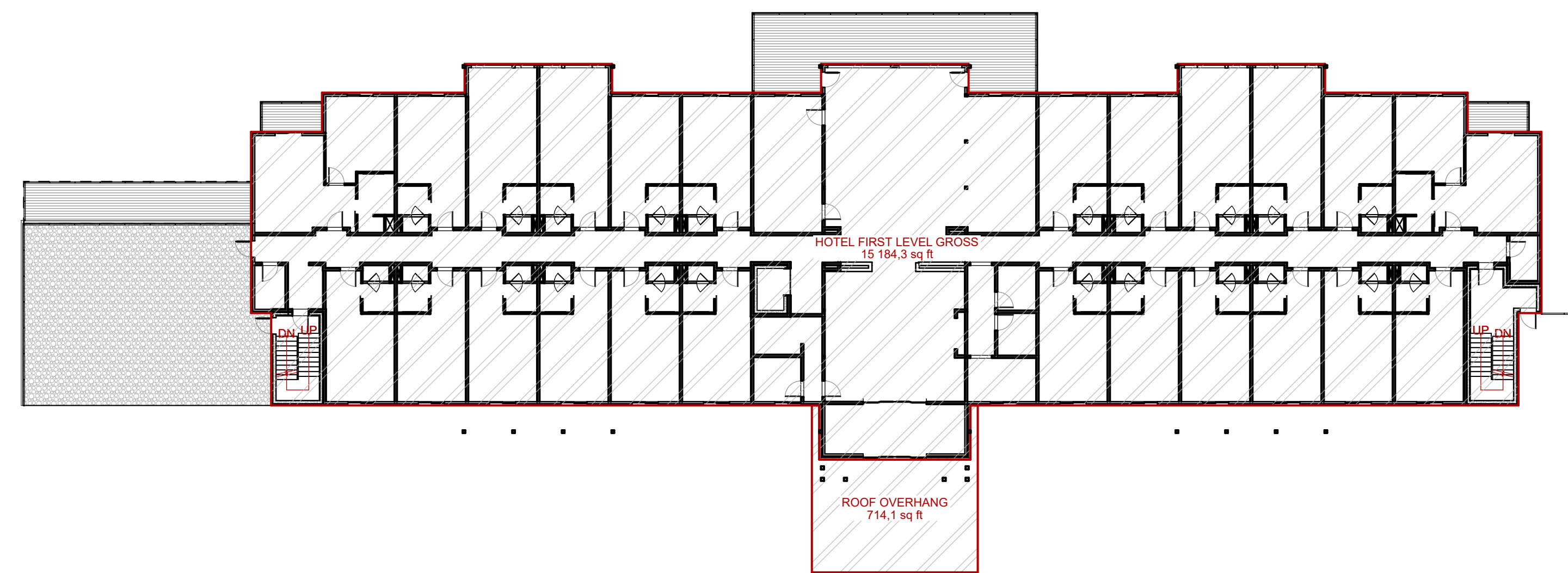


Gross Area | Second Level



SCALE: 1" = 20'

3

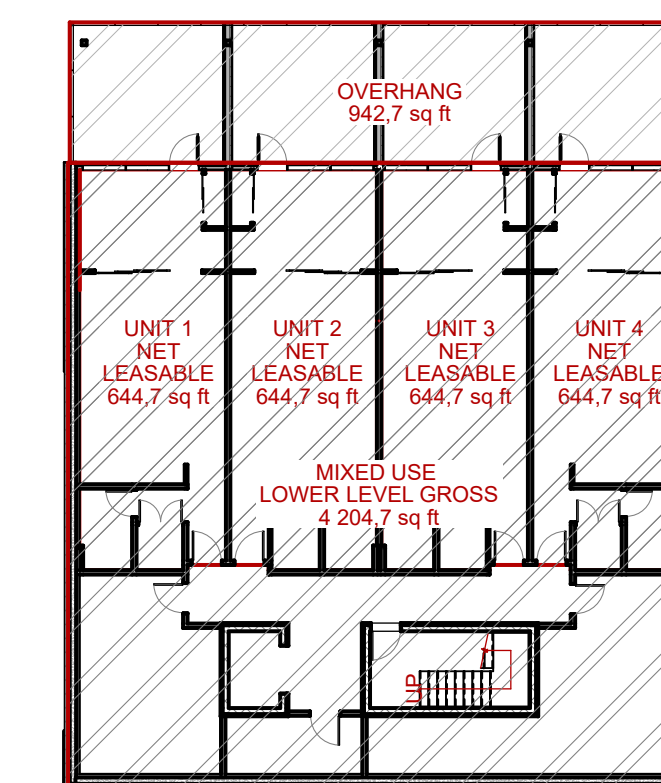
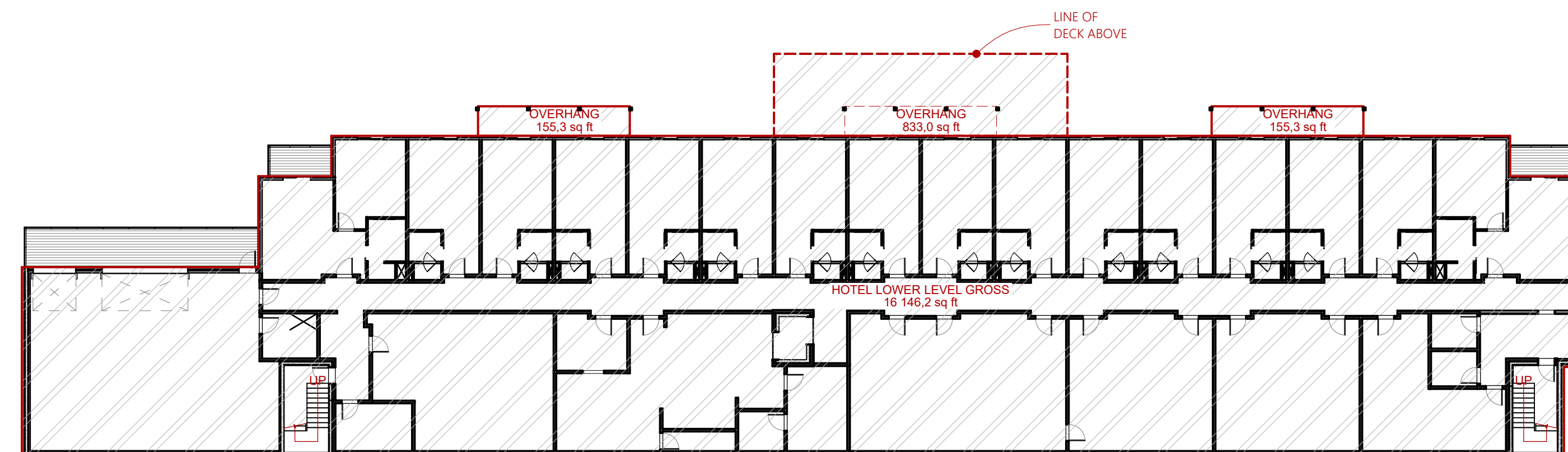


Gross Area | First Level

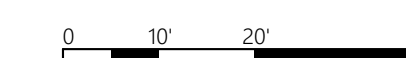


SCALE: 1" = 20'

2



Gross Area | Lower Level



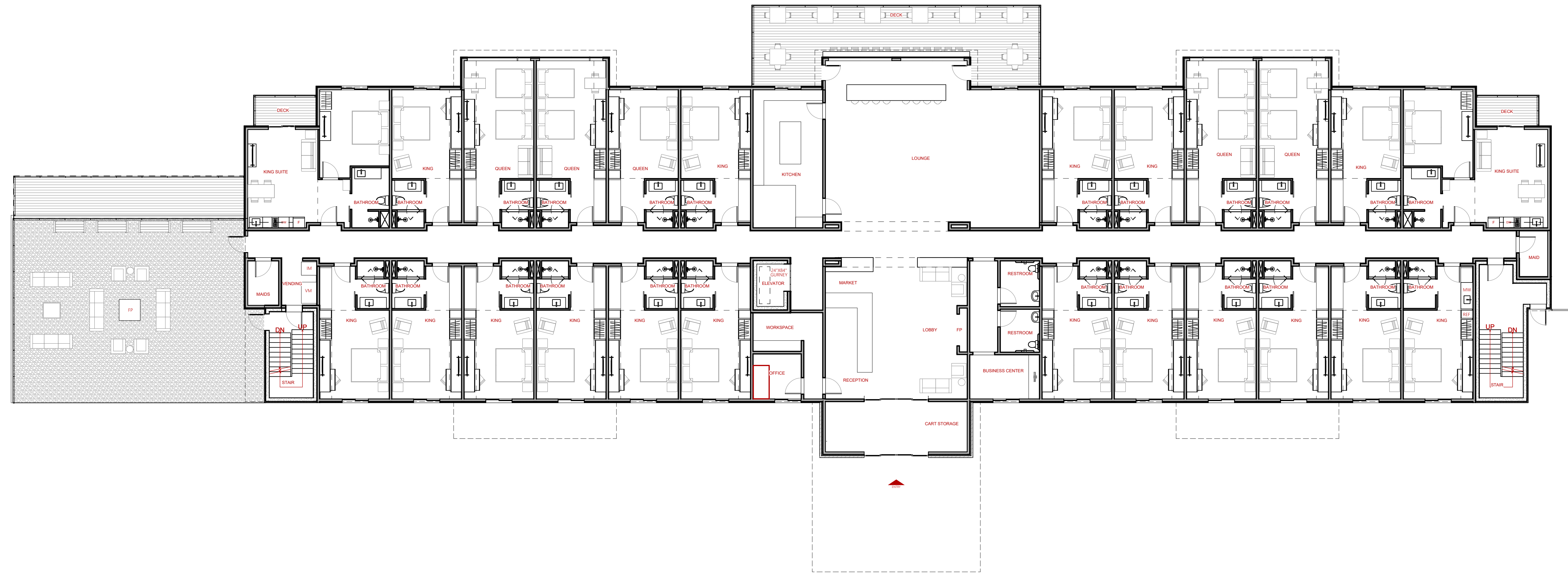
SCALE: 1" = 20'

1

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**NOT FOR  
CONSTRUCTION  
GROSS AREA**

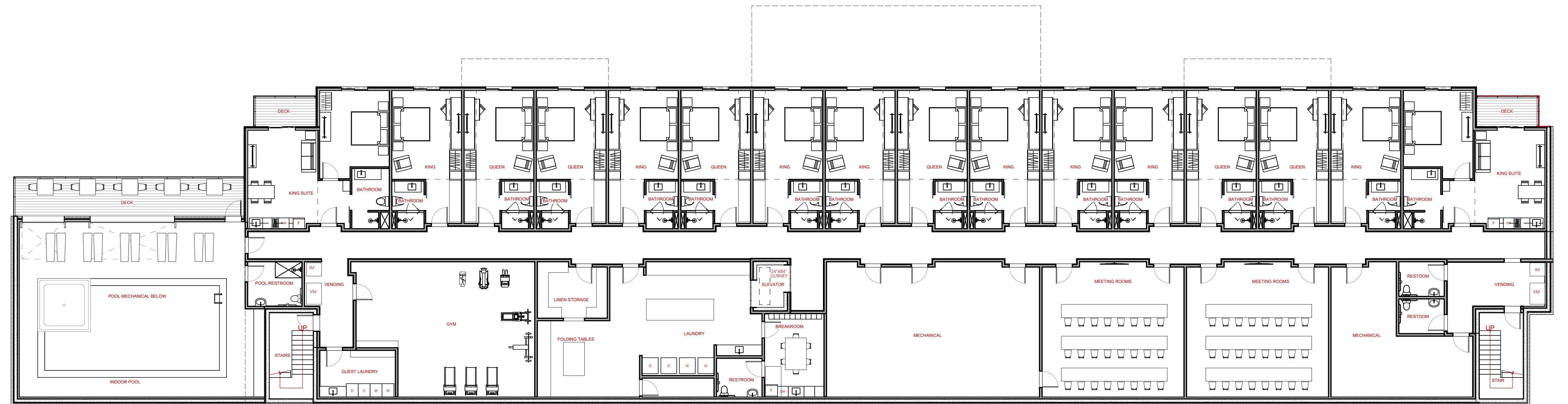
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Hotel - First Level Reference Plan

2

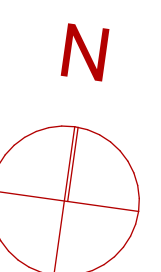
SCALE: 3/32" = 1'-0"

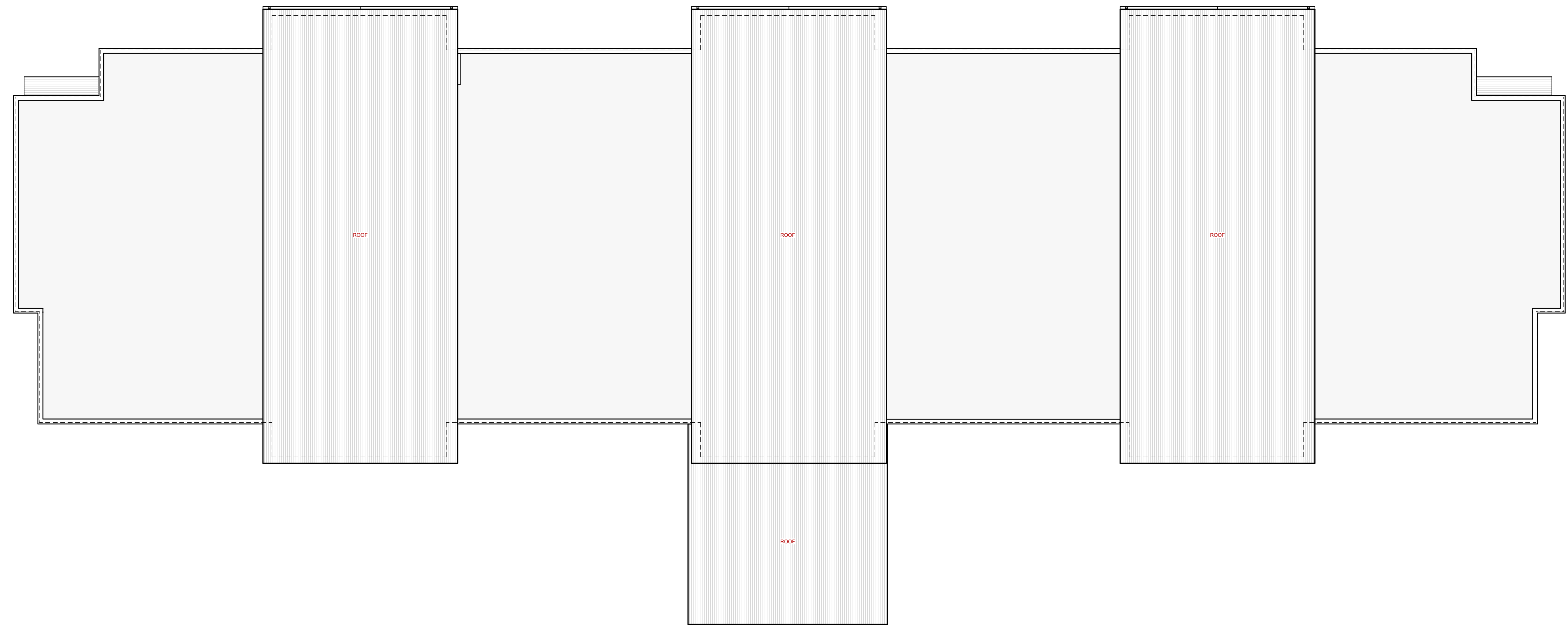


Hotel - Lower Level Reference Plan

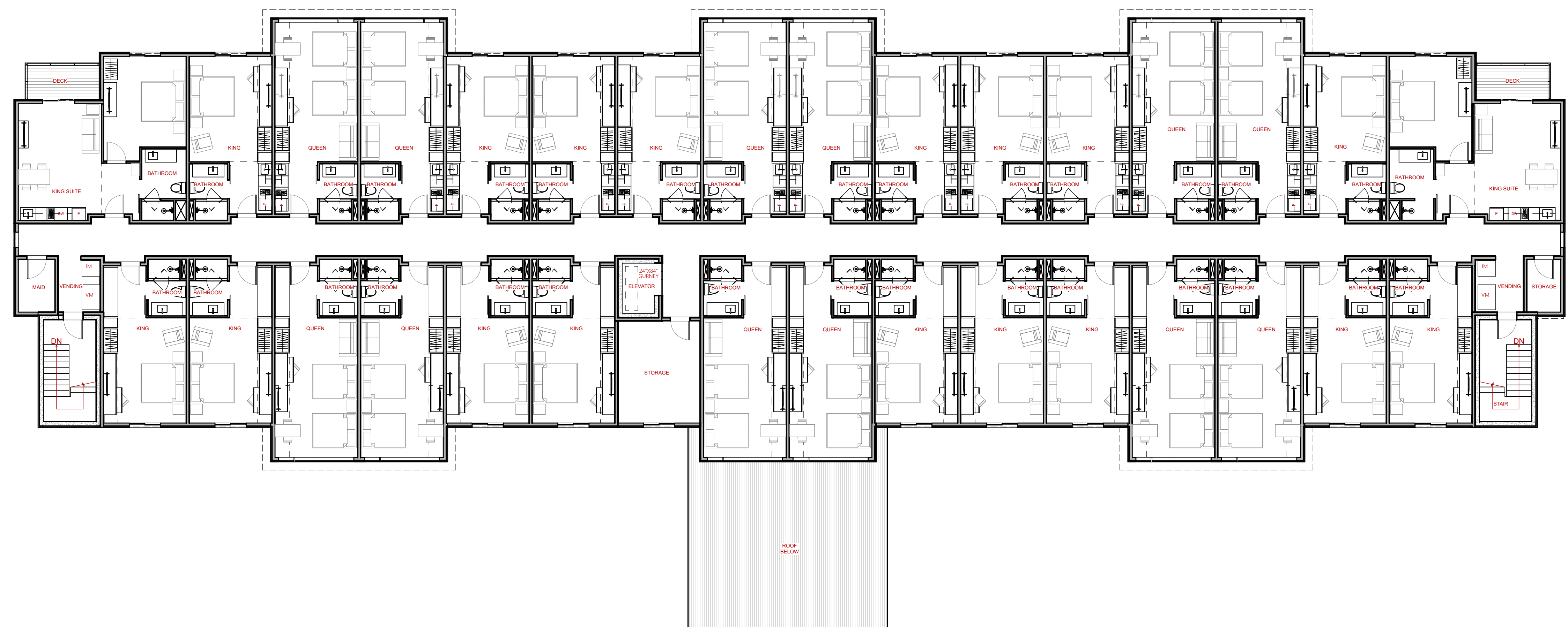
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SCALE: 3/32" = 1'-0"

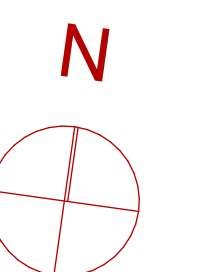


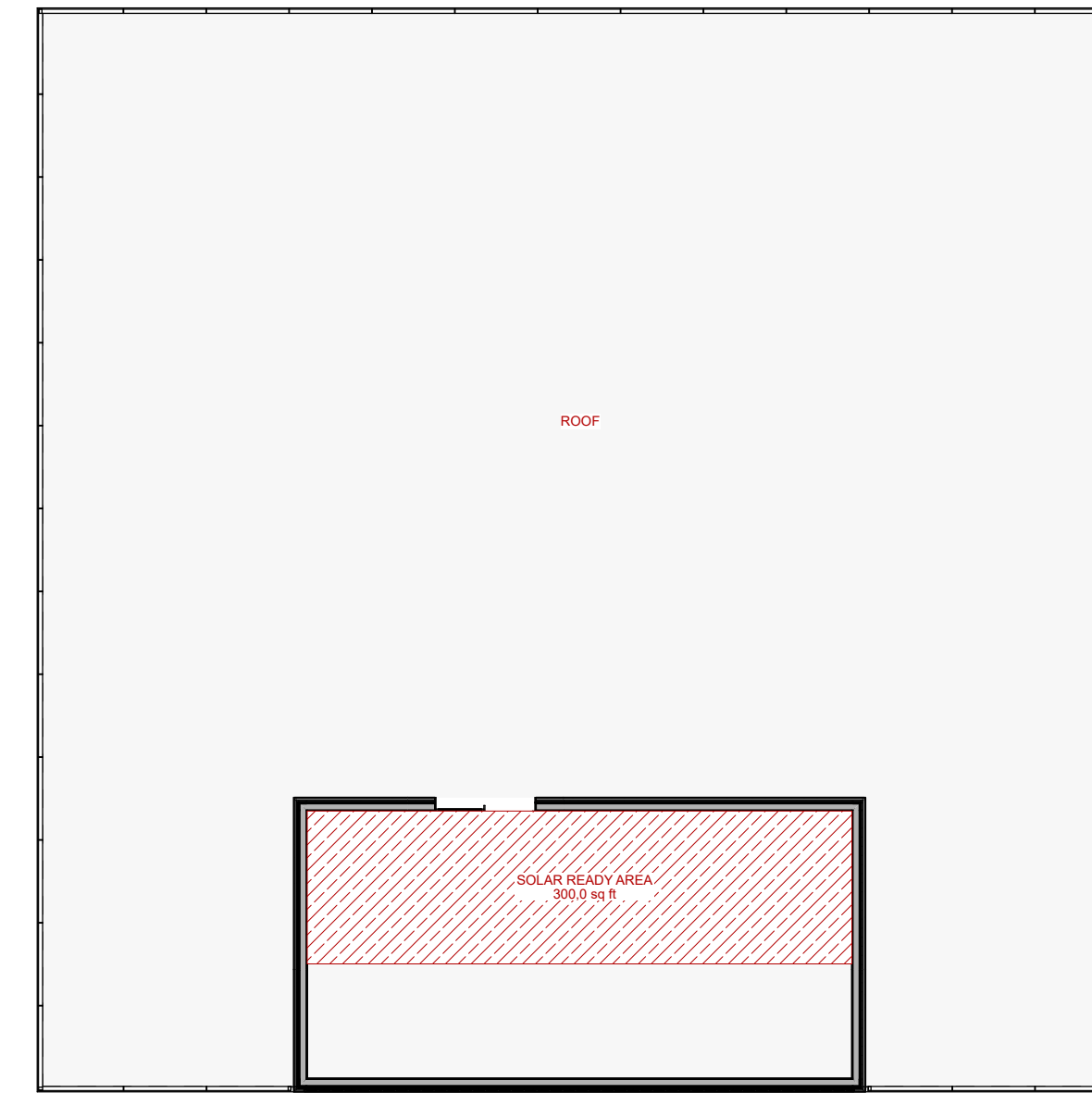


Hotel - Roof Level Reference Plan 2  
SCALE: 3/32" = 1'-0"  
0 8' 16' 24'

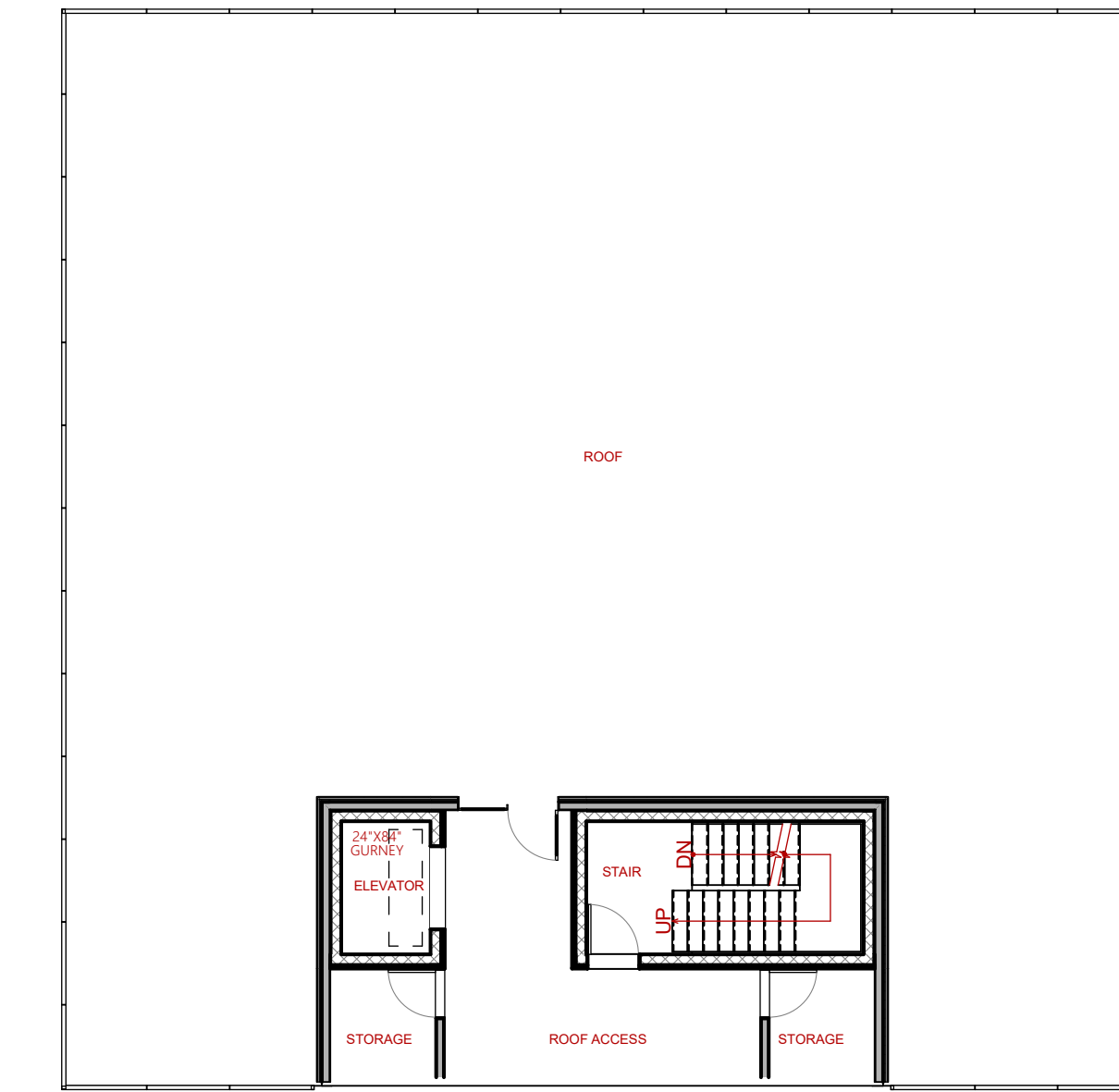


Hotel - Second Level Reference Plan 1  
SCALE: 3/32" = 1'-0"  
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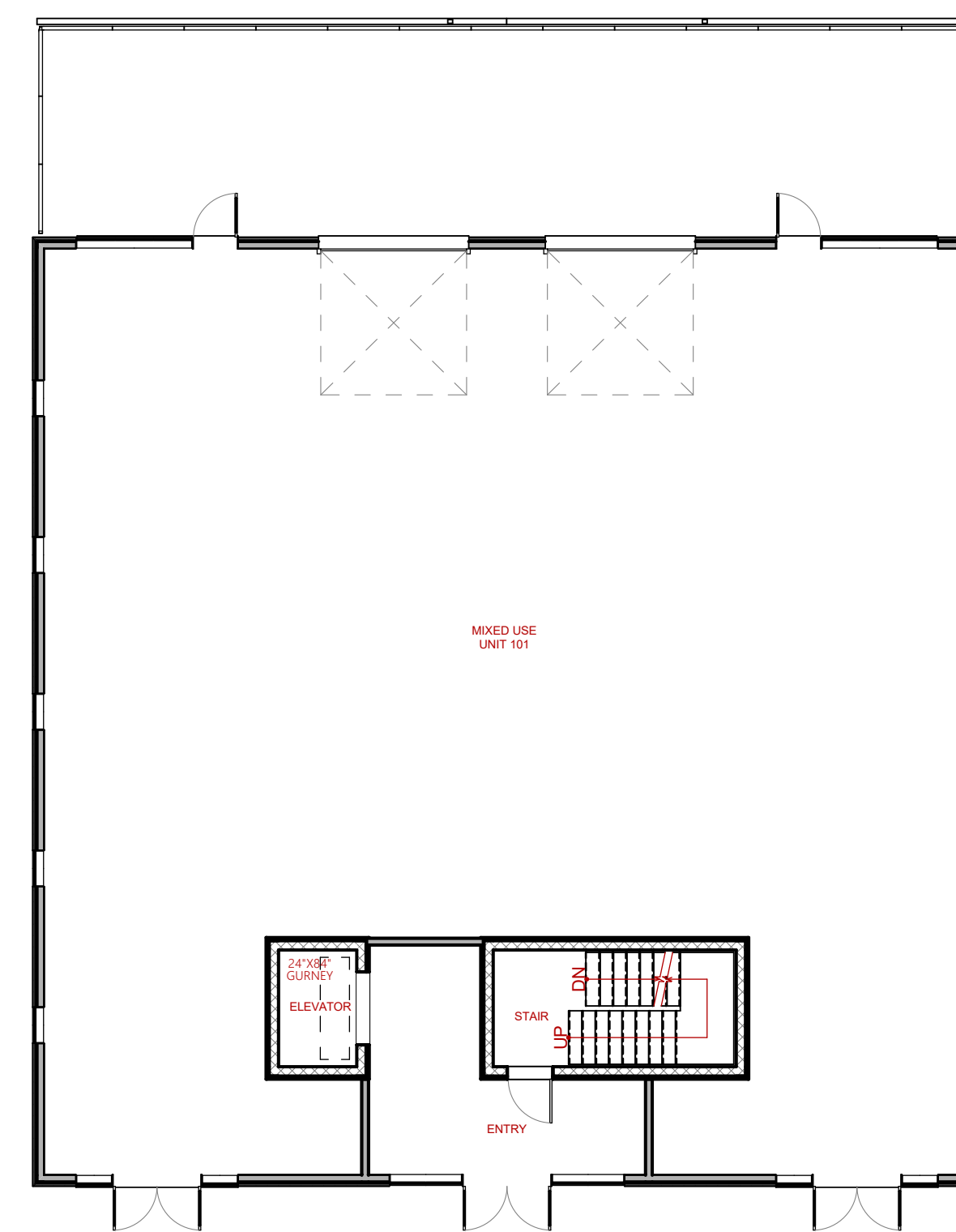




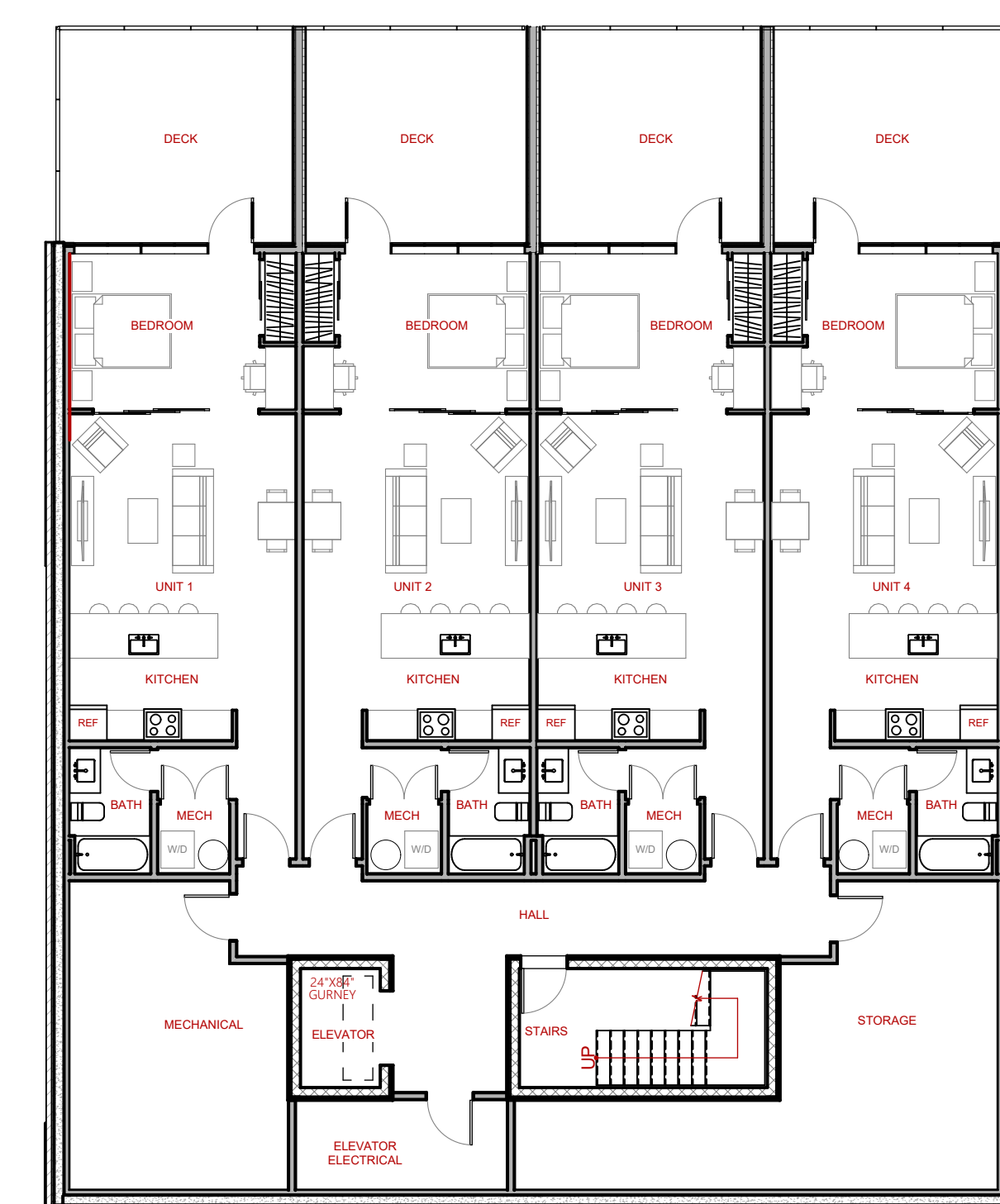
Roof Reference Plan 4  
SCALE: 3/32" = 1'-0"



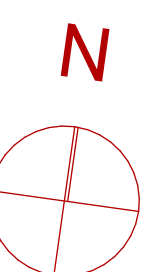
Second Level Reference Plan 3  
SCALE: 3/32" = 1'-0"



First Level Reference Plan 2  
SCALE: 3/32" = 1'-0"



Lower Level Reference Plan 1  
SCALE: 3/32" = 1'-0"



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**BUILDING HEIGHT:** THE VERTICAL DISTANCE MEASURED FROM THE LOWEST POINT OF THE NATURAL GRADE ON THE LOT WITHIN TWENTY-FIVE (25) FEET OF THE TALLEST SIDE OF THE BUILDING TO THE UPPERMOST POINT OF THE ROOF OF THE BUILDING; PROVIDED, HOWEVER, THAT IF THE LOT UPON WHICH A BUILDING IS TO BE BUILT HAS A SLOPE GREATER THAN FIFTEEN (15) PERCENT, BUILDING HEIGHT SHALL BE DEFINED AS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE EXISTING GRADE WITHIN THE BUILDING SETBACK ENVELOPE TO THE UPPERMOST POINT OF THE ROOF OF THE BUILDING.







**HOTEL LOT:**  
 $5,552' + 5,552' + 5,580' + 5,581' / 4 = 5,566'-3"$

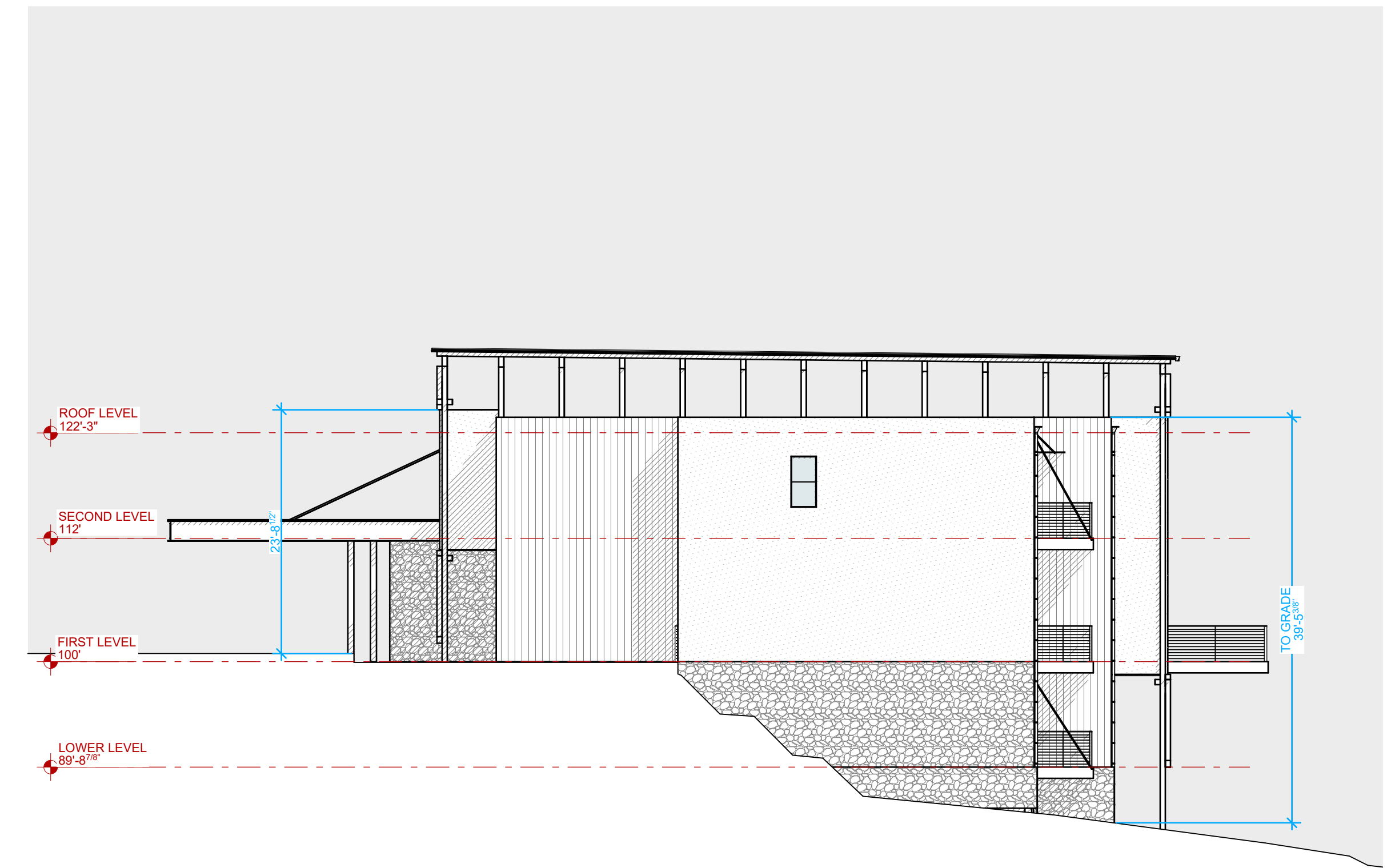
**MIXED USE LOT:**  
 $5,554' + 5,554' + 5,581' + 5,579' / 4 = 5,567'$

**Lot 1  
 Highway  
 PUD**

7051 County Rd  
 335 New Castle  
 Colorado 81647

**ELEVATION  
 MATERIAL**

-  STONE SIDING
-  VERTICAL METAL SIDING
-  STUCCO
-  CORRUGATED METAL SIDING
-  WOOD TIMBERS AND TRIM
-  METAL TBD



East Reference Elevation 2  
 SCALE 3/32" = 1'-0"



North Reference Elevation 1  
 SCALE 3/32" = 1'-0"

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**HOTEL - Reference Elevations**

**A2.01**

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MIXED USE LOT:  
 $5,554' + 5,554' + 5,581' + 5,579' / 4 = 5,567'$







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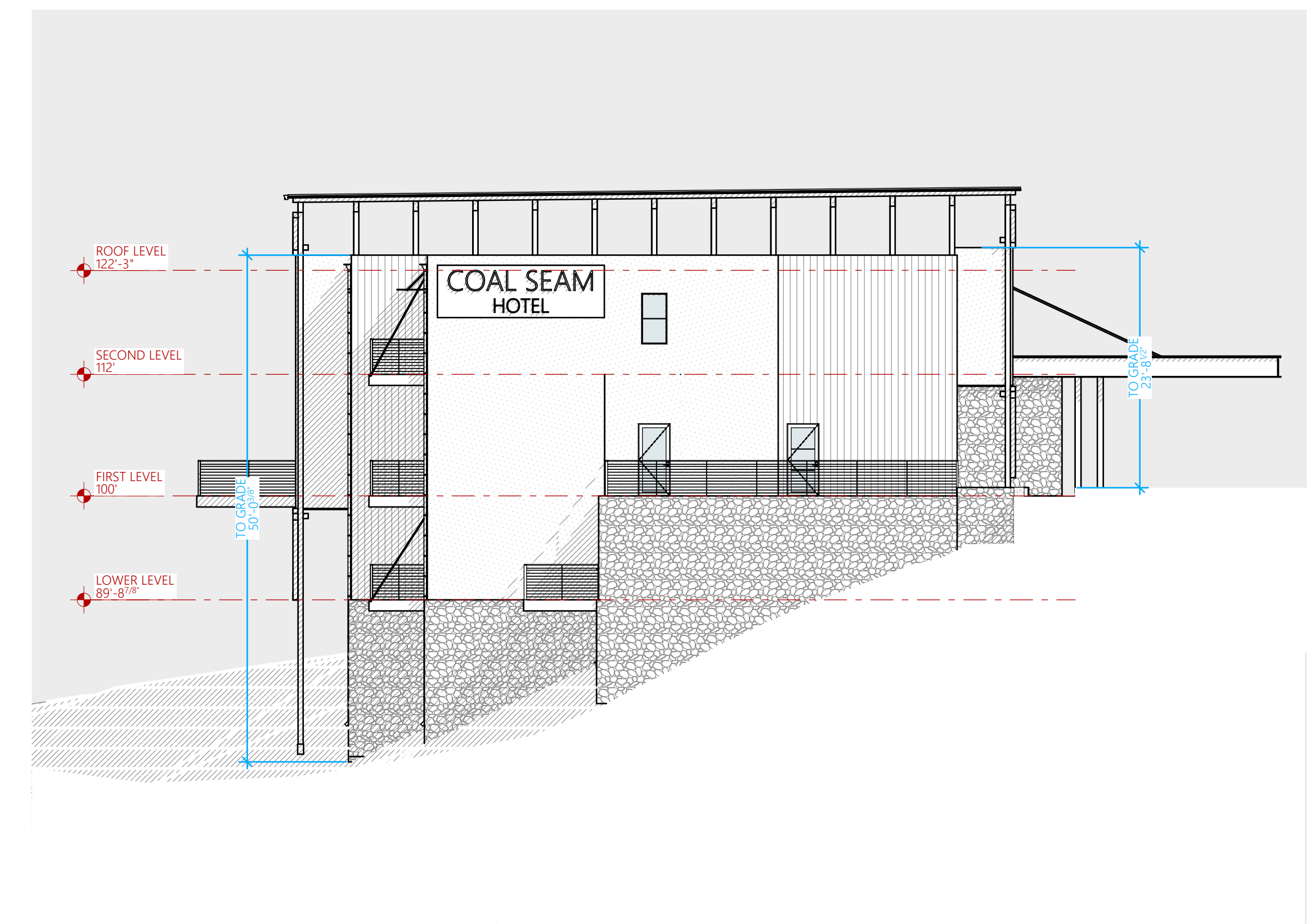
2025

**Lot 1  
 Highway  
 PUD**

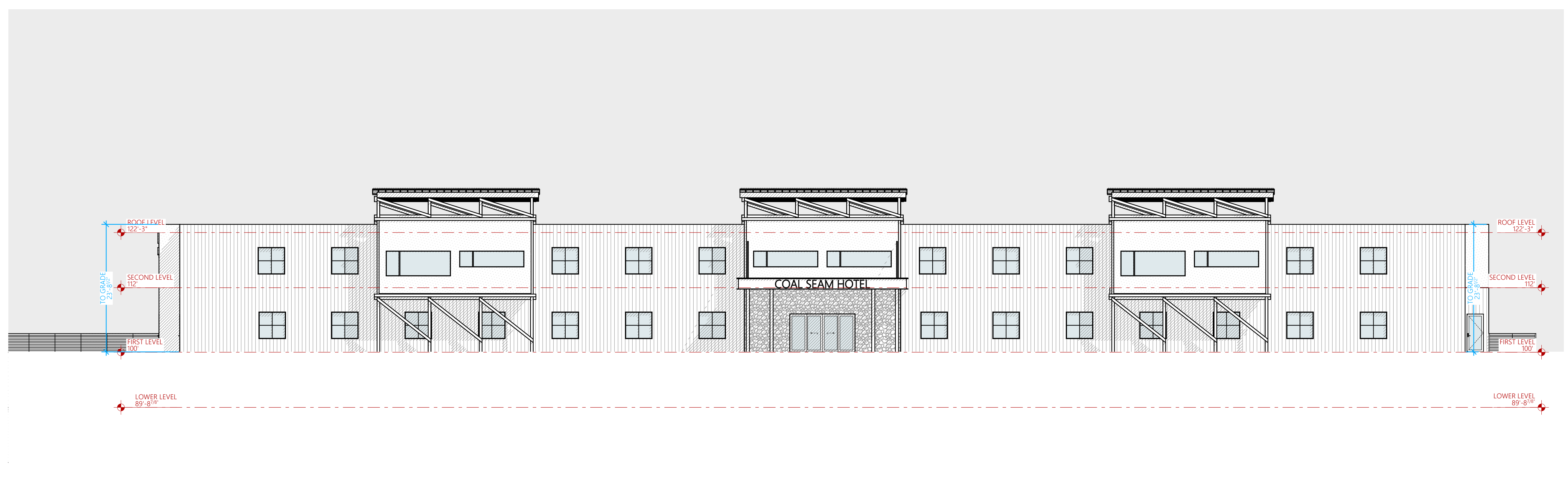
7051 County Rd  
 335 New Castle  
 Colorado 81647

**ELEVATION  
 MATERIAL**

-  STONE SIDING
-  VERTICAL METAL SIDING
-  STUCCO
-  CORRUGATED METAL SIDING
-  WOOD TIMBERS AND TRIM
-  METAL TBD



West Reference Elevation 2  
 SCALE 3/32" = 1'-0"  

South Reference Elevation 1  
 SCALE 3/32" = 1'-0"  


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**HOTEL -  
 Reference  
 Elevations**

**A2.02**

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**HOTEL LOT:**  
 $5,552' + 5,552' + 5,580' + 5,581' / 4 = 5,566'-3"$



**MIXED USE LOT:**  
 $5,554' + 5,554' + 5,581' + 5,579' / 4 = 5,567'$

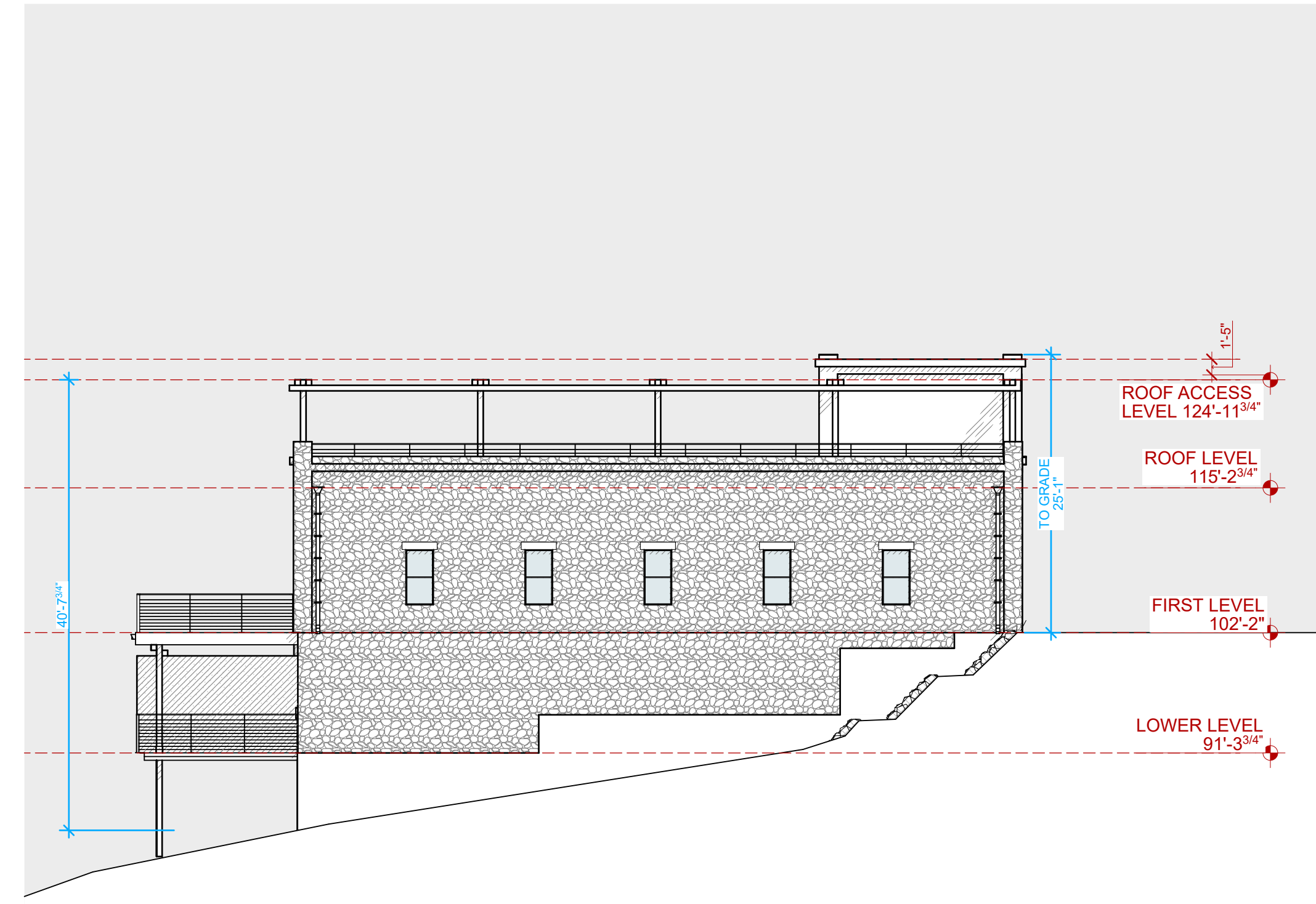
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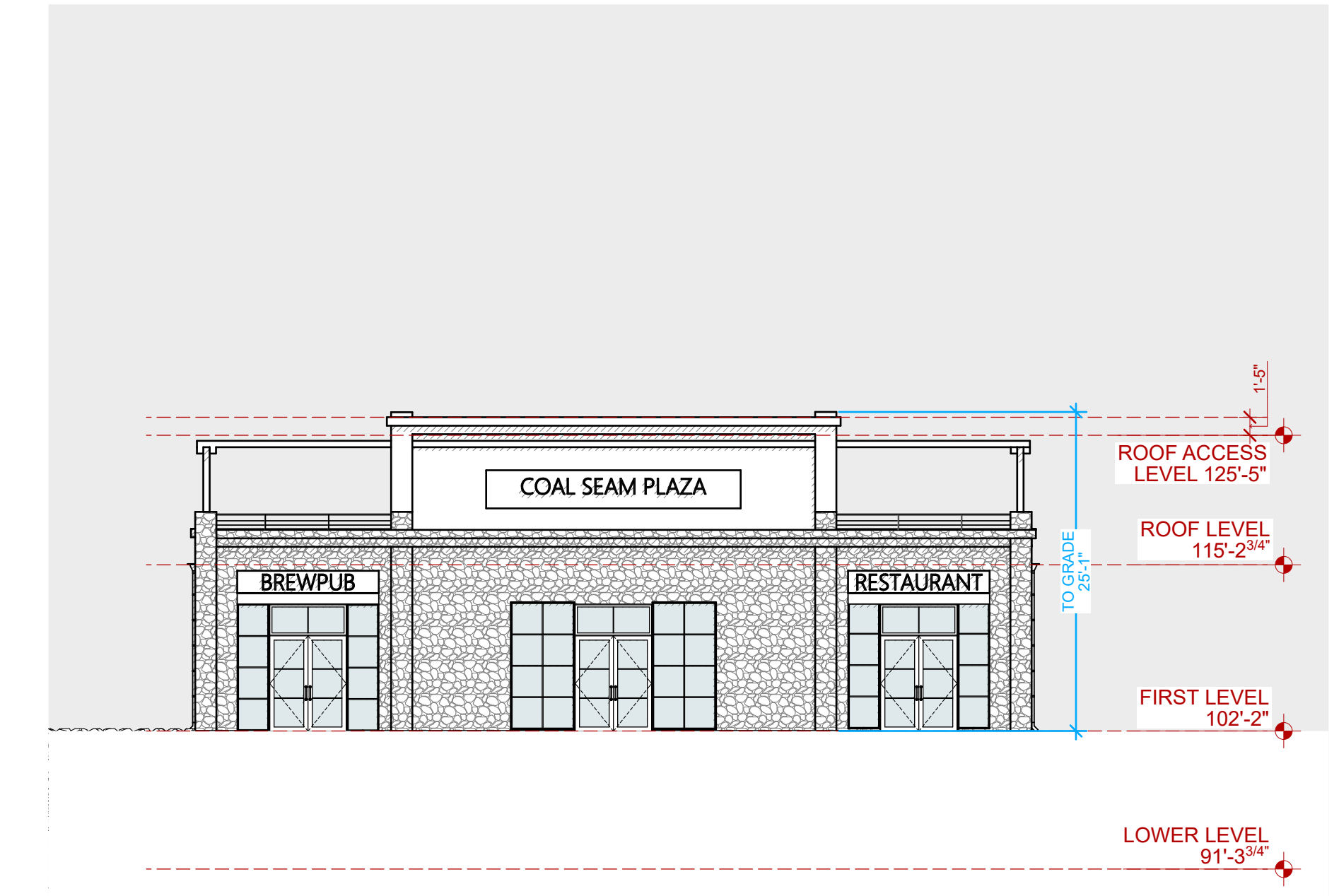
**Lot 1  
 Highway  
 PUD**

7051 County Rd  
 335 New Castle  
 Colorado 81647

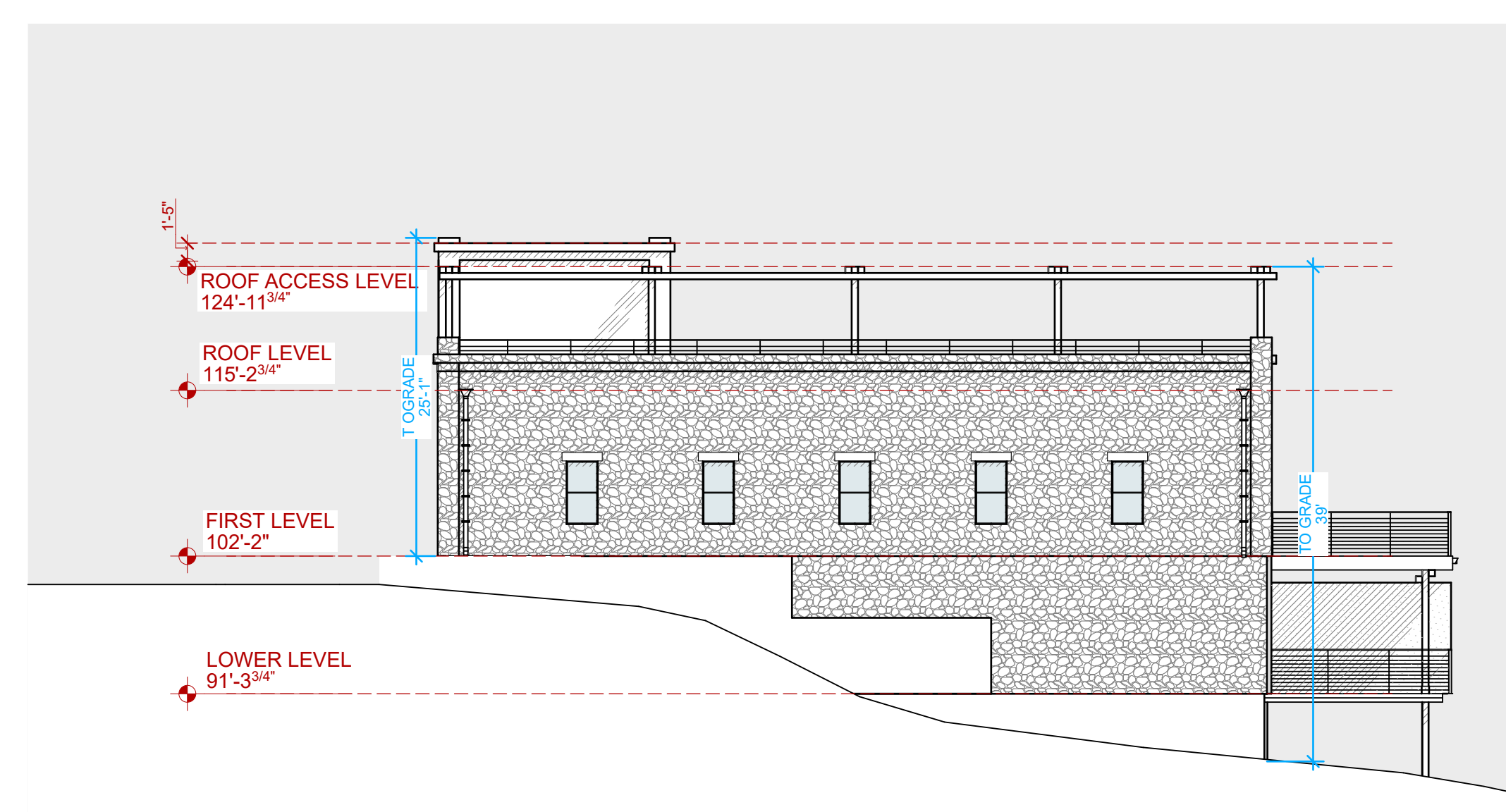
- ELEVATION MATERIAL**
-  STONE SIDING
  -  VERTICAL METAL SIDING
  -  STUCCO
  -  CORRUGATED METAL SIDING
  -  WOOD TIMBERS AND TRIM
  -  METAL TBD



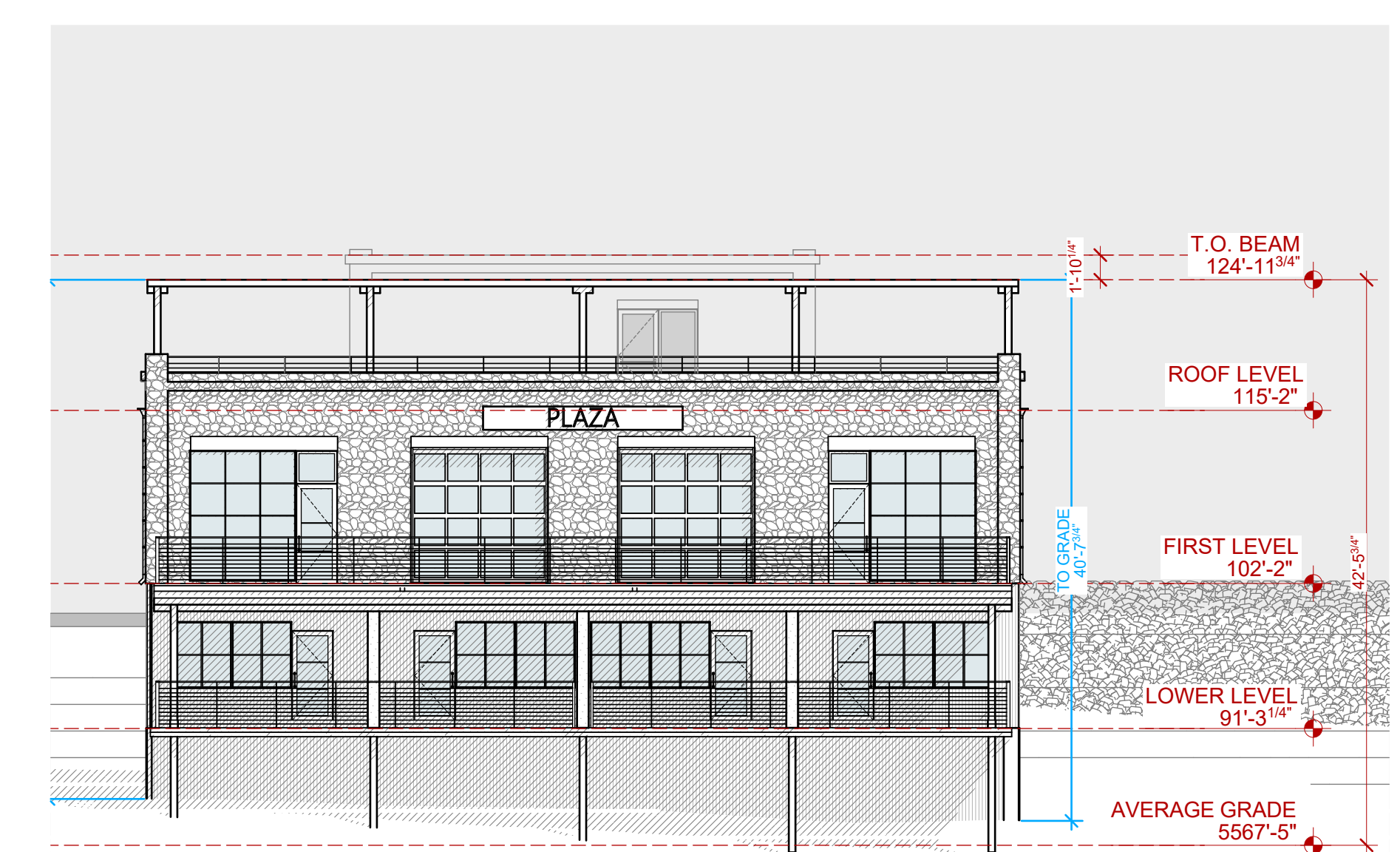
West Reference Elevation 4



South Reference Elevation 3



East Reference Elevation 2



North Reference Elevation 1

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**MIXED USE - Reference Elevations**

**A2.11**

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**CONCEPTUAL WALL SIGN (17.18.110 NEW CASTLE MUNICIPAL CODE):**

A WALL SIGN IS ANY SIGN PAINTED ON, INCORPORATED IN OR AFFIXED TO THE BUILDING WALL, OR ANY SIGN CONSISTING OF CUT-OUT LETTERS OR DEVICES AFFIXED TO THE BUILDING WALL WITH NO BACKGROUND DEFINED ON THE BUILDING WALL. NO PART OF A WALL SIGN SHALL BE LOCATED MORE THAN 25' ABOVE GRADE LEVEL NOR SHALL IT EXTEND ABOVE THE BUILDING EAVE. WALL SIGNS SHALL IDENTIFY THE INDIVIDUAL BUSINESS, BUILDING OR BUILDING COMPLEX BY NAME OR TRADEMARK ONLY THE SUM OF ALL WALL SIGNS ON A GIVEN WALL SHALL NOT EXCEED 5% OF THE WALL AREA

**CONCEPTUAL PROJECTING SIGN (17.18.110 NEW CASTLE MUNICIPAL CODE):**

A PROJECTING SIGN IS ANY SIGN SUPPORTED BY A BUILDING WALL AND PROJECTING THEREFROM AT LEAST 12" OR MORE HORIZONTALLY BEYOND THE SURFACE OF THE BUILDING TO WHICH THE SIGN IS ATTACHED, BUT SHALL NOT EXTEND MORE THAN 4' FROM THE BUILDING FACE. PROJECTING SIGNS SHALL BE PLACED ONLY ON A GROUND FLOOR FACADE, EXCEPT FOR BUSINESSES LOCATED ABOVE THE GROUND LEVEL WITH DIRECT EXTERIOR PEDESTRIAN ACCESS. PROJECTING SIGNS SHALL NOT BE HIGHER THAN THE HEIGHT OF THE BOTTOM OF ANY SECOND STORY WINDOW. PROJECTING SIGNS MUST HAVE 8" CLEARANCE AND MAY NOT EXTEND MORE THAN 4' FROM THE BUILDING WALL EXCEPT WHERE THE SIGN IS AN INTEGRAL PART OF AN APPROVED CANOPY OR AWNING. THE SIZE OF PROJECTING SIGNS IS LIMITED TO 3' WIDE AND 6' SQ.FT.

| SIGNAGE SQUARE FOOTAGE CALCULATIONS |          |    |              |
|-------------------------------------|----------|----|--------------|
| <b>HOTEL</b>                        |          |    |              |
| NORTH ELEVATION                     | 11,400.9 | 0  | 0.00%        |
| EAST ELEVATION                      | 2,232.0  | 0  | 0.00%        |
| SOUTH ELEVATION                     | 5,953.8  | 64 | 1.07%        |
| WEST ELEVATION                      | 2,697.1  | 85 | 3.16%        |
| <b>TOTAL PERCENTAGE</b>             |          |    | <b>4.23%</b> |

**RED**

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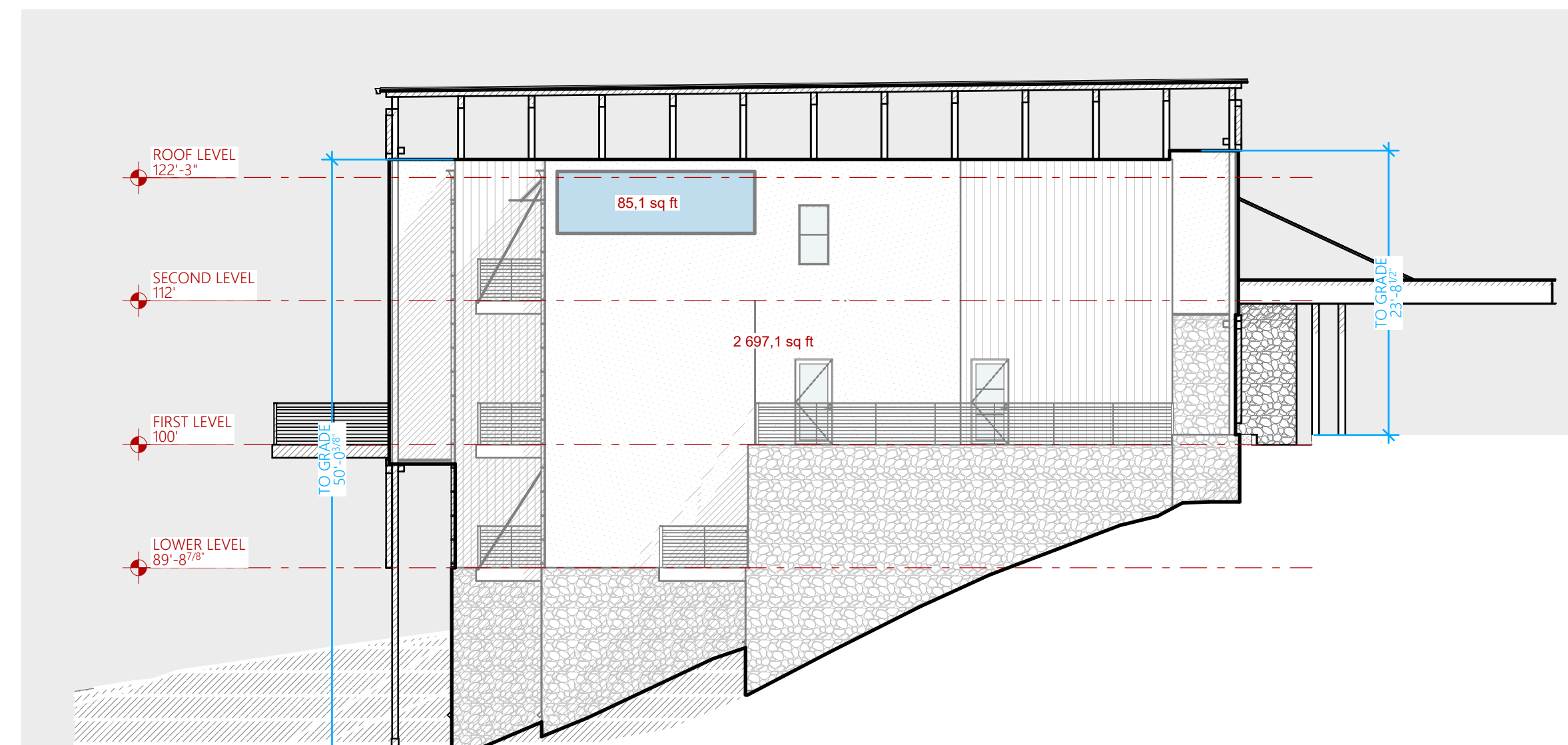
2025

**Lot 1  
Highway  
PUD**

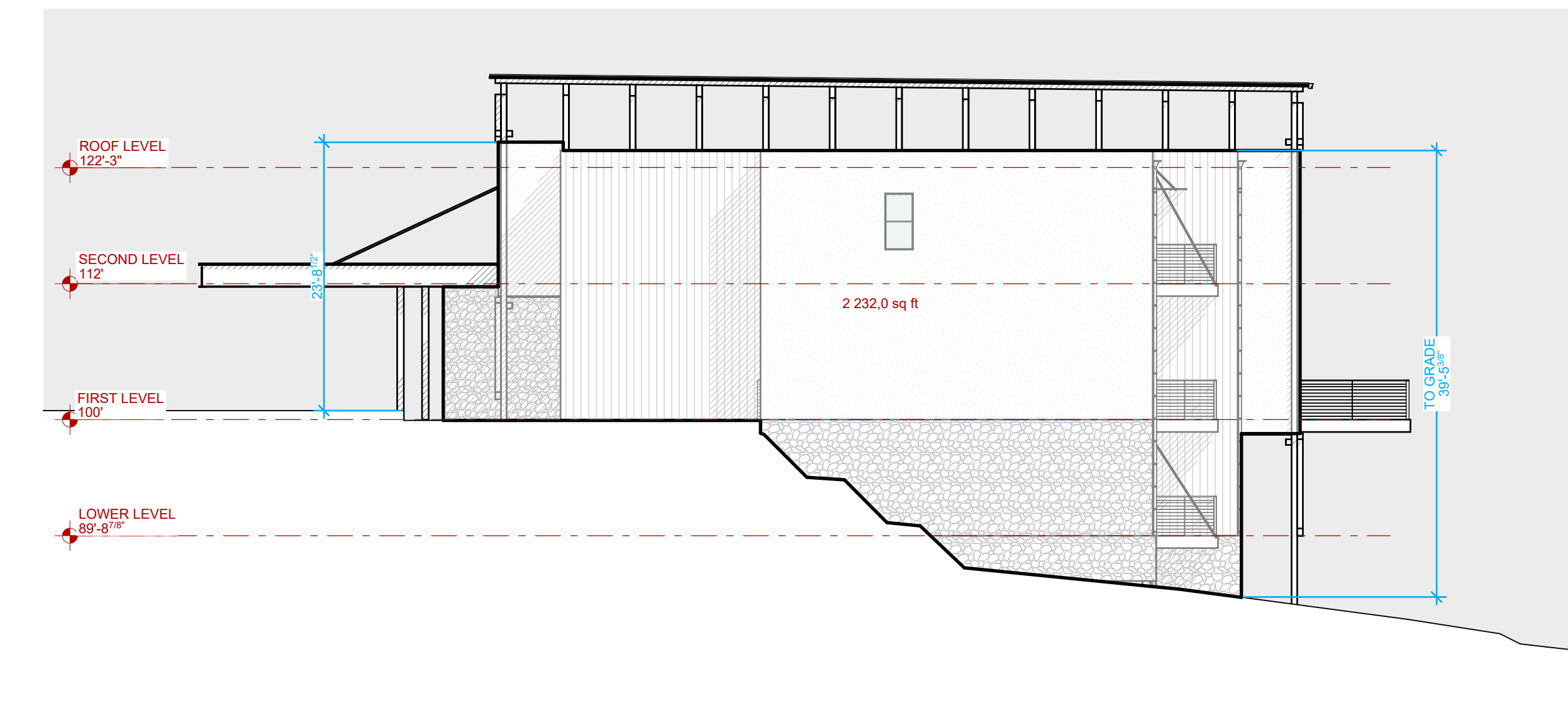
7051 County Rd  
335 New Castle  
Colorado 81647



South Elevation Signage 1



West Elevation Signage 3



East Elevation Signage 2



North Elevation Signage 1

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**HOTEL SIGNAGE**

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

**CONCEPTUAL WALL SIGN (17.18.110 NEW CASTLE MUNICODE):**

A WALL SIGN IS ANY SIGN PAINTED ON, INCORPORATED IN OR AFFIXED TO THE BUILDING WALL, OR ANY SIGN CONSISTING OF CUT-OUT LETTERS OR DEVICES AFFIXED TO THE BUILDING WALL WITH NO BACKGROUND DEFINED ON THE BUILDING WALL. NO PART OF A WALL SIGN SHALL BE LOCATED MORE THAN 25' ABOVE GRADE LEVEL NOR SHALL IT EXTEND ABOVE THE BUILDING EAVE. WALL SIGNS SHALL IDENTIFY THE INDIVIDUAL BUSINESS, BUILDING OR BUILDING COMPLEX BY NAME OR TRADEMARK ONLY. THE SUM OF ALL WALL SIGNS ON A GIVEN WALL SHALL NOT EXCEED 5% OF THE WALL AREA.

**CONCEPTUAL PROJECTING SIGN (17.18.110 NEW CASTLE MUNICODE):**

A PROJECTING SIGN IS ANY SIGN SUPPORTED BY A BUILDING WALL AND PROJECTING THEREFROM AT LEAST 12" OR MORE HORIZONTALLY BEYOND THE SURFACE OF THE BUILDING TO WHICH THE SIGN IS ATTACHED, BUT SHALL NOT EXTEND MORE THAN 4' FROM THE BUILDING FACE. PROJECTING SIGNS SHALL BE PLACED ONLY ON A GROUND FLOOR FACADE, EXCEPT FOR BUSINESSES LOCATED ABOVE THE GROUND LEVEL WITH DIRECT EXTERIOR PEDESTRIAN ACCESS. PROJECTING SIGNS SHALL NOT BE HIGHER THAN THE HEIGHT OF THE BOTTOM OF ANY SECOND STORY WINDOW. PROJECTING SIGNS MUST HAVE 8' CLEARANCE AND MAY NOT EXTEND MORE THAN 4' FROM THE BUILDING WALL EXCEPT WHERE THE SIGN IS AN INTEGRAL PART OF AN APPROVED CANOPY OR AWNING. THE SIZE OF PROJECTING SIGNS IS LIMITED TO 3' WIDE AND 6' SQ.FT.

| SIGNAGE SQUARE FOOTAGE CALCULATIONS |         |      |              |
|-------------------------------------|---------|------|--------------|
| MIXED USE                           |         |      |              |
| NORTH ELEVATION                     | 2,233.1 | 26.3 | 1.18%        |
| EAST ELEVATION                      | 1,361.5 | 0.0  | 0.00%        |
| SOUTH ELEVATION                     | 1,349.1 | 60.0 | 4.45%        |
| WEST ELEVATION                      | 1,496.8 | 0.0  | 0.00%        |
| <b>TOTAL PERCENTAGE</b>             |         |      | <b>5.63%</b> |

**RED**

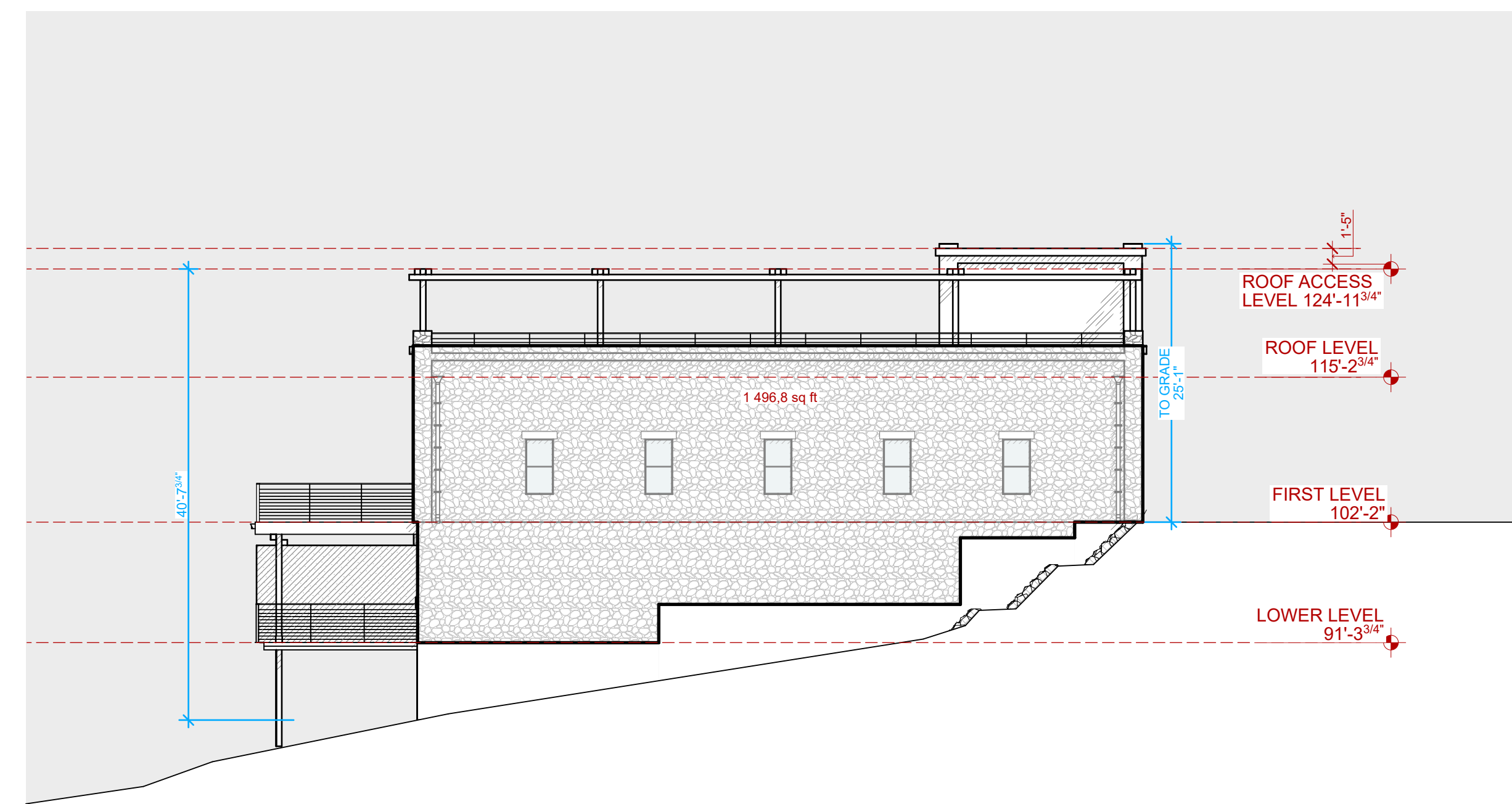
1001 Grand Ave, Suite 103  
Glenwood Springs CO 81601

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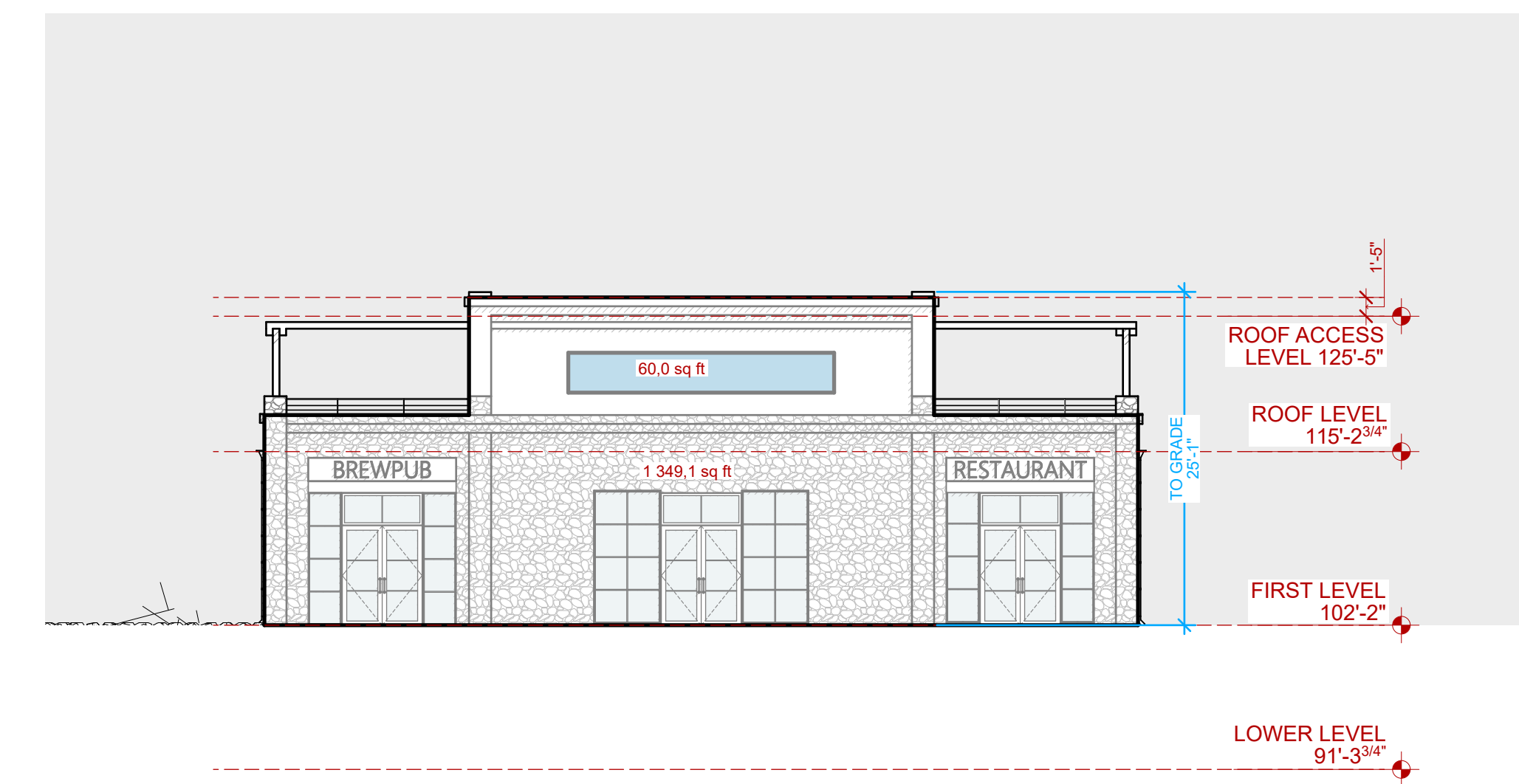
2025

**Lot 1  
Highway  
PUD**

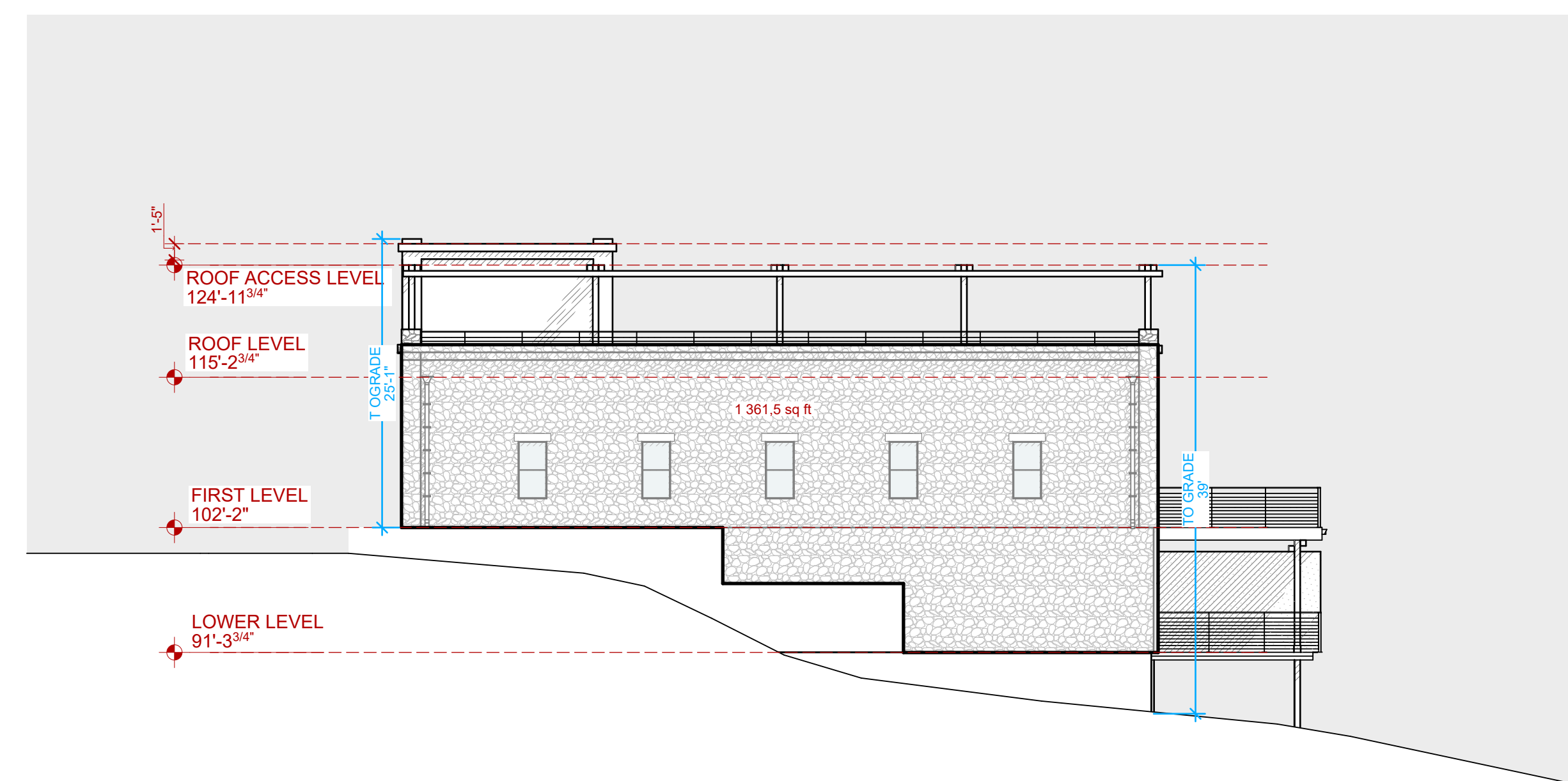
7051 County Rd  
335 New Castle  
Colorado 81647



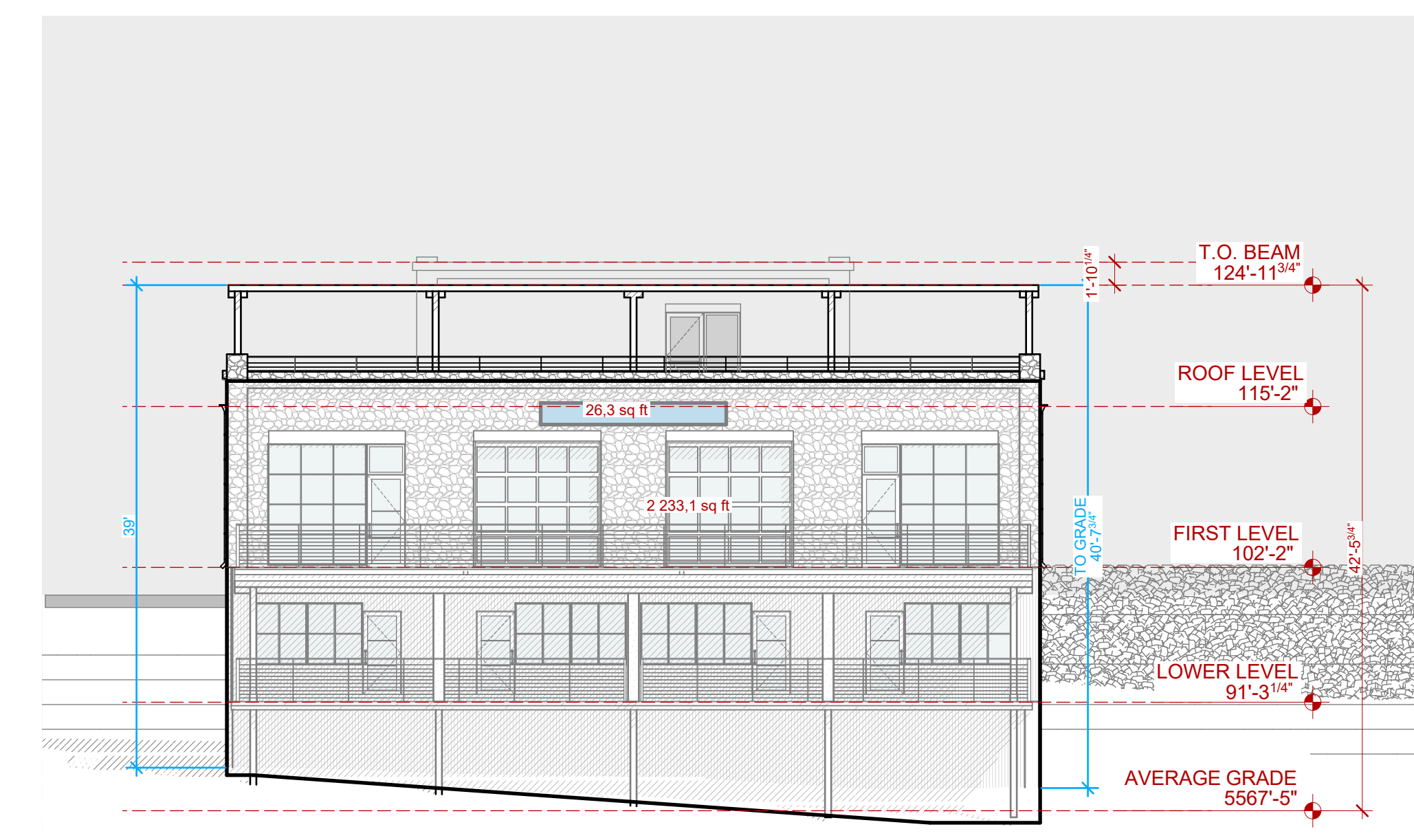
West Elevation Signage 4  
SCALE 3/32" = 1'-0"



South Elevation Signage 3  
SCALE 3/32" = 1'-0"



East Elevation Signage 2  
SCALE 3/32" = 1'-0"



North Elevation Signage 1  
SCALE 3/32" = 1'-0"

LAND USE SUBMISSION 10/30/2025

**NOT FOR CONSTRUCTION**

**MIXED USE SIGNAGE**

**Glenwood Springs Office**  
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**GARFIELD & HECHT, P.C.**  
ATTORNEYS AT LAW  
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MEMORANDUM

To: New Castle Planning & Zoning Commission  
From: Garfield & Hecht, P.C.  
Date: December 3, 2025  
RE: HB25-1295 and the Town of New Castle’s food truck regulations

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Recently, interest in food trucks has increased in New Castle, which is on-trend with the rest of the state. As such, on August 5, 2025, Town Council conducted a work session to review policies and regulations other jurisdictions typically impose on food trucks to evaluate if there was a need for New Castle to adjust its regulations. Council also discussed House Bill 25-1295 (“HB25-1295”). In this bill, the legislature found that requiring food trucks to obtain separate permits and licenses to operate in multiple jurisdictions imposed a significant burden on those businesses, so it created statewide reciprocity standard for certain permits and licenses all food trucks are required to obtain.

There were three take-aways from Council’s work session. First, Council thought it was important to differentiate between temporary food trucks and those that are semi-permanent. That is, temporary food trucks should not have to go through the CUP process, but the Code isn’t clear on that point. Second, while HB25-1295 does not require the Town to make any changes to the Code, it does provide a definition and terminology for “food trucks” and a clear source of permitting requirements that would be helpful to incorporate into the Code. Finally, while Council discussed several policies and topics surrounding food truck regulation (e.g., setbacks, operating hours, noise/trash standards, etc.), the consensus was not to put these regulations into the Code but, rather, to either develop a set of guidelines or continue to address these issues on a case-by-case basis through the CUP process. This is a topic that would benefit from further discussion and guidance from the Commission.

We have prepared a resolution proposing certain amendments to Title 17 to address the feedback received from Council discussed above. If there are other Code changes regarding food trucks the Commission feels would be beneficial, we can amend the resolution at the meeting to include them. We look forward to discussing the resolution and additional food truck topics on December 10<sup>th</sup>.