

Posted: _____

Remove: _____



Town of New Castle

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

Administration Department

Phone: (970) 984-2311

Fax: (970) 984-2716

www.newcastlecolorado.org

Agenda

New Castle Town Council Regular Meeting

Tuesday, May 06, 2025, 7:00 PM

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your
phone to mute until called on

Call to Order

Pledge of Allegiance

Meeting Notice

Roll Call

Conflicts of Interest

Agenda Changes

Citizen Comments on Items not on the Agenda

-Comments are limited to three minutes-

Consultant Reports

Consultant Attorney

Consultant Engineer

Items for Consideration

- A. Update –Police Department Regarding Leash Law Compliance**
- B. Proclamation Municipal Clerks' Week**
- C. Castle Valley Ranch Filing 14 PA 12 - Sketch Plan**
- D. Consider E-Bike Referral Letter to BLM**
- E. Resolution TC 2025-12 - Approving an IGA with Garfield County for Mosquito Control**
- F. Resolution TC2025-13 A Resolution of the New Castle Town Council Authorizing the Purchase of Real Property Located at 335 W Main Street**

Consent Agenda

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

[April](#) Bills \$737,598.78

April 15, 2025, Minutes

Drifters/Down Valley Brewing Company Liquor License Renewal

Staff Reports

Town Administrator

Town Clerk

Town Treasurer

Town Planner

Public Works Director

Commission Reports

Planning & Zoning Commission

Historic Preservation Commission

Climate and Environment Commission

Senior Program

RFTA

AGNC

GCE

EAB

POSTR

Council Comments

Items for Future Council Agenda

Adjourn

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Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Update concerning dogs off leash
Date: 05/06/2025

Purpose:

The purpose of this agenda item is to allow time for the Town's Police Department to update Town Council on recent actions taken concerning dogs found to be off leash on Town property.

Proclamation

56th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK

May 4 - 10, 2025

Whereas, The Office of the Professional Municipal Clerk stands as a cornerstone of local governance worldwide, embodying tradition and essential service, and

Whereas, Professional Municipal Clerks, uphold principles of impartiality and equality in their dedication to serving all citizens, and

Whereas, The Clerk's role as a bridge between the community, local governing bodies, and other governmental agencies fosters transparency and effective governance, and

Whereas, Professional Municipal Clerks, through ongoing education and engagement, continuously enhance their capacity to serve, staying abreast of evolving practices and standards, and

Whereas, More specifically the Municipal Clerks of New Castle Colorado display an unwavering commitment to excellence and public service, and

Whereas, The Municipal Clerks of New Castle Colorado have earned recognition for their outstanding commitment to serving our community,

Now, Therefore, I, Art Riddile, Mayor of New Castle Colorado, do hereby proclaim the week of May 5 through 11, 2024, as Professional Municipal Clerks Week. Let us extend our profound gratitude to our Professional Municipal Clerks Mindy Andis, Remi Bordelon, and Michelle Huster, and to all Professional Municipal Clerks for their indispensable contributions and steadfast dedication to the communities they serve.

Dated this 6th day of May, 2025

Mayor: _____ Attest: _____



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450 W. Main Street
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**Planning & Code Administration
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716

Staff Report

**Castle Valley Ranch PA 12 – Filing 14
Sketch Plan
Town Council – May 6th, 2025**

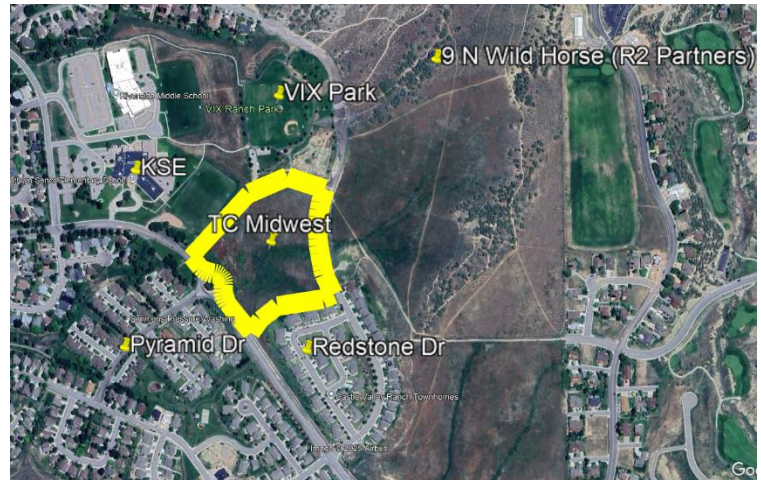
Report Compiled: 5/1/2025

Project Information

Applicant:	Maarjan Hashami
Applicant's Mailing Address:	17774 Preston Rd. Dallas, TX 75254
Phone/Email:	469-531-4115/maarjan@tcfuels.com
Property Owner:	TC Midwest LLC
Owner Mailing Address	17774 Preston Rd Dallas, TX 75254
Proposed Use:	66 Multi-family Residential Townhomes.
Parcel Acreage:	10.32 acres
Open Space:	~2.02 acres or 19.3%
Underlying Zoning:	Mixed Use MU-1
Proposed Zoning:	Castle Valley Ranch MF-2
Surrounding Zoning:	SF & multifamily homes (N Wild Horse Dr., Redstone Dr, CVB); Parkland (VIX Park) Residential zoning (CVRI) School (Kathryn Senor Elementary)

I Introduction

TC Midwest, LLC originally submitted a sketch plan application in February of 2024 proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley Blvd. (CVB) roundabout near Katheryn Senor Elementary and across from Pyramid Dr. That plan included various commercial occupancies in several phases. With the feedback received from the meeting, the Applicant moved to reconsider alternative uses more consistent with the surrounding neighborhood.



The current proposal reflects the outcome of that reconsideration. The plan now proposes all residential, comprised of 66 townhome units in 14, two-story buildings (**Exhibit A, pg. 11**) priced at fair market value. Road designs are to comply with town standards and will be aligned with existing intersections. Open space will include areas for snow storage, a kids park along CVB, and potentially two public pickleball courts integrated with VIX Ranch Park.

The sketch plan is the first of three application steps – sketch, preliminary, and final – required for new planned unit developments (“PUDs”) & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities & infrastructure, substantial conformance to the comprehensive plan, and any adverse impacts to the Town. The review provides the Applicant with preliminary, nonbinding feedback from Staff, the Planning Commission, and Town Council before significant expenses are incurred. Though no approvals are made at this initial step, constructive feedback is anticipated.

II Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. Any proposal should show general conformity to the following (MC 17.100.040(E)):

1. Consistency with the comprehensive plan;
2. Compatibility of proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions;
3. Availability of town services from public works, fire, and police;
4. Vehicle, bicycle, and pedestrian circulation; and
5. Preservation of the natural character of the land.

1) Is the proposal consistent with the comprehensive plan?

Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). Substantial conformance to the CP may include:

- ☐ Fostering distinctive, attractive communities with a strong sense of place and quality of life.
- ☐ Demonstrating a fully-balanced community and land use structure.
- ☐ Ensuring a mix of uses that complement existing land-use patterns.
- ☐ Creating walkable communities and encourage multi-modal transportation.
- ☐ Balancing housing types that support a range of affordability.
- ☐ Preserving open space, natural beauty, and critical wildlife habitat.
- ☐ Encouraging economic development.
- ☐ Providing efficient and cost-effective services.

Balanced Community: To begin, the proposal pairs well with a number of New Castle goals and values, central being a commitment to quality of life. With this value in mind, the Applicant proposes to repurpose the underlying mixed-use zoning with a fully residential site plan. Commercial uses, they maintain, will be considered at a more suitable location (**Exhibit A, pg. 10**). Though “all residential” is potentially a better fit for the location, it will be imperative for P&Z and Council to recognize the growing deficit of commercial prospects in New Castle with each deferment of commercially zoned land. The Applicant is prepared to discuss this concern and the possible relocation of commercial on other properties they own.

Smart Growth: The project favors Smart Growth (**Goal CG-5**) including sensitivity to aesthetics – employing architectural features already observed in Town –, recreational opportunities – including trails, courts, a playground, and seamless access to VIX park –, and livability – attention given to pedestrian safety and thoughtful vehicle circulation (**Goal RT-1**). The Applicant’s future commitment to a TBD commercial property along CVB will help right the imbalance of needed goods and services in the immediate vicinity. Staff would encourage improving the sense of place with the addition of outdoor living areas such as covered patios and/or decks within each unit.

Affordability: A higher density, multifamily development comprised of two and mostly three bedroom units should advance more affordable housing options compared to other places in Town. Floor plans will range from 1,500sf to 2,500sf with garages and should track current market rates. Seven of the 66 units will be two-bedroom. The rest are three-bedroom designs of various sizes. Staff have been in initial conversations with the Applicant about possibilities for affordable housing options and both are ready to discuss possibilities. Guidance from P&Z and Council is welcomed.

Trails/Open Space/Recreation: The site plan establishes a baseline commitment to pedestrian friendly communities and active open space (**Exhibit A, page 15**). The development will memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park. Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to nearby locations.

The Applicant has volunteered a new pickleball hub to the northeast of the development. Applicant installed and Town maintained, the pickleball courts will be a perpetual Town-wide amenity. Lastly, a children’s play area on the south end of the property will be available to kids and families walking home from school.

Preserves Natural Environment: New Castle is committed to stewardship of the

natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify and protect critical environmental resources (**Goal EN-1**). Though CPW defers comment until the preliminary stage, the surrounding areas of the property have historically been recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.

New Castle also endorses sustainable building that minimizes the consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will be important for the Applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable options manifested in new developments throughout the Valley. No less should be expected of this proposal.

Raw water is being considered as the means to irrigate landscaping (**Exhibit A, pg. 13-14**). Raw water is non-potable water which bypasses the town's treatment facility thereby eliminating the processing step. The Applicant also receives a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately an economic and sustainability win for all involved.

Manicured landscaping should be minimal and located mainly within active areas adjacent to units. Native grasses, drought tolerant shrubs and trees should fill the balance of remaining open space. A landscape plan will be required at preliminary plan.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions?

Land Use: The Applicant has elected to develop under the CVR **MF-2** zoning criteria. According to MC 17.104.080, MF-2 is a "multifamily district allowing higher density including apartments." The following land uses are permitted by right:

- Attached dwelling units with rear yards;
- Patio homes;
- Attached dwelling units in structures containing more than two units
- Parking;
- Playgrounds;
- Trails;
- Open space;

The MF-2 also permits the following density and area standards:

- Minimum lot area of 2,200sf;
- Minimum lot area per dwelling unit 1,600sf;
- Maximum building height of 40'
- Minimum front yard setback 18';
- Minimum side yard setback of 0';
- Minimum rear yard setback of 10'
- Minimum distance between buildings of 10';
- Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more units/building

+ 1 for recreational vehicles per 5 dwelling units;

The proposal adopts strictly permitted uses, with structures complying with density and separation. Compliance with building height limits is still indeterminant at this stage. However, the Applicant and P&Z agreed to the building heights illustrated in **Exhibit A, pg. 27-28**), though in some cases these heights may exceed the technical maximum height definition for CVR.. Setbacks will be finalized at the preliminary application. These provisions aside, the Town Council should prioritize ways of mitigating the potential visual impacts of building mass adjacent to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways visual impacts can be attenuated. Since the P&Z sketch, the Applicant has added various nuances to the architectural aesthetics to address some of these concerns. (**Exhibit A, pages 27-28**).

Off-Street Parking: The purpose of off-street parking in the PUD “is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC 17.104.100). The following off-street parking standards apply:

- Duplex, tri-plex or four-plex – Two spaces per dwelling unit;
- Five or more dwelling units in one structure – One and one-half spaces per dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;

Per the standards, required off-street parking totals 121.5 spaces. The Applicant shows approximately 210 functional off-street spaces, 30 units of which are single car garages with four of those single-car garages having two-car-width driveways (**Exhibit A, 11**). Regardless of the overage, Staff recommends a minimum of two-car width driveways for single car garages to solve for issues related to garages used as storage rather than vehicle parking. This tendency inevitably results in “tandem” parking which induces residents to park at least one car on the street which further aggravates street congestion and sometimes compromises safety. The Applicant invites Council’s input as to whether seasonal/RV parking should be included with the proposal. Committing to the full allocation of RV parking would mean a loss of 7 spaces otherwise available for regular vehicles.

On-Street parking: On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in a project design. Proposed ROW cross-sections are illustrated in **Exhibit A, 31-35**. The recently adopted Town standard for residential roads recommends a 58’ ROW cross-section with parallel parking on both sides of the street (**Exhibit A, page 33-34**) and minor collectors reaching 62.0’.

The application modifies these standards to achieve improved safety and traffic flow. Importantly, these adapted designs currently contemplate no on-street parking. This design variant allows for bike lanes on Silverado Trail, “improves pedestrian safety, and adds to the area’s overall aesthetic”. The central alleyway will be a narrower 12’ drive with travel in both directions.

The omission of on-street parking is not a novel concept in New Castle and, if designed well, can function effectively. Moreover, considering the number of driveway cuts, there are few areas on this site plan which would accommodate parking. If no on-street parking is elected, Staff would prefer the narrower standards: 56’ ROW w/bike lanes for Silverado Trail and a 52’ ROW for the residential loop roads. Consensus has been for narrower drive lanes

to help with speed control and reduce maintenance costs. Council's input on these matters will be critical early in the application process to guide the Applicant with the final site plan considerations.

3) Is there availability of town services from public works, fire, and police?

Police: There is little indication that police service would be compromised with the added traffic. However, the Police Department is currently fully staffed with 11 officers. Generally, additional officers are considered for every 1,000 resident increase.

Fire: In response to the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of structures and improving defensible space (**Goal EN-8**). Recently, such measures were codified with the adoption of the 2021 International Fire and Wildland-Urban Interface Codes. Structures are required to use materials with better ignition resistance than more conventional materials. Limiting the combustion properties of a structure reduces fuel loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire incident. Vegetation or landscaping surrounding new structures will also be scarcer than before in response to the requirements of defensible space.

Public Works: The CVR Master PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present, the CVR PUD has no commercial space developed. The current sewer treatment plant is sufficiently sized to process the full build-out of both CVR and Lakota.

Raw Water: Raw water is available at the roundabout on CVB and VIX Park and is expected to irrigate all lots and common areas within the new PUD.

Streets/Snow Storage: Other than the central, interior alleyway, all roads will match the Town standards. Snow storage totals are not currently tabulated, however separated sidewalks coupled with designated storage locations should be adequate to the task. Snow storage is crucial for public safety, cost savings, and quality of life.

Due to the traffic demands for future residential development east of N Wild Horse Dr., Staff suggests that the Applicant consider a southbound right-turn lane (i.e. splitter lane) at the intersection of N Wild Horse and Silverado. The intent here is to encourage vehicles immediately to the west towards the CVB roundabout and hence reducing the potential congestion at the two-way stop of CVB and N Wild Horse.

Open Space: The Applicant has made efforts to integrate open space in three locations (**Exhibit A, 12, 15**). The kid's park, the pickleball courts, and the central accessory spaces will be available to all residents and will complement other amenities in VIX Park.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Because roads will approximate Town standards, the anticipated detached sidewalks will provide a safer and more pleasant pedestrian experience. Driveways fronting Silverado Trail have been removed to expedite vehicle travel through the property. With

higher density and disrupted lines-of-sight, it will be important for streets to have high visibility crosswalks, preferably with bump outs, placed in priority locations. The development will also dedicate the connecting trail from the CVB pedestrian culvert to the Dog Park. This path should be modestly landscaped.

5) *Is the natural character of the land preserved?*

The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft (~4% slope). Such slopes are rarely problematic from a design standpoint and therefore structural steps or terracing of landscaping should be minimal. Nevertheless, the Applicant should demonstrate material balance of expected cut-and-fill before construction commences. The structural designs appear to preserve and match existing grade features and follow uniformly with the current slope.

To conserve water and limit landscape maintenance such as mowing, staff requests the applicant consider drought resistant vegetation and seeding of native grasses to restore disturbed areas to their original state. Sod with landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

Staff recommends landscape berms to obscure traffic noise and headlights along CVB and attenuate noise adjacent to the pickleball courts (see Eagle Ridge Ranch development).

III Planning Commission Questions and Comments

The Applicant introduced the proposal to the Planning Commission on April 9, 2025. The Commissioners provided constructive feedback, some of which is summarized below:

P&Z Comments & Questions/[Applicant Answers](#)

- The suggestion for a right turn lane on North Wild Horse into Silverado Trail was viewed favorably by the commission.
- There was concern over the color scheme of the units. [The colors were an example, with no decisions yet on what colors the units would be. Suggestions are welcomed and encouraged.](#)
- Why not double stack single bedroom units to expand on the potential market for more housing? [That wasn't a consideration. The team was focused on providing individual starter homes/smaller family homes with either two bedrooms or three bedrooms.](#)
- There was conflicting opinions on the usefulness and impact of having designated RV street parking. Some were concerned that the demand wouldn't be met.
- Are there plans to incorporate front decks to adhere to the comprehensive plan and create a welcoming, community environment? [Yes, designing the garages to face the back also helps with that front facing feel as well.](#)
- Any ideas what the commercial development further down Castle Valley Boulevard will look like? [No, it's too early to tell what commercial plans would look like for that future development project. The goal is to provide a good mix of both uses and TC Midwest is excited for that project as they always wanted to develop commercial that would benefit the community.](#)

- Is there an established construction management easement with R2 Partners? There is still time to finalize the easement, but it has not been approved. Attorneys are reviewing the agreement.
- What will the HOA manage? TC Midwest researched some companies but did not decide on any details until they received feedback from P&Z on whether the development project was favorable or not. The HOA would be responsible for the open space and alleyway.
- What would garbage collection look like? The units design provided enough space in the garages to accommodate individual trash bins for trash collection.
- With the increase in traffic from both TC Midwest and R2 Partners developments, when will the roundabout on Castle Valley Boulevard become two lanes? Traffic studies are required for both and will trigger the need based on the outcome of the study.
- No parking on Silverado Trail would best keep that a busy through street. Having the road width be 62 feet seemed concerning. A smaller road width would maintain that road be just driving only. Unopposed to a bike lane, but eliminating bike lanes would narrow the road further.
- The kids park area along Dancing Bear should have a significant berm to buffer major street traffic.
- There was a majority consensus about keeping the pickleball courts to the north-east of the development as there was no parking available near Castle Valley Boulevard.
- Will the road construction to finish North Wild Horse be a single contractor? R2 Partners would finish the driving lanes. The cost share would include all of North Wild Horse, based on a traffic count with the two traffic studies from each developer and a projected traffic study further east of the developments.
- What does the landscaping and fencing look like? Landscaping has not been planned yet. TC Midwest would like to design similar fencing to match the surrounding neighborhoods.
- Would TC Midwest be open to providing any units as deed restricted in regard to affordability? Ideally, six units would be ideal. That question would need to be brought to the full team of TC Midwest to discuss and decide. TC Midwest is definitely interested in helping to create affordable housing. The goal for them was to find a middle ground of being affordable, having a good product to sell and selling the units quickly.

IV Staff Recommendations

- A. The applicant shall comply with all recommendations of the Town Engineer, Town Public Works Director, and Town Attorney provided in response to review of the Application.
- B. Consider narrower Town standards for road designs if on-street parking is to be omitted.
- C. Consider affordable housing options for employees within the Town of New Castle.
- D. Consider the addition of outdoor living areas such as covered patios and/or decks within each unit.

- E. Demonstrate how the property will be managed through the HOA or sub-association including a draft of proposed covenants.
- F. Provide a lighting plan demonstrating that exterior building lighting will be dark-sky compliant per the Comprehensive Plan.
- G. Identify all permanent snow storage easements on the final plat.
- H. Specify on the final plat any open space maintained by the HOA and open space maintained by the Town, if applicable.
- I. Request approval of street names through Garfield County Communications to avoid any duplication of names in the county dispatch area.
- J. Consider landscape berms to mitigate traffic & pickleball noise as well as light trespass along CVB.
- K. Party walls shall be designed as a shaft-liner system consistent with UL- U415 (or similar) and approved by the Building Official.
- L. Any trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism. Any trash receptacles for units shall be of a bear resistant type and stored inside the garage.
- M. All site specific development applications 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.
- N. Extend raw water infrastructure from existing stub-outs into the new development.
- O. Provide a water sampling station per the recommendations of the Town Engineer and Public Works Director.
- P. The Town agrees to facilitate cost recovery for the construction of N Wild Horse Dr in accordance with the provisions of the Cost Recovery Agreement approved by Resolution TC 2025-7 (Exhibit B) as defined in the subdivision improvements agreement (Exhibit M) of Ordinance TC 2025-1 otherwise known as Castle Valley Ranch Filing 13 "9 N Wild Horse".
- Q. Prior to the recordation of the plat, the Applicant shall enter into a subdivision improvements agreement with the Town.
- R. The sale of individual lots or units within the development may not occur until a plat creating the lot or unit is recorded with Garfield County.
- S. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this application, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

V Next Steps

Comments and recommendations made by staff and the planning commission should inform future revisions made to the application prior to Council review.

After Council sketch review, but prior to the preliminary plan application, the applicant shall conduct a ***community open house meeting*** with the public. The Applicant shall notify the town of the date of the community open house and notice the community open house according to the Town's public hearing notice procedures set forth in Section 16.08.040, except that notice to mineral owners is not required.

The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date of Council's review. If the applicant does not submit a preliminary PUD plan application within said year, the applicant may be required to submit a new sketch plan application before filing a preliminary plan application. Similarly, if applicant's preliminary PUD plan application includes substantial and material (e.g., proposes new uses, higher density development, new or additional variances, etc.) changes from the original sketch plan, the Town Administrator may require the applicant to conduct a new sketch plan review.

VI Sketch Plan Exhibits:

- A. Applicant Revised Sketch Plan Submittal – April 30th, 2025
- B. Land Development Application – March 7th, 2025
- C. Comments from Fire Marshal – March 27th, 2025
- D. Comments from Town Engineer – April 3rd, 2025

SKETCH PLAN MEETING

ARCHWOOD TOWNHOMES



Presented by



►KMCE



Index

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VIRTUS DEVELOPERS

WHO ARE WE?

Create innovative, sustainable,
and community-focused
developments.

Designing high-quality, mixed-
use spaces with architectural
excellence.

Smart growth and resilient
infrastructure for future-ready
communities.

Blending modern design with
strategic land use for vibrant
spaces.



Current Colorado OPERATIONS



Development Portfolio

CUSTOM RESIDENCE

(GLENWOOD SPRINGS, COLORADO)



BANK BUILDING

(FRISCO, TEXAS)



CONVENIENCE STORE

(LONGVIEW, TEXAS)



HOTEL

(TYLER, TEXAS)

Development Narrative



Site Vicinity

THE SUBJECT PARCEL IS A ± 10 -ACRE MULTIFAMILY-2 SITE LOCATED WITHIN THE CASTLE VALLEY RANCH PUD IN THE TOWN OF NEW CASTLE. IT IS STRATEGICALLY POSITIONED ADJACENT TO KEY COMMUNITY ASSETS—INCLUDING KATHERYN SENIOR ELEMENTARY, RIVERSIDE MIDDLE SCHOOL, VIX PARK, AND HOT SHOT PARK—WITH PLANNED ACCESS VIA THE EXTENSION OF NORTH WILDHORSE DRIVE AND CONNECTION TO EXISTING UTILITY SERVICES

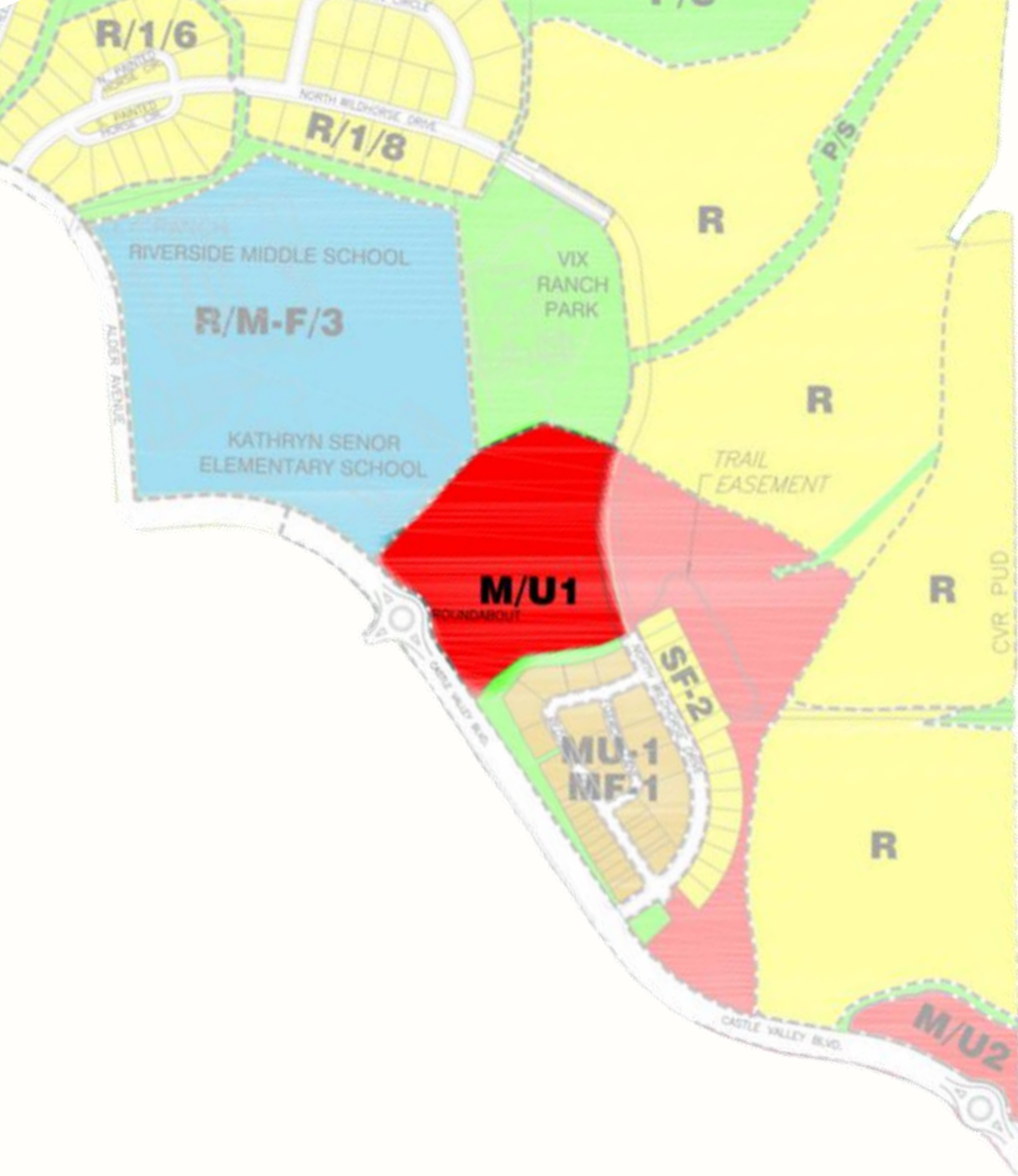
Existing Conditions

THE SITE FEATURES GENTLY SLOPING TERRAIN CHARACTERIZED BY NATIVE SAGEBRUSH, PINON, AND JUNIPER INTERMINGLED WITH OPEN MEADOW AND PASTURE AREAS. A NATURAL DRAINAGE CHANNEL AND A NETWORK OF RECREATIONAL TRAILS TRAVERSE THE PROPERTY, UNDERSCORING ITS LARGELY UNDEVELOPED CHARACTER AND PROVIDING SEAMLESS CONNECTIVITY TO ADJACENT PARKLANDS

“A HAVEN FOR CONNECTION, RECREATION, AND GROWTH.”

Proposed Development

THE PROPOSED RESIDENTIAL DEVELOPMENT ENVISIONS A VIBRANT MIX OF 66 TOWNHOMES THAT ENHANCE HOUSING DIVERSITY WHILE PRESERVING APPROXIMATELY 20% OF THE SITE AS OPEN SPACE. KEY DESIGN PRIORITIES INCLUDE CLUSTERING UNITS TO RESPOND TO EXISTING TOPOGRAPHY, INTEGRATING ON-SITE TRAIL ACCESS FOR ENHANCED CONNECTIVITY, INSTALLING OUTDOOR RECREATIONAL COURTS FOR PUBLIC USE, AND CREATING HIGH-QUALITY, LIVABLE SPACES THAT ALIGN WITH NEW CASTLE’S COMPREHENSIVE PLAN GOALS



Approved Land Usage

OUR OPPORTUNITY

MF-2 Zoning PUD

Allowed Per Code	Proposed
Multifamily Residential Dwellings	Yes
Recreation & Entertainment	Yes Pickleball Courts + Playground
Required Per Code	
10% Gross Area as Open Space	19.3% Gross Area as Open Space
Max Residential Density=10 Units/Acre	6.4 Units/Acre
Max Building Height= 40 Feet	Max Building Height= 35 Feet
Residential Parking= 122	Parking Provided= 205

Conformance with Comprehensive Plan



GOAL CG-5: EMBRACING SMART GROWTH PRINCIPLES

We conform to Smart Growth by integrating mixed land uses, compact building design, and a diverse range of housing opportunities that foster walkable, vibrant communities. In addition, our project preserves open space and prioritizes development toward existing communities while ensuring predictable, cost-effective decision-making.

SUPPORTING RESIDENTIAL AND COMMERCIAL GROWTH

Our project reinforces New Castle's infrastructure by upgrading on-site utilities, transportation networks, and public amenities to support new residential growth. Additionally, we are aligned with the Town's strategic commercial infrastructure initiatives to foster economic development and ensure robust connectivity both on- and off-site.

POLICY HO-2B: FAVORING DEVELOPMENTS WITH HIGHER BUILDING DENSITIES.

Our project meets Policy HO-2B by delivering smaller, efficiently designed units in a higher-density format that serve middle and lower-income homebuyers. This approach maximizes housing opportunities and aligns with New Castle's land use policies, ensuring affordability and quality for the community.

Conformance with Comprehensive Plan



POLICY POST-1A: ENHANCING COMMUNITY CONNECTIVITY

Our project conforms with Policy POST-1A by dedicating land and establishing trail easements that integrate seamlessly with existing park networks. Furthermore, our development is structured to generate resources that directly support the creation and enhancement of public park facilities and trail systems throughout New Castle,



GOAL E-2: STRENGTHENING LOCAL ECONOMY

Our project supports Goal E-2 by fostering mixed-use development that encourages local business growth and employment opportunities within New Castle. By integrating residential spaces with future commercial potential, we contribute to a more sustainable local economy and help increase employment opportunities for town residents .

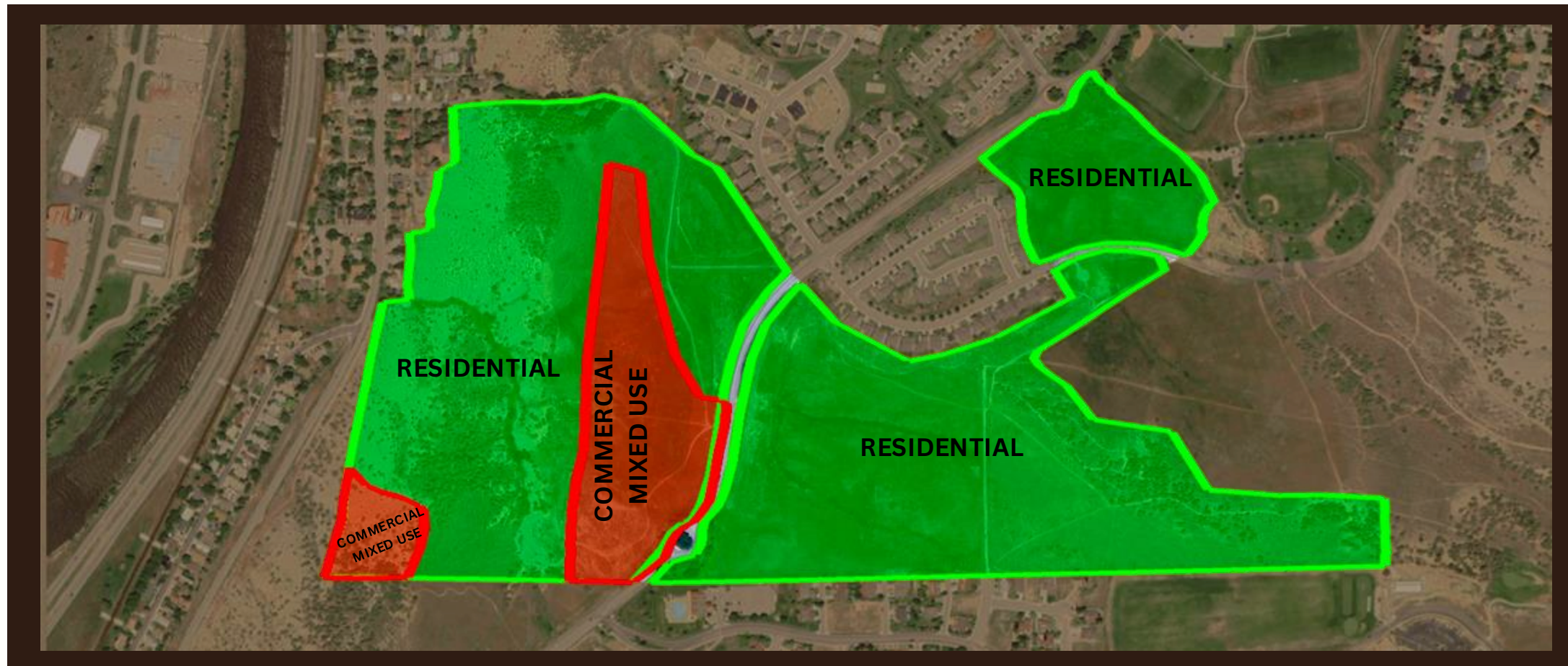


POLICY CD-1G: DESIGN DIVERSITY

Our project embraces Policy CD-1G by implementing innovative multifamily layouts that break away from monotonous repetition. This design strategy creates distinctive, quality indoor and outdoor spaces that elevate the overall residential experience.

Commercial Future

OUR COMMITMENT TO ECONOMIC GROWTH



Our long-term vision for the surrounding area includes strategically developing adjacent parcels as commercial hubs that attract tourism, create local jobs, and drive economic growth in New Castle. By integrating retail, dining, and service-oriented businesses alongside our residential development, we aim to establish a vibrant, mixed-use destination that enhances the town's appeal while supporting local employment and diversifying the tax base.

SITE DATA SUMMARY TABLE

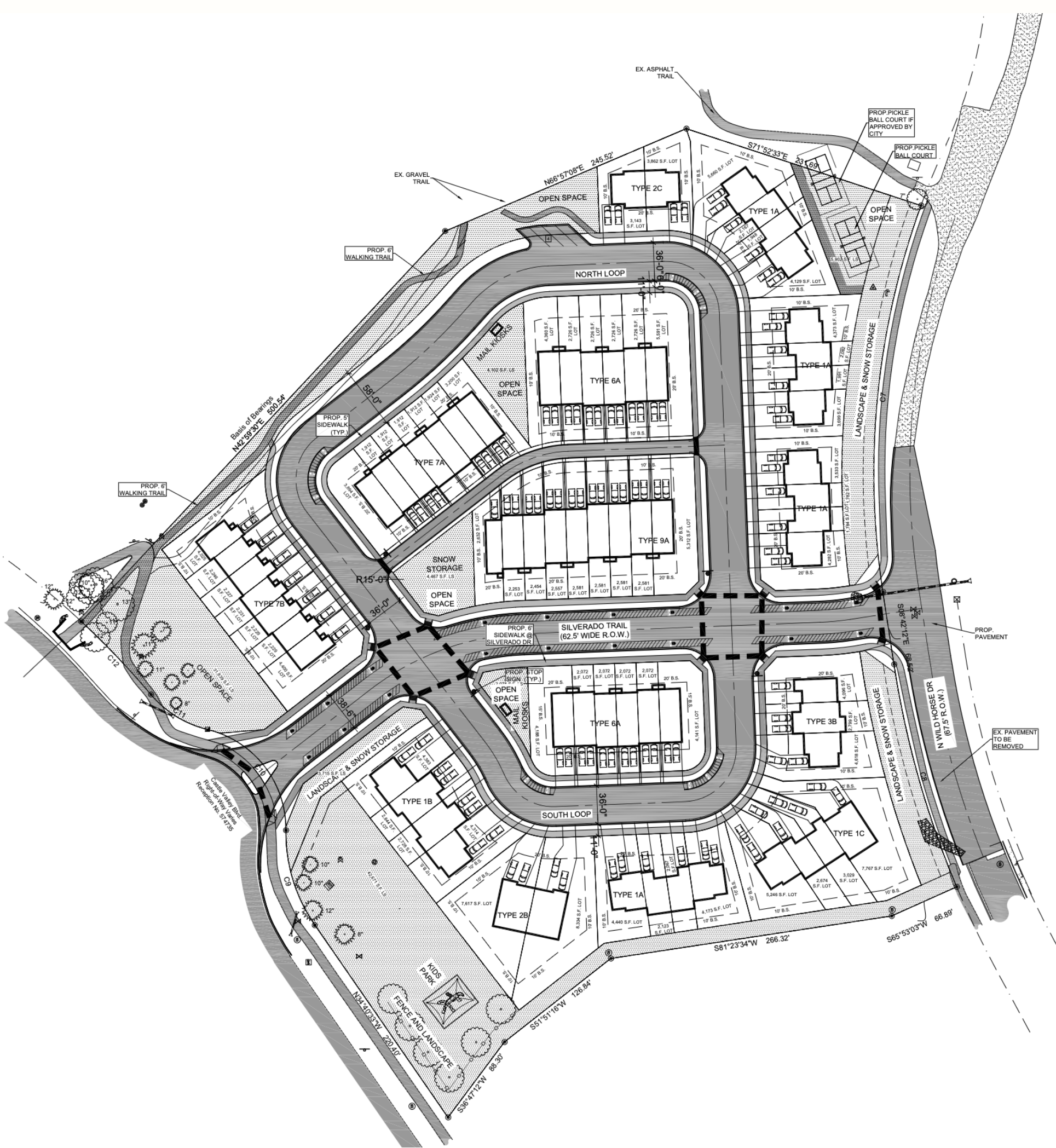
SITE ACREAGE	10.317 ACRES
ZONING	MF-2
PROPOSED USE	TOWNHOMES
RESIDENTIAL/LOT AREA	216,910 S.F. (48.2%)
OPEN SPACE/LANDSCAPE AREA	86,865 S.F. (19.3%)
PAVEMENT AREA	88,438 S.F. (19.6%)
TOTAL UNITS	66
PARKING REQUIRED OFF STREET	121.5
PARKING PROVIDED OFF STREET	205
PARKING PROVIDED ON STREET	4

PARKING SUMMARY TABLE

BUILDING TYPE	PARKING REQ'D PER UNIT	SEASONAL REQUIRED (1/5 DWELLINGS)	NO. OF UNITS	REQUIRED PARKING
TYPE 1A	2.0	0	16	32
TYPE 1B	2.0	0	4	8
TYPE 1C	2.0	0	4	8
TYPE 2B	2.0	0	2	4
TYPE 2C	2.0	0	2	4
TYPE 3B	2.0	0	3	6
TYPE 6A	1.5	2.4	12	20.4
TYPE 7A	1.5	1.4	7	11.9
TYPE 7B	1.5	1.4	7	11.9
TYPE 9A	1.5	1.8	9	15.3
TOTALS			66	121.5

Site Plan

THE CONCEPT



Site Plan

TOPOGRAPHY



*Raw water is available for landscape irrigation; the applicant intends to connect to these resources pending evaluation of the system's point of connection and capacity.

TABLE 1 - WATER AND SEWER TAP FEES			
UNIT TYPE	# OF UNITS	EQR/UNIT	# OF EQRS
TOWNHOME - 3BR	59	1.000	59.000
TOWNHOME- 2BR/3 BATH	7	1.000	7.000
SUBTOTAL	66		66.00
25% RAW WATER IRRIGATION REDUCTION =			49.5

Per Code Section 13.38.030(D) the tap fees can be reduced by 25% if we use raw water irrigation for the site landscaping.

Water rights to be dedicated to town of New Castle per Second Amended Annexation Agreement

Estimated Number of Residents	66 (units) x 2.6 (per unit) = 171.6 residents
-------------------------------	---

Water and Sewage Loads

EQR ACCOUNTING FROM	
TOTAL UNITS	66
TOTAL OPEN SPACE	86,865

NO.	DEVELOPMENT		UNIT
1	NUMBER OF EQR DEVELOPED		EQRs
2	NUMBER OF EQR PROPOSED IN FILLING (#)	16.5	EQRs
3	NUMBER OF EQRs FOR RAW WATER IRRIGATION DEVELOPED (*)	5.79	EQRs
4	NUMBER OF EQRs PROPOSED FOR RAW WATER IRRIGATION IN FILLING		EQRs
5	TOTAL NUMBER OF EQRs	22.29	EQRs

(#) Dedication of 0.4 EQR/6,000 SQFT for 86,865 SQFT

(*) Dedication of 0.25 EQR for each unit served by raw water irrigation

EQR Calculations

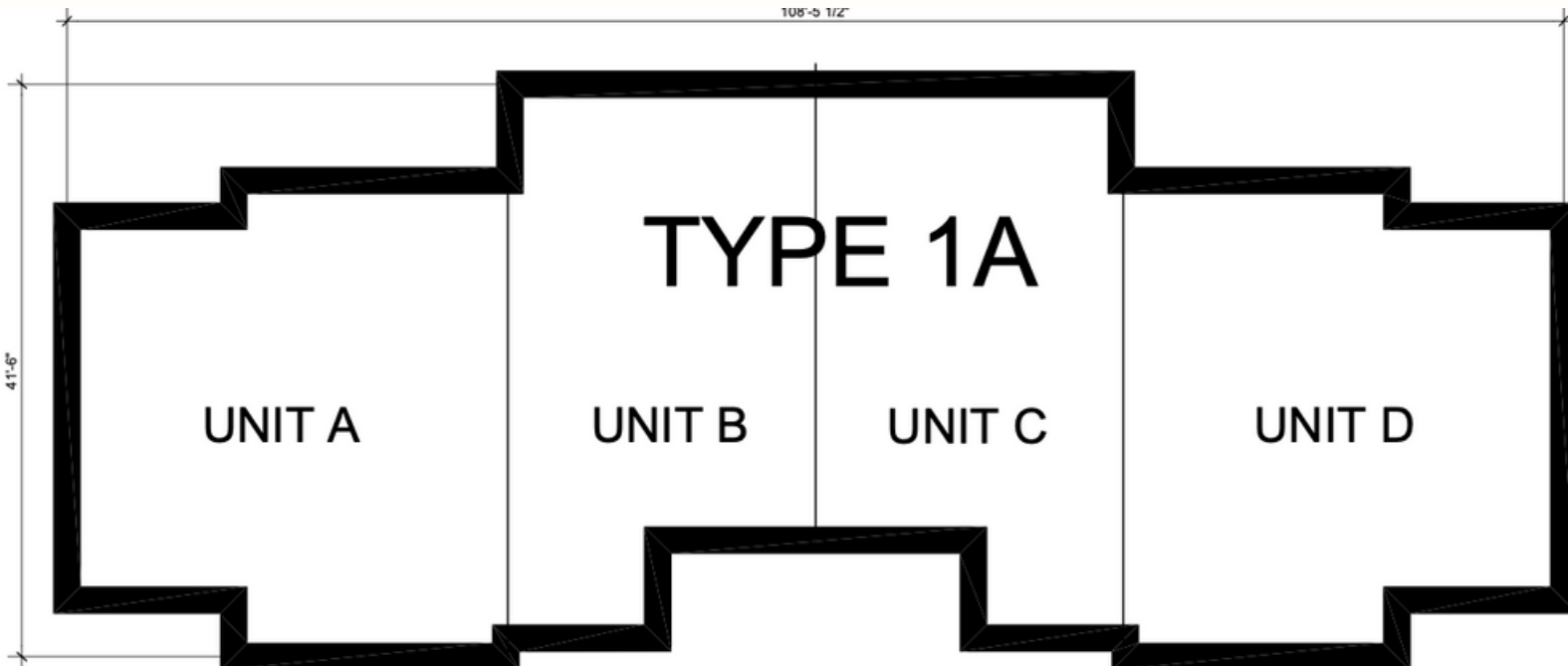
NO.		EQRs	ACRES/EQR		UNIT
1	EQRs x 0.10 ACRES/EQR	22.29	0.1	2.23	ACRES
2	TOTAL DEDICATED ACRES			2.23	

BUILDING TYPE	NUM. OF UNITS	NUM. OF BLDG. TYPES	BEDROOMS PER BUILD.	FULL BATHS PER BUILD.	HALF BATHS PER BUILD.	CAR GARAGE PER BUILD.	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1A	4	4	12 (48)	8 (32)	4 (16)	4 (16)	5,286 SF	21,144 SF
TYPE 1B	4	1	10	8	4	6	6,622 SF	6,622 SF
TYPE 1C	4	1	12	8	4	4	5,513 SF	5,513 SF
TYPE 2B	2	1	6	4	2	2	3,174 SF	3,174 SF
TYPE 2C	2	1	4	4	2	2	2,720 SF	2,720 SF
TYPE 3B	3	1	7	6	3	4	4,594 SF	4,594 SF
TYPE 6A	6	2	18 (36)	12 (24)	6 (12)	12 (24)	9,258 SF	18,516 SF
TYPE 7A	7	1	21	14	7	14	10,801 SF	10,801 SF
TYPE 7B	7	1	21	14	7	7	8,981 SF	8,981 SF
TYPE 9A	9	1	26	18	9	17	13,508 SF	13,508 SF
TOTALS	66	14	191	132	66	96	---	95,573 SF



Aerial Site View

OUR VISION



UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

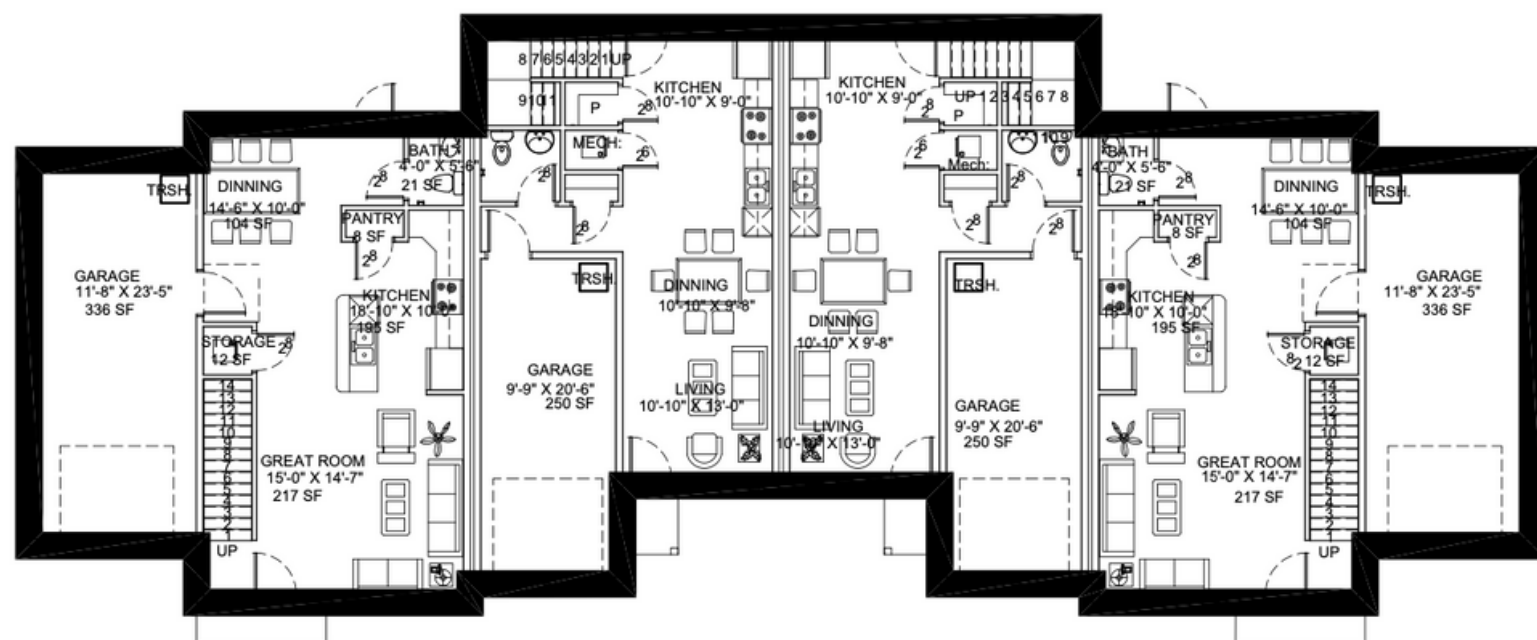
UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF
COVERED PATIO	0 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

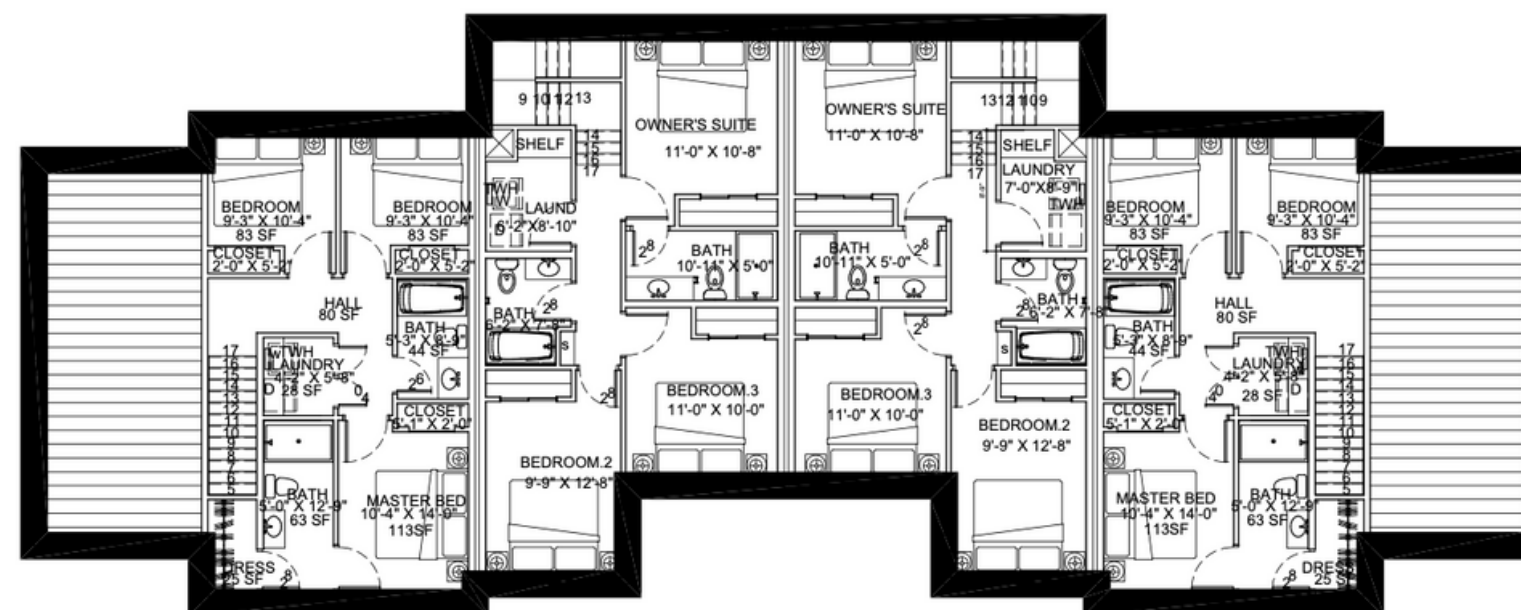
UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF
COVERED PATIO	0 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF

				SQUARE FOOTAGE
TYPE 1A				
FLOOR PLAN - 1ST				2,466 SF
FLOOR PLAN - 2ND				2,820 SF
GARAGE				1,172 SF
COVERED PATIO				40 SF
COVERED BALCONY				0 SF
TOTAL CONDITIONED				5,286 SF
TOTAL				6,498 SF
BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1A	4	4	5,286 SF	21,144 SF

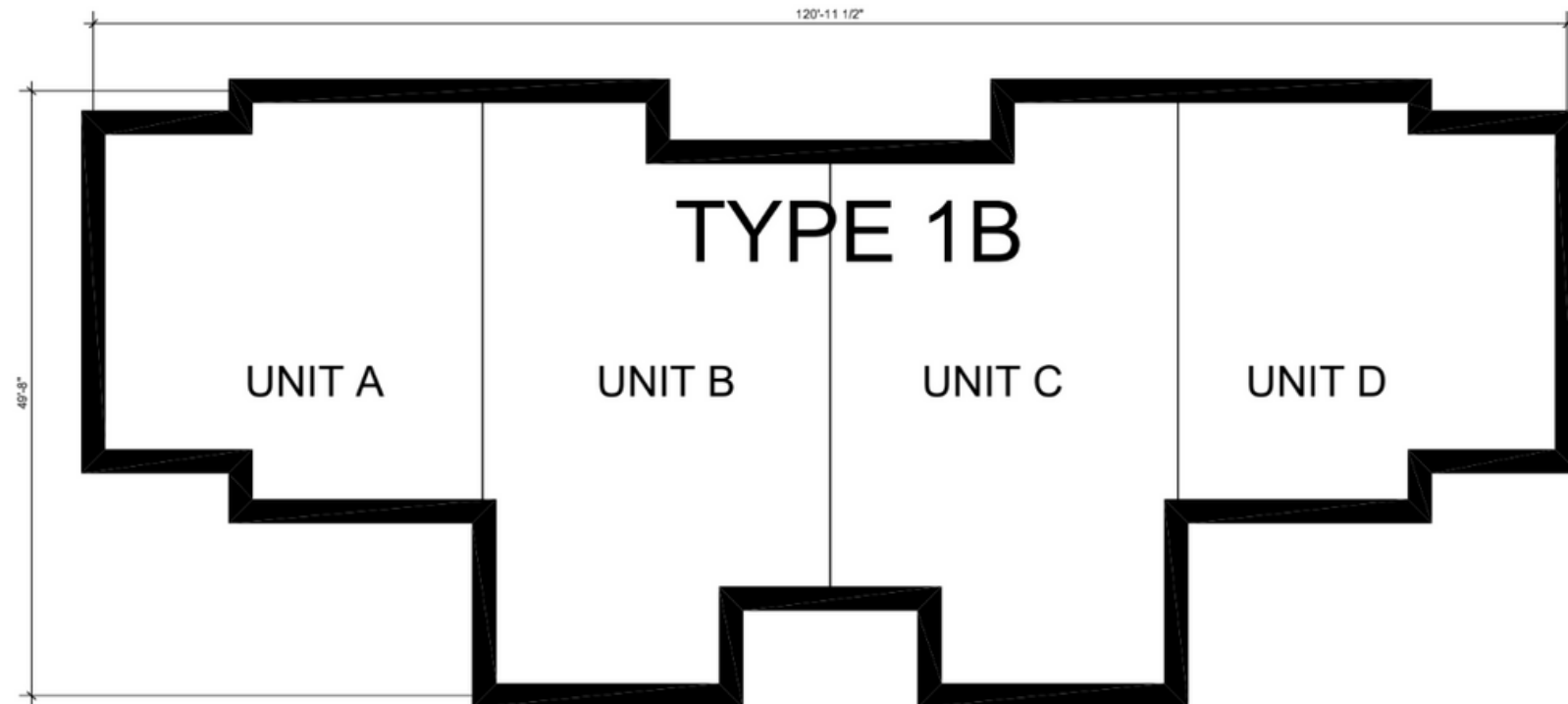


FIRST FLOOR



SECOND FLOOR



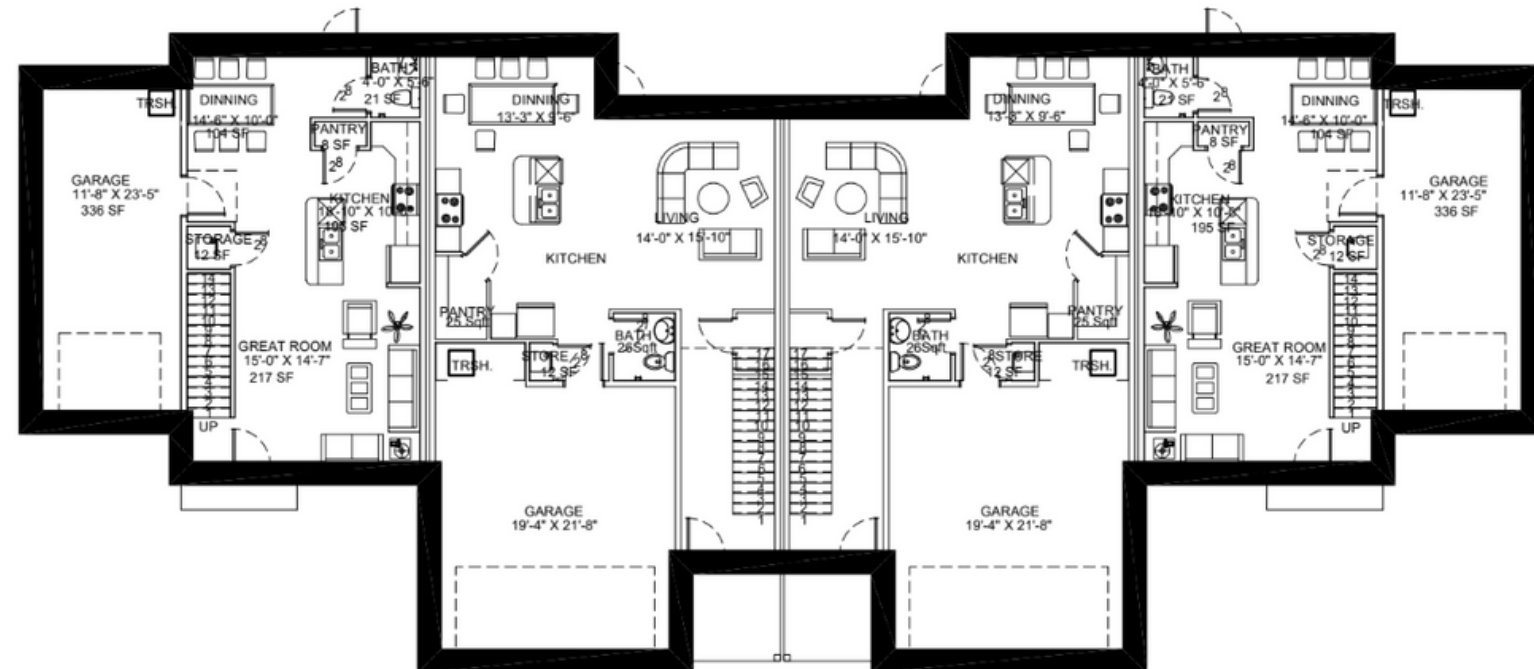


UNIT A	NUMBER	UNIT B	NUMBER	UNIT C	NUMBER	UNIT D	NUMBER
BEDROOMS	2	BEDROOMS	3	BEDROOMS	3	BEDROOMS	2
HOME OFFICE	1	HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	1
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	2	CAR GARAGE	2	CAR GARAGE	1

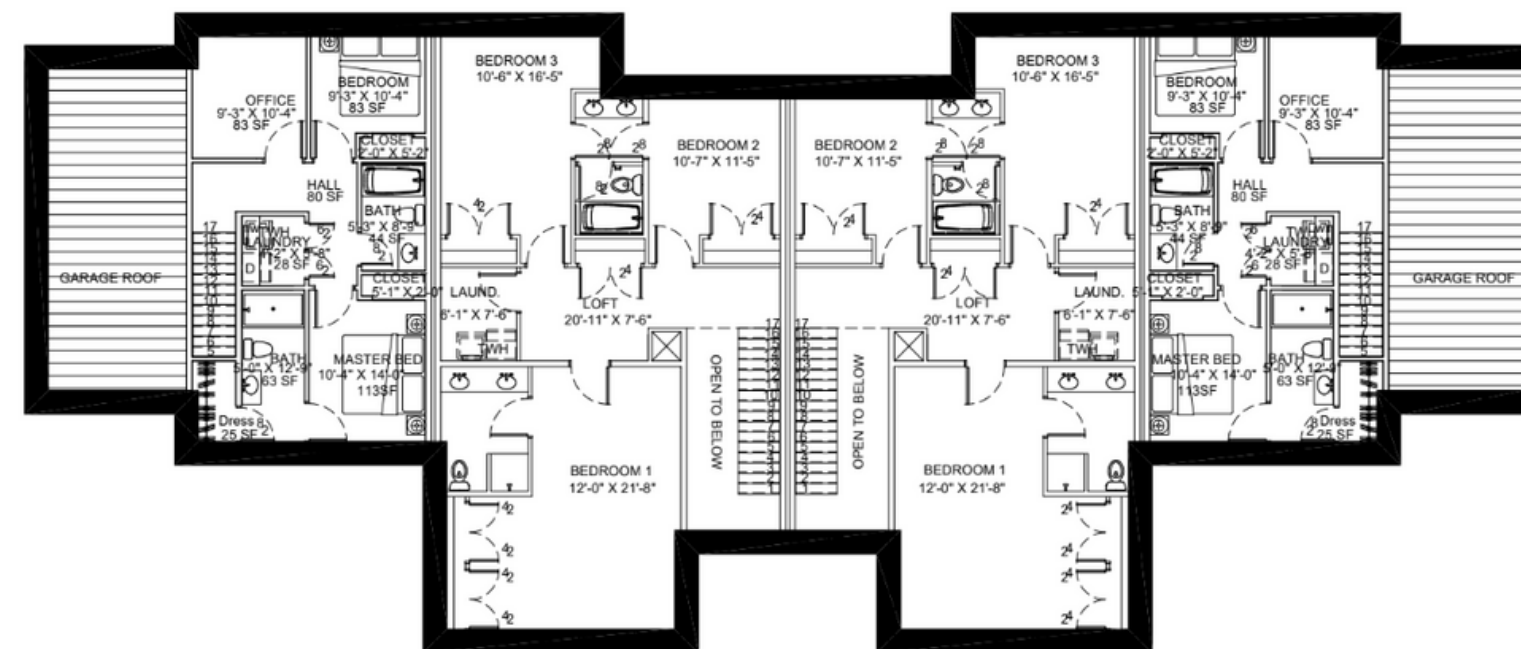
UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE	UNIT C	SQUARE FOOTAGE	UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF	FLOOR PLAN - 1ST	820 SF	FLOOR PLAN - 1ST	820 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF	FLOOR PLAN - 2ND	1,131 SF	FLOOR PLAN - 2ND	1,131 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF	GARAGE	449 SF	GARAGE	449 SF	GARAGE	336 SF
COVERED PATIO	0 SF	COVERED PATIO	64 SF	COVERED PATIO	64 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF	TOTAL CONDITIONED	1,951 SF	TOTAL CONDITIONED	1,951 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF	TOTAL	2,464 SF	TOTAL	2,464 SF	TOTAL	1,696 SF

TYPE 1B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	3,000 SF
FLOOR PLAN - 2ND	3,622 SF
GARAGE	1,570 SF
COVERED PATIO	128 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	6,622 SF
TOTAL	8,320 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1B	4	1	6,622 SF	6,622 SF

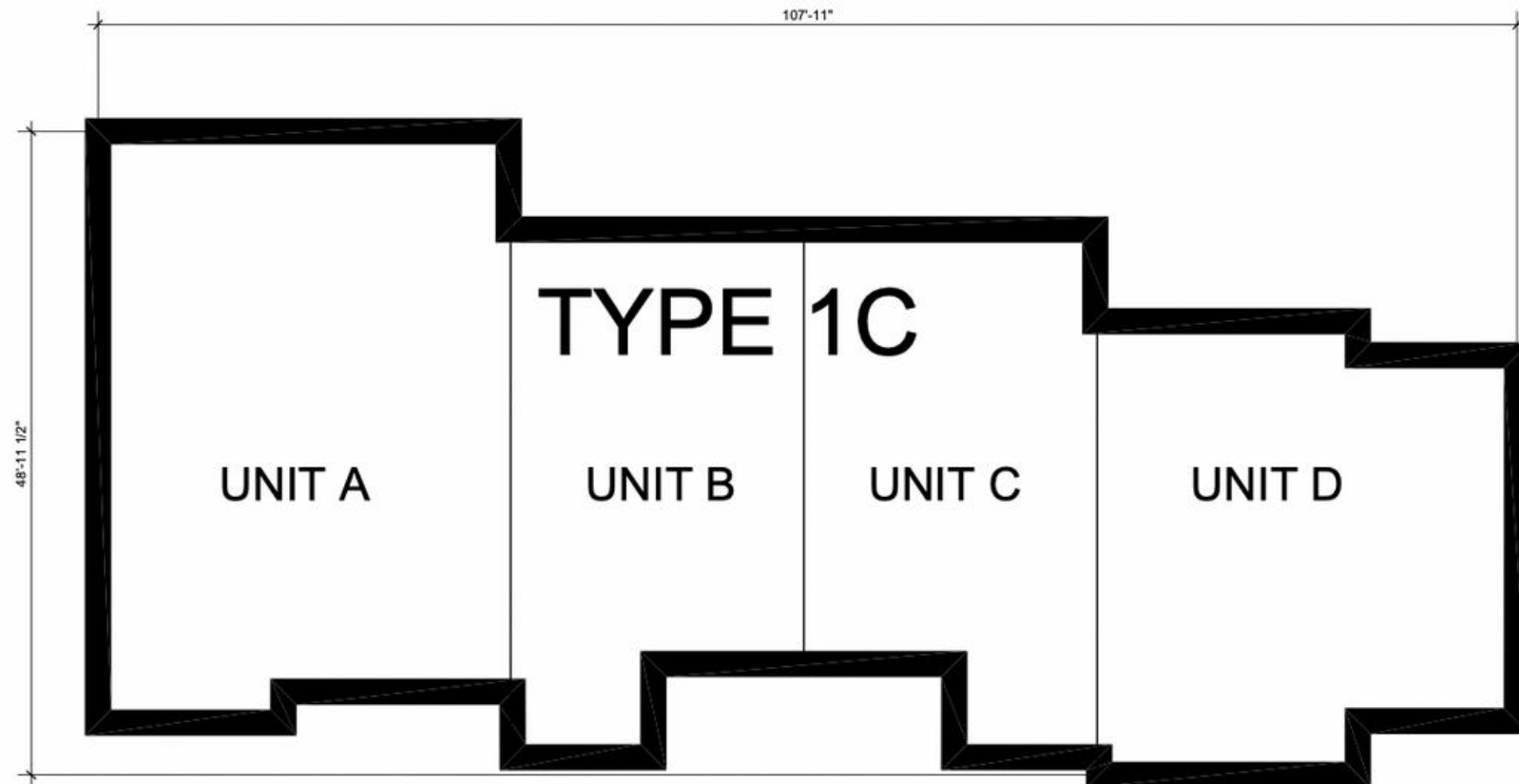


FIRST FLOOR



SECOND FLOOR



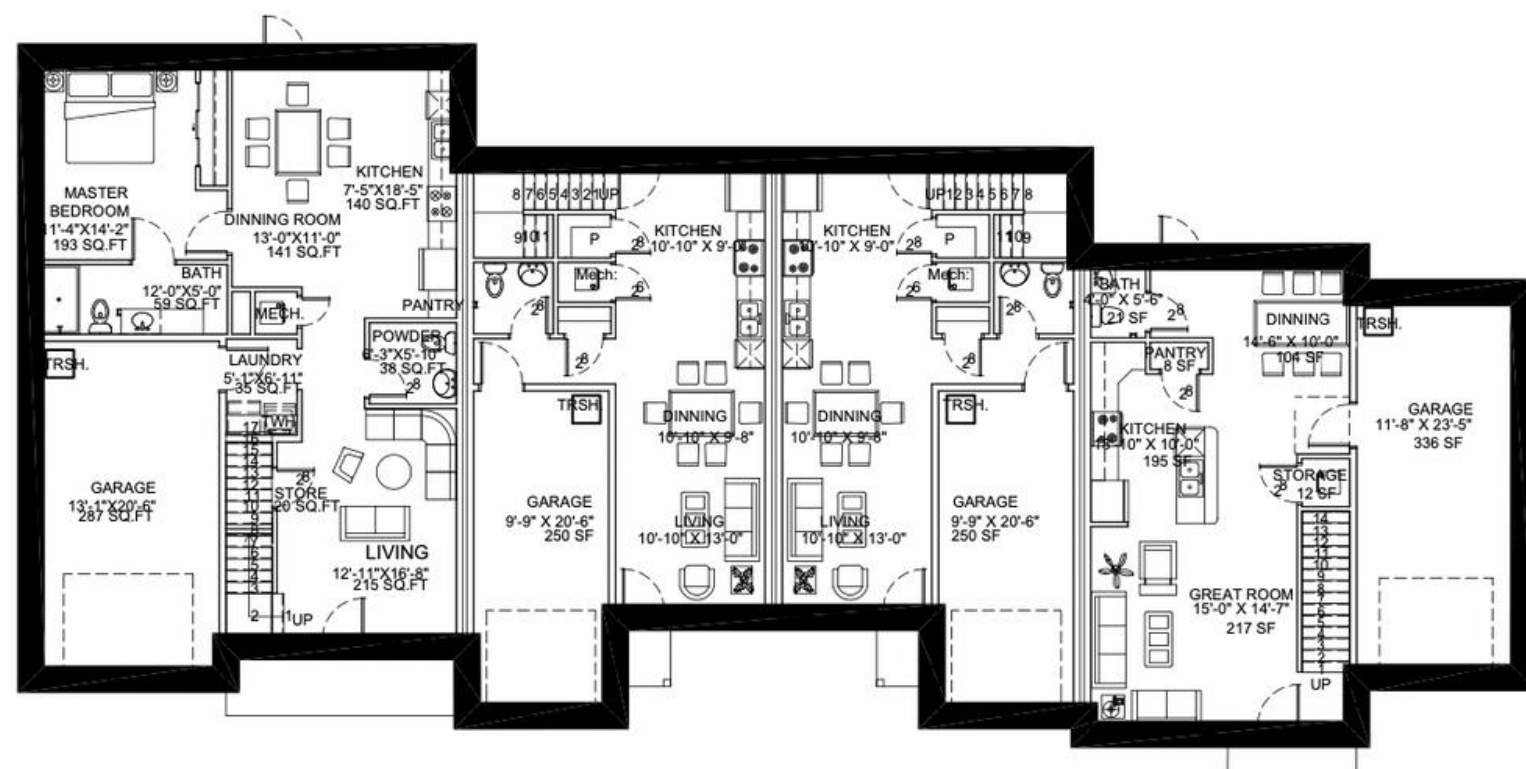


UNIT A	NUMBER	UNIT B	NUMBER	UNIT C	NUMBER	UNIT D	NUMBER
BEDROOMS	3	BEDROOMS	3	BEDROOMS	3	BEDROOMS	3
HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1

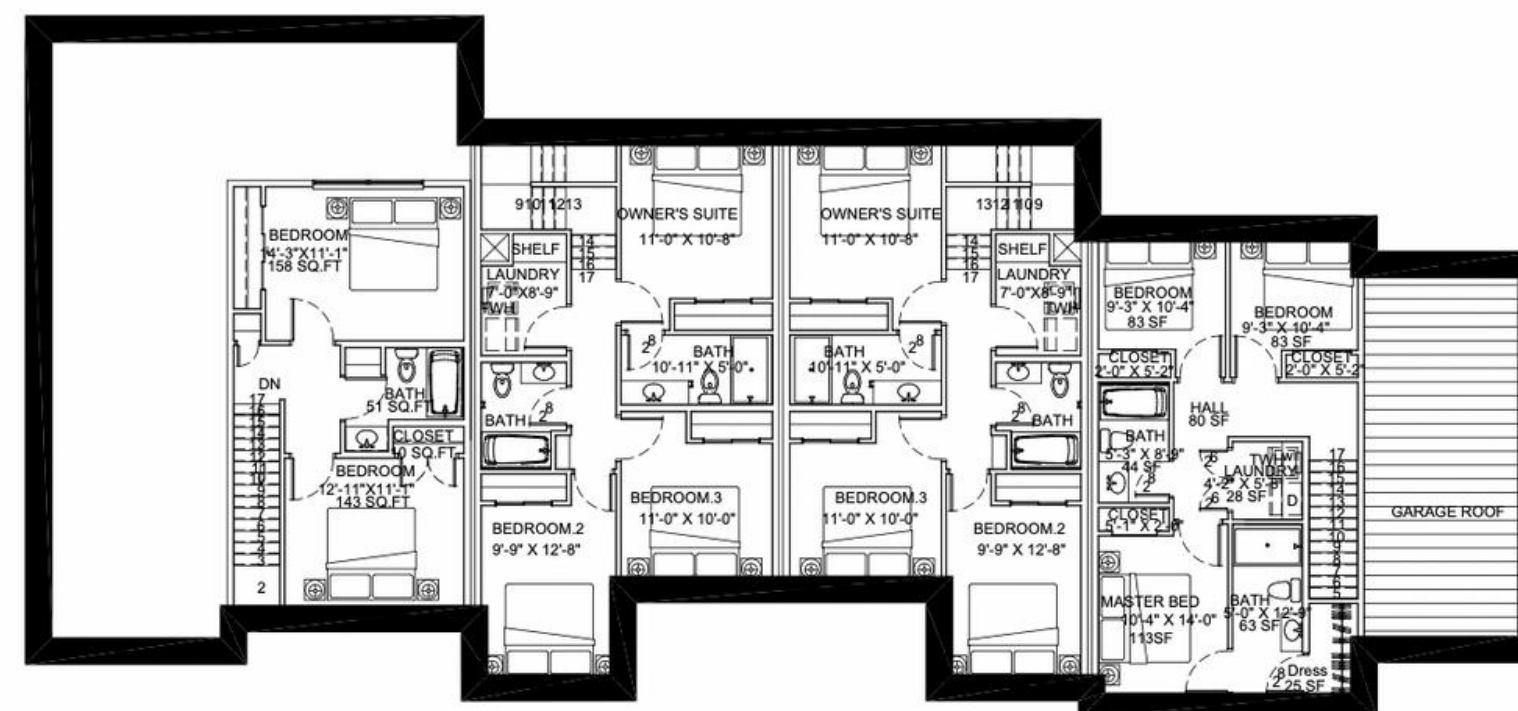
UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE	UNIT C	SQUARE FOOTAGE	UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	1,030 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	557 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	329 SF	GARAGE	250 SF	GARAGE	250 SF	GARAGE	336 SF
COVERED PATIO	0 SF	COVERED PATIO	20 SF	COVERED PATIO	20 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,587 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,916 SF	TOTAL	1,553 SF	TOTAL	1,553 SF	TOTAL	1,696 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1C	4	1	5,513 SF	5,513 SF

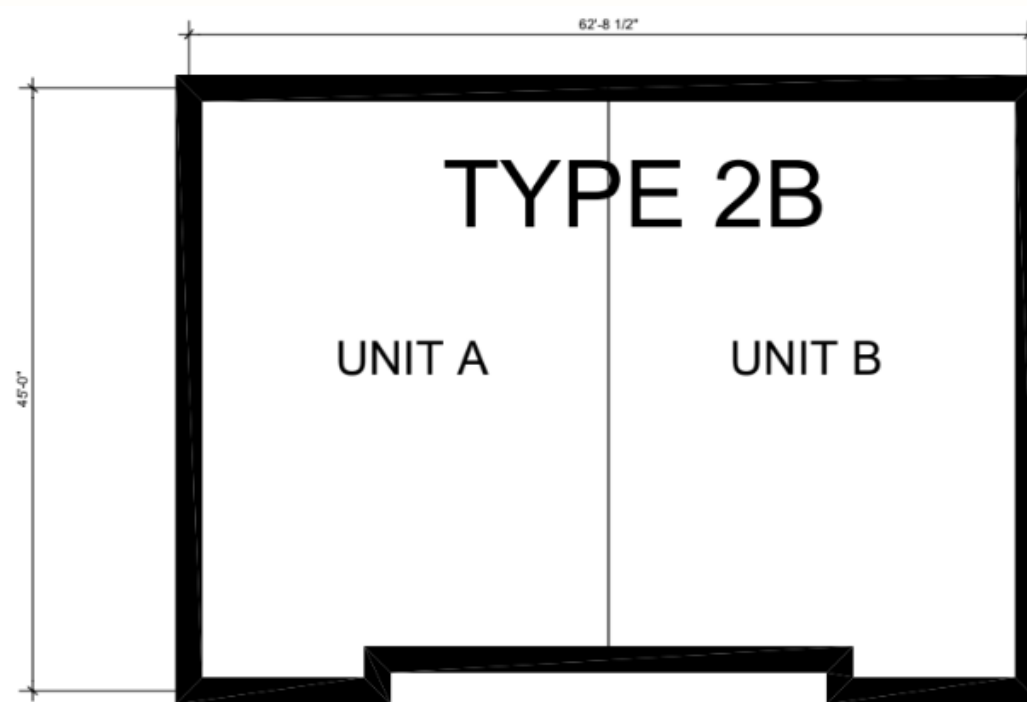
TYPE 1C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	2,816 SF
FLOOR PLAN - 2ND	2,697 SF
GARAGE	1,165 SF
COVERED PATIO	40 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	5,513 SF
TOTAL	6,718 SF



FIRST FLOOR



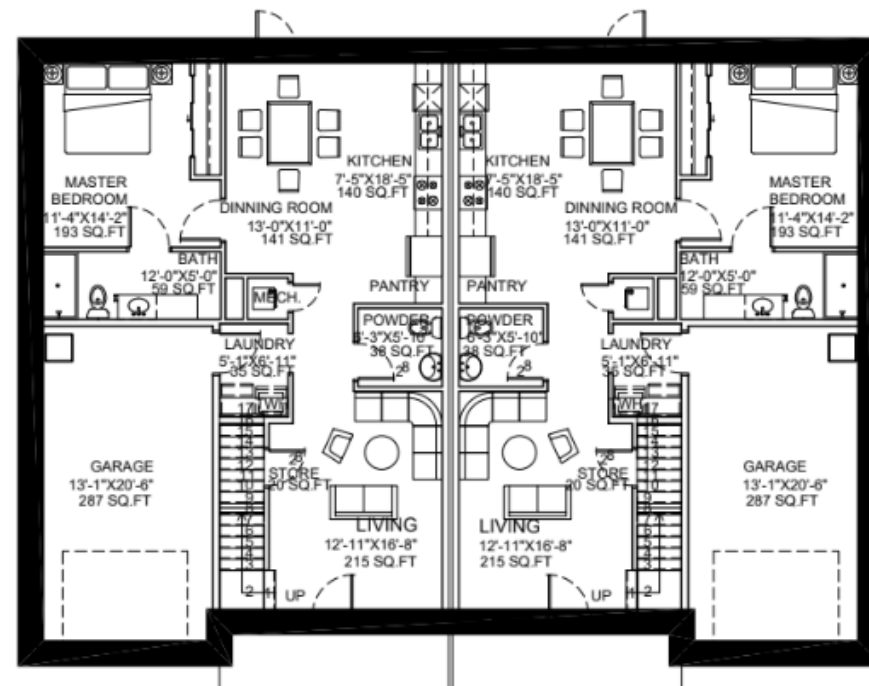
SECOND FLOOR



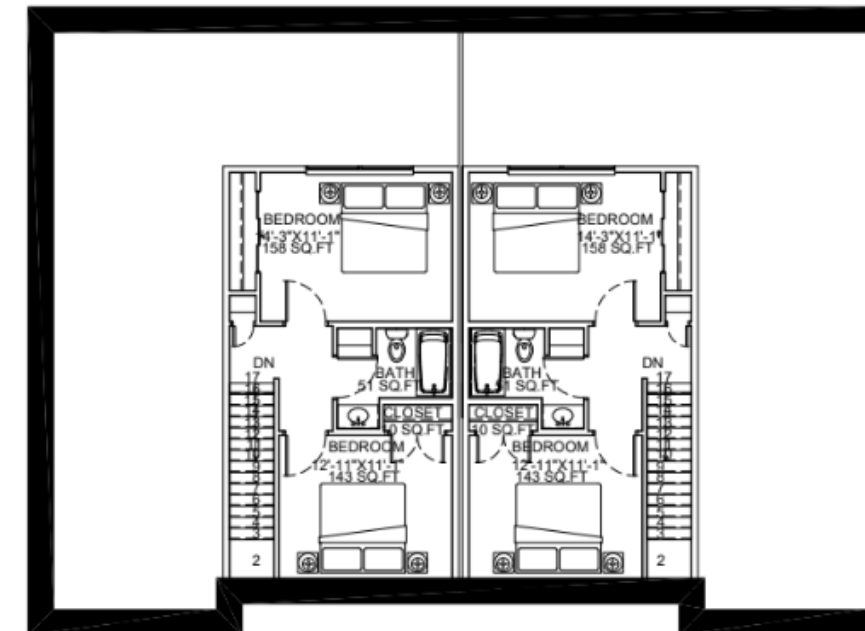
UNIT A	NUMBER	UNIT B	NUMBER
BEDROOMS	3	BEDROOMS	3
HOME OFFICE	0	HOME OFFICE	0
FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1

UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	1,030 SF	FLOOR PLAN - 1ST	1,030 SF
FLOOR PLAN - 2ND	557 SF	FLOOR PLAN - 2ND	557 SF
GARAGE	329 SF	GARAGE	329 SF
COVERED PATIO	0 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,587 SF	TOTAL CONDITIONED	1,587 SF
TOTAL	1,916 SF	TOTAL	1,916 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF BLDG. TYPES	PARKING PROVIDED MINUS GARAGE	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	TYPE 2B	SQUARE FOOTAGE
TYPE 2B	2	1	4	3,174 SF	3,174 SF	FLOOR PLAN - 1ST	2,060 SF
						FLOOR PLAN - 2ND	1,114 SF
						GARAGE	658 SF
						COVERED PATIO	0 SF
						COVERED BALCONY	0 SF
						TOTAL CONDITIONED	3,174 SF
						TOTAL	3,832 SF

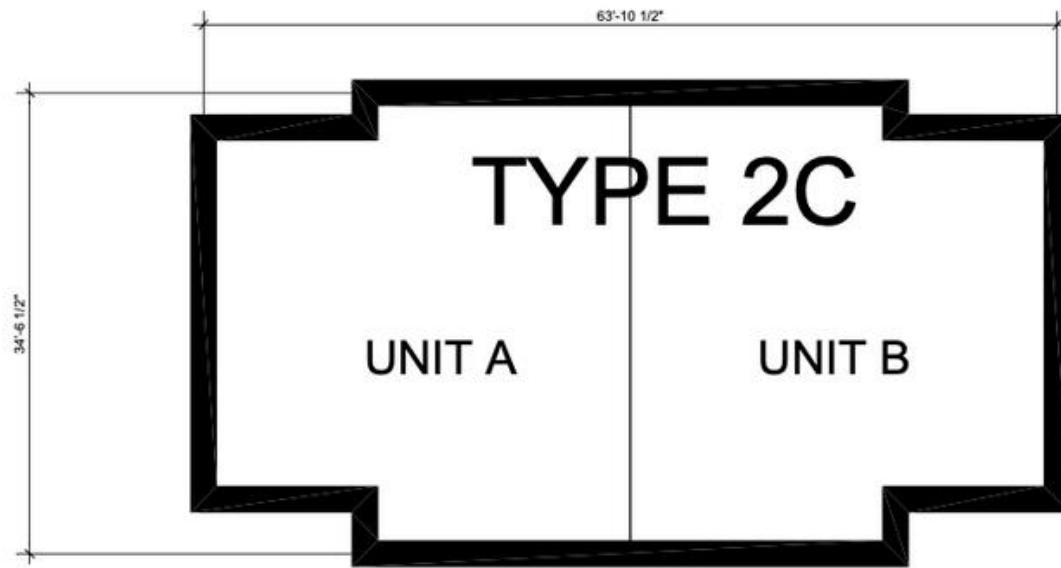


FIRST FLOOR



SECOND FLOOR

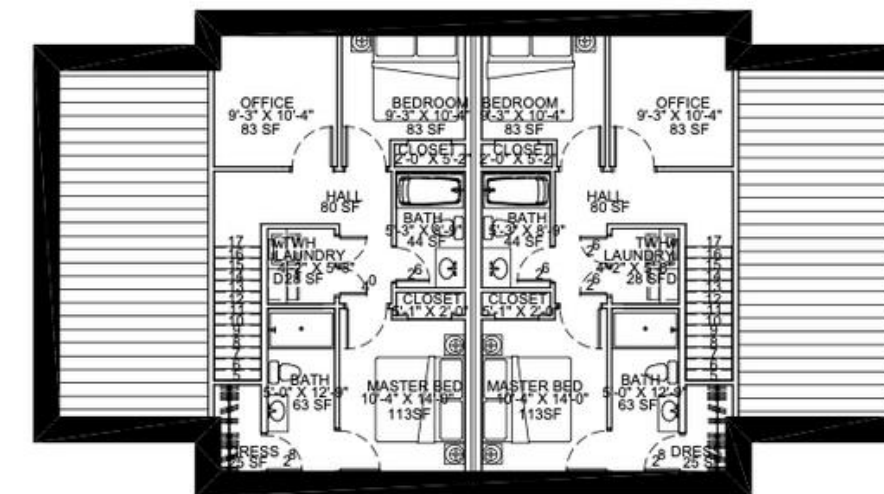
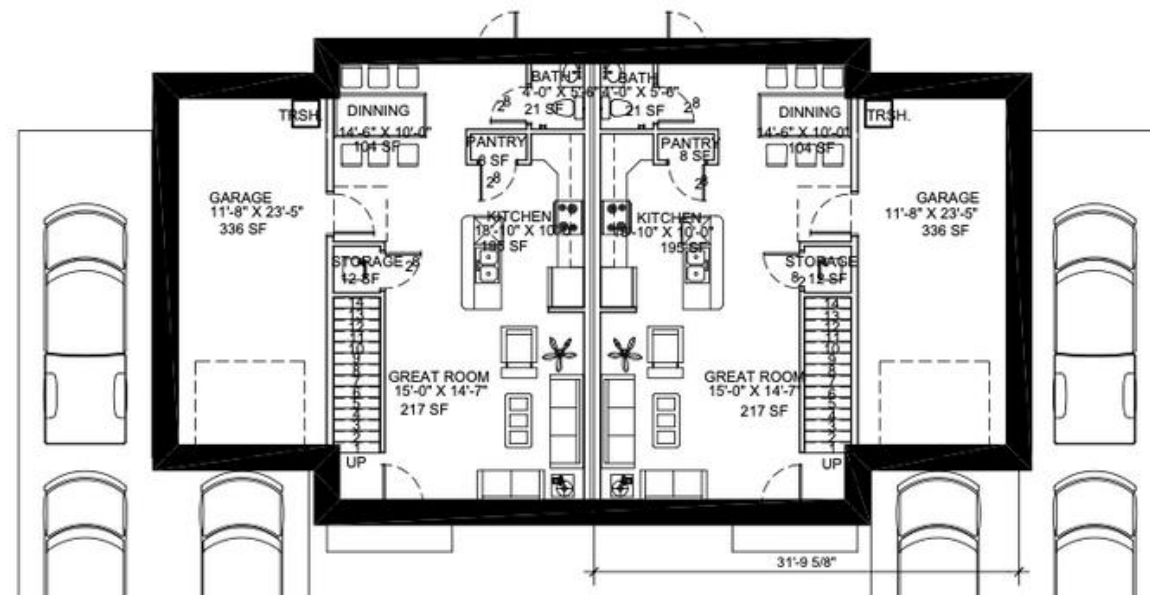


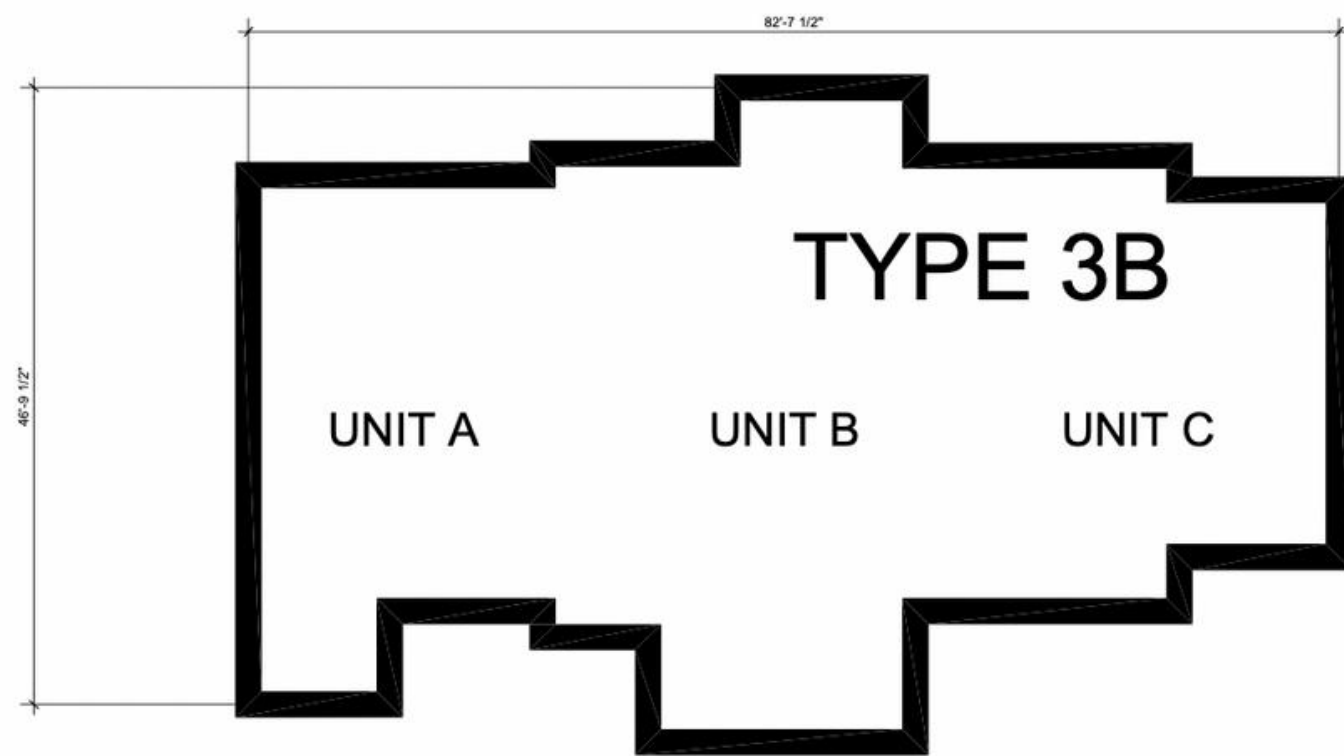


UNIT A		UNIT B	
BEDROOMS	NUMBER	BEDROOMS	NUMBER
HOMEOFFICE	1	HOMEOFFICE	1
FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1

UNIT A		UNIT B	
FLOOR PLAN - 1ST	SQUARE FOOTAGE	FLOOR PLAN - 1ST	SQUARE FOOTAGE
FLOOR PLAN - 2ND	680 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF	GARAGE	336 SF
COVERED PATIO	0 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF	TOTAL	1,696 SF

				TYPE 2C		SQUARE FOOTAGE	
BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	FLOOR PLAN - 1ST	FLOOR PLAN - 2ND	TOTAL
TYPE 2C	2	1	2,720 SF	2,720 SF	1,360 SF	1,360 SF	2,720 SF
					672 SF	0 SF	672 SF
					0 SF	0 SF	0 SF
					2,720 SF	0 SF	2,720 SF
					3,392 SF		3,392 SF

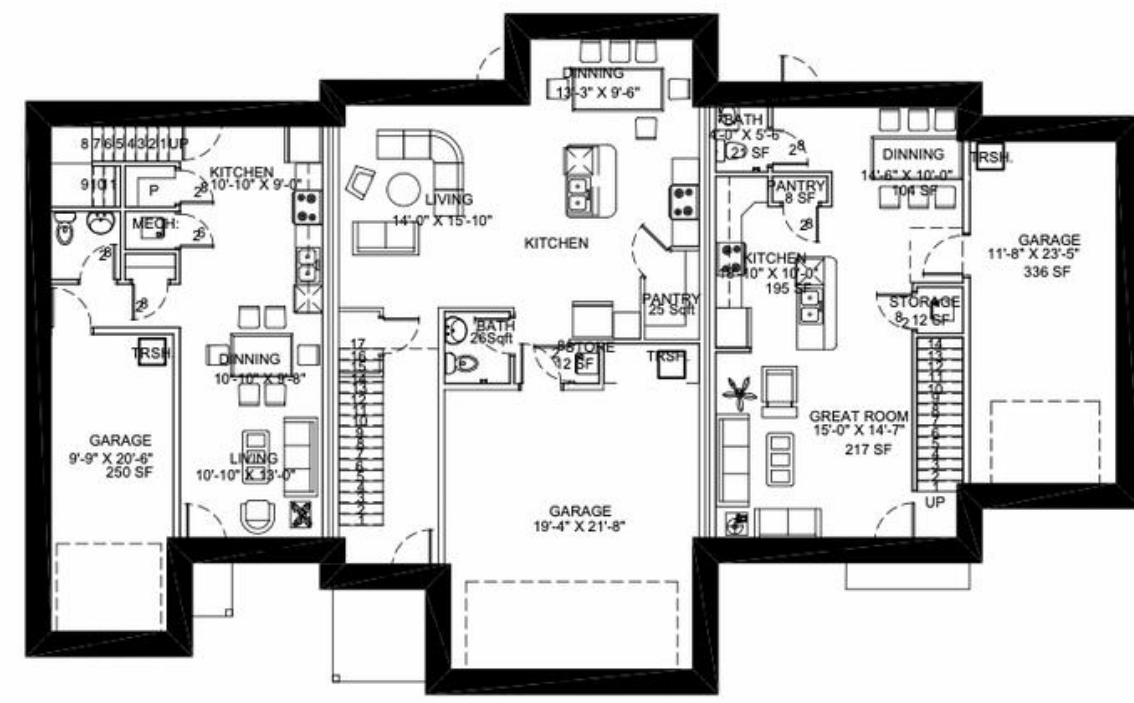




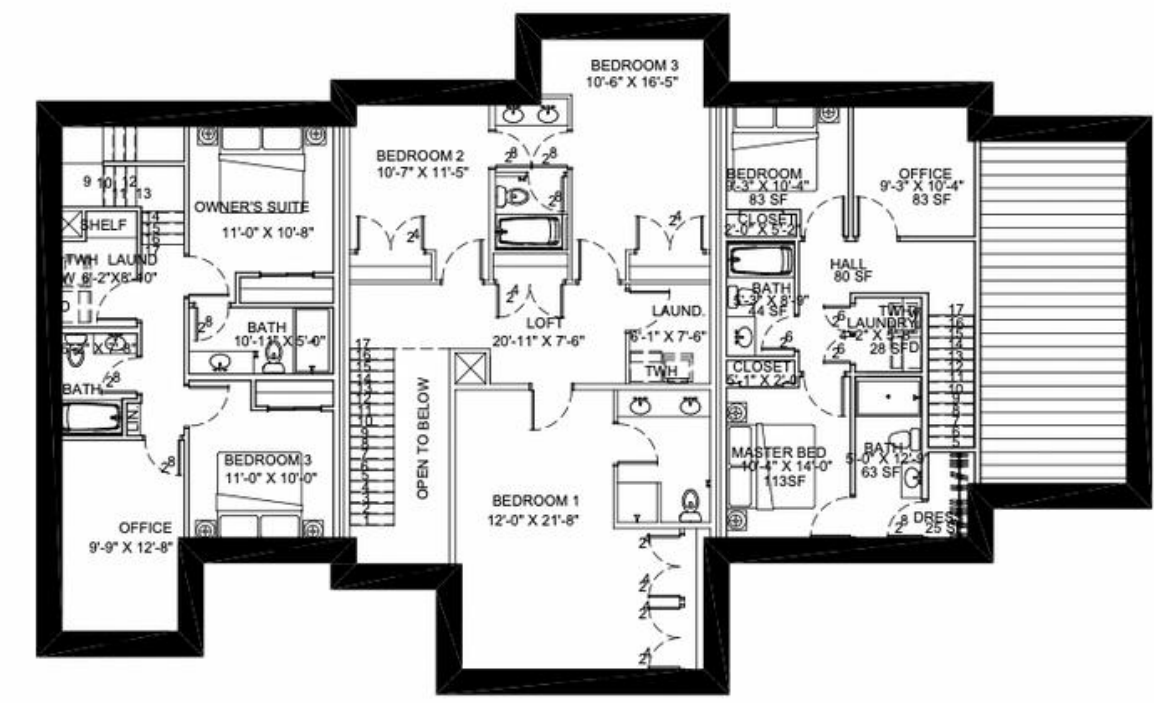
UNIT A		UNIT B		UNIT C	
BEDROOMS	2	BEDROOMS	3	BEDROOMS	2
HOME OFFICE	1	HOME OFFICE	0	HOME OFFICE	1
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	2	CAR GARAGE	1

UNIT A		UNIT B		UNIT C	
FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	820 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	1,131 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	250 SF	GARAGE	449 SF	GARAGE	336 SF
COVERED PATIO	20 SF	COVERED PATIO	64 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,951 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,553 SF	TOTAL	2,464 SF	TOTAL	1,696 SF

				TYPE 3B		SQUARE FOOTAGE	
BUILDING TYPE	NUM. OF UNITS IN BLDG	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	FLOOR PLAN - 1ST	2,053 SF	
					FLOOR PLAN - 2ND	2,541 SF	
					GARAGE	1,035 SF	
					COVERED PATIO	84 SF	
					COVERED BALCONY	0 SF	
					TOTAL CONDITIONED	4,594 SF	
TYPE 3B	3	1	4,594 SF	4,594 SF	TOTAL	5,713 SF	

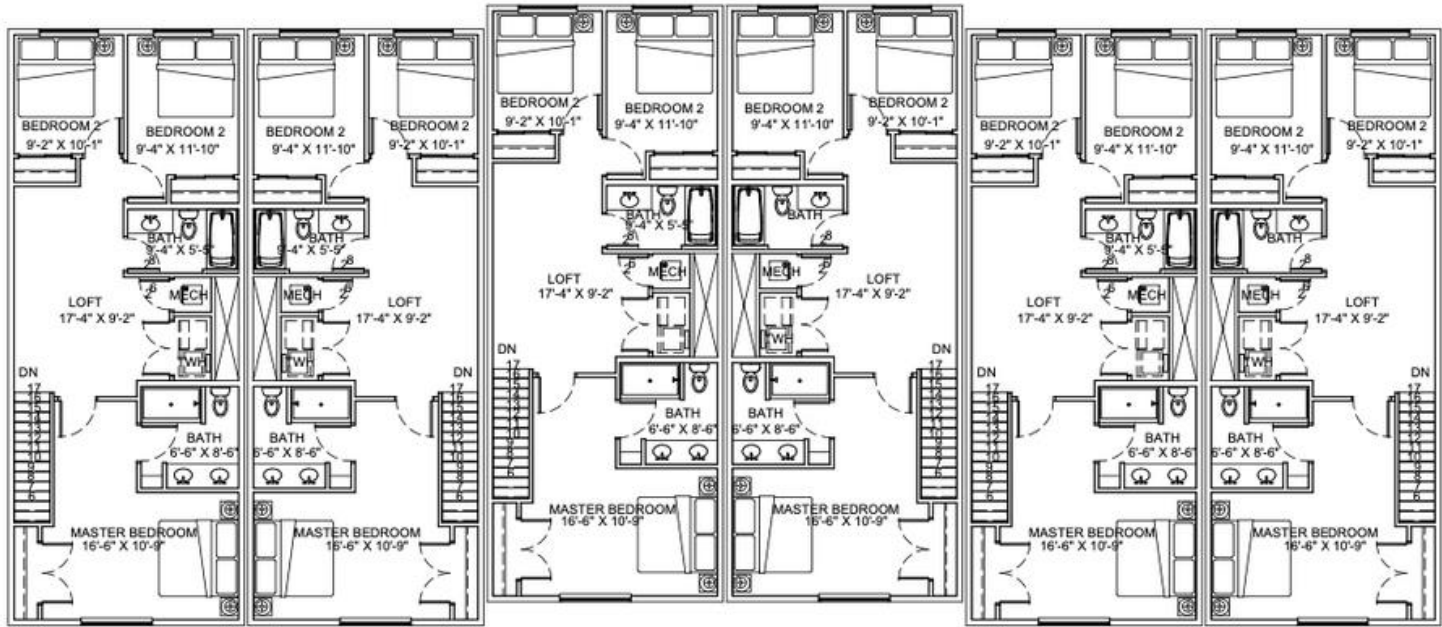


FIRST FLOOR



SECOND FLOOR





SECOND FLOOR

UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

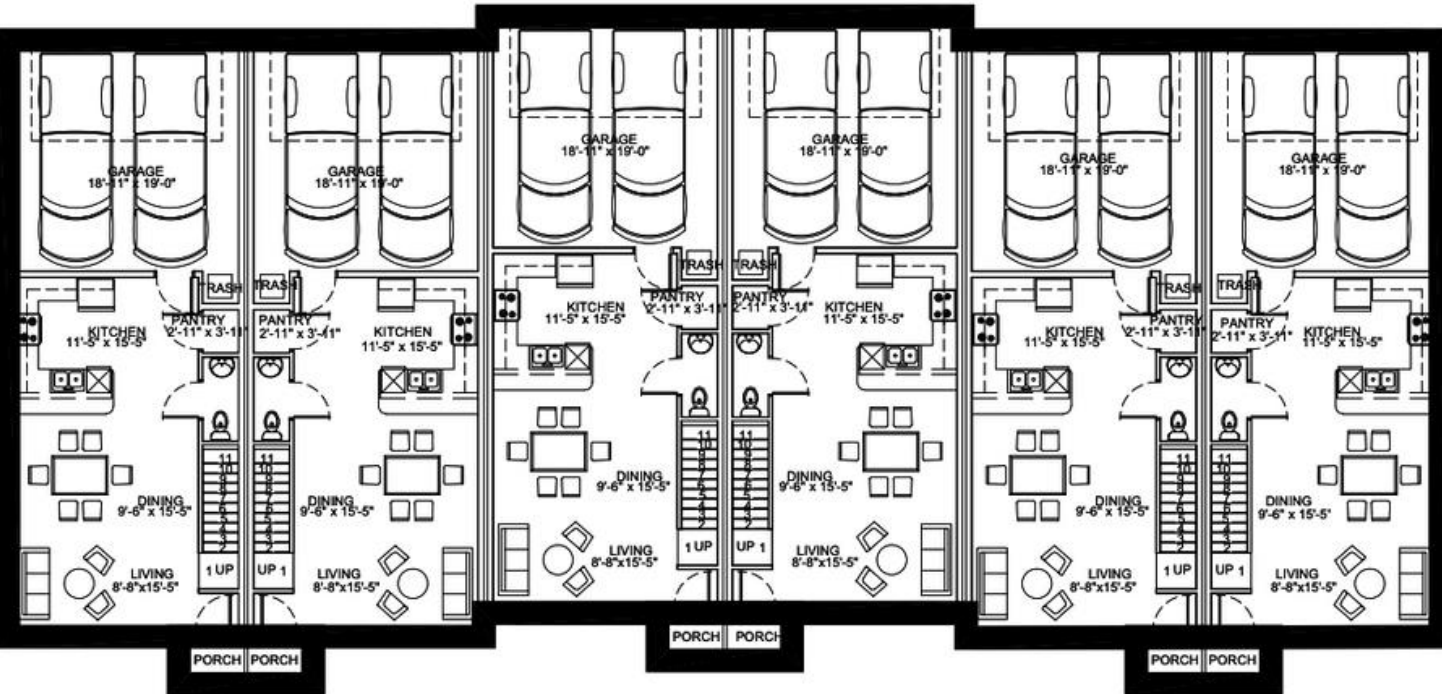
UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

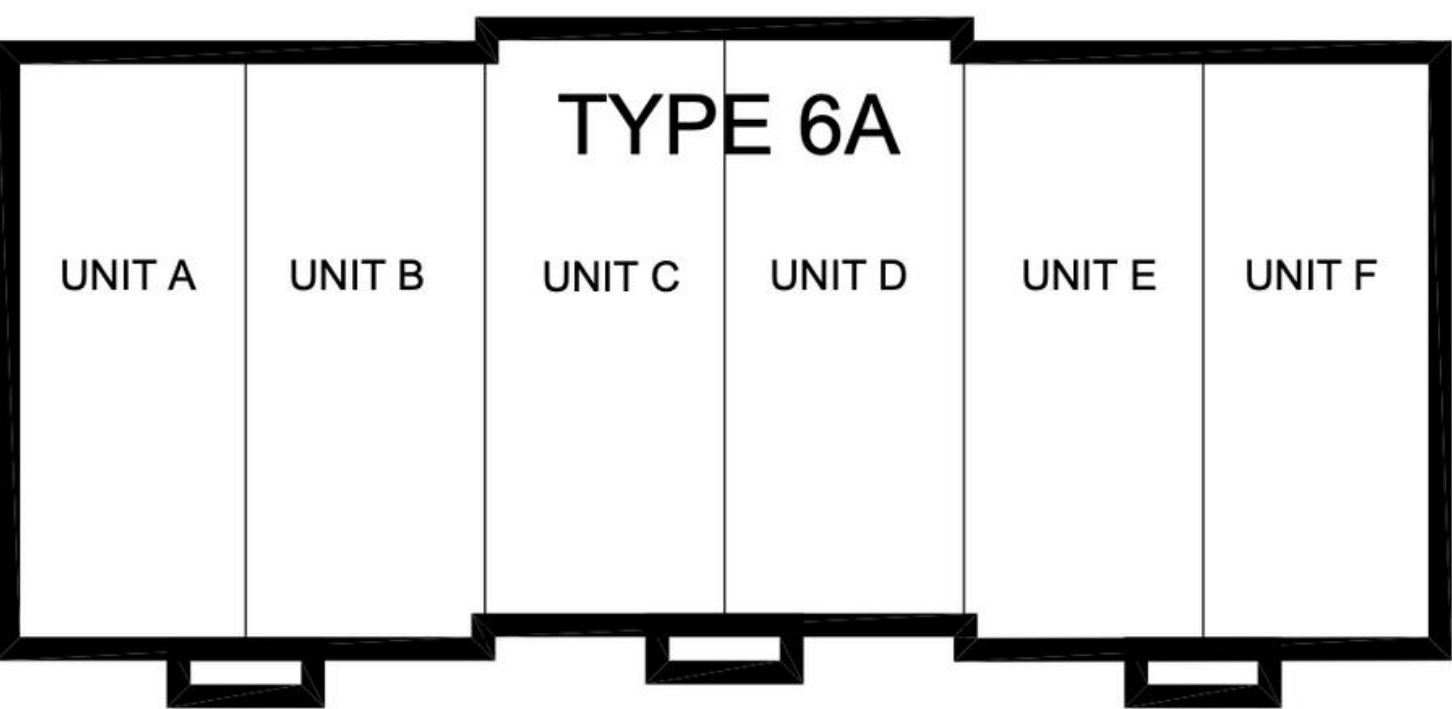
UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

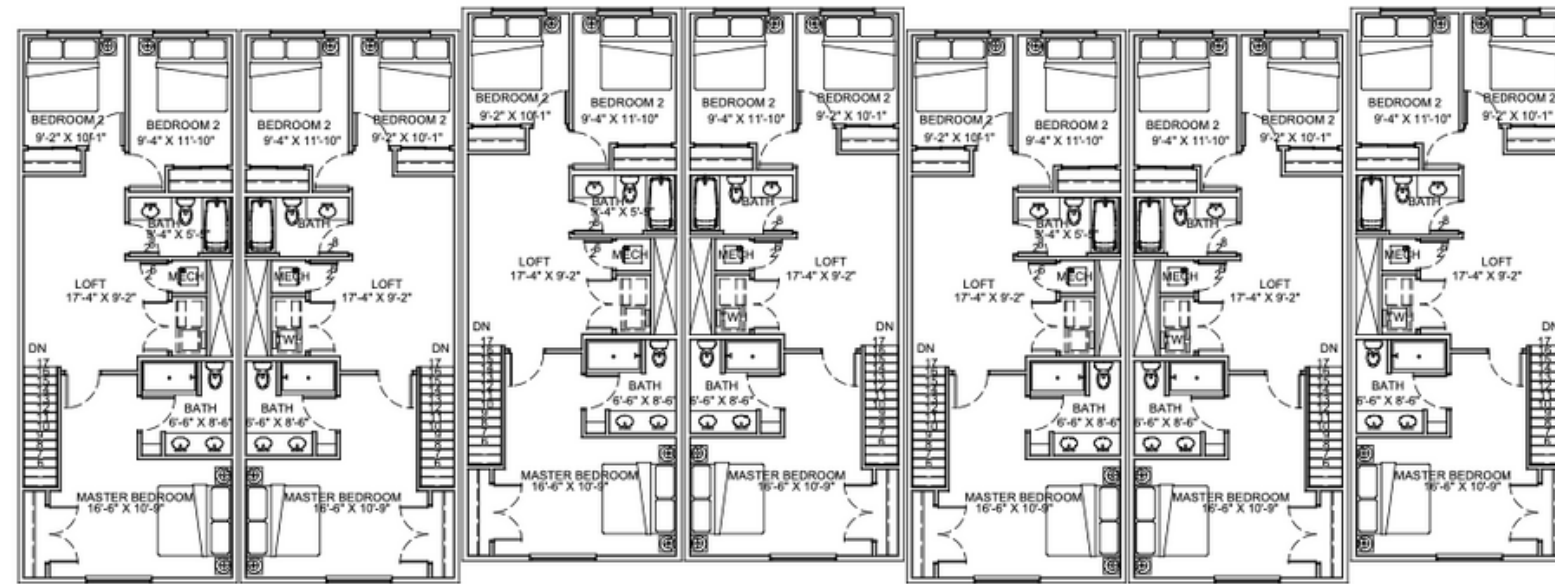
TYPE 6A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	3,630 SF
FLOOR PLAN - 2ND	5,628 SF
GARAGE	2,340 SF
COVERED PATIO	114 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	9,258 SF
TOTAL	11,712 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 6A	6	2	9,258 SF	18,516 SF



FIRST FLOOR





SECOND FLOOR

UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT G	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

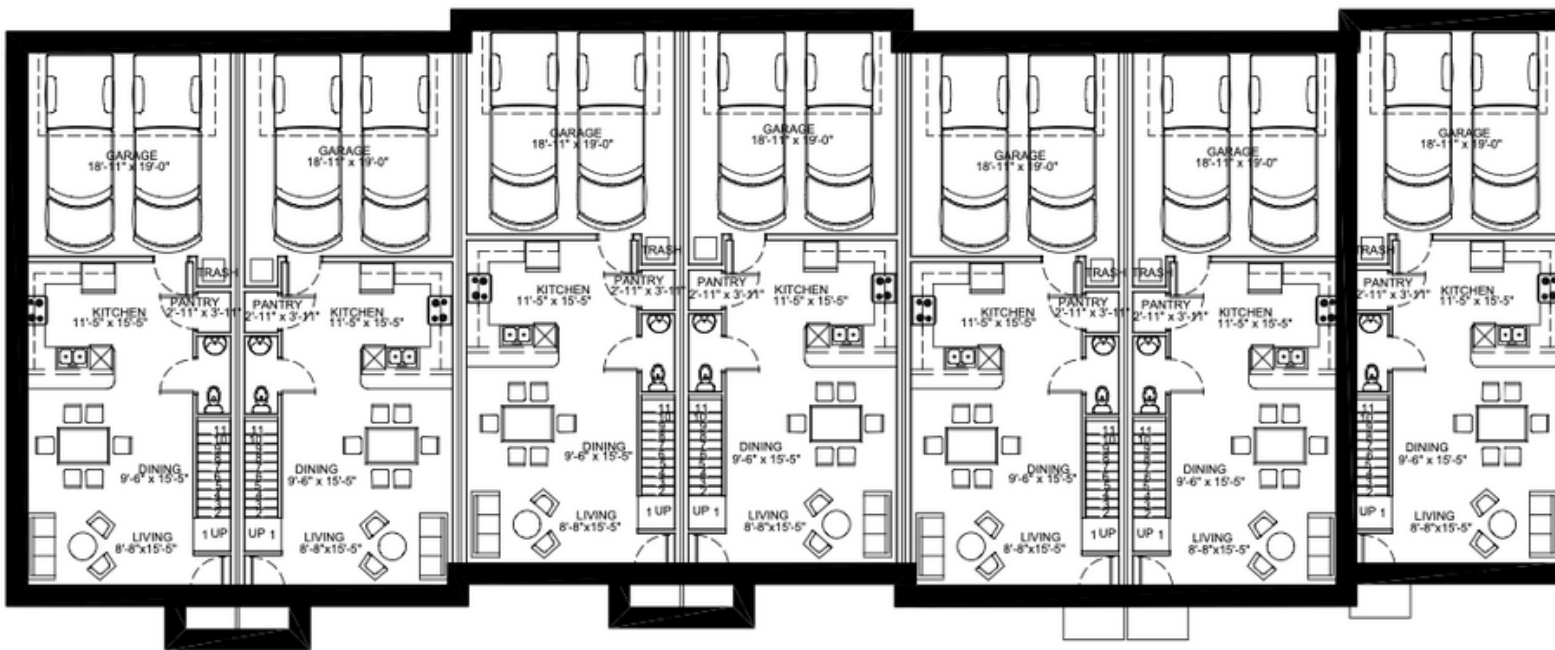
UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

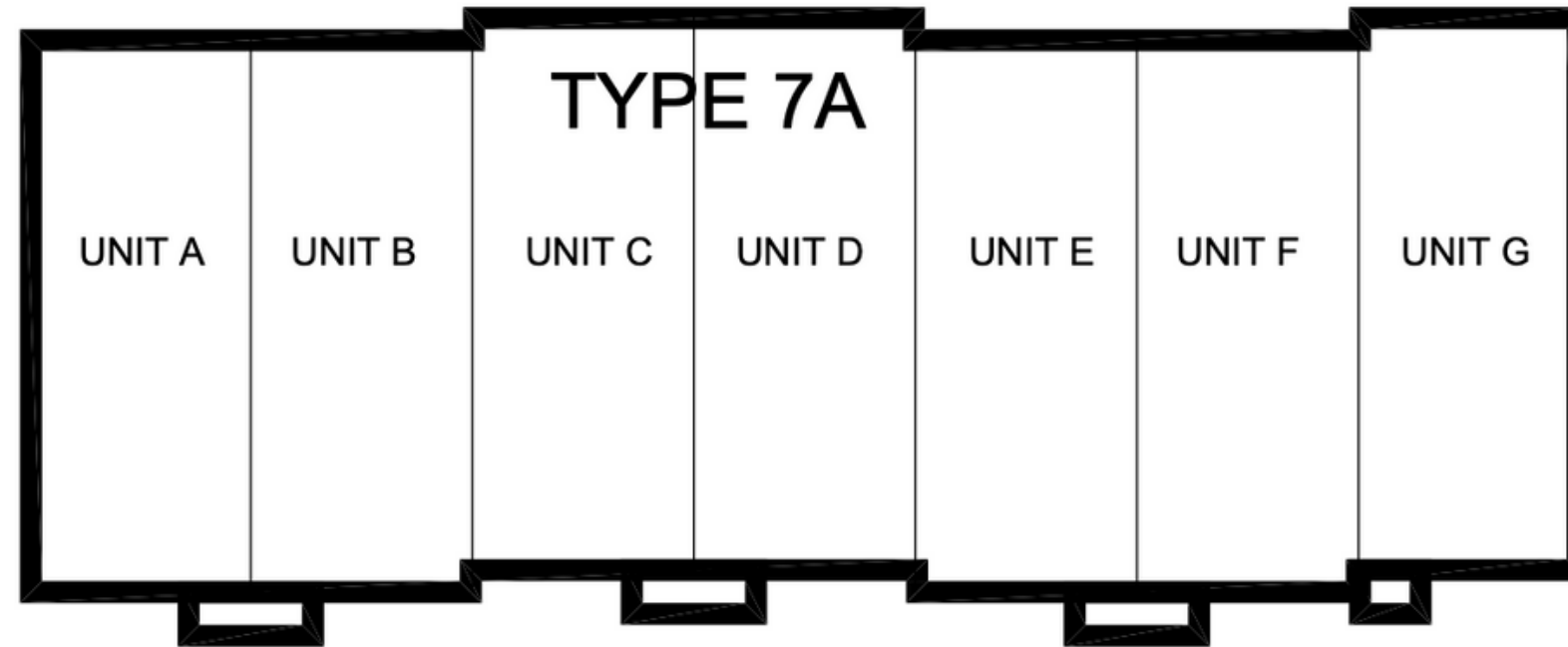
UNIT G	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

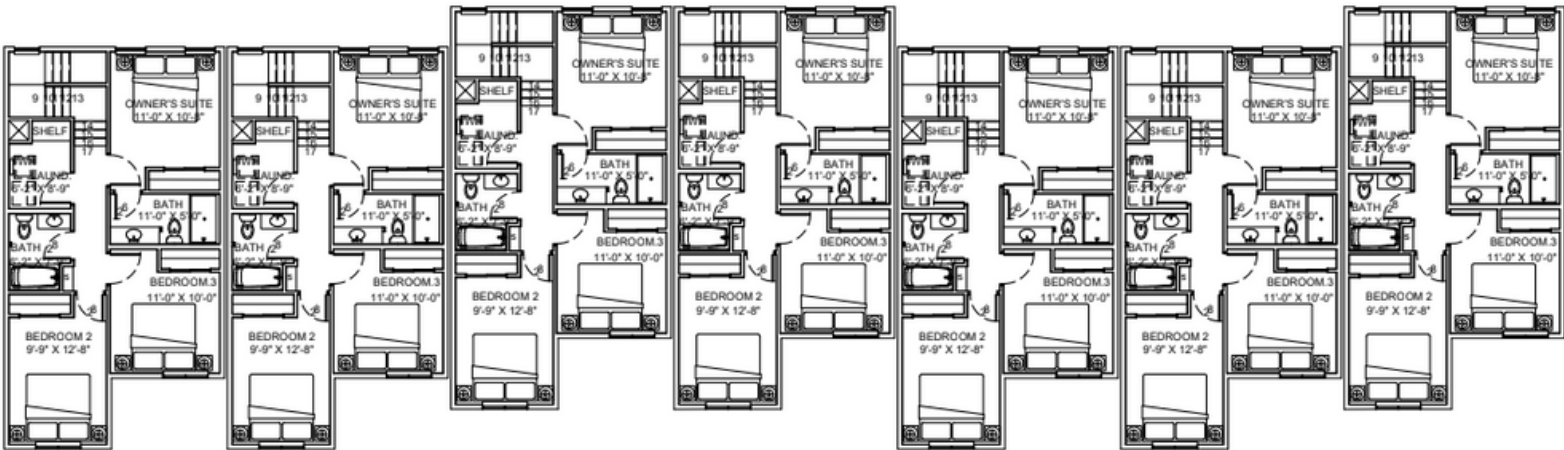
BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 7A	7	1	10,801 SF	10,801 SF

TYPE 7A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	4,235 SF
FLOOR PLAN - 2ND	6,566 SF
GARAGE	2,730 SF
COVERED PATIO	133 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	10,801 SF
TOTAL	13,664 SF

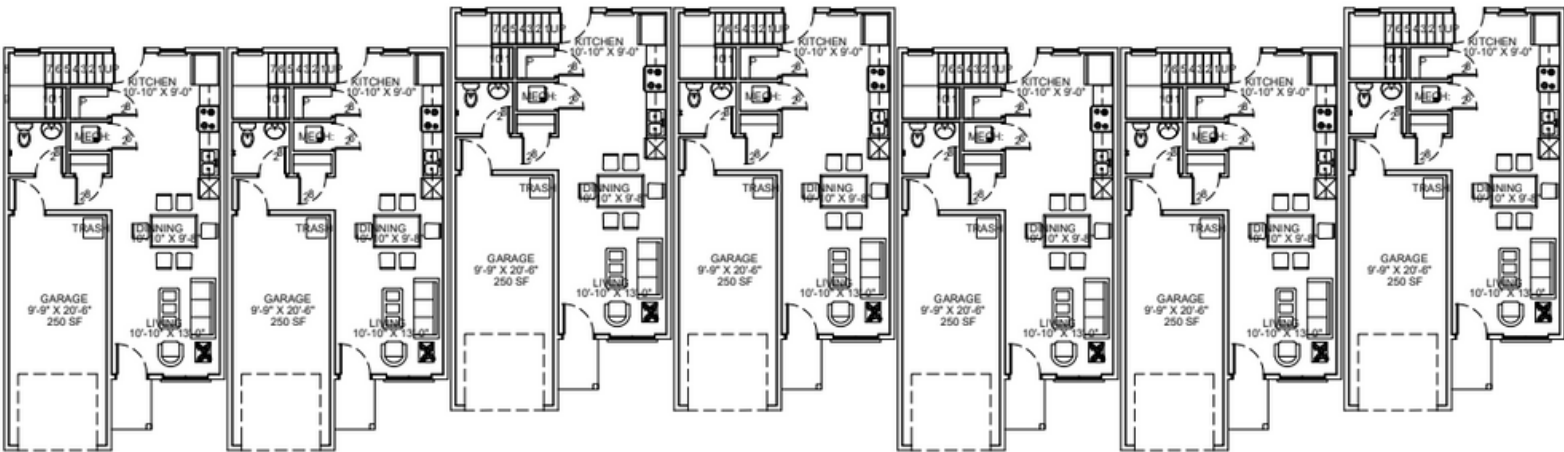


FIRST FLOOR





SECOND FLOOR



FIRST FLOOR

UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

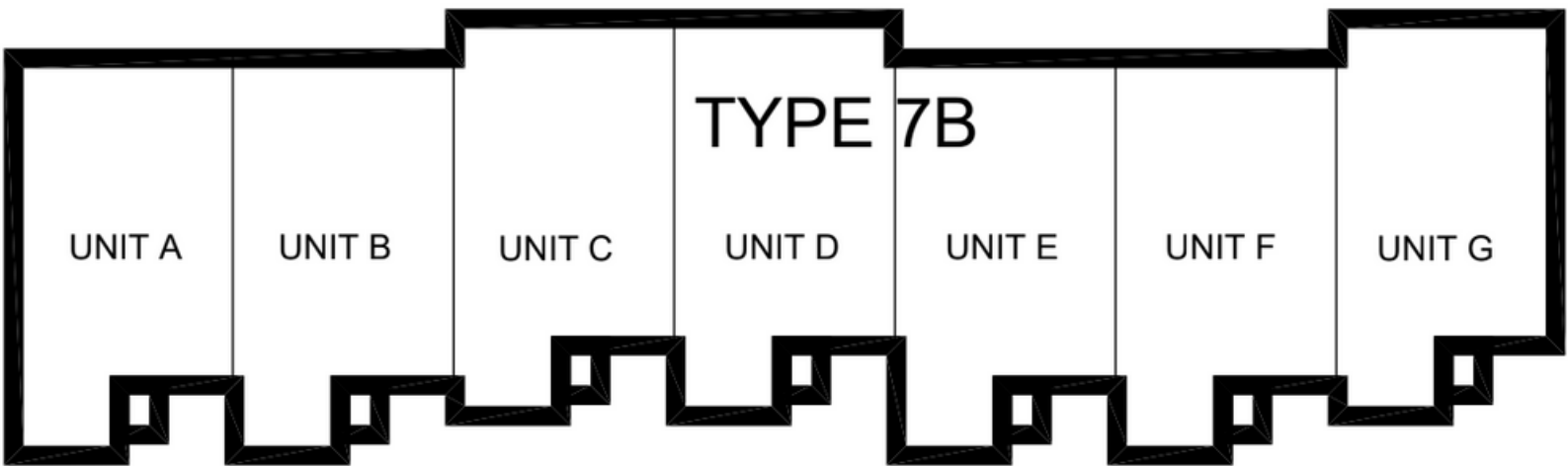
UNIT G	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

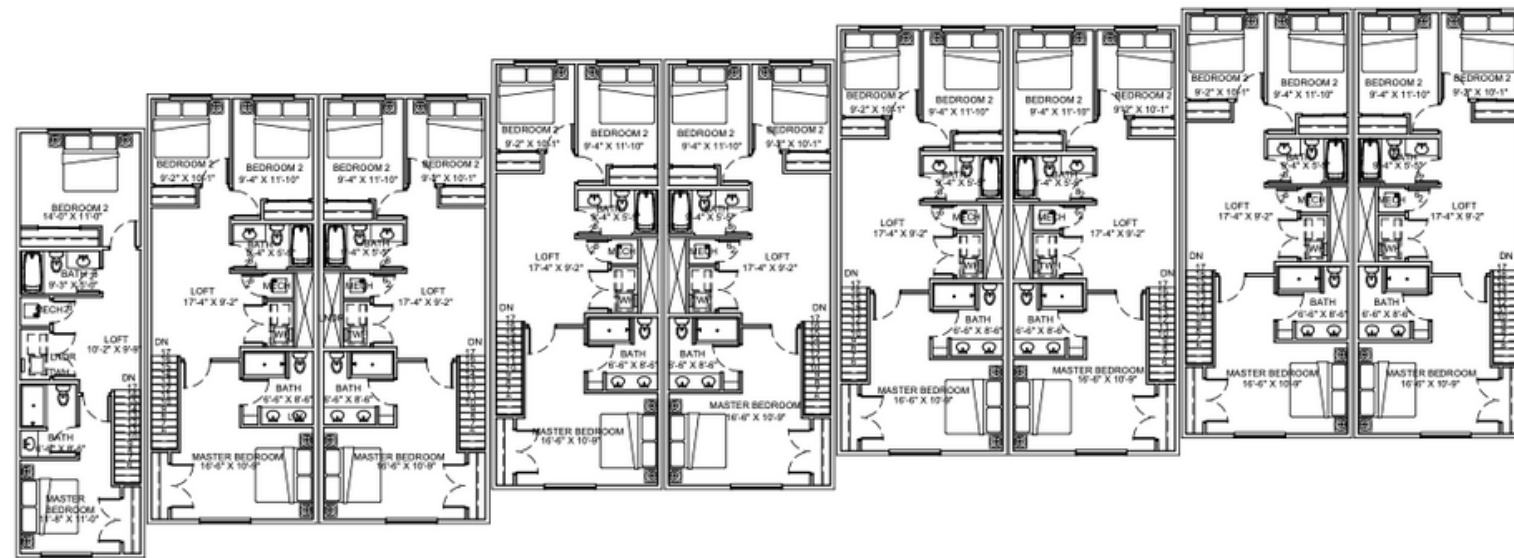
UNIT G	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

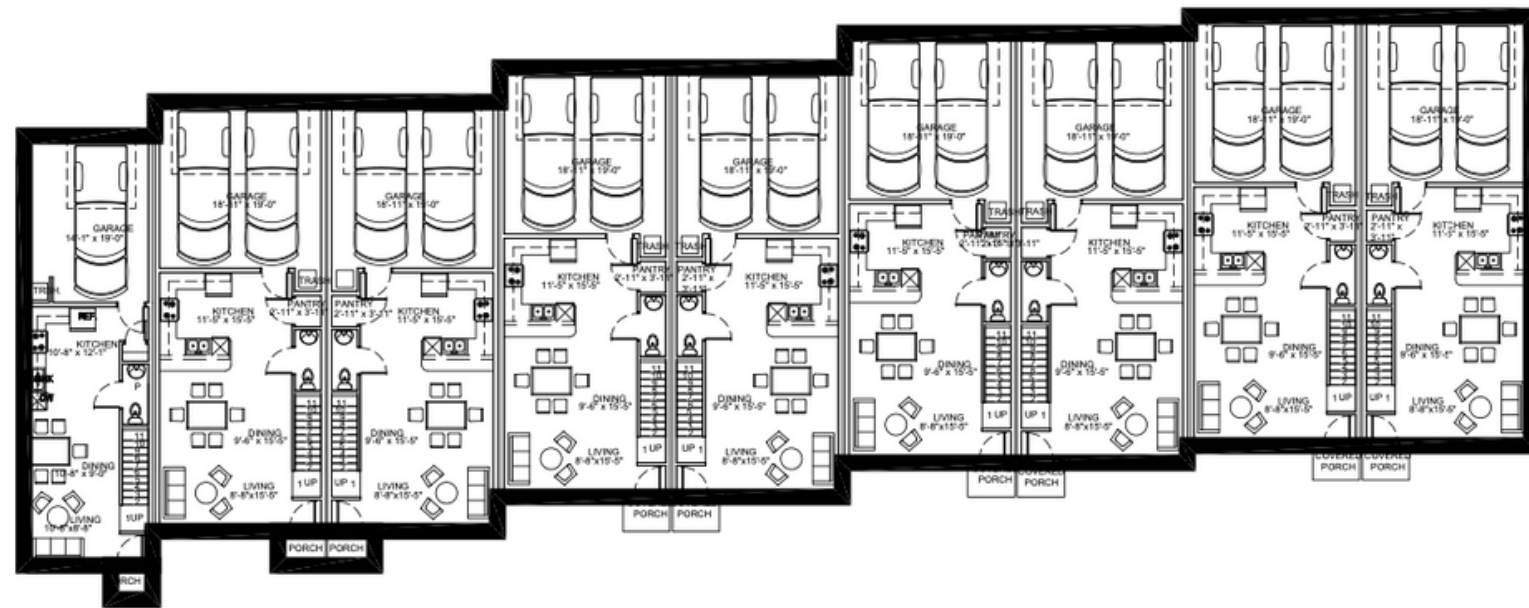
UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

					SQUARE FOOTAGE	
					TYPE 7B	
BUILDING TYPE	NUM. OF UNITS IN BLDG	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	FLOOR PLAN - 1ST	
					FLOOR PLAN - 2ND	
					GARAGE	
					COVERED PATIO	
					COVERED BALCONY	
					TOTAL CONDITIONED	
					TOTAL	
					TYPE 7B	7
					5,110 SF	
					1,750 SF	
					120 SF	
					0 SF	
					8,981 SF	
					10,871 SF	





SECOND FLOOR



FIRST FLOOR

UNIT A	NUMBER
BEDROOMS	2
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	457 SF
FLOOR PLAN - 2ND	707 SF
GARAGE	295 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,164 SF
TOTAL	1,478 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT I	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT I	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 9A	9	1	13,508 SF	13,508 SF

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT G	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT G	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

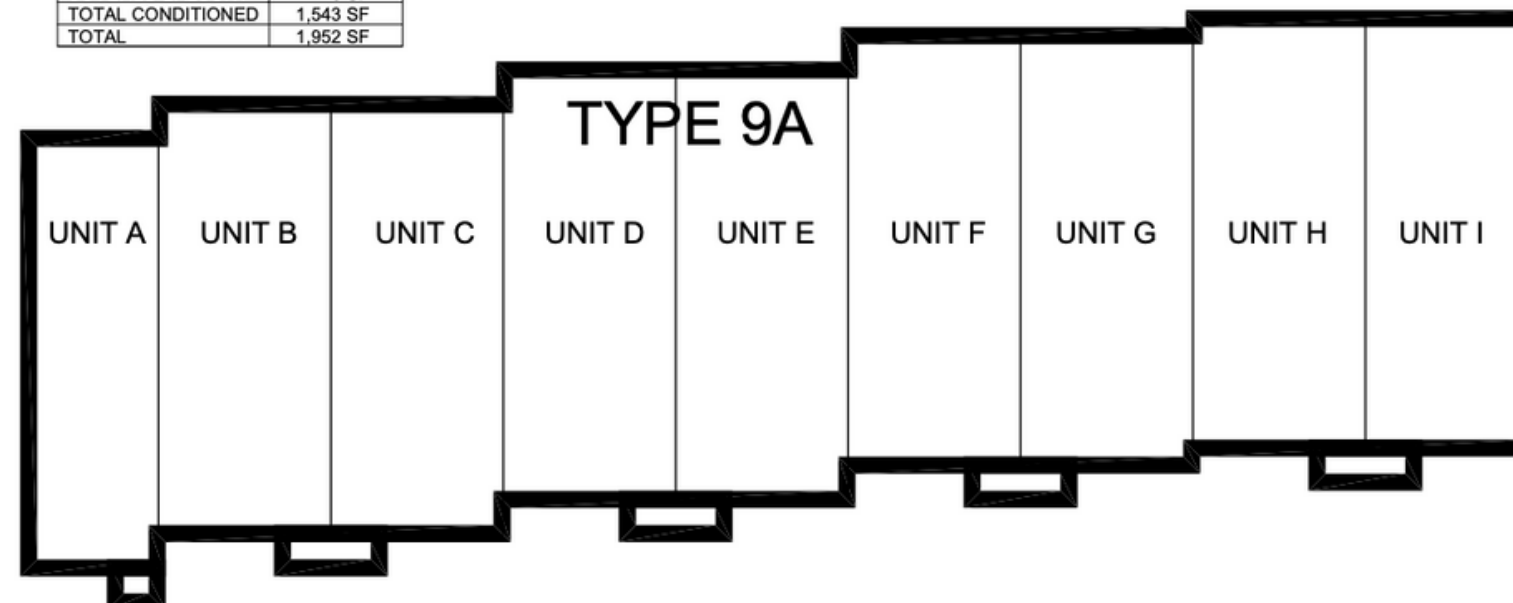
UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

UNIT H	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT H	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	938 SF
GARAGE	390 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,543 SF
TOTAL	1,952 SF

TYPE 9A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	5,297 SF
FLOOR PLAN - 2ND	8,211 SF
GARAGE	3,415 SF
COVERED PATIO	62 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	13,508 SF
TOTAL	17,094 SF



Elevations

COLORIZED



06 ELEVATION TYPE 3B

SCALE: 3/16" = 1'-0"



05 ELEVATION TYPE 2C

SCALE: 3/16" = 1'-0"



04 ELEVATION TYPE 2B

SCALE: 3/16" = 1'-0"



03 ELEVATION TYPE 1C

SCALE: 3/16" = 1'-0"



02 ELEVATION TYPE 1B

SCALE: 3/16" = 1'-0"



01 ELEVATION TYPE 1A

SCALE: 3/16" = 1'-0"



10 ELEVATION TYPE 9A

SCALE: 3/16" = 1'-0"



09 ELEVATION TYPE 7B

SCALE: 3/16" = 1'-0"



08 ELEVATION TYPE 7A

SCALE: 3/16" = 1'-0"



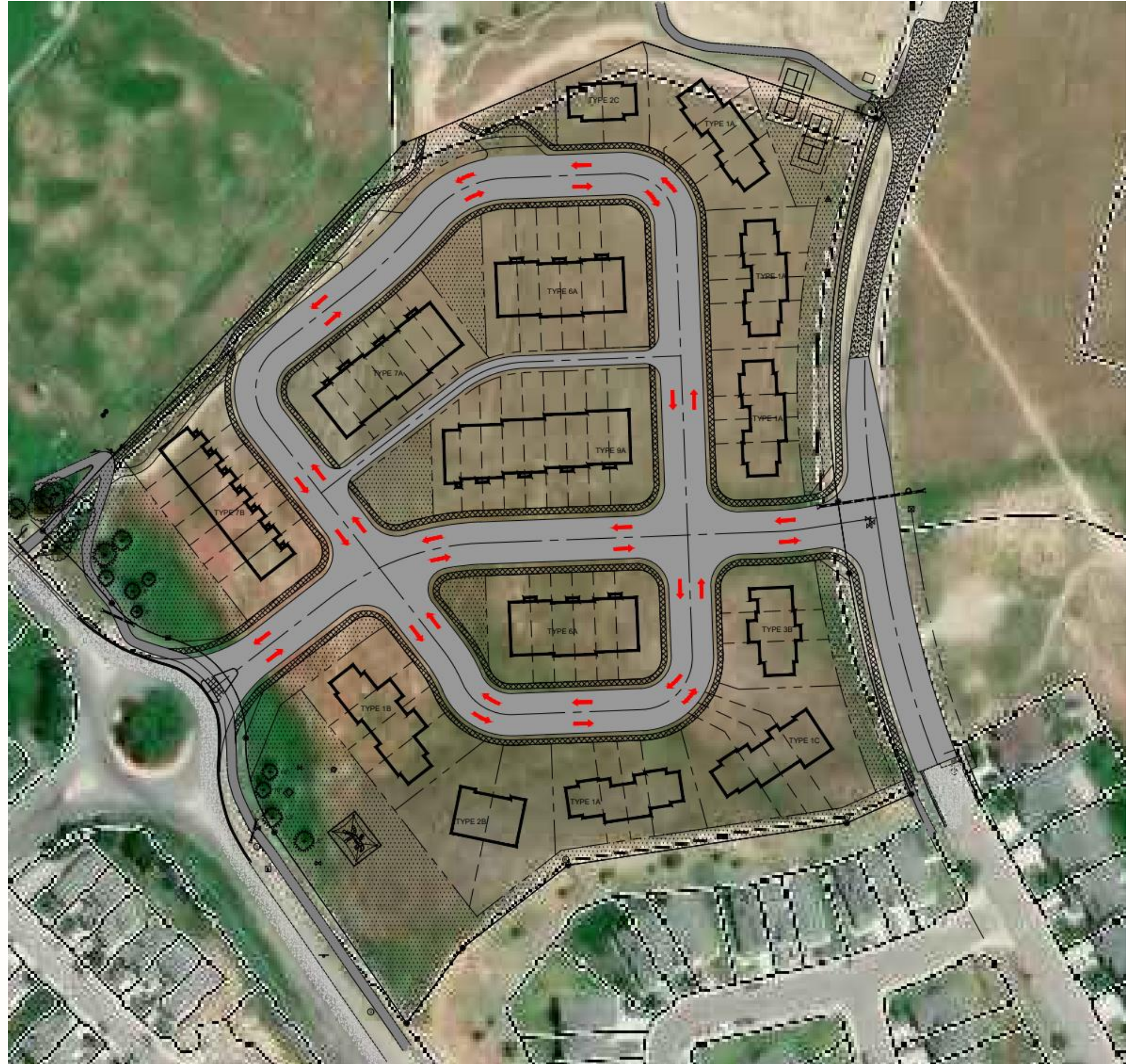
07 ELEVATION TYPE 6A

SCALE: 3/16" = 1'-0"

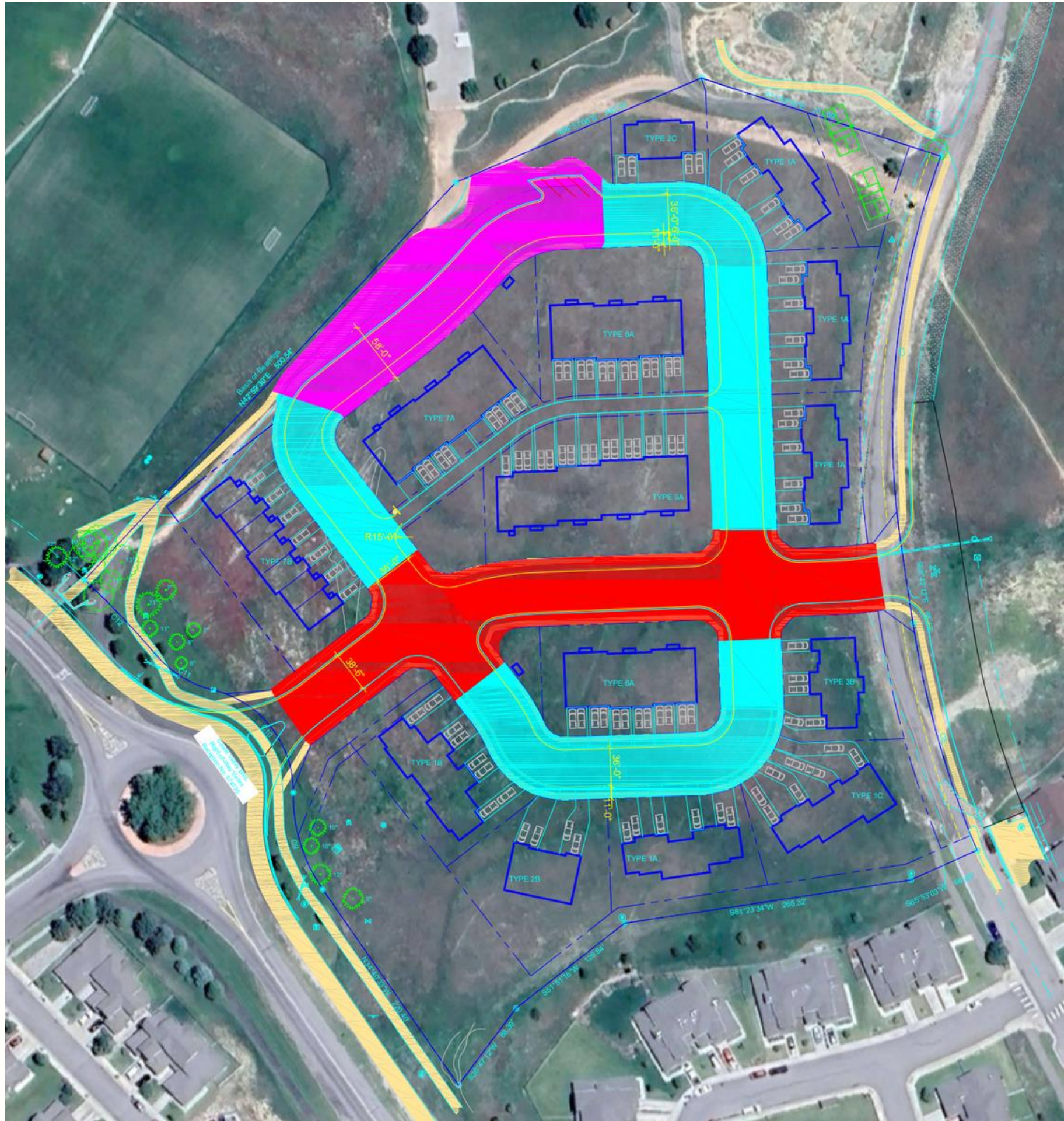
Trails Planning



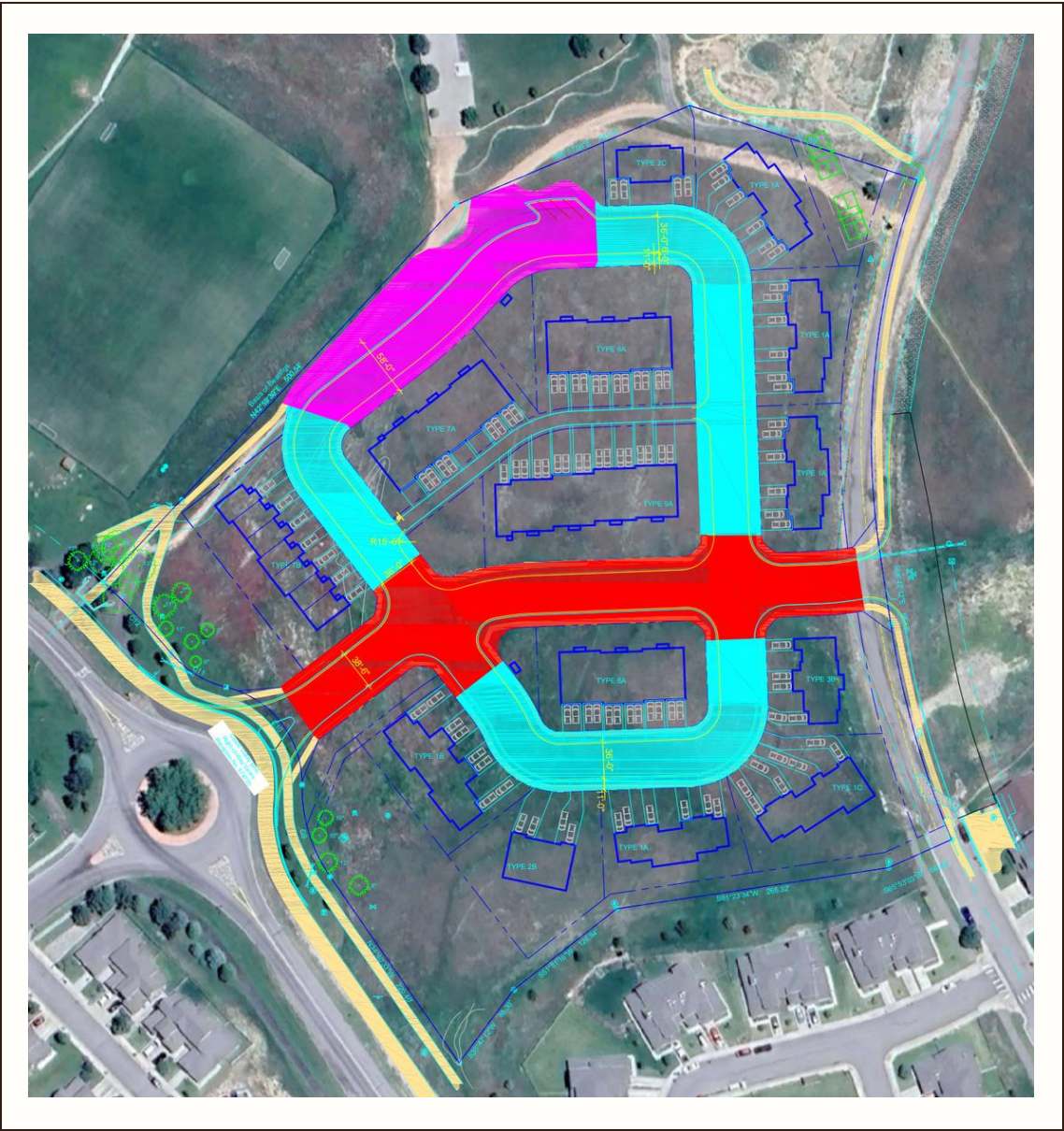
Traffic Circulation



Street Sections

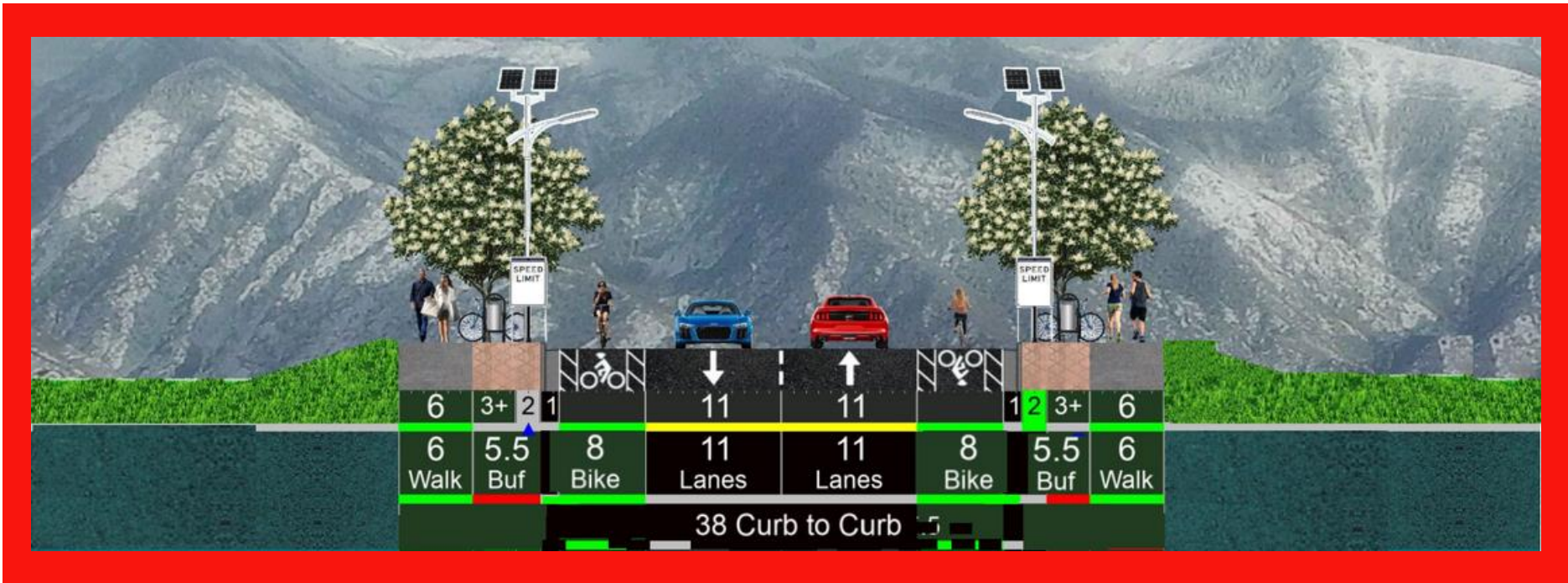


Option One

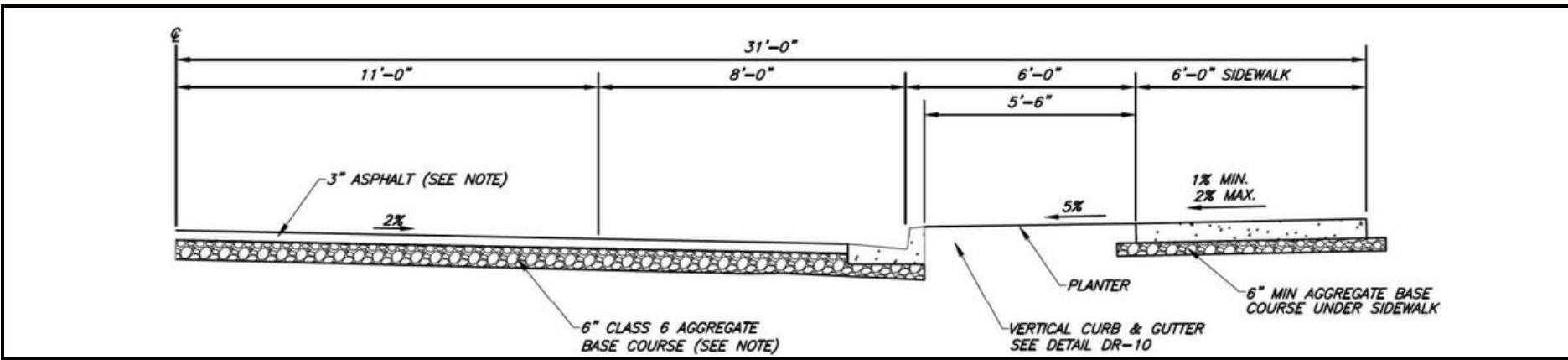


Right of Way
62 Feet
Silverado Trail

R.O.W 62 FEET



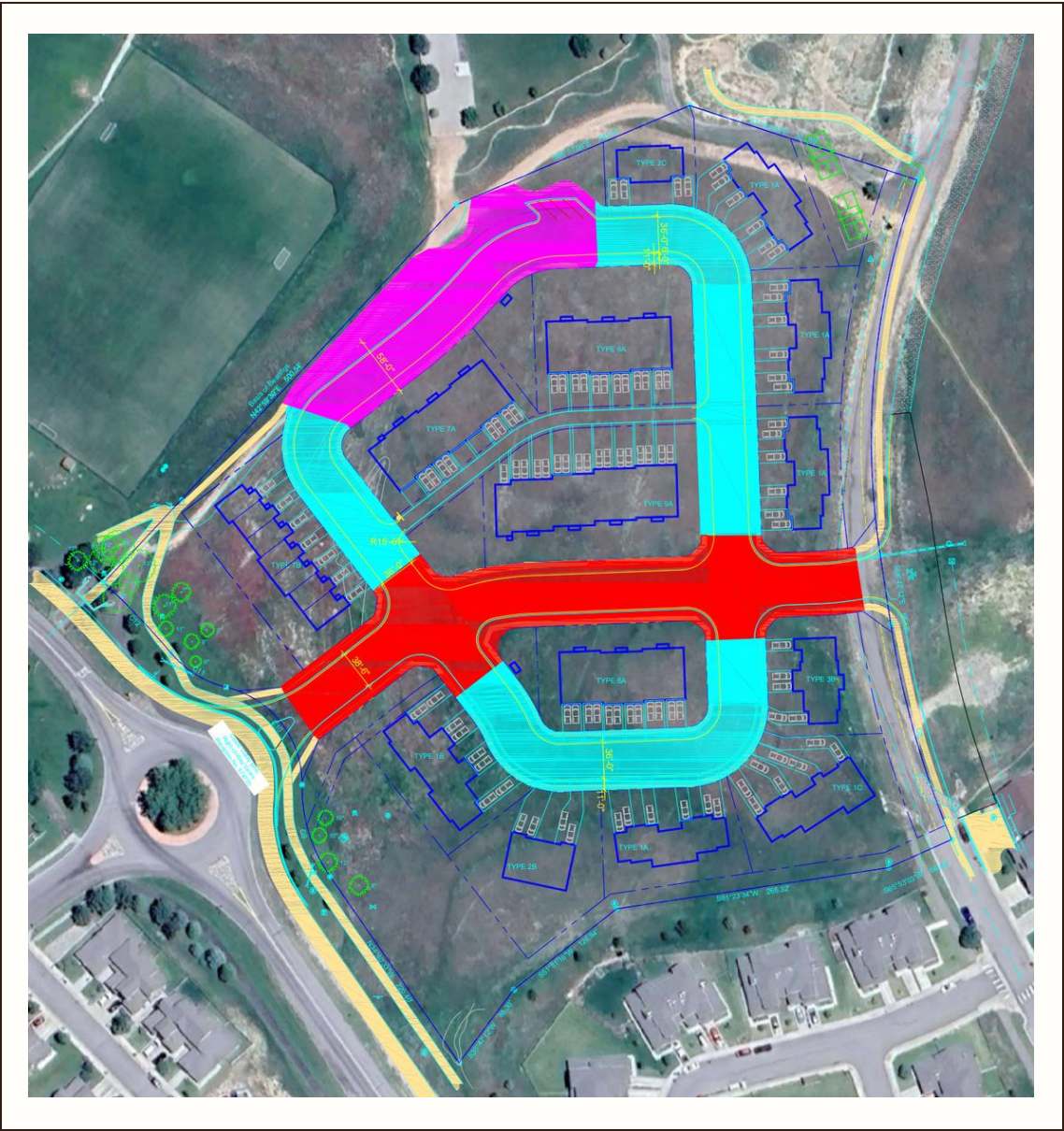
DEVELOPMENT PROPOSED



CITY STANDARD

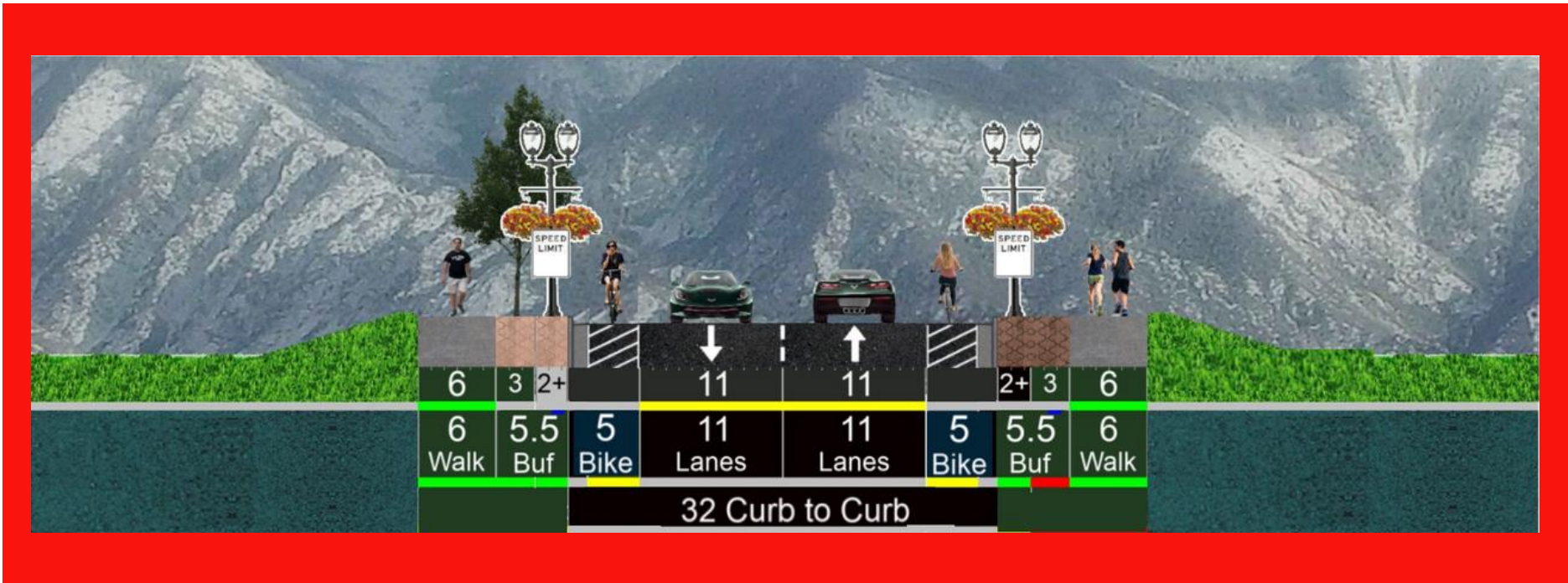
Designed as a vital collector and main thoroughfare within our development, the road features an 11-foot travel lane with no on-street parking to ensure smooth traffic flow and safety. A dedicated, marked bike lane promotes cycling as a safe transportation option. For pedestrian comfort and safety, 6-foot sidewalks are provided on both sides, separated from the road by a 5.5-foot landscaped buffer. This thoughtful layout enhances both aesthetics and safety for pedestrians and cyclists.

Option Two

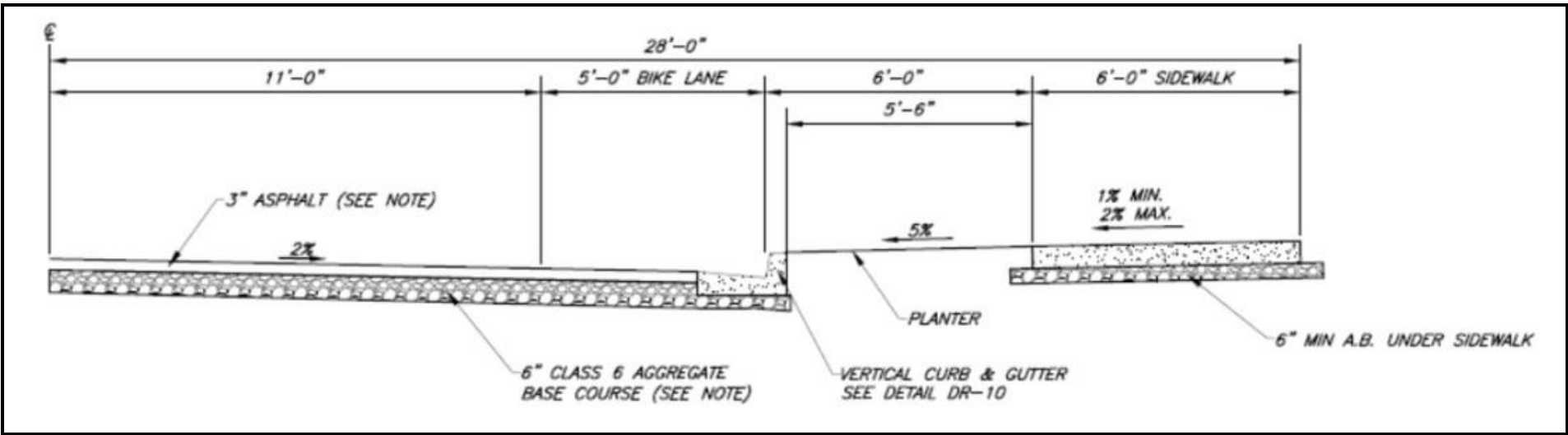


Right of Way
56 Feet
Silverado Trail

R.O.W 56 FEET

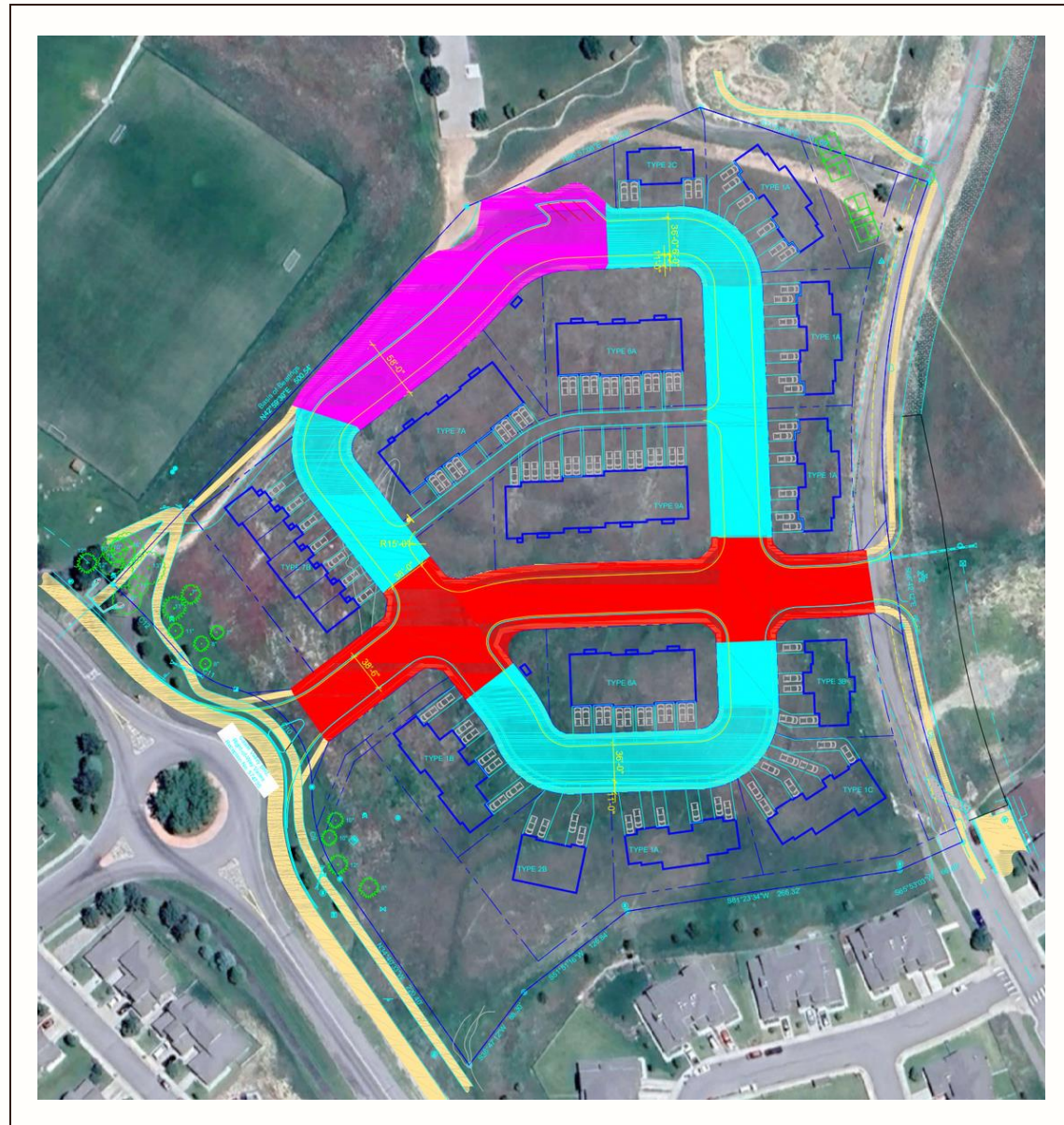


DEVELOPMENT PROPOSED



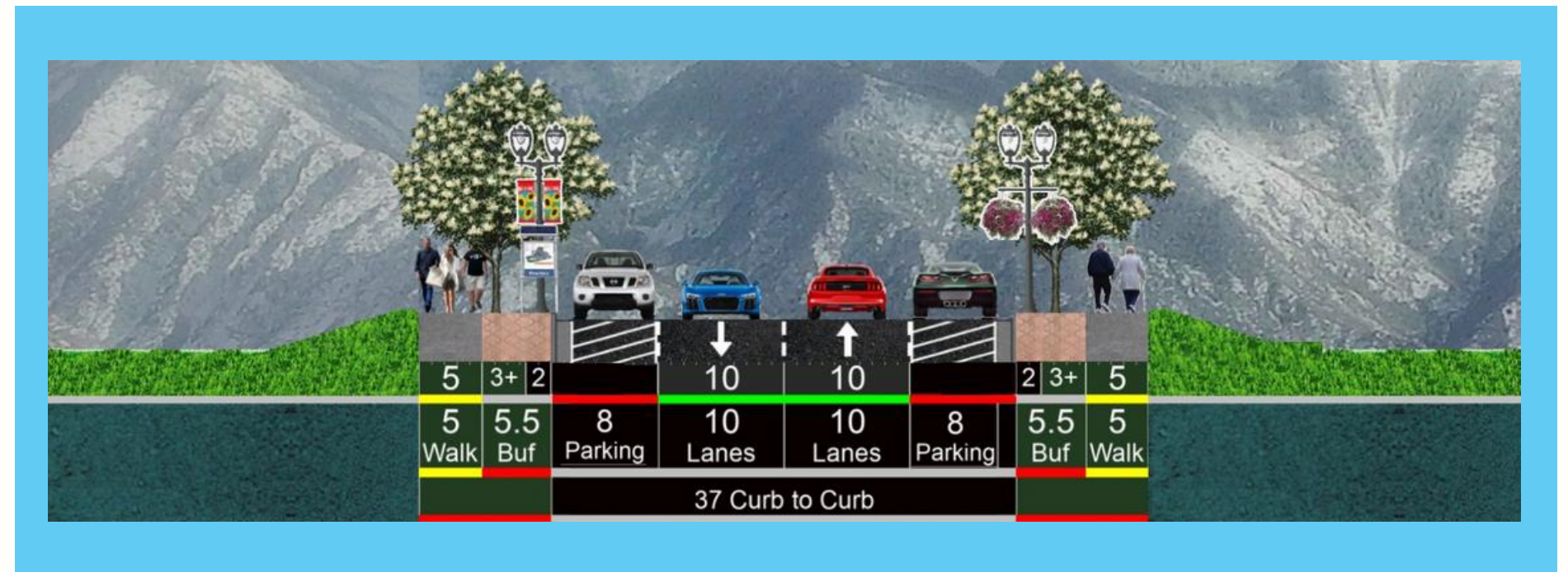
CITY STANDARD

Designed to enhance safety and traffic control, the road includes an 11-foot travel lane with no parking on either side to ensure smooth vehicle flow. A dedicated, marked bike lane supports safe cycling, while 6-foot sidewalks on both sides are separated by a 5.5-foot landscaped buffer. This layout improves pedestrian safety and adds to the area's overall aesthetic, creating a more pleasant environment for residents.

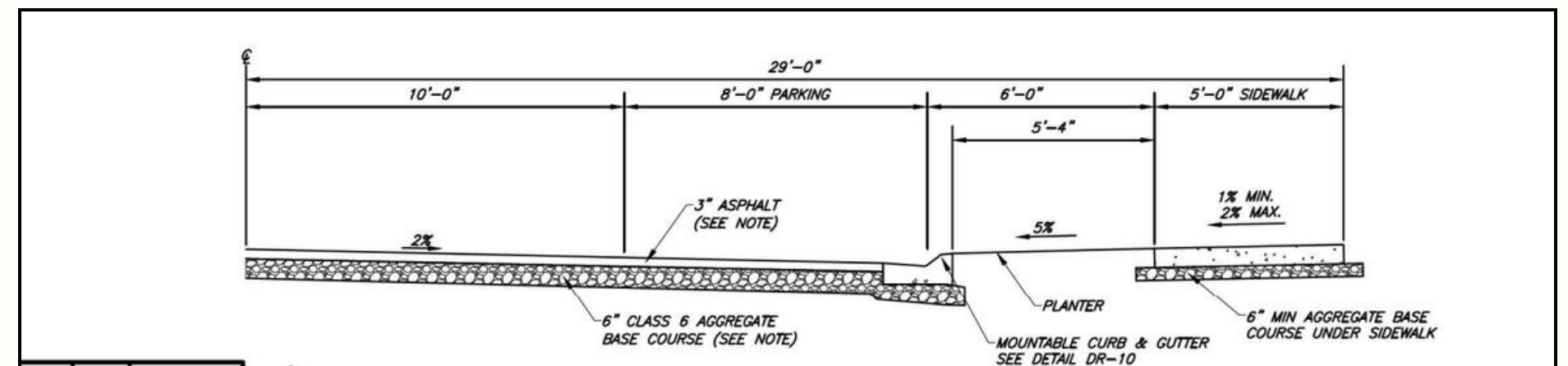


Right of Way 58 Feet North/South Loop

R.O.W 58 FEET

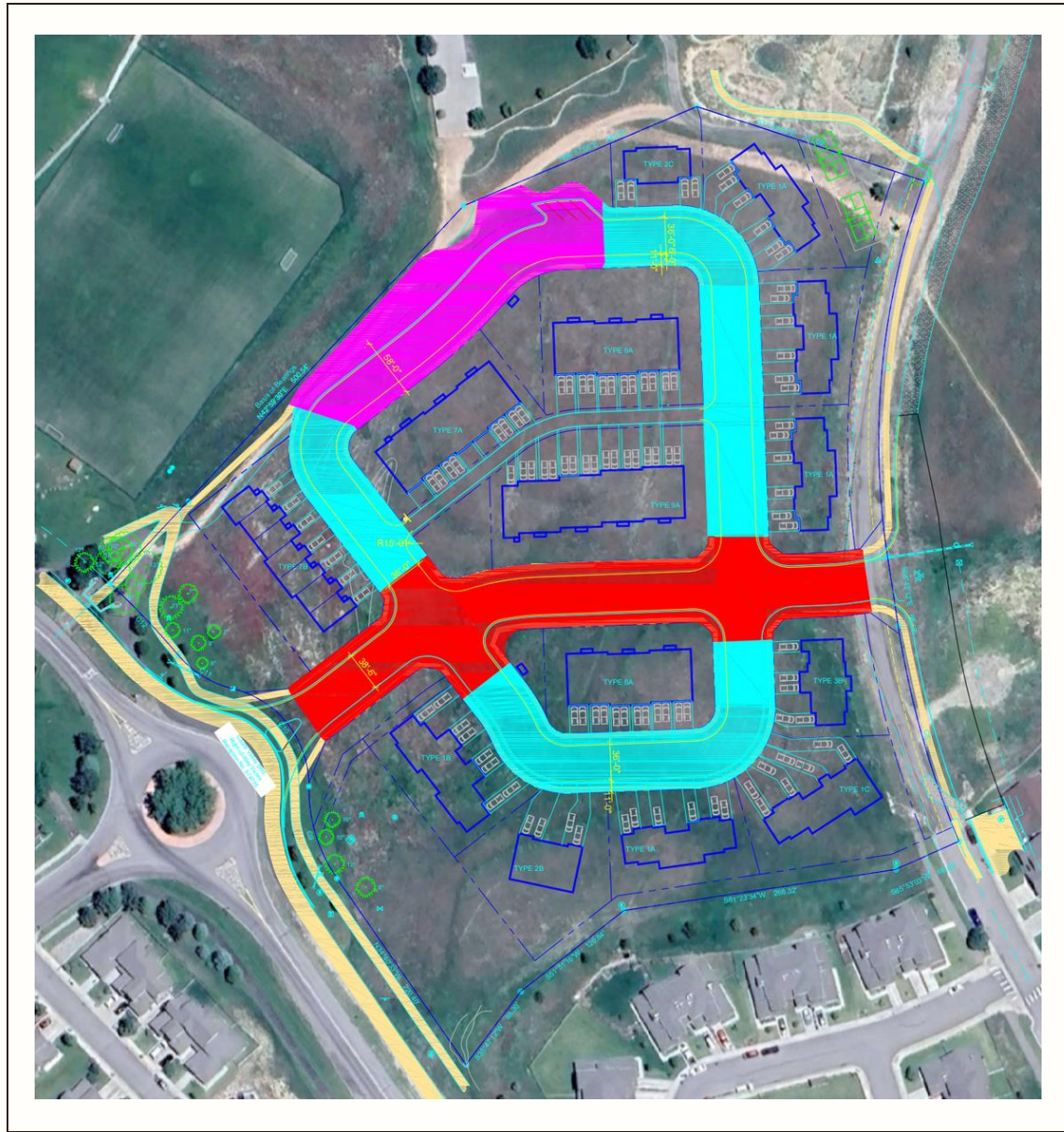


DEVELOPMENT PROPOSED

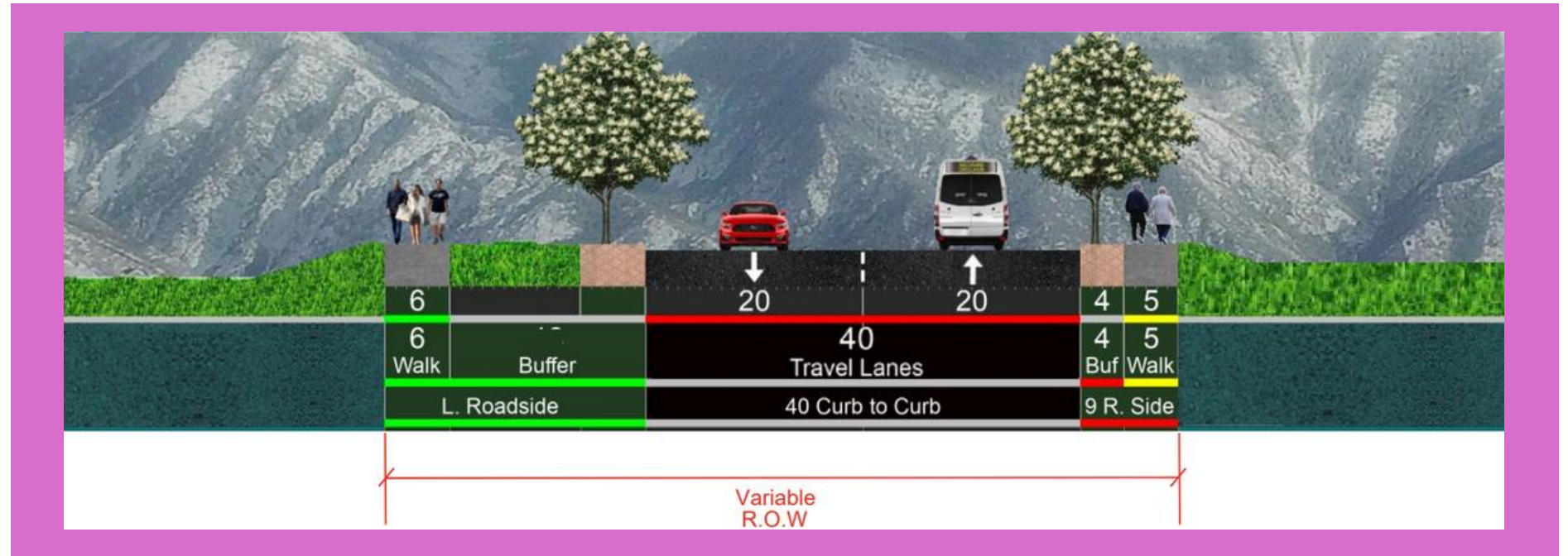


CITY STANDARD

Designed to enhance safety and traffic control, the road includes an 11-foot travel lane with no parking on either side to ensure smooth vehicle flow. A dedicated, marked bike lane supports safe cycling, while 6-foot sidewalks on both sides are separated by a 5.5-foot landscaped buffer. This layout improves pedestrian safety and adds to the area's overall aesthetic, creating a more pleasant environment for residents.

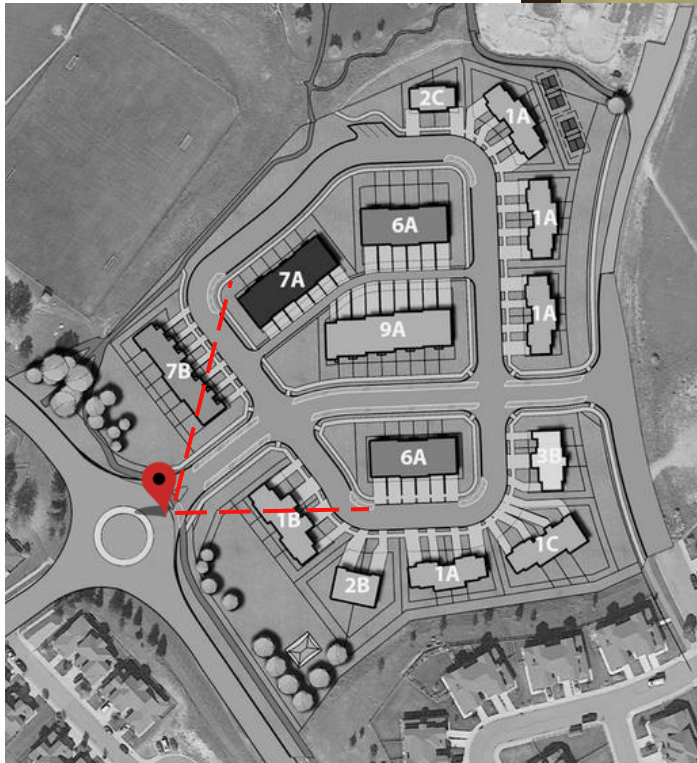


R.O.W VARIABLE



Right of Way Variable

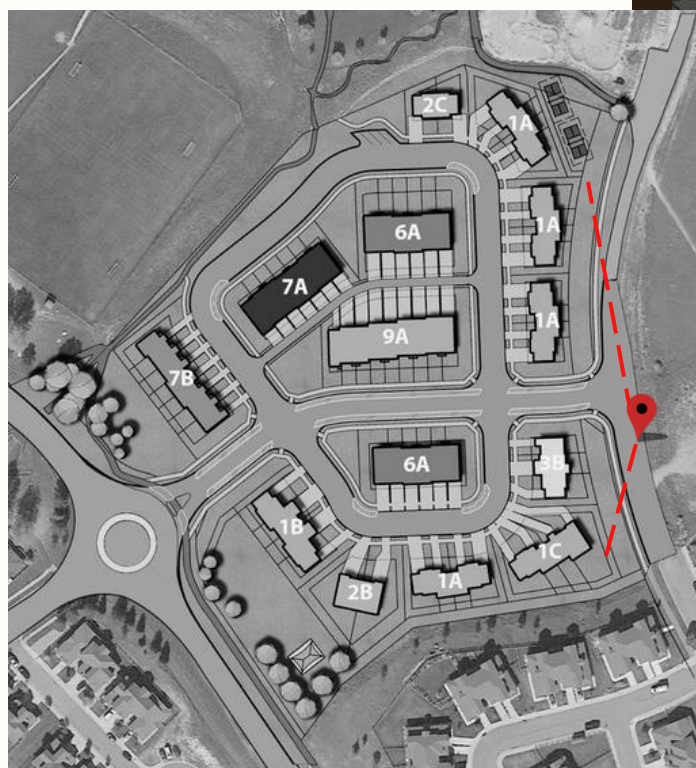
View Shed Analysis



Angle One



Angle Two



Angle Three



VIRTUS DEVELOPERS



KLUTCH
CONSULTANT LLC



Let's build the future
together.

April 3, 2025

Mr. Dave Reynolds, Town Administrator
Town of New Castle
P.O. Box 90
New Castle, CO 81647

**RE: TC Midwest - Archwood Townhomes
Sketch Plan Review**

Dear Dave,

Please let this letter serve to transmit our concerns and comments regarding the Sketch Plan review for the Archwood Townhomes submitted by TC Midwest. The project under review is the parcel that sits adjacent to the Katheryn Senor soccer field on the west, North Wildhorse on the north, Castle Valley Boulevard on the south and Castle Valley Ranch – Filing 12 on the east.

This project is proposed on the mixed-use property previously owned by Steve Craven that had considered demands of 16 EQR in the master planning effort for infrastructure sizing in 2000. As is seen in the sketch plan application, the intended number of units is proposed to change from 16 EQR to 66 EQR. Although their intent is to take advantage of the raw water irrigation reduction, the water EQR will drop to a proposed EQR rating of 48.5 while the sewage EQR will remain at 66 EQR. One point of review at preliminary plan submittal will be to coordinate with Town staff to determine the total count of the water EQR with the master plan to assure legal water supply availability for the use remains.

Another point to note is that we have conducted a cursory review of the infrastructure serving this at the elevated EQR levels and have determined that the infrastructure should have ample capacity to serve this use.

There will be the need to extend North Wildhorse from its current full cross section at the north/west end of Filing 12 to the north/west end of the property as it meets the south property line of VIX park. Sections 16.28.050 through 16.28.070 of the municipal code discusses the specific requirements related to street design for subdivisions. Section I of 16.28.050 deals with half street design/construction while 16.28.070 deals with requirements to bring adjacent roadways up to current standards. Given that the R2 development will be constructing North Wildhorse in this section to a standard that is less than the specific requirements, it would be our recommendation that the two developers work together to provide a code required section in front of this property.

Water and sewer should be accessible in the Castle Valley Boulevard corridor. Likewise, raw water service lines are accessible in the boulevard corridor.

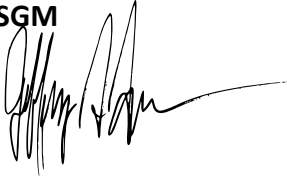
We have reviewed the proposed cross sections for the roadways and they appear to be consistent with the discussions and expectations that we have had as of late.

Offsite drainage will be an issue as the drainage flowing along the western portion of the property does have an extensive tributary basin. Grading may need to be considered to assure that the proposed units are protected from the 100-year flood. Note that incorporating offsite drainage is required to be addressed with the subsequent design submittals.

Upon your receipt and review, if you have any questions, please don't hesitate to contact me.

Respectfully submitted,

SGM



Jefferey S. Simonson, PE
Principal, Town Engineer

From: [Orrin Moon](#)
To: [Paul Smith](#)
Subject: Re: Updated site plan
Date: Thursday, March 27, 2025 6:32:30 PM
Attachments: [image001.png](#)
[Outlook-31rqyrpn.png](#)
[Outlook-hj3jsz4a.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul,

I have reviewed the TC Midwest/Archwood Town Homes digital presentation and have a few comments for the town.

1. I am seeing 8,320 SF to 1,553 SF buildings in this plan which calculates needed fire flow of 2,500 GPM to 1,500 GPM. The 2021 International Fire code (IFC) allows for a reduction in fire flow if the buildings are equipped with a 13 R fire sprinkler system. The reduction in fire flow can also affect the fire hydrant spacing for this development. 13R sprinkler systems in town homes should be considered.
2. Trees and bushes in along the sidewalks can obstruct fire hydrants. Landscape plan will be reviewed for this development to ensure that fully grown trees and bushes will not obstruct fire hydrants.
3. The interior access road will also be considered a fire apparatus access road. This road will need to be at least 16' wide to allow fire apparatus to get by a parked car on the road. This road should also be signed "no parking on roadway" or Fire Marshal approved wording.
4. The plans show main entrance road as Pyramid Drive. The upper and lower loop shall be named separately to allow for proper addressing of units. All road names shall be approved by Garfield Communications Authority, this will keep from having duplicate road names in the communications authority response area.
5. Page 28 show 40' travel lanes in all R.O.W drawings. Is parking allowed on both sides of the road with 12' travel lanes? Drawings need to show driving lanes and allowed parking.

With the limited drawings and no measurements this review is limited, additional requirements may be needed at time of plan review.

Thank You,

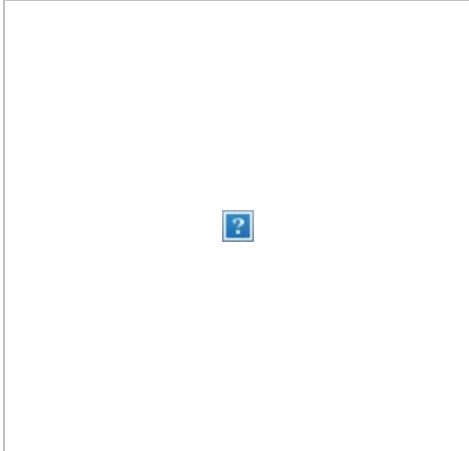
Orrin D. Moon

Prevention Division Chief/Fire Marshal

Colorado River Fire Rescue

970-625-1243

orrin.moon@crfr.us



From: Paul Smith <psmith@newcastlecolorado.org>

Sent: Wednesday, March 26, 2025 4:35 PM

To: Orrin Moon <Orrin.Moon@Crfr.us>

Subject: FW: Updated site plan

The site plan for this had a last minute update.

Thank you,

Paul Smith

Town Planner/Inspector

psmith@newcastlecolorado.org

(970) 984-2311 #108



From: Maarjan Pasha <maarjan@tcfuels.com>
Sent: Friday, March 21, 2025 3:53 PM
To: Paul Smith <psmith@newcastlecolorado.org>
Subject: Updated site plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

I wanted to share the updated Site plan with you.

We have changed the building's configuration a bit and connected the townhomes to be continuous.

Please let me know if you feel this will cause any changes or issues at Sketch.

Have a good weekend!

Maarjan

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, April 9, 2025, 7:00 PM**

Call to Order

Commission Chair Apostolik called the meeting to order at 7:03 p.m.

Roll Call

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

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

Meeting Notice

Assistant Bordelon 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

Castle valley Ranch PA 12 Sketch Plan, Filing 14

Planner Smith introduced TC Midwest, noting their return from 2024 with a different development proposal for the same area. He explained that TC Midwest was presenting a proposal for the property south and east of Kathryn Senor Elementary School. The new proposal included 66 town-home units in 14 buildings, all two-story. Planner Smith noted that this was the first of three stages in the land use process for New Castle: Sketch Plan, Preliminary and Final.

Maarjan Pasha, applicant and project lead introduced her team and expressed excitement for the proposed project in the hopes that it would be positive for the community.

Planner Smith reviewed his staff report (Exhibit A) and provided an overview of the project area, noting that it was zoned as mixed-use. He mentioned that TC Midwest also owned the Atkinson's properties, including the zoned 'mixed use' south of Castle Valley Boulevard, which gave them more flexibility in their plans. The proposed project, named Archwood Townhomes, was presented as a purely residential

development, with plans to consider commercial development elsewhere. He outlined the site plan (Exhibit B). He identified the overall approval criteria to include consistency with the town's Comprehensive Plan, compatibility with proposed zoning & density with neighboring properties, availability of town services, vehicle & pedestrian circulation and preservation of the natural characteristics of the land.

Planner Smith stated that TC Midwest felt it would be a better fit for the community to make the proposed development fully residential and reconsider commercial development further south, off of Castle Valley Boulevard. He noted that the feedback TC Midwest received last year from the community was a deciding factor in making the proposal completely residential. Ms. Pasha confirmed and said they were still in the early stages of discussions regarding commercial planning, as the residential development was their first priority. Planner Smith reminded the commission that Castle Valley Ranch had a cap on commercial space of 100,000 square feet.

Planner Smith confirmed the residential development met the smart growth values established over the years for New Castle. He said the development planned for recreational paths, pickleball courts that would be dedicated to the town and a kid's playground south of the development. He reviewed the roads, pedestrian crossings, right of ways and snow storage confirming the plan met the town's standards. He identified that the affordable housing would look different for this development as the townhomes would be sold, not rented by the developer. He outlined the square footage of the housing units: roughly 1,500 square feet for two bedrooms and 2,500 square feet for three bedrooms. Planner Smith touched on the desire for Net Zero and acknowledged it was in the comprehensive plan. He said the landscaping would be utilizing the raw water system. He acknowledged that the proposal would be a higher density project that Colorado Parks and Wildlife (CPW) would comment on, as usual. He identified the items the Town would manage, included in code, to be dogs off leash and fencing in relation to wildlife.

Planner Smith discussed roads and a small change that was made to design the driveways feeding into an alley instead of Silverado Trail for traffic flow needs (Exhibit C). He said the roads would be maintained by the town, less the alley. He added the suggestion to include a southbound turning right lane into the development from North Wildhorse Drive. He identified the on-street parking locations, north portion of the development and explained there was a line of sight issue adding any addition on-street parking within the development aside from two parking spaces south east across from unit 3B.

Planner Smith said the zoning is classified as MF-2, multifamily, which allows for a higher building height, generally 35 to 40 feet for a two story. Since this is a new application, he said discussions would come about regarding architectural design avoiding blockiness, heights and avoiding a feeling of imposingness. Planner Smith added that the development exceeds the off-street parking requirement, allowing 2 spaces per unit. He identified the mixture of driveway types including two car/ double garage driveways, single car/single garage driveways and two car/single garage driveways (Exhibit B).

Planner Smith said regarding town services that police are full staffed for the town's population. He added that Fire Marshal Orrin provided comments with no major concerns. Planner Smith said the higher density units would be on a fire sprinkler system. He acknowledged the road design was satisfied, leaving Public Works with no major concerns. He added there was plenty of planned snow storage available. Planner Smith stated that Commissioner Cotey commented that she felt the snow storage exceeded what was needed. He noted that Castle Valley Ranch did not require open space, but the development had designed open areas facing Castle Valley Boulevard, without the intention of dedicating to the town. He reiterated that the pickleball courts would be dedicate to the town, however.

Planner Smith reviewed the elevation and architectural design of the units (Exhibit D). He said TC Midwest addressed variation in building look and color scheme which was outlined as a concern in the Comprehensive Plan as well. He highlighted the individuality of each unit by their variation in dormers and gables, colors and materials. He stressed the point that TC Midwest wants feedback regarding ideas for design.

Planner Smith reviewed staff recommendations. He explained that after the sketch plan with Planning & Zoning, the development proposal would then be presented to Council, before TC Midwest organizes an Open House event for the community.

Chair Apostolik asked if TC Midwest considered breaking the townhomes into stacked single bedroom units on top each other. Ms. Pasha commented that TC Midwest wanted to build units that made the homeowner feel like it was their space, providing the opportunity for starter homes or smaller families. She added, the design with alternating materials and colors also catered towards that goal. Planner Smith commented that the zoning minimum square footage was 1,500sf and Council had previously expressed concern about building too small of residential units. Chair Apostolik asked when the buildout of the two lane roundabout would occur and if the TC Midwest and R2 Partners developments affected the timing of said buildout. Planner Smith said the buildout would be planned for but was not sure if those developments would trigger the roundabout buildout. He confirmed that there would be a traffic study conducted for each development with comments from the traffic engineers. Chair Apostolik asked what TC Midwest timeline would look like if approved. Ms. Pasha said they were ready to break ground as soon as possible in a directional order by each building. Planner Smith clarified that TC Midwest planned to complete the public infrastructure all in one phase then move on to constructing the building.

Commissioner McDonald asked if there was an agreement made between TC Midwest and R2 Partners for a shared corridor for development. Planner Smith said it was not approved yet, but there was time to finalize an agreement. Commissioner McDonald commented he liked Planner Smith's suggestion for a right turn lane into Silverado. Commissioner McDonald asked what the idea was for a HOA. Ms. Pasha said TC Midwest researched some companies in the area, but decided to wait on any decisions until they received feedback from the commission regarding their development proposal.

Commissioner Parks asked about a mention of RV parking availability and questioned where there would be space to accommodate. Planner Smith clarified that the thought was to provide regular parking, on the site plan there were four reserved RV parking spots on North Loop. Commissioner Graham Riddile said he preferred not to have designated RV parking. Commissioner Rittner agreed.

Commissioner Parks stated he liked Commissioner Cotey's comment of building a significant berm on Dancing Bear to buffer kids/pedestrians from the main road of Castle Valley Boulevard (Exhibit E). Chair Apostolik said he did not agree with Commissioner Cotey's comment about moving the pickleball courts in that vicinity due to a lack of parking.

Commissioner Rittner asked how TC Midwest planned to manage trash collection. Ms. Pasha said each garage was planned with enough room to accommodate individual trash bins for each unit. Alt. Commissioner Rittner asked about landscaping and fencing. Ms. Pasha said they do not have a landscaping plan yet and planned to keep the fencing similar to neighboring subdivisions.

Commissioner Graham Riddile expressed the importance of making sure there was no on-street parking on Silverado Trail. He commented that 62 feet width road may invite parking on the road. He said if there were no bike lanes, the road could be narrowed. Commissioner Graham Riddile asked for the strategy for completing North Wildhorse. Planner Smith said North Wildhorse would be connected north to south drive lanes by R2 Partners. He clarified that the cost share would include all of North Wildhorse, based on a traffic count. Commissioner Sass asked what the parking plan was for North Wildhorse. Planner Smith said on-street parking was planned for both sides of the road on North Wildhorse.

Commissioner Graham Riddile said TC Midwest would be the first developers dealing with housing affordability in a home sale capacity. He asked if TC Midwest was open to providing any of the units as deed restricted, where the town would manage the program. He said 6 units would be ideal. Ms. Pasha expressed interest and said she would discuss with the TC Midwest team. She said the goal was to sell the units, even presale, with efforts to make them as affordable as possible. She added that the pricing would be a balancing act of providing a good quality product at a fair market to sell the units successfully.

The commission expressed gratitude toward TC Midwest returning and incorporating the feedback they received from their first development proposal. Ms. Pasha reiterated their desire to develop a product that best fit the community and expressed excitement for their current proposal.

Staff Reports

Planner Smith said Coal Seam was planned to present end of May, 2025 as an approved combined application. He added that Lauren Prentice joined Amanda Poindexter in energy consulting and Remi Bordelon transitioned to the Building and Planning Department.

Commission Comments and Reports

Commissioner Parks reported that the Historic Preservation Commission was working on completing the forms to request designation of the town cemetery with state assistance from History Colorado.

Review Minutes from Previous Meeting

MOTION: Commissioner Sass made a motion to approve the January 22, 2025 meeting minutes. Chair Apostolik seconded the motion and it passed unanimously.

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

Remi Bordelon, Assistant to the Town Planner

Exhibits

- Exhibit A – Staff Report for PA 12 Sketch Plan, Filing 14
- Exhibit B – TC Midwest Site Plan
- Exhibit C – Arial Site View
- Exhibit D – Elevation Plan
- Exhibit E – Commissioner Cotey's Comment Letter

DRAFT

Exhibit A



Town of New Castle

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

Planning & Code Administration Department

Phone: (970) 984-2311

Fax: (970) 984-2716

Staff Report

**Castle Valley Ranch PA 12, Filing 14
Sketch Plan
Planning Commission – April 9th, 2025**

Report Compiled: 4/3/2025

Project Information

Applicant:

Maarjan Hashami

Applicant's Mailing Address:

17774 Preston Rd.
Dallas, TX 75254

Phone/Email:

469-531-4115/maarjan@tcfuels.com

Property Owner:

TC Midwest LLC

Owner Mailing Address

17774 Preston Rd
Dallas, TX 75254

Proposed Use:

66 Multi-family Residential Townhomes.

Parcel Acreage:

10.32 acres

Open Space:

~2.02 acres or 19.3%

Underlying Zoning:

Mixed Use MU-1

Proposed Zoning:

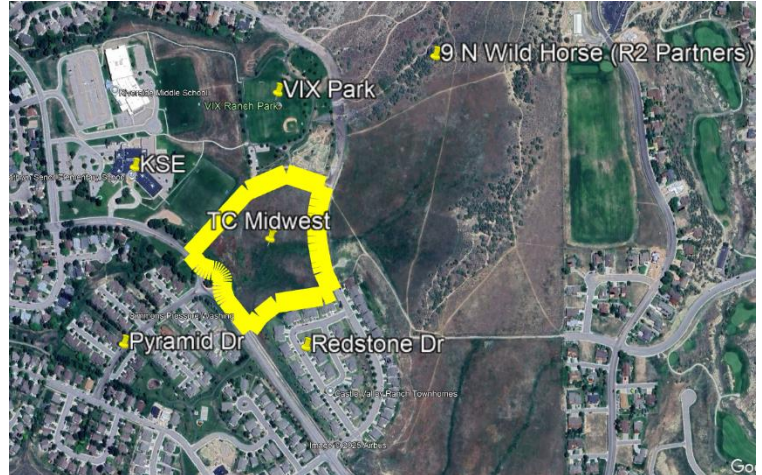
Castle Valley Ranch MF-2

Surrounding Zoning:

SF & multifamily homes (N Wild Horse Dr., Redstone Dr,
CVB);
Parkland (VIX Park)
Residential zoning (CVRI)
School (Kathryn Senor Elementary)

I Introduction

TC Midwest, LLC originally submitted a sketch plan application in February of 2024 proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley Blvd. (CVB) roundabout near Kathryn Senor Elementary and across from Pyramid Dr. That plan included various commercial occupancies in several phases. With the feedback received from the meeting, the Applicant moved to reconsider alternative uses more consistent with the surrounding neighborhood.



The current proposal reflects the outcome of that reconsideration. The plan now proposes all residential, comprised of 66 townhome units in 14, two-story buildings (**Exhibit A, pg. 11**) priced at fair market value. Road designs are to comply with town standards and will be aligned with existing intersections. Open space will include areas for snow storage, a kids park along CVB, and potentially two public pickleball courts integrated with VIX Ranch Park.

The sketch plan is the first of three application steps – sketch, preliminary, and final – required for new planned unit developments (“PUDs”) & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities & infrastructure, substantial conformance to the comprehensive plan, and any adverse impacts to the Town. The review provides the Applicant with preliminary, nonbinding feedback from Staff, the Planning Commission, and Town Council before significant expenses are incurred. Though no approvals are made at this initial step, constructive feedback is anticipated.

II Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. Any proposal should show general conformity to the following (MC 17.100.040(E)):

1. Consistency with the comprehensive plan;
2. Compatibility of proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions;
3. Availability of town services from public works, fire, and police;
4. Vehicle, bicycle, and pedestrian circulation; and
5. Preservation of the natural character of the land.

1) Is the proposal consistent with the comprehensive plan?

Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). Substantial conformance to the CP may include:

- ☐ *Fostering distinctive, attractive communities with a strong sense of place and quality of life.*
- ☐ *Demonstrating a fully-balanced community and land use structure.*
- ☐ *Ensuring a mix of uses that complement existing land-use patterns.*
- ☐ *Creating walkable communities and encourage multi-modal transportation.*
- ☐ *Balancing housing types that support a range of affordability.*
- ☐ *Preserving open space, natural beauty, and critical wildlife habitat.*
- ☐ *Encouraging economic development.*
- ☐ *Providing efficient and cost-effective services.*

Balanced Community: To begin, the proposal pairs well with a number of New Castle goals and values, central being a commitment to quality of life. With this value in mind, the Applicant proposes to repurpose the underlying mixed-use zoning with a fully residential site plan. Commercial uses, they maintain, will be considered at a more suitable location (**Exhibit A, pg. 10**). Though “all residential” is potentially a better fit for the location, it will be imperative for P&Z and Council to recognize the growing deficit of commercial prospects in New Castle with each deferment of commercially zoned land. The Applicant is prepared to discuss this concern and the possible relocation of commercial on other properties they own.

Smart Growth: The project favors Smart Growth (**Goal CG-5**) including sensitivity to aesthetics – employing architectural features already observed in Town –, recreational opportunities – including trails, courts, a playground, and seamless access to VIX park –, and livability – attention given to safety, vehicle circulation, and pedestrian priority (**Goal RT-1**). The Applicant’s future commitment to a TBD commercial property along CVB will help right the imbalance of needed goods and services in the immediate vicinity. Staff would encourage improving the sense of place with improved outdoor living areas within each lot including larger, covered patios and/or decks.

Affordability: A higher density, multifamily development comprised of two and mostly three bedroom units should advance more affordable housing options compared to other places in Town. Floor plans will range from 1,500sf to 2,500sf and should track current market rates. Seven of the 66 units will be two-bedroom, the rest are three-bedroom designs of various sizes. Staff have been in only initial conversations with the Applicant about possibilities for workforce housing. Guidance from P&Z and Council on the matter will be welcomed.

Trails/Open Space/Recreation: The site plan establishes a baseline commitment to pedestrian friendly communities and active open space (**Exhibit A, page 15**). The development will memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park. Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to nearby locations.

The Applicant has volunteered to dedicate a new pickleball hub to the northeast of the development. Applicant installed and Town maintained, the pickleball courts will be a perpetual Town-wide amenity. Lastly, a children’s play area on the south end of the property will be available to kids and families walking home from school.

Preserves Natural Environment: New Castle is committed to stewardship of the natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify and protect critical environmental resources (**Goal EN-1**). Though CPW defers comment until the preliminary stage, the surrounding areas of the property have historically been recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.

New Castle also endorses sustainable building that minimizes the consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will be important for the Applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable options manifested in new developments throughout the Valley. No less should be expected of this proposal.

Raw water is being considered as the means to irrigate landscaping (**Exhibit A, pg. 13-14**). Raw water is non-potable water which bypasses the town's treatment facility thereby eliminating the processing step. The Applicant also receives a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately an economic and sustainability win for all involved.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions?

Land Use: The Applicant has elected to develop under the CVR **MF-2** zoning criteria. According to MC 17.104.080, MF-2 is a "multifamily district allowing higher density including apartments." The following land uses are permitted by right:

- Attached dwelling units with rear yards;
- Patio homes;
- Attached dwelling units in structures containing more than two units
- Parking;
- Playgrounds;
- Trails;
- Open space;

The MF-2 also permits the following density and area standards:

- Minimum lot area of 2,200sf;
- Minimum lot area per dwelling unit 1,600sf;
- Maximum building height of 40'
- Minimum front yard setback 18';
- Minimum side yard setback of 0';
- Minimum rear yard setback of 10'
- Minimum distance between buildings of 10';
- Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more units/building + 1 for recreational vehicles per 5 dwelling units;

The proposal adopts strictly permitted uses, with structures complying with density and separation. Compliance with building height limits is still indeterminant based on the provided elevations (**Exhibit A, pg. 27-28**). However, the Applicant expects to fully comply with the required 40' height limits as defined for CVR. Setbacks will be finalized at the preliminary application. These provisions aside, the Planning Commission should prioritize ways of mitigating the potential visual impacts of building massing to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways visual impacts can be attenuated. Some of these elements have been included in the renderings (**Exhibit A, pages 36-38**).

Off-Street Parking: The purpose of off-street parking in the PUD "is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land

uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC 17.104.100). The following off-street parking standards apply:

- Duplex, tri-plex or four-plex – Two spaces per dwelling unit;
- Five or more dwelling units in one structure – One and one-half spaces per dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;

Per the standards, required off-street parking totals 125 spaces. The Applicant shows approximately 194 spaces on the site plan (**Exhibit A, 15**). Regardless of the overage, Staff recommends a minimum of two-car width driveways for single car garages to solve for issues related to garages used as storage rather than vehicle parking. This tendency inevitably results in “tandem” parking which induces residents to park at least one car on the street which further aggravates street congestion and sometimes compromises safety. The Applicant invites P&Z’s input as to whether seasonal/RV parking should be included with the proposal. Committing to the full allocation of RV parking would mean a loss of 10 spaces otherwise available for conventional vehicles.

On-Street parking: On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in a project design. ROW cross-sections are illustrated in **Exhibit A, 32-34**. The recently adopted Town standard commits to a 58’ ROW cross-section with parallel parking on both sides of the street (**Exhibit A, page 32-33**) and minor collectors reaching 62.5’ right-of-way. The Applicant shows adaptations of these standards to better accommodate driveways and traffic flow. **Exhibit A, page, 15** shows parking mainly on the interior radius of the loop road with “bump-outs” for pedestrian safety and improved line-of-site. On-street parking has been omitted on Silverado Trail to facilitate two bike lanes. P&Z should consider whether bike lanes are a reasonable substitution for on-street parking in this area. The central alleyway will be a narrower 12’ drive with travel in both directions.

3) **Is there availability of town services from public works, fire, and police?**

Police: There is little indication that police service would be compromised with the added traffic. However, the Police Department is currently fully staffed with 11 officers. Generally, additional officers are considered for every 1,000 resident increase.

Fire: In response to the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of structures and improving defensible space (**Goal EN-8**). Recently, such measures were codified with the adoption of the 2021 International Fire and Wildland-Urban Interface Codes. Structures are required to use materials with better ignition resistance than more conventional materials. Limiting the combustion properties of a structure reduces fuel loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire incident. Vegetation or landscaping surrounding new structures will also be scarcer than before with separation from structures and other combustible materials.

Public Works: The CVR Master PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present, the CVR PUD has no commercial space developed. The current sewer treatment plant is sufficiently sized to process the full build-out of both CVR and Lakota.

Raw Water: Raw water is available at the roundabout on CVB and VIX Park and is expected to irrigate all lots and common areas within the new PUD.

Streets/Snow Storage: Other than the central, interior alleyway, all roads will match the Town standards. Snow storage totals are not currently tabulated, however separated sidewalks coupled with designated storage locations should be adequate to the task. Adequate snow storage is crucial for public safety, cost savings, and quality of life.

Due to the traffic demands for future residential development east of N Wild Horse Dr., Staff is studying the possibility of a committed southbound right-turn lane at the intersection of N Wild Horse and Silverado. The intent here is to reduce the projected traffic congestion at the two-way stop of CVB and N Wild Horse by encouraging vehicles to head immediately west to the CVB roundabout.

*Open Space: The Applicant has made efforts to integrate open space in three locations (**Exhibit A, 12, 15**). The kid's park, the pickleball courts, and the central open space will be available to all residents and will complement other amenities in VIX Park.*

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Because the main roads will be built to Town requirements, the anticipated detached sidewalks will provide a safer and more enjoyable pedestrian experience. Driveways fronting Silverado Trail have been removed to expedite vehicle travel through the parcel. The higher density and associated disrupted lines-of-sight, it will be important for streets to have high visibility crosswalks, preferably with bump outs, placed in priority locations. The development will also dedicate the connecting trail from the CVB pedestrian culvert to the Dog Park. This path should be modestly landscaped and dimly lit along its route.

5) Is the natural character of the land preserved?

The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft (~4% slope). Such slopes are rarely problematic from a design standpoint and therefore structural steps or terracing of landscaping should be minimal, if necessary at all. Nevertheless, the Applicant should demonstrate material balance of expected cut-and-fill before construction commences. The structural designs appear to preserve and match existing grade features and follow uniformly with the current slope.

To conserve water and limit landscape maintenance such as mowing, staff requests the applicant consider drought resistant vegetation and seeding of native grasses to restore disturbed areas to their original state. Sod with landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

Staff recommends landscape berms to obscure traffic noise and headlights along CVB and attenuate noise adjacent to the pickleball courts (see Eagle Ridge Ranch development).

IV Staff Recommendations

- A. The applicant shall comply with all recommendations of the Town Engineer, Town Public Works Director, and Town Attorney provided in response to review of the Application.
- B. Demonstrate how the property will be managed through the HOA or sub-association including a draft of proposed covenants.
- C. Provide a lighting plan demonstrating that exterior building lighting will be dark-sky compliant per the Comprehensive Plan.

- D. Identify all permanent snow storage easements on the final plat.
- E. Specify on the final plat any open space maintained by the HOA and open space maintained by the Town, if applicable.
- F. Request approval of street names through Garfield County Communications to avoid any duplication of names in the county dispatch area.
- G. Consider landscape berms to mitigate traffic & pickleball noise as well as light trespass along CVB.
- H. Party walls shall be designed with a shaft-liner system consistent with UL- U415 (or similar) and approved by the Building Official.
- I. Any trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism. Any trash receptacles for units shall be of a bear resistant type and stored inside the garage.
- J. All site specific development applications 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.
- K. Extend raw water infrastructure from existing stub-outs into the new development.
- L. Provide a water sampling station per the recommendations of the Town Engineer and Public Works Director.
- M. The Town agrees to facilitate cost recovery for the construction of N Wild Horse Dr in accordance with the provisions of the Cost Recovery Agreement approved by Resolution TC 2025-7 (Exhibit B) as defined in the subdivision improvements agreement (Exhibit M) of Ordinance TC 2025-1 otherwise known as Castle Valley Ranch Filing 13 "9 N Wild Horse".
- N. Prior to the recordation of the plat, the Applicant shall enter into a subdivision improvements agreement with the Town.
- O. The sale of individual lots or units within the development may not occur until a plat creating the lot or unit is recorded with Garfield County.
- P. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this application, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

V Next Steps

Comments and recommendations made by staff and the planning commission should inform future revisions made to the application prior to Council review.

After Council sketch review, but prior to the preliminary plan application, the applicant shall conduct a **community open house meeting** with the public. The Applicant shall notify the town of the date of the community open house and notice the community open house according to the Town's public hearing notice procedures set forth in Section 16.08.040, except that notice to mineral owners is not required.

The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date of Council's review. If the applicant does not submit a preliminary PUD plan application within said year, the applicant may be required to submit a new sketch plan application before filing a preliminary plan application. Similarly, if applicant's preliminary PUD plan application includes substantial and material (e.g., proposes new uses, higher density development, new or additional variances, etc.) changes from the original sketch plan, the Town Administrator may require the applicant to conduct a new sketch plan review.

VI Sketch Plan Exhibits:

- A. Applicant Sketch Plan Submittal – April 4th, 2025
- B. Land Development Application – March 7th, 2025
- C. Comments from Fire Marshal – March 27th, 2025
- D. Comments from Town Engineer – April 3rd, 2025

SITE DATA SUMMARY TABLE

SITE ACREAGE	10.317 ACRES
ZONING	MF-2
PROPOSED USE	TOWNHOMES
RESIDENTIAL/LOT AREA	216,910 S.F. (48.2%)
OPEN SPACE/LANDSCAPE AREA	86,865 S.F. (19.3%)
PAVEMENT AREA	88,438 S.F. (19.6%)
TOTAL UNITS	66
PARKING REQUIRED OFF STREET	121.5
PARKING PROVIDED OFF STREET	205
PARKING PROVIDED ON STREET	4

PARKING SUMMARY TABLE

BUILDING TYPE	PARKING REQ'D PER UNIT	SEASONAL REQUIRED (1/5 DWELLINGS)	NO. OF UNITS	REQUIRED PARKING
TYPE 1A	2.0	0	16	32
TYPE 1B	2.0	0	4	8
TYPE 1C	2.0	0	4	8
TYPE 2B	2.0	0	2	4
TYPE 2C	2.0	0	2	4
TYPE 3B	2.0	0	3	6
TYPE 6A	1.5	2.4	12	20.4
TYPE 7A	1.5	1.4	7	11.9
TYPE 7B	1.5	1.4	7	11.9
TYPE 9A	1.5	1.8	9	15.3
TOTALS			66	121.5

Site Plan

THE CONCEPT



BUILDING TYPE	NUM. OF UNITS	NUM. OF BLDG. TYPES	BEDROOMS PER BUILD.	FULL BATHS PER BUILD.	HALF BATHS PER BUILD.	CAR GARAGE PER BUILD.	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1A	4	4	12 (48)	8 (32)	4 (16)	4 (16)	5,286 SF	21,144 SF
TYPE 1B	4	1	10	8	4	6	6,622 SF	6,622 SF
TYPE 1C	4	1	12	8	4	4	5,513 SF	5,513 SF
TYPE 2B	2	1	6	4	2	2	3,174 SF	3,174 SF
TYPE 2C	2	1	4	4	2	2	2,720 SF	2,720 SF
TYPE 3B	3	1	7	6	3	4	4,594 SF	4,594 SF
TYPE 6A	6	2	18 (36)	12 (24)	6 (12)	12 (24)	9,258 SF	18,516 SF
TYPE 7A	7	1	21	14	7	14	10,801 SF	10,801 SF
TYPE 7B	7	1	21	14	7	7	8,981 SF	8,981 SF
TYPE 9A	9	1	26	18	9	17	13,508 SF	13,508 SF
TOTALS	66	14	191	132	66	96	---	95,573 SF



Aerial Site View

OUR VISION





06 ELEVATION TYPE 3B
SCALE 3/16" = 1'-0"



05 ELEVATION TYPE 2C
SCALE 3/16" = 1'-0"



04 ELEVATION TYPE 2B
SCALE 3/16" = 1'-0"



03 ELEVATION TYPE 1C
SCALE 3/16" = 1'-0"



02 ELEVATION TYPE 1B
SCALE 3/16" = 1'-0"



01 ELEVATION TYPE 1A
SCALE 3/16" = 1'-0"

MEMO

RE: Castle Valley Ranch PZ 12, Filing 14 Sketch Plan Application

April 8, 2024

To Town of New Castle Planning Commissioners and Maarjan Hashami (applicant),

First, I would like to extend a sincere thanks to the developer, TC Midwest, LLC, for considering the commission's comments and community concerns from the previous sketch plan. I find the proposed sketch plan more compatible with the comprehensive plan and contextually appropriate with the surrounding neighborhood areas. I look forward to your continued involvement in the future of New Castle.

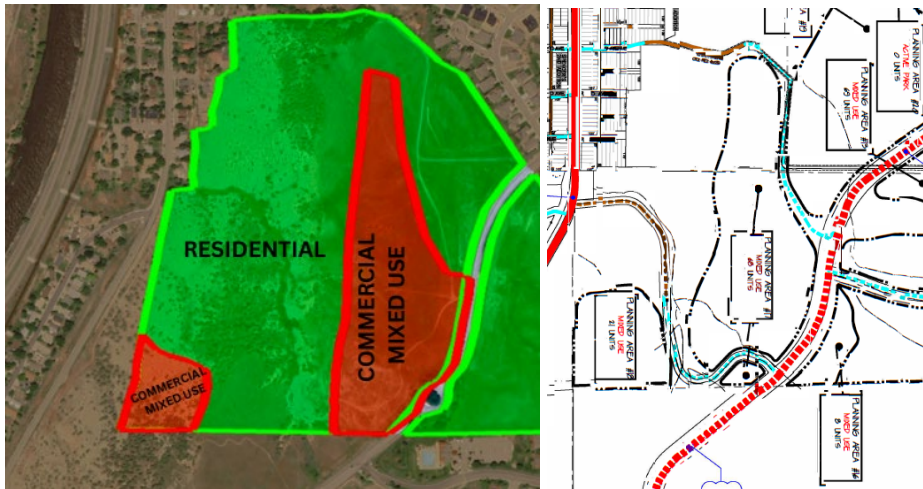
I apologize that I cannot attend this evening due to family obligations. I wanted to share my thoughts and reflections on the application so that you might consider this feedback as you move forward to a preliminary application in the future. I recognize some of these comments may be addressed in future applications or projects, but may have some relative pertinence as this application moves forward. I also recognize the presentation from the developer may answer or address these comments, as I am only responding to the materials in the packet and staff memo.

Please find below my thoughts on various aspects of the application, for your consideration.

Commercial.

- As noted in the staff memo, I recognize the importance of commercial/retail to sustain New Castle residents and support a balanced budget for the Town. The proposed location for future commercial development is a better alternative to the previous application. This location is more centralized to both CVR and Lakota residents and may offer more retail viability- and ultimately success for both the developer and our residents. This location may also allow for synergies with proposed Lakota development at Castle Valley Blvd. and Faas Ranch Road.
- I am curious about the developer's future street alignment in this area, with the commercial extending back from Castle Valley Blvd. and the corner of mixed use to the southeast. Access off the Lakota Roundabout seems to make sense and serve as a good use of this existing infrastructure. The master street plan shows

connections through this area roughly in alignment with the red indicated in the application.



- I look forward to learning more about this in the future proposals.

Housing.

- **Affordability.** It seems there would be an opportunity for at least 2-4 deed restricted units here. 6 units would equate to roughly 10%, which is on par with what you might see in other communities in the Roaring Fork Valley. Other proposals have offered creative solutions, such as partnership with Habitat for Humanity, and I am open to alternatives for how the developer may want to address this community need.
- **Unit Mix.** I appreciate the mix of unit sizes on the site. On this parcel, adjacent to the school and park, units designed for families of all sizes a great opportunity and will support our community residents.
- **Density and Site Planning.** This is just a suggestion, but I do think there could be more units to better maximize the site and infrastructure. Most notably, in the center. Alleys are typically a tool to allow for a more dense typology, such as row townhomes. If snow storage could be accommodated in the tree lawns or open spaces, it would allow for at least 8-10 more units in the area north of Pyramid Dr. On the south of Pyramid, the developer could explore options to maximize land and infrastructure (the 4 units are currently double loaded). With some slight shifts, the area could possibly accommodate townhomes rather than a four-plex to better utilize the space and increase the # of units. This is just a suggestion, but to maximize the total units to better match the high cost of infrastructure and cost of maintenance of the roads is a benefit to both the town and the developer.



Circulation.

- **Pyramid Drive.** Thank you for accommodating this as a through-street. This is a great addition to the project and circulation in the area. Once again, just a suggestion, but an alley loaded product typically lends to an enhanced public realm on the street side, there could be an opportunity to think of this as a ‘promenade’ or ‘green boulevard’ type street. (see comments above). This may be as simple as a wider tree lawn and wider sidewalk.
- **Alleys.** The alleys as designed in this area are quite awkward, as it creates double loaded streets and increases the cost of infrastructure and maintenance. It is also VERY unusual to have driveways off an alley. Possibly the alley could create a ‘T’, or simply a U (removing the connection onto Pyramid) intersection, which could result in additional units (as indicated above).
- **Safe Circulation.** Pyramid would benefit from traffic calming such as bump outs and crosswalks. (See comments on enhanced public realm/active streets)

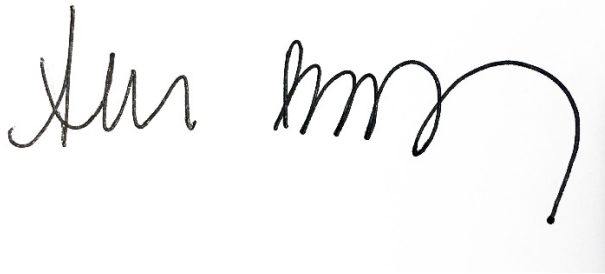
Open Space.

- **Pickleball.** Thank you for including the pickleball courts, I am open to see what the community would like to have as a recreational amenity, and appreciate the consideration.

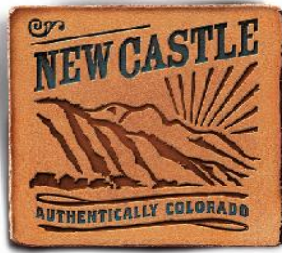
- **Playground.** The play area adjacent to the primary roadway may not be the safest play area for kids. Dancing Bear has significant berming to ensure the safety to the play area. Future submittals should explore such strategies to ensure safe play in this location. As an alternative, locating the play area to the north closer to the dog park, or swapping the play area and pickleball (which will be fenced) could be explored.

Thank you for your consideration on these items. I look forward to reviewing additional comments from my fellow commissioners and to seeing these ideas move forward in future applications.

Thank you,

A handwritten signature in black ink, appearing to read "Alison Cotey", with a large, stylized flourish extending from the end of the name.

Alison Cotey, PLA, AICP



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

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

Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Consider Letter to the BLM concerning use of E-Bikes
Date: 05/06/2025

Purpose:

The purpose of this agenda item is to consider a letter of referral to the Bureau of Land Management (BLM) concerning the use of e-bikes on area trails. During the regular Town Council meeting held on April 15, 2025, Town Council discussed the use of e-bikes on town managed trails including those on town property, private property, and BLM lands that are covered under the town's trail management agreement.

During this meeting the Town Council specifically discussed the following topics:

- E-Bike Safety across all classes of e-bikes
- The range of trails to be included for consideration
- Shared trail use
- Trail difficulty ratings
- Differences between bike classes
- History of e-bikes
- Regional e-bike policies
- National context

Following the discussion, Town Council directed staff to write a letter to the BLM that covers the Town Council's conclusions and recommendations which were generally as follows:

- Town Council supports the use of Peddle Assist Class 1 E-Bikes on trails in our area.
- Town Council believes that it is important for the BLM to implement a flexible management approach.
- Town Council feels that e-bike safety is a matter of rider behavior and not a matter of e-bike technology.

Attached please find a draft version of the proposed letter to the BLM.



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

Office of the Town Administrator
Phone: (970) 984-2311
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5/6/2025



Dear [REDACTED]

The New Castle Town Council held a regular meeting on Tuesday, April 15, 2025. One of the key agenda items was the consideration of electric bicycle (e-bike) use on trails within the town, including those that intersect or are on BLM-managed lands. We are writing to share the outcomes of that discussion and the council's recommendations for your consideration.

Discussion Items

During the meeting, council members discussed the following key points regarding e-bike use on local trails:

- **E-Bike Safety Across All Classes**
The safety implications of Class 1, 2, and 3 e-bikes were reviewed, particularly their speed capabilities and user control.
- **Permitted Trails**
Council debated whether e-bikes should be allowed on all New Castle trails or limited to specific trail systems to ensure compatibility with trail use and conditions.
- **Shared Trail Use**
The interaction between e-bike riders and other users such as hikers, traditional mountain bikers, and horseback riders, was a concern. Safety and trail etiquette were highlighted.
- **Trail Difficulty Rankings**
The possibility of introducing a ranking system for trails, similar to ski slopes (e.g., green, blue, black), was discussed. This may help prevent users, including e-bikers, from accessing trails beyond their skill level.
- **Bike Differences**
The physical differences between traditional mountain bikes and e-bikes were examined in the context of weight, handling and trail impact.
- **History of E-Bikes**
A brief overview of the evolution and purpose of e-bikes was shared to provide context for their increasing popularity and usage.

- **Regional E-Bike Policies**

Council explored how neighboring communities and land agencies in the region are currently managing e-bike access.

- **National Context**

The group acknowledged that the issue of e-bike access is being discussed across various states and jurisdictions, with many regions working through similar considerations.

Town Council Conclusion & Recommendations

After a thorough discussion, the Town Council reached the following conclusions and recommendations:

1. **Support for Class 1 E-Bikes**

Council supports allowing Class 1 pedal-assist e-bikes on New Castle trails located on BLM land. These bikes provide a moderate level of assistance and are seen as a good fit for our trail network and user base.

2. **Need for Adaptive Trail Management**

The council believes it is important for the BLM to implement a flexible management approach monitoring trail use and adjusting policies as needed based on observed impacts and user feedback.

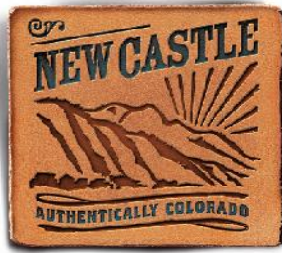
3. **Safety as a Rider Issue, Not a Technical One**

Council does not view the safety concerns associated with e-bikes as primarily a matter of technology (bike type or capability), but rather as a matter of rider behavior and trail etiquette.

In summary, the Town Council has no objection to allowing Class 1 pedal-assist e-bikes on BLM-managed trails in the New Castle area and encourages a thoughtful, adaptive management strategy as e-bike use continues to grow.

Thank you,

[Redacted Signature]



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

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

Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item: Consider Resolution TC 2025-12 Approving an IGA with Garfield County Mosquito Control
Date: 05/06/2025

Purpose:

The purpose of this agenda item is to consider Resolution TC 2025-12 approving an IGA with Garfield County Mosquito Control. In partnership with the cities and towns throughout Garfield County, a program was created over twenty years ago which allows Garfield County to monitor and treat county and municipal properties for mosquito infestation. Using this program, the Garfield County Health Department can track the numbers and types of mosquitos found in our area, while also analyzing the threat of mosquito borne illnesses. By working together with Garfield County Health Department, the County is able to create a regional program that saves municipal dollars while also providing a comprehensive and effective county wide program.

TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. TC 2025-12

A RESOLUTION OF THE NEW CASTLE TOWN COUNCIL APPROVING A(N)
INTERGOVERNMENTAL AGREEMENT WITH GARFIELD COUNTY AND OTHER
MUNICIPALITIES WITHIN THE COUNTY.

WHEREAS, Garfield County, the Town of New Castle (“Town”) and the other municipalities within Garfield County desire to work together to provide a county-wide mosquito control and program; and

WHEREAS, the Town will benefit from such a program and its services; and

WHEREAS, the Town Council finds that entering into the Intergovernmental Agreement (“IGA”) attached hereto as Exhibit “A” will further the Town’s goals and is in the Town’s best interests.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW CASTLE TOWN COUNCIL:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Council.
2. Adoption. Pursuant to Section 14.4 of the Town Charter, the Town Council hereby approves the IGA attached as Exhibit A and authorizes the Mayor to execute the same.

INTRODUCED, PASSED, AND ADOPTED by a vote of __ to __ at a regular meeting of the New Castle Town Council held on May 6, 2025.

TOWN COUNCIL OF TOWN OF
NEW CASTLE, COLORADO

Mayor Art Riddile

ATTEST:

Town Clerk Mindy Andis, CMC

INTERGOVERNMENTAL AGREEMENT FOR MOSQUITO CONTROL – 2025

THE PARTIES to this Intergovernmental Agreement for Mosquito Control (“IGA”) are the **BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, STATE OF COLORADO**, (hereinafter referred to as “**County**”); the **CITY OF GLENWOOD SPRINGS, STATE OF COLORADO**, (hereinafter referred to as “**Glenwood**”); the **TOWN OF CARBONDALE, STATE OF COLORADO**, (hereinafter referred to as “**Carbondale**”); the **CITY OF RIFLE, STATE OF COLORADO**, (hereinafter referred to as “**Rifle**”); the **TOWN OF SILT, STATE OF COLORADO**, (hereinafter referred to as “**Silt**”); the **TOWN OF NEW CASTLE, STATE OF COLORADO**, (hereinafter referred to as “**New Castle**”); and the **TOWN OF PARACHUTE, STATE OF COLORADO**, (hereinafter referred to as “**Parachute**”).

WHEREAS, the parties to this IGA are authorized by Section 29-1-201, *et seq.*, C.R.S., as amended, to provide for joint funding and cooperation to provide services and functions which each is otherwise lawfully authorized to provide; and

WHEREAS, the parties to this IGA desire to cooperate in funding and making available a County-wide mosquito control and education program; and

WHEREAS, a coordinated effort by the County and the municipalities within the County will permit a more effective mosquito control and education program and specifically will aid control of the mosquito species responsible for the spread of West Nile Virus.

NOW, THEREFORE, in mutual consideration of the premises and the covenants and promises set forth below, the parties to this IGA agree as follows:

1. **PROJECT**. The Project that is the subject of this IGA is a comprehensive integrated larval and adult mosquito control program, on public and private property throughout Garfield County that will be designed specifically for Garfield County and the municipalities by an independent contractor. The Project will provide surveillance, identifying mosquito breeding habitats and areas with high numbers of mosquito larvae and adults, with an emphasis on Culex mosquitoes. Surveillance will include the use of GIS mapping technology. The Project will include the use of chemical pesticides for adult and larval mosquito control in a manner safe to citizens, the environment and pets. Chemical applications will only be done when the elected officials of each pertinent jurisdiction, or their designated staff member, determine that mosquito levels have reached a threshold that poses a public health risk. Each jurisdiction is responsible for working with the Contractor to ensure that their jurisdiction is in compliance with the Federal Clean Water Act and the Colorado Discharge Permit System as administered by the Colorado Department of Public Health and Environment. The independent contractor will also provide community outreach and public education.

2. **PROJECT COSTS**. The cost for the entire Project that is the subject of this IGA shall not exceed Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00), with each town and city contributing the amounts set forth below for a total contribution of Sixty-Five Thousand Seven Hundred Fifty Dollars and No Cents (\$65,750.00) of the Project Cost. The

remainder will be contributed by the County for the twenty-nine (29) square miles of service area outside of the municipalities.

3. COUNTY RESPONSIBILITIES. The County shall be the coordinating entity and the contracting and fiscal authority for the Project. The County's responsibilities shall include the creation of the Request For Proposals ("RFP"), management of the RFP process, selection of the contractor and management of the contract. The County shall pay an amount not to exceed One Hundred Forty-Nine Thousand Two Hundred Fifty Dollars and No Cents (\$149,250.00) of the total Project Cost of Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00), unless emergency services are required.

4. GLENWOOD SPRINGS RESPONSIBILITIES: Glenwood Springs shall be responsible for payment to the County of \$6,800.00.

5. CARBONDALE RESPONSIBILITIES: Carbondale shall be responsible for payment to the County of \$9,000.00.

6. RIFLE RESPONSIBILITIES: Rifle shall be responsible for payment to the County of \$24,600.00.

7. SILT RESPONSIBILITIES: Silt shall be responsible for payment to the County of \$6,600.00.

8. NEW CASTLE RESPONSIBILITIES: New Castle shall be responsible for payment to the County of \$7,450.00.

9. PARACHUTE RESPONSIBILITIES: Parachute shall be responsible for payment to the County of \$11,300.00.

10. PARTY RESPONSIBILITIES: All parties to this IGA shall cooperate with and assist the independent contractor chosen by the County to perform the work of the Project.

11. REMEDIES. If any of the cities or towns, identified in Paragraphs 4 through 9 above, fails to perform their payment obligation(s), the County may assume responsibility for the defaulting payment(s), and all other obligations of this IGA shall remain in full force and effect.

12. CONTRACT AWARD. The contract anticipated to define the Scope of Work needed for the Project shall be awarded by Garfield County pursuant to the terms of its Procurement Manual. The Notice to Proceed may be awarded prior to the payment obligations of the municipalities and towns being met.

13. INDEMNIFICATION. The parties acknowledge each is subject to the constitutional prohibitions against indemnification in Colo. Const. art XI, § 1. Neither can indemnify the other.

Nothing herein shall be interpreted as a waiver of governmental immunity to which each party would otherwise be entitled under Section 24-10-101, *et seq.*, C.R.S., as amended.

14. APPROPRIATION. This IGA is contingent upon appropriation and budgeting for the costs required for the Project. Should any party fail to appropriate or have available sufficient funds to pay for the costs of its obligations set forth herein, this IGA shall be considered of no force or effect, except to the extent that the County has assumed the obligations of another party, as set forth herein. This IGA is not intended to, nor does it create a multi-year fiscal obligation as defined by Section 20, Article X of the Constitution of the State of Colorado.

15. EFFECTIVE DATE. This IGA shall be effective January 1, 2025 through December 31, 2025, no matter the date of execution.

16. AMENDMENT. This IGA may be amended by the parties solely through a written agreement signed by each.

17. FACSIMILES AND COUNTERPARTS. This IGA may be signed in counterparts, and facsimile signatures may be substituted for original signatures.

18. GOVERNING LAW. The laws of the State of Colorado shall govern the validity, performance and enforcement of this IGA. Venue for any action instituted pursuant to this IGA shall lie in Garfield County, Colorado.

19. AUTHORITY. Each person signing this IGA represents and warrants that said person is fully authorized to enter into and execute this IGA and to bind the party represented to the terms and conditions hereof.

20. NOTICE. All notices required under this IGA shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid to the addresses of the parties set forth below. Notice addresses may be changed without amendment to this IGA.

Notice to County:

Board of County Commissioners
Attn: County Manager
108 8th Street, Suite 101
Glenwood Springs, CO 81601
Phone: (970) 945-5004
Fax: (970) 945-7785

Notice to Glenwood:

City of Glenwood Springs
Attn: City Manager
101 W. 8th St.
Glenwood Springs, CO 81601
Phone: 384-6400

Notice to Carbondale:	Town of Carbondale Attn: Town Manager 511 Colorado Avenue Carbondale, CO 81623 Phone: (970) 963-2733 Fax: (970) 963-9140
Notice to Rifle:	City of Rifle Attn: City Manager 202 Railroad Avenue P.O. Box 1908 Rifle, CO 81650 Phone: (970) 625-2121
Notice to Silt:	Town of Silt Attn: Town Administrator 231 N. 7 th St., Box 70 Silt, CO 81652 Phone: (970) 876-2353
Notice to New Castle:	Town of New Castle Attn: Town Administrator 450 W. Main P.O. Box 90 New Castle, CO 81647 Phone: (970) 984-2311
Notice to Parachute:	Town of Parachute Attn: Town Administrator 222 Grand Valley Way Box 100 Parachute, CO 81635 Phone: (970) 285-7630

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF GARFIELD COUNTY, COLORADO**

Clerk to the Board

By: _____
Chairman

Dated: _____

ATTEST:

**CITY OF GLENWOOD SPRINGS,
STATE OF COLORADO**

City Clerk

By: _____
Mayor

Dated: _____

ATTEST:

**TOWN OF CARBONDALE
STATE OF COLORADO**

Town Clerk

By: _____
Mayor

Dated: _____

ATTEST:

**CITY OF RIFLE
STATE OF COLORADO**

City Clerk

By: _____
Mayor

Dated: _____

ATTEST:

**TOWN OF SILT
STATE OF COLORADO**

Town Clerk

By: _____
Mayor

Dated: _____

ATTEST:

**TOWN OF NEW CASTLE
STATE OF COLORADO**

Town Clerk

By: _____
Mayor

Dated: _____

ATTEST:

**TOWN OF PARACHUTE
STATE OF COLORADO**

Town Clerk

By: _____
Mayor

Dated: _____

T:\Vegetation Management\IGAs - Intergovernmental\MOSQUITO IGA\2025-IGA Mosquitos.doc

**Town of New Castle**

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

Administration Department

Phone: (970) 984-2311

Fax: (970) 984-2716

www.newcastlecolorado.org

Memorandum

To: Mayor & Council

From: David Reynolds

Re: Agenda Item: Consider Resolution TC 2025-13 Authorizing the Purchase of Real Property Located At 335 W. Main Street

Date: 05/06/2025

Purpose:

The purpose of this agenda item is to consider Resolution TC 2025-13 authorizing the Purchase of Real Property Located At 335 W. Main Street. Resolution TC 2025-13 documents Town Council's decision on March 18, 2025 to enter into a purchase agreement for this property.

TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. 2025-13

A REOLUTION OF THE NEW CASTLE TOWN COUNCIL AUTHORIZING
THE PURCHASE OF REAL PROPERTY LOCATED AT 335 W
MAIN STREET

WHEREAS, the Town of New Castle (“Town”) has entered into a Contract to Buy and Sell Real Estate (Residential) dated March 18, 2025 (the “Contract”) concerning the Town’s purchase of the real property located at 335 W. Main in New Castle; and

WHEREAS, Town Council approved the Contract at a duly noticed public meeting held on March 18, 2025; and

WHEREAS, Article I of the Town Charter, the Town may purchase and hold real property in the name of the Town; and

WHEREAS, the Town Council desires to ratify and affirm its purchase of the Property and the Contract therefor.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the Town Council.
2. Purchase Approval and Authorization. The Town Council hereby ratifies the Contract and authorizes and approves the purchase of the Property pursuant to the terms set forth in the Contract, as may be amended from time to time. Either the Mayor or the Town Administrator is authorized to execute all documents necessary to close on and effectuate the purchase of the Property pursuant to the Contract and any title company requirements.
3. Effective Date. This Resolution shall take effect upon adoption hereof.

INTRODUCED, READ, AND ADOPTED at a duly notice regular meeting of the New Castle Town Council held May 6, 2025.

NEW CASTLE TOWN COUNCIL

By: _____
Art Riddile, Mayor

ATTEST:

Mindy Andis, Town Clerk

TOWN OF NEW CASTLE - BILLS ALLOWED SUMMARY - APRIL 2025

04/2025 INVOICES PAID	\$445,901.06
VIX PARK LOAN PAYMENT	5,129.61
NET PAYROLL (2)	180,637.69
FED & STATE EMPLOYMENT TAXES (2)	69,475.19
RETIREMENT PLAN PAYMENTS (2)	34,779.60
CREDIT CARD FEES	<u>1,675.63</u>
04/2025 TOTAL PAYMENTS	<u>\$ 737,598.78</u>

LESS CAPITAL EXPENDITURES *	(161,130.90)
LESS CHARGE-BACKS **	(17,272.25)
LOAN PAYMENTS	(5,129.61)
RESTITUTION PAYMENTS	-
DEPOSIT REFUNDS	<u>-</u>

04/2025 OPERATING EXPENSES: \$ 554,066.02

*** CAPITAL:**

Raw Water Irrigation - FMLD/ARPA	63,102.43
Digester Blower Building - FMLD Grant/ARPA	73,523.40
Round-a-bout desing Phase 1, 2, 3, 4 - FLMD Grant	15,289.60
Dog waste cans - CTF	2,079.90
Park bench and trash cans - CTF	<u>7,135.57</u>
Total	<u><u>161,130.90</u></u>

****CHARGE-BACKS:**

Developer costs	<u>17,272.25</u>
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Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
213	AFLAC	693840	04.2025 premium	04/10/2025	143.39	.00	143.39	58345	04/10/2025
Total 213:					143.39	.00	143.39		
325	All State Communications, Inc.	36172	decommision Tahoe 2016-	04/03/2025	1,608.00	.00	1,608.00	58346	04/10/2025
Total 325:					1,608.00	.00	1,608.00		
377	Alpine Bank	0272	-April 1 harbor freight-Tools-wtr	04/10/2025	142.90	.00	142.90	58390	04/24/2025
		0314	-April 1 amazon-Office Supplies-ps	04/10/2025	132.51	.00	132.51	58390	04/24/2025
		0314	-April 1 Walmart-Office Supplies-ps	04/10/2025	23.96	.00	23.96	58390	04/24/2025
		0314	-April 1 Walmart-Office Supplies-ps	04/10/2025	31.80	.00	31.80	58390	04/24/2025
		0314	-April 1 usps-Postage-ps	04/10/2025	9.90	.00	9.90	58390	04/24/2025
		0314	-April 1 usps-Postage-ps	04/10/2025	5.35	.00	5.35	58390	04/24/2025
		0314	-April 1 usps-Postage-ps	04/10/2025	6.10	.00	6.10	58390	04/24/2025
		0314	-April 1 amazon-Computer Monitor	04/10/2025	119.99	.00	119.99	58390	04/24/2025
		0314	-April 1 city-market-Water-ps	04/10/2025	7.50	.00	7.50	58390	04/24/2025
		0314	-April 1 id cards-ID Cards-ps	04/10/2025	16.50	.00	16.50	58390	04/24/2025
		0314	-April 1 city-market-Water-ps	04/10/2025	5.00	.00	5.00	58390	04/24/2025
		0314	-April 1 amazon-Officers Equipmen	04/10/2025	299.97	.00	299.97	58390	04/24/2025
		0314	-April 1 co secretary-Notary Renew	04/10/2025	10.00	.00	10.00	58390	04/24/2025
		0314	-April 1 amazon-Cleaning Supplies	04/10/2025	51.18	.00	51.18	58390	04/24/2025
		0314	-April 1 amazon-Cleaning Supplies	04/10/2025	121.42	.00	121.42	58390	04/24/2025
		0346	-April 1 amazon-AW Planner-rec	04/10/2025	17.85	.00	17.85	58390	04/24/2025
		0346	-April 1 american heart-CPR Traini	04/10/2025	40.03	.00	40.03	58390	04/24/2025
		0346	-April 1 epic sports-Micro Soccer U	04/10/2025	690.66	.00	690.66	58390	04/24/2025
		0346	-April 1 epic sports-Micro Soccer U	04/10/2025	32.33	.00	32.33	58390	04/24/2025
		0346	-April 1 amazon-Soccer ball bags-r	04/10/2025	145.05	.00	145.05	58390	04/24/2025
		0346	-April 1 sun sports-volleyball Equip	04/10/2025	314.92	.00	314.92	58390	04/24/2025
		0346	-April 1 amazon-Craft Club-rec	04/10/2025	22.64	.00	22.64	58390	04/24/2025
		0346	-April 1 amazon-Craft Club-rec	04/10/2025	10.97	.00	10.97	58390	04/24/2025
		0346	-April 1 amazon-Craft Club-rec	04/10/2025	20.94	.00	20.94	58390	04/24/2025
		0346	-April 1 zazzle-Cornhole Tournt Pri	04/10/2025	94.61	.00	94.61	58390	04/24/2025
		0353	-April 1 grease monkey-Veh Maint-	04/10/2025	162.98	.00	162.98	58390	04/24/2025
		0355	-April 1 city-market-Remi B Bday-b	04/10/2025	21.98	.00	21.98	58390	04/24/2025
		0355	-April 1 adobe-Adobe-b&p	04/10/2025	23.99	.00	23.99	58390	04/24/2025
		0355	-April 1 city market-Remi B Bday-a	04/10/2025	52.30	.00	52.30	58390	04/24/2025
		0355	-April 1 amazon-Office Supplies-ad	04/10/2025	21.98	.00	21.98	58390	04/24/2025
		0355	-April 1 amazon-Office Supplies-ad	04/10/2025	24.17	.00	24.17	58390	04/24/2025
		0355	-April 1 adobe-Adobe-admin	04/10/2025	140.93	.00	140.93	58390	04/24/2025
		0355	-April 1 faxpipe-Fax Service-admin	04/10/2025	10.95	.00	10.95	58390	04/24/2025
		0355	-April 1 zoom-Zoom-admin	04/10/2025	15.99	.00	15.99	58390	04/24/2025
		0355	-April 1 CML-Conf Cancel-AR-admi	04/10/2025	435.00-	.00	435.00-	58390	04/24/2025
		0355	-April 1 swift comm-Ad for Deputy	04/10/2025	1,089.00	.00	1,089.00	58390	04/24/2025
		0355	-April 1 GoDaddy-PD Compt-ps	04/10/2025	209.97	.00	209.97	58390	04/24/2025
		0355	-April 1 amazon-TH Cleaning Supp	04/10/2025	27.96	.00	27.96	58390	04/24/2025
		0355	-April 1 adobe-Adobe-rec	04/10/2025	53.97	.00	53.97	58390	04/24/2025
		0355	-April 1 adobe-Adobe-wtr	04/10/2025	23.99	.00	23.99	58390	04/24/2025
		0371	-April 1 city-market-Employee Sup	04/10/2025	18.61	.00	18.61	58390	04/24/2025
		0371	-April 1 city-market -Employee Sup	04/10/2025	37.74	.00	37.74	58390	04/24/2025
		0371	-April 1 mcdonalds-meal-admin	04/10/2025	55.83	.00	55.83	58390	04/24/2025
		0371	-April 1 wingate-Hotel for Resident-	04/10/2025	131.93	.00	131.93	58390	04/24/2025
		0371	-April 1 co motor veh-Liens-wtr	04/10/2025	35.66	.00	35.66	58390	04/24/2025
		0371	-April 1 co motor veh-Liens-wwtr	04/10/2025	35.66	.00	35.66	58390	04/24/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0397 -April 1	amazon-Recognition Token	04/10/2025	51.13	.00	51.13	58390	04/24/2025
		0397 -April 1	amazon-Laminating Sheets	04/10/2025	31.76	.00	31.76	58390	04/24/2025
		0397 -April 1	cbi-Micro-soccer BG Ck-re	04/10/2025	42.00	.00	42.00	58390	04/24/2025
		0397 -April 1	american heart-CPR Traini	04/10/2025	38.44	.00	38.44	58390	04/24/2025
		0397 -April 1	brickhouse-RE-2 Facility Di	04/10/2025	85.13	.00	85.13	58390	04/24/2025
		0397 -April 1	Walmart-Arts & Cooking-re	04/10/2025	51.51	.00	51.51	58390	04/24/2025
		0397 -April 1	amazon-Kids Kitchen-rec	04/10/2025	45.97	.00	45.97	58390	04/24/2025
		0397 -April 1	city-market-Kids Kitchen-re	04/10/2025	80.99	.00	80.99	58390	04/24/2025
		0397 -April 1	Walmart-Craft Club-rec	04/10/2025	55.51	.00	55.51	58390	04/24/2025
		0397 -April 1	family dollar-Spring Break-r	04/10/2025	22.72	.00	22.72	58390	04/24/2025
		0397 -April 1	city-market -Spring Break-r	04/10/2025	98.21	.00	98.21	58390	04/24/2025
		0397 -April 1	amazon-Crafts-rec	04/10/2025	80.28	.00	80.28	58390	04/24/2025
		0397 -April 1	city-market -Kids Kitchen-r	04/10/2025	65.84	.00	65.84	58390	04/24/2025
		0397 -April 1	amazon-CraftClub-rec	04/10/2025	23.57	.00	23.57	58390	04/24/2025
		0397 -April 1	family dollar-Craft Club-rec	04/10/2025	24.16	.00	24.16	58390	04/24/2025
		0397 -April 1	amazon-Kitchen-rec	04/10/2025	49.52	.00	49.52	58390	04/24/2025
		0397 -April 1	Walmart-Special Events-re	04/10/2025	66.82	.00	66.82	58390	04/24/2025
		0397 -April 1	amazon-Lego Comp-rec	04/10/2025	21.97	.00	21.97	58390	04/24/2025
		0397 -April 1	amazon-Lego Comp-rec	04/10/2025	29.98	.00	29.98	58390	04/24/2025
		0397 -April 1	amazon-Cornhole Tourney-	04/10/2025	227.88	.00	227.88	58390	04/24/2025
		0397 -April 1	amazon-cornhole bags-rec	04/10/2025	75.96-	.00	75.96-	58390	04/24/2025
		0397 -April 1	amazon-Egg Dyeing-rec	04/10/2025	33.82	.00	33.82	58390	04/24/2025
		0397 -April 1	amazon-Lego Event-rec	04/10/2025	11.58	.00	11.58	58390	04/24/2025
		0405 -April 1	osm-Postage-wtr	04/10/2025	60.00	.00	60.00	58390	04/24/2025
		0405 -April 1	fedex-Shipping-wtr	04/10/2025	16.92	.00	16.92	58390	04/24/2025
		0405 -April 1	esri-ESRI GIS-wtr	04/10/2025	405.00	.00	405.00	58390	04/24/2025
		0405 -April 1	dx service-Chlorine-wtr	04/10/2025	1,131.08	.00	1,131.08	58390	04/24/2025
		0405 -April 1	mesa county health-Bac-T	04/10/2025	102.00	.00	102.00	58390	04/24/2025
		0405 -April 1	wal-mart-Computer Monitor	04/10/2025	157.02	.00	157.02	58390	04/24/2025
		0405 -April 1	wal-mart -Office Supplies-w	04/10/2025	60.72	.00	60.72	58390	04/24/2025
		0405 -April 1	Walmart-Computer Monitor	04/10/2025	97.00	.00	97.00	58390	04/24/2025
		0405 -April 1	esri-ESRI GIS-wwtr	04/10/2025	405.00	.00	405.00	58390	04/24/2025
		0405 -April 1	mesa county health-Lab Te	04/10/2025	75.00	.00	75.00	58390	04/24/2025
		0405 -April 1	wal-mart-Lab supplies-wwtr	04/10/2025	193.05	.00	193.05	58390	04/24/2025
		0405 -April 1	Walmart-Lab supplies-wwtr	04/10/2025	31.52	.00	31.52	58390	04/24/2025
		0413 -April 1	rifle chiro-CDL Physical- D	04/10/2025	124.00	.00	124.00	58390	04/24/2025
		0439 -April 1	alpenrock-Cancelation- AR	04/10/2025	131.93-	.00	131.93-	58390	04/24/2025
		0447 -April 1	co motor veh-Registr Tahoe	04/10/2025	14.09	.00	14.09	58390	04/24/2025
		0447 -April 1	fspedcor-CPR Training-ps	04/10/2025	24.00	.00	24.00	58390	04/24/2025
		0447 -April 1	fspedcor-CPR Training-ps	04/10/2025	12.00	.00	12.00	58390	04/24/2025
		0447 -April 1	fspedcor-CPR Training-ps	04/10/2025	30.00	.00	30.00	58390	04/24/2025
		0504 -April 1	co driver srvs-Annual MVR	04/10/2025	9.97	.00	9.97	58390	04/24/2025
		0512 -April 1	CO police protec-Postage-	04/10/2025	7.58	.00	7.58	58390	04/24/2025
		0512 -April 1	vistaprint-ID Cards-ps	04/10/2025	62.97	.00	62.97	58390	04/24/2025
		0512 -April 1	amazon-Jr Academy-ps	04/10/2025	230.79	.00	230.79	58390	04/24/2025
		0512 -April 1	amazon-Uniform-ps	04/10/2025	56.98	.00	56.98	58390	04/24/2025
		0512 -April 1	13 fifty apparel-Uniform-Jef	04/10/2025	131.83	.00	131.83	58390	04/24/2025
		0512 -April 1	amazon-Uniform-ps	04/10/2025	19.95	.00	19.95	58390	04/24/2025
		0512 -April 1	balco uniform-Equipment-J	04/10/2025	341.98	.00	341.98	58390	04/24/2025
		0512 -April 1	amazon-Uniform-ps	04/10/2025	61.46	.00	61.46	58390	04/24/2025
		0512 -April 1	amazon-Jr Academy-ps	04/10/2025	979.68	.00	979.68	58390	04/24/2025
		0512 -April 1	american heart-CPR Traini	04/10/2025	38.44	.00	38.44	58390	04/24/2025
		0579 -April 1	lowes-Parts-strts	04/10/2025	47.50	.00	47.50	58390	04/24/2025
		0973 -April 1	amazon-Office Supplies-b&	04/10/2025	26.98	.00	26.98	58390	04/24/2025
		0973 -April 1	city-market -Coffee-admin	04/10/2025	17.57	.00	17.57	58390	04/24/2025
		0973 -April 1	city-market -Coffee-admin	04/10/2025	.59-	.00	.59-	58390	04/24/2025
		0973 -April 1	Walmart-Office Supplies-ad	04/10/2025	72.97	.00	72.97	58390	04/24/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0973 -April 1	Walmart-Office Supplies-ad	04/10/2025	1.98	.00	1.98	58390	04/24/2025
		0973 -April 1	Walmart-Vacuum-twn mtnc	04/10/2025	78.00	.00	78.00	58390	04/24/2025
		2979 -April 1	grease monkey -Veh Maint	04/10/2025	122.99	.00	122.99	58390	04/24/2025
		2987 -April 1	mod dublin-meals train-ps	04/10/2025	18.26	.00	18.26	58390	04/24/2025
		2987 -April 1	bundt cakes-meals train-ps	04/10/2025	28.75	.00	28.75	58390	04/24/2025
		2987 -April 1	house of yakitori-meals trai	04/10/2025	35.85	.00	35.85	58390	04/24/2025
		2987 -April 1	maverik -meals train-ps	04/10/2025	13.26	.00	13.26	58390	04/24/2025
		2987 -April 1	il vicino pizza-meals train-p	04/10/2025	32.65	.00	32.65	58390	04/24/2025
		2987 -April 1	turban egg-meals train-ps	04/10/2025	44.95	.00	44.95	58390	04/24/2025
		2987 -April 1	tokyo joes-meals train-ps	04/10/2025	29.55	.00	29.55	58390	04/24/2025
		2987 -April 1	bonefish-meals train-ps	04/10/2025	75.24	.00	75.24	58390	04/24/2025
		2987 -April 1	jj dog supplies-Equipment	04/10/2025	263.99	.00	263.99	58390	04/24/2025
		2987 -April 1	american heart-CPR Traini	04/10/2025	40.03	.00	40.03	58390	04/24/2025
		2987 -April 1	peak k9-K9 Certification-ps	04/10/2025	90.00	.00	90.00	58390	04/24/2025
		2987 -April 1	fspedcor-Training K9-ps	04/10/2025	6.00	.00	6.00	58390	04/24/2025
		4637 -April 1	usps -Postage-ps	04/10/2025	11.05	.00	11.05	58390	04/24/2025
		4637 -April 1	CO police protec-dues-ps	04/10/2025	15.00	.00	15.00	58390	04/24/2025
		7581 -April 1	amazon-mower tires-prks	04/10/2025	176.90	.00	176.90	58390	04/24/2025
		7581 -April 1	conoco-fuel-strts	04/10/2025	16.81	.00	16.81	58390	04/24/2025
		7581 -April 1	homedepot-pressure wash	04/10/2025	346.34	.00	346.34	58390	04/24/2025
		7581 -April 1	homedepot-Pressure wash	04/10/2025	361.21-	.00	361.21-	58390	04/24/2025
		7581 -April 1	lowes -Raw Wtr Exp-FMLD	04/10/2025	3.38	.00	3.38	58390	04/24/2025
		7599 -April 1	tractor supply-Tools-strts	04/10/2025	50.98	.00	50.98	58390	04/24/2025
		7748 -April 1	all terrain-Oil & Filter JD Ba	04/10/2025	74.45	.00	74.45	58390	04/24/2025
		7748 -April 1	costco-Trash Bags-prks	04/10/2025	182.00	.00	182.00	58390	04/24/2025
		8772 -April 1	hp -Office Supplies-prks	04/10/2025	340.82	.00	340.82	58390	04/24/2025
		8772 -April 1	jd squared-tools-strts	04/10/2025	582.67	.00	582.67	58390	04/24/2025
		8878 -April 1	grease monkey -Veh Maint	04/10/2025	122.99	.00	122.99	58390	04/24/2025
		9291 -April 1	canva -Subscription-rec	04/10/2025	29.97	.00	29.97	58390	04/24/2025
		9291 -April 1	american heart-CPR Traini	04/10/2025	40.03	.00	40.03	58390	04/24/2025
		9291 -April 1	epic sports-Micro-Soccer E	04/10/2025	595.08	.00	595.08	58390	04/24/2025
		9291 -April 1	epic sports-Coaches Shirts	04/10/2025	181.51	.00	181.51	58390	04/24/2025
		9291 -April 1	epic sports-Replace Micro-	04/10/2025	111.70	.00	111.70	58390	04/24/2025
		9291 -April 1	epic sports-Soccer Coach	04/10/2025	72.62	.00	72.62	58390	04/24/2025
		9291 -April 1	epic sports-Broken Compre	04/10/2025	175.03	.00	175.03	58390	04/24/2025
		9291 -April 1	sun sports-Pickleball Nets-r	04/10/2025	479.97	.00	479.97	58390	04/24/2025
		9322 -April 1	amazon-Ink-wwtr	04/10/2025	225.88	.00	225.88	58390	04/24/2025
		9322 -April 1	amazon-Rubber Gloves-w	04/10/2025	114.00	.00	114.00	58390	04/24/2025
		9322 -April 1	colorado cwp-Training JP-	04/10/2025	50.00	.00	50.00	58390	04/24/2025
		9322 -April 1	psi exams-Training JP-wwt	04/10/2025	104.00	.00	104.00	58390	04/24/2025
Total 377:					14,833.50	.00	14,833.50		
399	Alpine Partners LLC	DEPOSIT-HI	High Country Hustle-depos	04/04/2025	1,250.00	.00	1,250.00	58347	04/10/2025
		DEPOSIT-W	Wood Belly-deposit-Rides&	04/04/2025	1,750.00	.00	1,750.00	58347	04/10/2025
Total 399:					3,000.00	.00	3,000.00		
475	American Fidelity Assuranc	D835886	04.2025 supp insurance pr	04/01/2025	1,922.52	.00	1,922.52	58391	04/24/2025
Total 475:					1,922.52	.00	1,922.52		
476	American Fidelity Assuranc	2522728	05.2025 flex spending	04/08/2025	1,074.98	.00	1,074.98	58349	04/10/2025
Total 476:					1,074.98	.00	1,074.98		
485	American Leak Detection C	00404774	wtr main leak detection-wtr	03/06/2025	1,175.00	.00	1,175.00	Multiple	Multiple

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 485:					1,175.00	.00	1,175.00		
497	AlSCO, Inc	LGRA301379	mats, mops cleaned-rec	04/03/2025	89.01	.00	89.01	58348	04/10/2025
Total 497:					89.01	.00	89.01		
629	APWA Membership	000867905	2025 APWA dues-sts	03/01/2025	409.00	.00	409.00	58392	04/24/2025
Total 629:					409.00	.00	409.00		
957	Barco Products Co.	ONVRCO310	park bench and trash cans-	03/14/2025	7,135.57	.00	7,135.57	58352	04/10/2025
Total 957:					7,135.57	.00	7,135.57		
1783	Welk, Amanda	CLOTHING	clothing reimb 2025 Welk,	04/07/2025	100.00	.00	100.00	58386	04/10/2025
		WALMART 0	pickleball tournament troph	03/28/2025	9.10	.00	9.10	58386	04/10/2025
Total 1783:					109.10	.00	109.10		
1784	Welk, Jason	PICKLEBALL	pickleball tournament 0329	04/07/2025	60.00	.00	60.00	58387	04/10/2025
Total 1784:					60.00	.00	60.00		
1897	Caselle, Inc.	139983	software support-admin	04/01/2025	147.20	.00	147.20	58353	04/10/2025
		139983	software support-admin	04/01/2025	147.20	.00	147.20	58353	04/10/2025
		139983	software support-court	04/01/2025	88.32	.00	88.32	58353	04/10/2025
		139983	software support-rec	04/01/2025	103.04	.00	103.04	58353	04/10/2025
		139983	software support-pks	04/01/2025	103.04	.00	103.04	58353	04/10/2025
		139983	software supoort-sts	04/01/2025	147.20	.00	147.20	58353	04/10/2025
		139983	software support-water	04/01/2025	368.00	.00	368.00	58353	04/10/2025
		139983	software support-w/wtr	04/01/2025	368.00	.00	368.00	58353	04/10/2025
Total 1897:					1,472.00	.00	1,472.00		
1961	CEBT	INV 0074698	05.2025 health insurance p	04/04/2025	73,122.55	.00	73,122.55	58354	04/10/2025
Total 1961:					73,122.55	.00	73,122.55		
1965	Cedar Networks	359607	04.2025 internet service-T	04/01/2025	180.00	.00	180.00	58355	04/10/2025
		359608	04.2025 internet service-re	04/01/2025	180.00	.00	180.00	58355	04/10/2025
		359611	04.2025 internet service-ps	04/01/2025	90.00	.00	90.00	58355	04/10/2025
		359611	04.2025 internet service-T	04/01/2025	45.00	.00	45.00	58355	04/10/2025
		359611	04.2025 internet service-w/	04/01/2025	45.00	.00	45.00	58355	04/10/2025
		359737	04.2025 internet service-m	04/01/2025	90.00	.00	90.00	58355	04/10/2025
Total 1965:					630.00	.00	630.00		
1993	CenturyLink	333763231 0	04.2025 fax line-ps	04/19/2025	87.42	.00	87.42	58394	04/24/2025
		334014956 0	04.2025 fax line-wtp	04/19/2025	181.11	.00	181.11	58394	04/24/2025
Total 1993:					268.53	.00	268.53		
2077	Chelewski Pipe	174050	irrigation repait-wwtr	03/03/2025	98.00	.00	98.00	58356	04/10/2025
		174059	pipe repair for RWE-wwtr	04/01/2025	158.36	.00	158.36	58356	04/10/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2077:					256.36	.00	256.36		
2145	CIRSA	INV1001027	2025 VAMP policy-rec	03/14/2025	210.80	.00	210.80	58395	04/24/2025
Total 2145:					210.80	.00	210.80		
2414	Collins, John P.C.	PROSECUT	04.2025 prosecutor fee-mu	04/15/2025	600.00	.00	600.00	58397	04/24/2025
Total 2414:					600.00	.00	600.00		
2485	CMCA	392	M. Huste training-admin	04/23/2025	1,340.00	.00	1,340.00	58396	04/24/2025
Total 2485:					1,340.00	.00	1,340.00		
2553	Colorado Mountain College	0287807 SP	tuition for police academy-	03/30/2025	6,143.00	.00	6,143.00	58357	04/10/2025
Total 2553:					6,143.00	.00	6,143.00		
2673	Community Counts of Co.,	7119	2025 membership dues-ad	03/07/2025	100.00	.00	100.00	58398	04/24/2025
Total 2673:					100.00	.00	100.00		
2729	Conoco Fleet	103886544	fuel-b&p	03/31/2025	67.02	.00	67.02	4102025	04/10/2025
		103886544	fuel-admin	03/31/2025	98.02	.00	98.02	4102025	04/10/2025
		103886544	fuel-ps	03/31/2025	3,265.90	.00	3,265.90	4102025	04/10/2025
		103886544	fuel-rec	03/31/2025	91.49	.00	91.49	4102025	04/10/2025
		103886544	fuel-pks	03/31/2025	567.03	.00	567.03	4102025	04/10/2025
		103886544	fuel-sts	03/31/2025	398.42	.00	398.42	4102025	04/10/2025
		103886544	fuel-wtr	03/31/2025	784.79	.00	784.79	4102025	04/10/2025
		103886544	fuel-w/wtr	03/31/2025	788.58	.00	788.58	4102025	04/10/2025
Total 2729:					6,061.25	.00	6,061.25		
2749	Consolidated Electrical Dist	4983-107052	electrical-wwtr	03/24/2025	35.94	.00	35.94	58358	04/10/2025
		4983-107188	lights for PWF-pwf	04/04/2025	45.97	.00	45.97	58399	04/24/2025
		4983-107383	parts-wtr	04/09/2025	66.98	.00	66.98	58399	04/24/2025
		4983-107383	tap conn-wtr	04/09/2025	163.52	.00	163.52	58399	04/24/2025
Total 2749:					312.41	.00	312.41		
2816	Core & Main, Inc.	W599534	fitting-Raw Water Irrig-ARP	03/13/2025	581.47	.00	581.47	58359	04/10/2025
		W661227	parts-Raw Water Irrig-ARP	03/25/2025	438.18	.00	438.18	58359	04/10/2025
		W750259	pipe fittings-wtr	04/08/2025	134.64	.00	134.64	58400	04/24/2025
		W756037	irrig fitting-Raw Water Irrig-	04/09/2025	2,397.55	.00	2,397.55	58400	04/24/2025
		W804850	parts-Raw Water Irrig-ARP	04/16/2025	481.20-	.00	481.20-	58400	04/24/2025
Total 2816:					3,070.64	.00	3,070.64		
2881	Cox, Kelley	CTY MKT 04	craft club-rec	04/02/2025	5.58	.00	5.58	58360	04/10/2025
		WALMART 0	spring break aupplies-rec	04/04/2025	27.31	.00	27.31	58360	04/10/2025
		WALMART 0	eggs for Easter-rec	04/07/2025	179.62	.00	179.62	58401	04/24/2025
		WALMART 0	special events-easter eggs	04/07/2025	179.62	.00	179.62	58360	04/10/2025
Total 2881:					392.13	.00	392.13		
2893	CPS Distributors, Inc	0020128284-	parts-Raw Water Irrig-FML	04/09/2025	211.60	.00	211.60	58402	04/24/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0020162850-	repair Raw Wtr Irr-FMLD/A	04/10/2025	395.59	.00	395.59	58402	04/24/2025
		0020162941-	clamps for repair Raw Wtr I	04/10/2025	60.00	.00	60.00	58402	04/24/2025
	Total 2893:				667.19	.00	667.19		
3009	CT Electric & Automation, L	16276	electric work for Blower Bui	04/08/2025	41,050.00	.00	41,050.00	58361	04/10/2025
	Total 3009:				41,050.00	.00	41,050.00		
3529	PVS DX, Inc	737000825-2	chlorine-water	03/25/2025	549.07	.00	549.07	58375	04/10/2025
	Total 3529:				549.07	.00	549.07		
3841	Epic Sports	BASEBALL U	baseball caps & uniforms-r	04/22/2025	2,101.43	.00	2,101.43	58403	04/24/2025
		SOFTBALL U	softball uniforms-rec	04/23/2025	624.15	.00	624.15	58403	04/24/2025
	Total 3841:				2,725.58	.00	2,725.58		
4341	Galls, LLC	030927430	uniform for Cumens, J-ps	04/02/2025	192.99	.00	192.99	58362	04/10/2025
	Total 4341:				192.99	.00	192.99		
4377	Garcia, Samuel & Leticia	MAY 2025	05.2025 parking lot rent	04/24/2025	500.00	.00	500.00	58404	04/24/2025
	Total 4377:				500.00	.00	500.00		
4405	Garfield & Hecht, P.C.	273913	02.2025-legal fees-general	02/28/2025	1,417.50	.00	1,417.50	58363	04/10/2025
		273914	02.2025-legal fees-HOA re	02/28/2025	395.00	.00	395.00	58363	04/10/2025
		273915	02.2025-legal fees-Coal Se	02/28/2025	136.00	.00	136.00	58363	04/10/2025
		273916	02.2025-legal fees-Romero	02/28/2025	213.00	.00	213.00	58363	04/10/2025
	Total 4405:				2,161.50	.00	2,161.50		
4473	Garfield County Emergenc	986	spanish translation-ps	04/07/2025	16.21	.00	16.21	58364	04/10/2025
	Total 4473:				16.21	.00	16.21		
4649	Glenwood Medical Assoc.,	319136-0304	cdl physical-J. Robb-wtr	03/04/2025	171.00	.00	171.00	58365	04/10/2025
	Total 4649:				171.00	.00	171.00		
4673	Glenwood Springs Auto Pa	927559	filter for irrig truck-pks	04/22/2025	28.97	.00	28.97	58405	04/24/2025
	Total 4673:				28.97	.00	28.97		
4697	Glenwood Springs, City of	00752805	material haul off-Raw Wtr Ir	04/11/2025	300.05	.00	300.05	58406	04/24/2025
	Total 4697:				300.05	.00	300.05		
4877	Grand Junction Pipe	1588562-1	HYD oil-wtr	03/25/2025	86.00	.00	86.00	58366	04/10/2025
	Total 4877:				86.00	.00	86.00		
5229	Redneck Excavating, LLC	16664	road base-Raw Wtr Irrig-F	04/05/2025	600.00	.00	600.00	58420	04/24/2025
	Total 5229:				600.00	.00	600.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
5457	Home Depot Credit Service	4905094	tools-wtr	04/07/2025	238.97	.00	238.97	58408	04/24/2025
Total 5457:					238.97	.00	238.97		
5593	Hy-Way Feed & Ranch Su	2504-003518	bentonite-Raw Water Irrig-	04/11/2025	45.00	.00	45.00	58409	04/24/2025
		2504-004101	screws for A/C rec-FMLD	04/16/2025	13.80	.00	13.80	58409	04/24/2025
Total 5593:					58.80	.00	58.80		
5633	Impressions of Aspen Inc.	45345	office supplies-admin	03/27/2025	73.44	.00	73.44	58368	04/10/2025
		45355	paper-admin	03/27/2025	4.85	.00	4.85	58368	04/10/2025
		45355	paper-wtr	03/27/2025	7.27	.00	7.27	58368	04/10/2025
		45355	paper-wwtr	03/27/2025	7.27	.00	7.27	58368	04/10/2025
		45504	office supplies-b&p	04/10/2025	43.51	.00	43.51	58410	04/24/2025
		45504	office supplies-admin	04/10/2025	30.67	.00	30.67	58410	04/24/2025
		45505	notary stamp-Miller, M-mun	04/10/2025	32.95	.00	32.95	58410	04/24/2025
Total 5633:					199.96	.00	199.96		
5658	Industrial Service Solutions	0064328	i fas blower service-wwtr	04/01/2025	2,048.00	.00	2,048.00	58411	04/24/2025
Total 5658:					2,048.00	.00	2,048.00		
5849	Jeans Printing	250553	warning copies-ps	03/24/2025	153.09	.00	153.09	58412	04/24/2025
Total 5849:					153.09	.00	153.09		
6037	Karp, Neu, Hanlon, P.C.	52680	wtr legal-case history 25C	04/01/2025	449.54	.00	449.54	58370	04/10/2025
		52681	R2 final app-council meetin	04/01/2025	1,136.00	.00	1,136.00	58370	04/10/2025
		52682	R2 final app-legal docs-dev	04/01/2025	6,270.00	.00	6,270.00	58370	04/10/2025
Total 6037:					7,855.54	.00	7,855.54		
6693	Lowes Business Acct/SYN	033027 6 04/	mower repair-pks	04/17/2025	118.29	.00	118.29	58413	04/24/2025
		033027 6 04/	tools for irrig-pks	04/17/2025	131.48	.00	131.48	58413	04/24/2025
		033027 6 04/	trash bags-pks	04/17/2025	56.12	.00	56.12	58413	04/24/2025
		033027 6 04/	tools & supplies-mowing-pk	04/17/2025	242.44	.00	242.44	58413	04/24/2025
		033027 6 04/	parts-wtr	04/17/2025	192.84	.00	192.84	58413	04/24/2025
		033027 6 04/	sump-pump parts-wtr	04/17/2025	321.04	.00	321.04	58413	04/24/2025
		033027 6 04/	plastic liners for ditch-wtr	04/17/2025	446.03	.00	446.03	58413	04/24/2025
		033027 6 04/	tools-wtr	04/17/2025	373.12	.00	373.12	58413	04/24/2025
		033027 6 04/	sakrete concrete-Raw Wtr l	04/17/2025	258.18	.00	258.18	58413	04/24/2025
		033027 6 04/	cabinet for Dig Blower bldg	04/17/2025	360.05	.00	360.05	58413	04/24/2025
		033027 6 04/	parts-wwtr	04/17/2025	28.52	.00	28.52	58413	04/24/2025
Total 6693:					2,528.11	.00	2,528.11		
6755	MA Quality Builders LLC	1	Raw Wtr Irrig-FMLD/ARPA	04/24/2025	46,474.50	.00	46,474.50	58414	04/24/2025
Total 6755:					46,474.50	.00	46,474.50		
6949	Master Automotive	I040266	transmission repair-2018 T	04/15/2025	1,178.01	.00	1,178.01	58415	04/24/2025
Total 6949:					1,178.01	.00	1,178.01		
7345	Micro Plastics	152072	asst planner name plate-B	03/27/2025	34.94	.00	34.94	58371	04/10/2025
		152072	CEC name plate-admin	03/27/2025	104.85	.00	104.85	58371	04/10/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 7345:					139.79	.00	139.79		
7637	Mountain Waste & Recyclin	5738902	03.2025 residential trash s	03/31/2025	52,446.78	.00	52,446.78	58372	04/10/2025
		5740506V32	trash-TH	04/01/2025	42.82	.00	42.82	58372	04/10/2025
		5740506V32	trash-ps	04/01/2025	202.20	.00	202.20	58372	04/10/2025
		5740506V32	trash-rec	04/01/2025	178.80	.00	178.80	58372	04/10/2025
		5740506V32	trash-pwf	04/01/2025	372.19	.00	372.19	58372	04/10/2025
		5740506V32	porta jons-wwtr	04/01/2025	1,394.00	.00	1,394.00	58372	04/10/2025
		5740506V32	trash-wwtr	04/01/2025	145.04	.00	145.04	58372	04/10/2025
		5743051V32	wood dumpster-trash	04/01/2025	1,140.26	.00	1,140.26	58372	04/10/2025
Total 7637:					55,922.09	.00	55,922.09		
8357	Paper Wise	000151-R004	paper shredding-admin	04/01/2025	90.00	.00	90.00	58373	04/10/2025
Total 8357:					90.00	.00	90.00		
8440	PEAC Solutions	40391245	copier lease-b&p	04/10/2025	134.98	.00	134.98	58416	04/24/2025
		40391245	copier lease-admin	04/10/2025	134.98	.00	134.98	58416	04/24/2025
		40391245	copier lease-rec	04/10/2025	134.97	.00	134.97	58416	04/24/2025
		40391245	copier lease-wtr	04/10/2025	134.97	.00	134.97	58416	04/24/2025
		40391245	copier lease-wwtr	04/10/2025	134.97	.00	134.97	58416	04/24/2025
		40391246	copier lease-ps	04/10/2025	160.27	.00	160.27	58416	04/24/2025
Total 8440:					835.14	.00	835.14		
8609	Pinnacol Assurance	22030346	workers comp ins-b&p	04/09/2025	176.61	.00	176.61	58417	04/24/2025
		22030346	workers comp ins-admin	04/09/2025	482.10	.00	482.10	58417	04/24/2025
		22030346	workers comp ins-ps	04/09/2025	1,451.39	.00	1,451.39	58417	04/24/2025
		22030346	workers comp ins-muni ct	04/09/2025	18.09	.00	18.09	58417	04/24/2025
		22030346	workers comp ins-town mai	04/09/2025	53.58	.00	53.58	58417	04/24/2025
		22030346	workers comp ins-rec	04/09/2025	284.78	.00	284.78	58417	04/24/2025
		22030346	workers comp ins-parks	04/09/2025	348.41	.00	348.41	58417	04/24/2025
		22030346	workers comp ins-sts	04/09/2025	430.39	.00	430.39	58417	04/24/2025
		22030346	workers comp ins-water	04/09/2025	693.58	.00	693.58	58417	04/24/2025
		22030346	workers comp ins-w/water	04/09/2025	619.07	.00	619.07	58417	04/24/2025
Total 8609:					4,558.00	.00	4,558.00		
8615	Pioneer Athletics & MTP	INV-246275	field paint-micro soccer-rec	04/16/2025	491.90	.00	491.90	58418	04/24/2025
		INV-247324	field lining machines-micro	04/23/2025	472.83	.00	472.83	58418	04/24/2025
Total 8615:					964.73	.00	964.73		
8641	Pitney Bowes - Purchase P	05052025	postage-b&p	04/08/2025	18.97	.00	18.97	5052025	04/24/2025
		05052025	postage-admin	04/08/2025	18.95	.00	18.95	5052025	04/24/2025
		05052025	postage-ps	04/08/2025	9.64	.00	9.64	5052025	04/24/2025
		05052025	postage-muni court	04/08/2025	28.95	.00	28.95	5052025	04/24/2025
		05052025	postage-rec	04/08/2025	15.31	.00	15.31	5052025	04/24/2025
		05052025	postage-sts	04/08/2025	16.40	.00	16.40	5052025	04/24/2025
		05052025	postage-wtr	04/08/2025	45.89	.00	45.89	5052025	04/24/2025
		05052025	postage-w/wtr	04/08/2025	45.89	.00	45.89	5052025	04/24/2025
Total 8641:					200.00	.00	200.00		
8646	SunCentral LLC	8C2864BB	11.2024 solar-admin	04/14/2025	35.46	.00	35.46	58423	04/24/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		8C2864BB	11.2024 solar-rec	04/14/2025	115.87	.00	115.87	58423	04/24/2025
		8C2864BB	11.2024 solar-pks	04/14/2025	33.13	.00	33.13	58423	04/24/2025
		8C2864BB	11.2024 solar-sts	04/14/2025	51.56	.00	51.56	58423	04/24/2025
		8C2864BB	11.2024 solar-sts lights	04/14/2025	133.97	.00	133.97	58423	04/24/2025
		8C2864BB	11.2024 solar-town hall	04/14/2025	35.46	.00	35.46	58423	04/24/2025
		8C2864BB	11.2024 solar-wtr	04/14/2025	1,469.13	.00	1,469.13	58423	04/24/2025
		8C2864BB	11.2024 solar-raw water	04/14/2025	428.64	.00	428.64	58423	04/24/2025
		8C2864BB	11.2024 solar-town hall	04/14/2025	35.46	.00	35.46	58423	04/24/2025
		8C2864BB	11.2024 solar-wwtr	04/14/2025	3,205.81	.00	3,205.81	58423	04/24/2025
		8C2864BB	11.2024 solar-south utilities	04/14/2025	34.06	.00	34.06	58423	04/24/2025
		B703726D	12.2024 solar-admin	04/22/2025	29.05	.00	29.05	58423	04/24/2025
		B703726D	12.2024 solar-rec	04/22/2025	94.92	.00	94.92	58423	04/24/2025
		B703726D	12.2024 solar-pks	04/22/2025	27.14	.00	27.14	58423	04/24/2025
		B703726D	12.2024 solar-sts	04/22/2025	42.24	.00	42.24	58423	04/24/2025
		B703726D	12.2024 solar-sts lights	04/22/2025	109.75	.00	109.75	58423	04/24/2025
		B703726D	12.2024 solar-town hall	04/22/2025	29.05	.00	29.05	58423	04/24/2025
		B703726D	12.2024 solar-wtr	04/22/2025	1,203.55	.00	1,203.55	58423	04/24/2025
		B703726D	12.2024 solar-raw water	04/22/2025	351.14	.00	351.14	58423	04/24/2025
		B703726D	12.2024 solar-town hall	04/22/2025	29.05	.00	29.05	58423	04/24/2025
		B703726D	12.2024 solar-wwtr	04/22/2025	2,626.25	.00	2,626.25	58423	04/24/2025
		B703726D	12.2024 solar-south utilities	04/22/2025	27.90	.00	27.90	58423	04/24/2025
Total 8646:					10,148.59	.00	10,148.59		
8697	Polydyne Inc.	1914165	poly-w/wtr	03/25/2025	3,795.00	.00	3,795.00	58419	04/24/2025
Total 8697:					3,795.00	.00	3,795.00		
8733	Potestio Brothers Equipme	19004W	small engine maint-pks	03/07/2025	27.98	.00	27.98	58374	04/10/2025
Total 8733:					27.98	.00	27.98		
9397	River Center of New Castle	2025 CONTR	2025 contribution-H&W	04/02/2025	18,000.00	.00	18,000.00	58376	04/10/2025
Total 9397:					18,000.00	.00	18,000.00		
9477	Roaring Fork Rentals, Inc.	308451	lift rental for Christmas light	03/01/2025	1,070.29	.00	1,070.29	58377	04/10/2025
Total 9477:					1,070.29	.00	1,070.29		
9945	Schmueser, Gordon, Meyer	93128A-378	03.2025 eng fees-Filing 8	03/31/2025	298.50	.00	298.50	58378	04/10/2025
		93128A-378	03.2025 eng fees-Walters	03/31/2025	2,089.50	.00	2,089.50	58378	04/10/2025
		93128A-378	03.2025 eng fees-Grand H	03/31/2025	1,194.00	.00	1,194.00	58378	04/10/2025
		93128A-378	03.2025 eng fees-R2 final	03/31/2025	796.00	.00	796.00	58378	04/10/2025
		93128A-378	03.2025 eng fees-Coal Sea	03/31/2025	99.50	.00	99.50	58378	04/10/2025
		93128A-378	03.2025 eng fees-site walk	03/31/2025	796.00	.00	796.00	58378	04/10/2025
		93128A-378	03.2025 eng svcs-water st	03/31/2025	4,040.00	.00	4,040.00	58378	04/10/2025
		93128A-378	03.2025 eng svcs-Rounda	03/31/2025	7,058.00	.00	7,058.00	58378	04/10/2025
		93128A-378	03.2025 eng svcs-Wastew	03/31/2025	10,739.40	.00	10,739.40	58378	04/10/2025
		93128A-379	04.2025 eng fees-TC Midw	04/18/2025	796.00	.00	796.00	58421	04/24/2025
		93128A-379	04.2025 eng fees-Grand H	04/18/2025	298.50	.00	298.50	58421	04/24/2025
		93128A-379	04.2025 eng fees-Coal Sea	04/18/2025	3,945.25	.00	3,945.25	58421	04/24/2025
		93128A-379	04.2025 eng fees-site walk	04/18/2025	398.00	.00	398.00	58421	04/24/2025
		93128A-379	04.2025 eng fees-Lakota/R	04/18/2025	398.00	.00	398.00	58421	04/24/2025
		93128A-379	04.2025 eng svcs-Raw Wat	04/18/2025	99.50	.00	99.50	58421	04/24/2025
		93128A-379	04.2025 eng svcs-Wastew	04/18/2025	21,734.00	.00	21,734.00	58421	04/24/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 9945:					54,780.15	.00	54,780.15		
10618	Still House String Band	DEPOSIT-R&	deposit-Rides & Reggae 2	04/01/2025	750.00	.00	750.00	58380	04/10/2025
Total 10618:					750.00	.00	750.00		
10773	SymbolArts, LLC	0525717	NCP Burning Mnt badges-p	03/28/2025	434.50	.00	434.50	58381	04/10/2025
Total 10773:					434.50	.00	434.50		
10879	Texas Life Insurance Comp	SM0F2R202	04.2025 premium - supp lif	04/16/2025	11.95	.00	11.95	58425	04/24/2025
Total 10879:					11.95	.00	11.95		
10981	Timber Line Elect. & Contr	22549	I Global Care software sup	04/07/2025	3,178.00	.00	3,178.00	58426	04/24/2025
		22550	I Global Care software ren	04/07/2025	2,950.00	.00	2,950.00	58426	04/24/2025
		9598	PLC programming issue-w	04/01/2025	470.00	.00	470.00	58426	04/24/2025
Total 10981:					6,598.00	.00	6,598.00		
11135	Trevizo, Mirelia	CLEAING 03.	cleaning 03.30 & 04.06.202	04/07/2025	150.00	.00	150.00	58382	04/10/2025
		CLEANING 0	cleaning 04.13 & 04.25.202	04/21/2025	150.00	.00	150.00	58427	04/24/2025
Total 11135:					300.00	.00	300.00		
11265	United Volleyball Supply, L	82427	FCE volleyball system-rec	04/18/2025	4,800.00	.00	4,800.00	58428	04/24/2025
Total 11265:					4,800.00	.00	4,800.00		
11321	USA Bluebook	INV0064991	lab supplies-wwtr	03/12/2025	972.93	.00	972.93	58383	04/10/2025
		INV0065031	lab supplies-wwtr	03/13/2025	51.70	.00	51.70	58383	04/10/2025
		INV0065876	lab supplies-wwtr	03/21/2025	610.99	.00	610.99	58429	04/24/2025
		INV0066190	lab supplies-wwtr	03/25/2025	60.41	.00	60.41	58429	04/24/2025
		INV0067284	lab supplies-wwtr	04/04/2025	502.62	.00	502.62	58429	04/24/2025
		INV0067300	strainer mesh-wwtr	04/04/2025	48.85	.00	48.85	58429	04/24/2025
		INV0067689	lab supplies-wtr	04/09/2025	1,356.45	.00	1,356.45	58429	04/24/2025
Total 11321:					3,603.95	.00	3,603.95		
11345	Utility Notification Center-C	225030994	03.2025 locates-wtr	03/31/2025	29.63	.00	29.63	58430	04/24/2025
		225030994	03.2025 locates-w/wtr	03/31/2025	29.64	.00	29.64	58430	04/24/2025
Total 11345:					59.27	.00	59.27		
11493	Verizon Wireless	6110111950	04.2025 cell phones-b&p	04/03/2025	81.36	.00	81.36	58432	04/24/2025
		6110111950	04.2025 cell phones-admin	04/03/2025	40.68	.00	40.68	58432	04/24/2025
		6110111950	04.2025 cell phones-ps	04/03/2025	689.25	.00	689.25	58432	04/24/2025
		6110111950	04.2025 cell phones-rec	04/03/2025	80.69	.00	80.69	58432	04/24/2025
		6110111950	04.2025 cell phones-pks	04/03/2025	139.42	.00	139.42	58432	04/24/2025
		6110111950	04.2025 cell phones-sts	04/03/2025	202.73	.00	202.73	58432	04/24/2025
		6110111950	04.2025 cell phones-water	04/03/2025	169.44	.00	169.44	58432	04/24/2025
		6110111950	04.2025 cell phones-w/wat	04/03/2025	169.43	.00	169.43	58432	04/24/2025
Total 11493:					1,573.00	.00	1,573.00		
11585	Wagner Equipment Co.	B6524501	backhoe fork-sts	03/27/2025	4,634.00	.00	4,634.00	58384	04/10/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 11585:					4,634.00	.00	4,634.00		
11589	Wagner Rents	C9179301	excavator & mini hex-Row	04/07/2025	6,437.78	.00	6,437.78	58433	04/24/2025
		P55C016952	backhoe part-sts	03/29/2025	251.11	.00	251.11	58385	04/10/2025
Total 11589:					6,688.89	.00	6,688.89		
11721	Water Technology Group	5617906	pump meter for CVRPS-wtr	03/05/2025	4,084.43	.00	4,084.43	58434	04/24/2025
Total 11721:					4,084.43	.00	4,084.43		
11917	Western Slope Materials, L	66404	road base-Raw Wtr Irrig-F	03/29/2025	3,116.64	.00	3,116.64	58435	04/24/2025
		66549	road base-Raw Wtr Irrig-F	04/05/2025	1,907.85	.00	1,907.85	58435	04/24/2025
Total 11917:					5,024.49	.00	5,024.49		
12186	Xcel Energy (Evidence Bay	53-00136920	04.2025 utilities-Evidence	04/21/2025	73.97	.00	73.97	58436	04/24/2025
Total 12186:					73.97	.00	73.97		
12188	Xcel Energy (Museum)	53-1116911-8	04.2025 utilities-museum	04/21/2025	79.51	.00	79.51	58437	04/24/2025
Total 12188:					79.51	.00	79.51		
12193	Xpress Bill Pay	INV-XPR022	03.2025 cc fees-wtr	03/31/2025	571.84	.00	571.84	4062025	04/10/2025
		INV-XPR022	03.2025 cc fees-w/wtr	03/31/2025	571.84	.00	571.84	4062025	04/10/2025
Total 12193:					1,143.68	.00	1,143.68		
12213	Broadvoice	995205	04.2025 phone svc-admin	04/12/2025	391.95	.00	391.95	58393	04/24/2025
		995205	04.2025 phone svc-ps	04/12/2025	156.41	.00	156.41	58393	04/24/2025
		995205	04.2025 phone svc-rec	04/12/2025	96.25	.00	96.25	58393	04/24/2025
		995205	04.2025 phone svc-pks	04/12/2025	72.19	.00	72.19	58393	04/24/2025
		995205	04.2025 phone svc-sts	04/12/2025	72.19	.00	72.19	58393	04/24/2025
		995205	04.2025 phone svc-wtr	04/12/2025	295.66	.00	295.66	58393	04/24/2025
		995205	04.2025 phone svc-wwtr	04/12/2025	295.66	.00	295.66	58393	04/24/2025
Total 12213:					1,380.31	.00	1,380.31		
12281	Zehren and Associates, Inc	0025356	round-a-bout-phase 1,2,3,4	03/18/2025	2,103.30	.00	2,103.30	58388	04/10/2025
		0025441	round-a-bout-phase 1,2,3,4	04/22/2025	6,128.30	.00	6,128.30	58438	04/24/2025
Total 12281:					8,231.60	.00	8,231.60		
12305	Zero Waste USA	753765	dog waste cans-parks	03/14/2025	2,079.90	.00	2,079.90	58389	04/10/2025
Total 12305:					2,079.90	.00	2,079.90		
12374	IronEdge Group	IEG-55779	IT support svcs-b&p	04/01/2025	284.80	.00	284.80	58369	04/10/2025
		IEG-55779	IT support svcs-admin	04/01/2025	339.20	.00	339.20	58369	04/10/2025
		IEG-55779	IT support svcs-ps	04/01/2025	307.20	.00	307.20	58369	04/10/2025
		IEG-55779	IT support svcs-rec	04/01/2025	323.20	.00	323.20	58369	04/10/2025
		IEG-55779	IT support svcs-pks	04/01/2025	284.80	.00	284.80	58369	04/10/2025
		IEG-55779	IT support svcs-sts	04/01/2025	345.60	.00	345.60	58369	04/10/2025
		IEG-55779	IT support svcs-wtr	04/01/2025	659.20	.00	659.20	58369	04/10/2025
		IEG-55779	IT support svcs-w/wtr	04/01/2025	656.00	.00	656.00	58369	04/10/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 12374:					3,200.00	.00	3,200.00		
12449	Holton, Jennifer	TAI CHI 03.2	tai chi 03.24-04.07.2025-re	04/07/2025	90.00	.00	90.00	58367	04/10/2025
		TAI CHI 04.0	tai chi 04.07-04.21.2025-re	04/21/2025	45.00	.00	45.00	58407	04/24/2025
Total 12449:					135.00	.00	135.00		
12669	An Exquisite Design	1000015677	employee support-annivers	03/28/2025	94.25	.00	94.25	58351	04/10/2025
Total 12669:					94.25	.00	94.25		
12854	Shaw, Candice	KIDS KITCH	kids kitchen 03.31 & 04.07.	04/07/2025	80.00	.00	80.00	58379	04/10/2025
		KIDS KITCH	kids kitchen 04.14.2025-re	04/14/2025	40.00	.00	40.00	58422	04/24/2025
Total 12854:					120.00	.00	120.00		
13009	Valor Customs, LLC	1019	veh graphics for K9-ps	04/18/2025	1,600.00	.00	1,600.00	58431	04/24/2025
Total 13009:					1,600.00	.00	1,600.00		
13014	Sunsense, Inc.	9551	inverter repair-pks	04/15/2025	1,672.66	.00	1,672.66	58424	04/24/2025
		9551	inverter repair-sts	04/15/2025	1,672.66	.00	1,672.66	58424	04/24/2025
Total 13014:					3,345.32	.00	3,345.32		
Grand Totals:					445,901.06	.00	445,901.06		

Report Criteria:
Detail report type printed

New Castle Town Council Regular Meeting
Tuesday, April 15, 2025, 7:00 PM

Call to Order

Mayor Art Riddile called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Councilor G. Riddile
Councilor Leland
Councilor Copeland
Mayor A. Riddile
Councilor Hazelton
Councilor Carey
Councilor Mariscal

Absent None

Also present at the meeting were Professional Assistant to the Town Clerk, Michelle Huster, Town Clerk Mindy Andis, Administrator Dave Reynolds, Town Treasurer Viktoriya Ehlers and members of the public.

Meeting Notice

Professional 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

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

There were no citizen comments

Consultant Reports

Consultant Attorney –not present
Consultant Engineer – not present

Items for Consideration

Consider Approval of Resolution TC2025-10 Approving Dissolution of the River Park Metropolitan District

Town Administrator Dave Reynolds said the resolution was to grant the dissolution of the River Park Metropolitan District in accordance with the approved district service plan. Administrator Reynolds said the district was established in 2004 and its purpose was to finance and construct public infrastructure for the River Park

Town Council Meeting
Tuesday, April 1, 2025

1 Planned Unit Development (PUD). Administrator Reynolds said the district's board
2 of directors had confirmed that all obligations outlined in the service plan were
3 met, including the transfer of all public improvements to the town, and the
4 fulfillment of all bond obligations in accordance with the service plan.

5 Administrator Reynolds said those requirements were completed and the district
6 now seeks final approval from the town council to proceed with dissolution.

7 Administrator Reynolds said the Town Attorney David McConaughy has reviewed
8 the dissolution and verified that all obligations were met. Attorney Glory Schmidt,
9 from CEGR Law representing River Park Metropolitan District, said that dissolving the
10 district would allow for continued debt repayment and eliminated operational expenses.
11 Attorney Schmidt said the outstanding debt of \$1,685,000 was expected to be paid off by
12 2040. Attorney Schmidt said that the dissolution would simplify operations and reduce
13 costs for residents.

14 **MOTION: Councilor G. Riddile moved to approve Resolution TC2025-10 approving**
15 **the dissolution of the River Park Metropolitan District. Mayor A Riddile seconded**
16 **the motion, and it passed unanimously.**

17 **Proclamation Recognizing Parkinson's Awareness Month – Karen Langhorst**

18 Administrator Reynolds introduced Karen Langhorst to the council as a caregiver for her
19 husband with Parkinson's Disease. Mayor A. Riddile read the proclamation recognizing
20 April 2025 as Parkinson's Awareness Month. Karen Langhorst shared her personal
21 experience and emphasized the challenges faced by caregivers.

22 **Arbor Day Proclamation**

23 Mayor A. Riddile read the Arbor Day proclamation, declaring April 26,
24 2025, as Arbor Day in the Town of New Castle.

25 Administrator Reynolds shared important tree related projects completed
26 by New Castle Parks Department and said this was the 21st year New
27 Castle has been designated as a Tree City USA. Administrator Reynolds
28 explained the parks department's efforts in planting new trees, treating
29 existing trees for invasive beetles, and maintaining the overall health of
30 the town's trees. Parks Director Ryan Barkman was present to receive the
31 proclamation. The council thanked Parks Manager Barkman for his work
32 with the town.

33 **Consider Approval of Resolution TC2025-11 Approving an**
34 **Intergovernmental Agreement to Support a Regional Planning**
35 **Commission for Transportation Planning in the Intermountain**
36 **Transportation Planning Region**

37 Administrator Reynolds said the resolution would formalize the Town's
38 partnership with the Intermountain Transportation Planning Region

(IMTPR), the regional planning district for CDOT projects. Administrator Reynolds said that while the town has been involved with IMTPR for years, there were no records of a previous intergovernmental agreement (IGA) or Memorandum of Understanding (MOU). Administrator Reynolds said that the town attorneys have reviewed the resolution, and its purpose is to formalize the partnership in this region and none of the functions will change.

Mayor A. Riddile stressed the importance of the partnership with IMTPR over the last nine years. Mayor A. Riddile said that partnership between the town and IMTPR prioritized the roundabout project from 2024.

Councilor Carey added that the interchange upgrade for New Castle and its potential impact on future transportation projects in the area, like the interchange in the Towns of New Castle and Silt.

MOTION: Mayor A. Riddile moved to approve Resolution TC2025-11, Approving an Intergovernmental Agreement to Support a Regional Planning Commission for Transportation Planning in the Intermountain Transportation Planning Region, Councilor Carey seconded the motion, and it passed unanimously.

Discussion on Use of E-bikes on BLM Trails

Administrator Reynolds explained about e-bikes on BLM trails adjoining New Castle, being ongoing debate about where e-bikes belong on various trail networks. Administrator Reynolds said the town currently had trail use agreements with the BLM as well as private landowners. Under the terms of those agreements, the use of motorized vehicles and e-bikes were prohibited.

Administrator Reynolds said advancement of e-bike technology enabled former cyclists to ride again and allowed experienced riders to extend their range and explore new terrain. Administrator Reynolds said the need to discuss how e-bikes fit into the trail system because people are already using them in the area. Administrator Reynolds explained the different classes of e-bikes.

- **Class 1:** Pedal-assist only, with no throttle and a maximum assisted speed of 20 mph
- **Class 2:** Pedal-assist or throttle, also limited to 20 mph
- **Class 3:** Pedal-assist and/or throttle, with higher maximum speeds (typically up to 28 mph)

Administrator Reynolds said the BLM was currently evaluating the limited use of Class 1 e-mountain bikes on certain trails. He said e-bikes were restricted to BLM roads and trails

1 designated for Off-Highway Vehicle (OHV) use. Administrator Reynolds said e-bike access
2 to bike-only trails was permitted if a BLM Manager issued a written decision in accordance
3 with applicable laws and regulations.

4 Council members had differing perspectives on the topic of e-bikes on New
5 Castle trails connected to BLM. Mayor A. Riddile expressed support for e-
6 bikes, citing the success of e-bikes on the Rio Grande Trail. Councilor
7 Carey voiced concerns about safety and the potential impact on trails,
8 especially those dirt trails with challenging terrain. Councilor G. Riddile
9 suggested that e-bikes could be allowed with some management flexibility
10 to address any potential issues that might arise. Councilor Hazelton
11 advocated for using pedal-assist e-bikes and distinguishing them from dirt
12 bikes. Councilor Hazelton said there is a way to make it safe and the trails
13 were funded by taxpayers so they should be able to use them. Councilor
14 Leland said that the problem is not with the technology of the e-bike, but
15 with the user. Councilor Carey said that BLM could help with signs showing
16 the difficulty level of the trail like ski areas. Council also noted on the
17 implications for private trails connected to BLM land. Administrator
18 Reynolds proposed drafting a referral letter to the BLM that would
19 encapsulate the council's discussion, which would be reviewed in a future
20 meeting. Administrator Reynolds asked Council if an expert from BLM
21 should speak, and Council agreed it was not necessary.

22 **Consent Agenda**

23 Items on the consent agenda are routine and non-controversial and will be
24 approved by one motion. There will be no separate discussion of these
25 items unless a council member or citizen requests it, in which case the
26 item will be removed from the consent agenda.

27 April 15, 2025, minutes

28 **MOTION: Mayor A. Riddile made a motion to approve the Consent**
29 **Agenda. Councilor Mariscal seconded the motion, and it passed**
30 **unanimously.**

31 **Staff Reports**

32 **Town Administrator**

33 Administrator Reynolds said there were ongoing conversations with
34 developers regarding tap fees, clarifying the town's methodology for
35 calculating the fees. Administrator Reynolds said tap fees cannot be
36 waived or significantly reduced due to existing loan agreements.
37 Administrator Reynolds said that Town Planner Paul Smith used EQR
38 equations to calculate tap fees that fit with the developer's needs and are
39 fair. Administrator Reynolds gave an update on the Cole Ule project and

1 the discrepancy between the project and the town's comprehensive plan.
2 Administrator Reynolds would attend the county commissioner's meeting
3 about the Cole Ule project Monday, April 21, 2025. Administrator Reynolds
4 said the town was awarded spring Federal Mineral Lease District (FMLD)
5 grants, which included \$180,000 for street projects and \$30,000 for a new
6 HVAC unit for town hall rooftop. Administrator Reynolds said police officers
7 Chris Contreras and Justin Reynolds were promoted to sergeant.
8 Administrator Reynolds provided an update on ARPA funds, highlighting
9 the evolving rules and reporting requirements and the town's continued
10 efforts to remain in compliance. Administrator Reynolds discouraged
11 future tree dedications because of the lack of water and keeping the tree
12 alive, but he is looking into alternatives.

13 **Town Clerk** – Clerk Andis said she conducted five interviews for the
14 deputy clerk position and is scheduling second interviews. Clerk Andis said
15 her office is changing how packets and agendas are presented on the
16 website to comply with ADA requirements. She said this change will
17 happen by June.

18 **Town Treasurer** – Town Treasurer Viktoriya Ehlers said that the 2024
19 Colorado Opioid Funding report would need to be resubmitted due to
20 issues with the initial submission and a lack of response from the Detox
21 Center. Treasurer Ehlers said that annual audit was scheduled in two
22 weeks. Treasurer Ehlers reported quarterly financials.

23 **Town Planner** – not present

24 **Public Works Director** – not present

25 **Commission Reports**

26 **Planning & Zoning Commission** – Councilor G. Riddile said the Planning
27 & Zoning Commission had a meeting last Wednesday to discuss a project
28 for 66 townhomes between Castle Valley Boulevard and the soccer field,
29 known as the Archwood project.

30 **Historic Preservation Commission** -Councilor Hazelton asked Clerk
31 Andis when his term was over with HPC and Councilor Copeland's would
32 begin. Clerk Andis said April would be the last meeting for Councilor
33 Hazelton and councilor Copeland would start in May.

34 **Climate and Environment Commission** – Councilor Leland distributed a
35 brochure listing the groups that will be represented at the upcoming Earth
36 Day event on April 26, 2025 from 11:00 AM to 2:00 PM in Burning
37 Mountain Park.

38 **Senior Program** –have not met

39 **RFTA** – Councilor Copeland reported that RFTA is considering a pilot
40 program for three-plus weeks, with a decision expected by May 15th.
41

1 Mayor A. Riddile said he would attend that meeting.

2 **AGNC** – have not met

3 **GCE** – have not met

4 **EAB** – have not met

5 **POSTR** - have not met

6 **Council Comments –**

7 Councilor Mariscal offered to translate Councilor Leland's Earth Day flyer
8 into Spanish. Councilor Mariscal said that she and Administrator Reynolds
9 met with local pastors to share where they could be involved with what is
10 going on in New Castle. Councilor Mariscal said they planned to meet once
11 a month. Councilor Mariscal said there is frustration from the community
12 with the Detox Center. Councilor Carey asked for an update on the trail
13 closure on West Madaris. Administrator Reynolds said they are creating
14 new trail signs. Councilor Hazelton asked Clerk Andis if residents were
15 allowed to sell plots in Highland Cemetery. Clerk Andis said state law
16 doesn't allow for resale of cemetery plots between private parties.
17 Councilor G. Riddile raised concerns about off-leash dogs and asked for an
18 update from the police department. He also reported on a recent
19 transportation meeting and expressed gratitude to town staff for their
20 hard work on various projects. Councilor Leland suggested that the town
21 should plan for the 250th anniversary of independence in 2026 and he
22 mentioned the Lions Club's cleanup efforts, as well as issues with litter
23 along I-70. Mayor A. Riddile agreed to sign a letter concerning the litter
24 problem along I-70.

25 **Items for Future Council Agenda**

26 There were no items for future agenda

27
28 **Adjourn**

29 **MOTION: Mayor A. Riddile made a motion to adjourn. Councilor Hazelton**
30 **seconded the motion, and it passed unanimously.**

31
32 The meeting adjourned at 9:01 p.m.

33
34 Respectfully submitted,

35
36
37 _____
38 Mayor Art Riddile

39 _____
Assistant to the Town Clerk, Michelle Huster

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

**COLORADO
DRIFTERS/DOWN
VALLEY BREWING
COMPANY
PO BOX 592
New Castle CO 81647**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	1000.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$1000.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check

Uploaded to MoveIt on Date

☐ Paid Online

Licensee Name

COLORADO DRIFTERS LLC

Doing Business As Name (DBA)

COLORADO DRIFTERS/DOWN VALLEY BREWING COMPANY

Liquor License Number

03-21153

License Type

Brew Pub (city)

Sales Tax License Number

9518432

Expiration Date

05/29/2025

Due Date

04/14/2025

Business Address

Street Address

589 WEST MAIN STREET

Phone Number

9709847013

City, State, ZIP Code

New Castle CO 81647

Mailing Address

Street Address

PO BOX 592

City, State, ZIP Code

New Castle CO 81647

Email

DOWN VALLEY BREWING @ GMAIL.COM

Operating Manager

HALEY WILLIAMS

Date of Birth

[REDACTED]

Home Address

Street Address

Phone Number

City

State

ZIP Code

NEW CASTLE

CO

81647

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented?

☒ Owned

*If rented, expiration date of lease

☐ Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☐ Yes ☒ No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☒ Yes ☐ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

HALEY WILLIAMS

Title

OWNER

Signature

Haley Williams

Date (MM/DD/YY)

04/10/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Name (Individual/Business)

Haley Williams / Colorado Drifters dba down valley bron

Social Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

[REDACTED]

Business/Work Phone Number

[REDACTED]

Street Address

[REDACTED]

City

New Castle

State ZIP Code

CO

81647

Printed name of person signing on behalf of the Applicant/Licensee

HALEY WILLIAMS

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Haley Williams

4/11/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, HALEY WILLIAMS

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Haley Williams

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.