



Town of New Castle **Planning and Code
Administration Department**
450 W. Main Street
PO Box 90
New Castle, CO 81647 **Phone:** (970) 984-2311
Fax: (970) 984-2716

Memo

To: Mayor Bob Gordon and Town Councilors
From: Tim Cain
Date: September 12, 2014
RE: La Roca Clean-up Update

Background: I sent a letter to Pastor Robin Vega representing the Iglesia Cristo La Roca Church organization on August 6, 2014. As directed by Town Council on August 5, 2014, the letter outlined tasks to be completed by September 11, 2014. They included:

- 1) Working with a real estate broker, develop a "sales package" to include drawings or renderings of the church which was to be built using the building materials located on site.
- 2) Demonstrate that the land and building materials are widely advertised.
- 3) Provide a valuation package that is similar to a market analysis.

Providing Town Council approved of the submissions included with this Memo, the date to remove all building materials would be extended to December 31, 2014.

Pastor Robin Vega has provided a status report and Dennie Talbot, representing Roberts & Michaels Real Estate, has submitted a letter stating Pastor Rob has retained their real estate services. Dennie has referred the real estate matter to Glen Ault in the same office and he will be submitting a CMA (Commercial Marketing Analysis) as soon as the week of September 15th.

Recommendation: I recommend that Town Council extend the date of building material removal to December 31, 2014.

IGLESIA CRISTO LA ROCA

PO BOX 1429, Glenwood Springs, CO. 81602
1620 Grand Avenue, Glenwood Springs, CO. 81601
(970) 945-1128



Town Council
450 W. Main Street
PO BOX 90
New Castle CO. 81647

Wednesday, September 10, 2014

Dear Town Council,

I'm writing this letter to follow up with our previous conversations concerning the land and materials located at the West end of New Castle. This past month the following actions have been taken to move forward with the sale and clean up of the property.

1. As of August 6th, 2014. We started and are currently working with Roberts & Michaels Real Estate (Dennie Talbott and Glenn Ault). Dennie has written a letter for Town Council on our behalf explaining where we are at in the process of listing the Land. Glenn is in the process of placing the property on the Aspen/Glenwood Springs MLS for sale. He will be completing a CMA and will be able to forward that CMA to you up its completion.
2. As of August 18th, 2014. We started marketing the building materials by posting it on Craig's List, this is the link to the posting: <http://westslope.craigslist.org/for/4626070341.html> . I am also currently looking for someone who specializes in the area of marketing Steel Building Materials. If anyone on council knows of someone please let me know.
3. As of September 10th, 2014. We moved a trailer and we are planning on moving the other vehicle by mid October.

Thank you for you're understanding and taking your time to read this letter. If you have any further questions or concerns please feel free to contact me.

Sincerely,

Pastor Robin Vega
Iglesia Cristo La Roca
vegarobin1@gmail.com

**ROBERTS &
MICHAELS**

REAL ESTATE

151 Clubhouse Drive
New Castle, CO 81647

Tim Cain
Town Planner/ Code Administrator
Town of New Castle
450 W. Main Street
New Castle, Colorado 81647

September 8, 2014

Dear Tim,

As per our phone conversation last week, I am writing this letter in reference to a request by Robin Vega, Pastor of La Roca Church. Robin is working with my colleague, Glenn Ault, at Roberts & Michaels Real Estate now. I referred Robin to Glenn due to a conflict of interest I felt might occur in future business dealings on selling the property. Glenn is in the process of placing the property on the Aspen/Glenwood Springs MLS for sale. He will be completing a CMA before settling on the list price with La Roca and will be able to forward that CMA to you up its completion. I believe this was one of the deadline extension stipulations requested by the council on August 5, 2014.

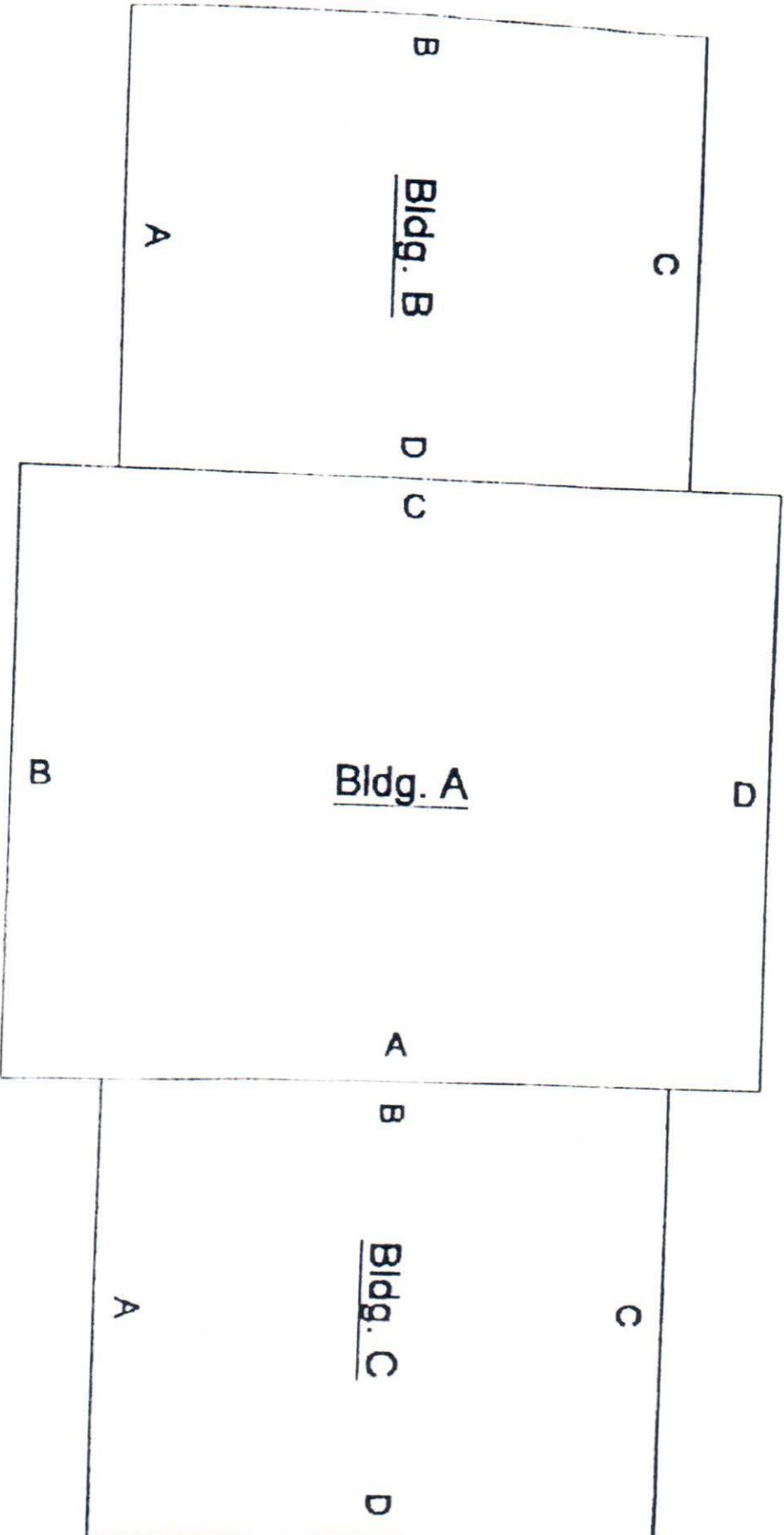
Robin Vega has been marketing the construction materials for the building himself and my understanding is that he will provide proof of this marketing himself. As I discussed with you on the phone, it is not within my area of expertise to place a market value on the building materials. This valuation will come from Robin and will be dictated by what the current building market will bear.

Please feel free to contact Glenn Ault with any further questions concerning the listing of the property at the main office number or at 970-208-8613.

Sincerely,

Dennie Talbott

Roberts & Michaels Real Estate



Key Plan

Purlin / Girts

Builder: ROCKY MOUNTAIN STEEL STRUCTURES, INC.
Customer: LA ROCA CHRISTIAN CENTER
Location: NEW CASTLE, CO

	WIDTH	LENGTH	SW/A HEIGHT	FRONT ROOF PTCH	DOWNSPOUT DROPS - SW/A	DOWNSPOUT DROPS - SW/C
Bldg A :	80.00	100.00	24.00	3.000	3	3
Bldg B :	75.00	60.00	12.00	3.000	2	2
Bldg C :	75.00	60.00	12.00	3.000	2	2

Roof Sheeting

Type: CS
 Gage: 26
 Color: Emerald Green

Ordered Options

Base Condition : None
 Base Trim Color : N/A

Roof Sheeting

Type: CS
Gage: 26
Color: Emerald Green
Finish: Kynar

Wall Sheeting

Type: By others

Framing:

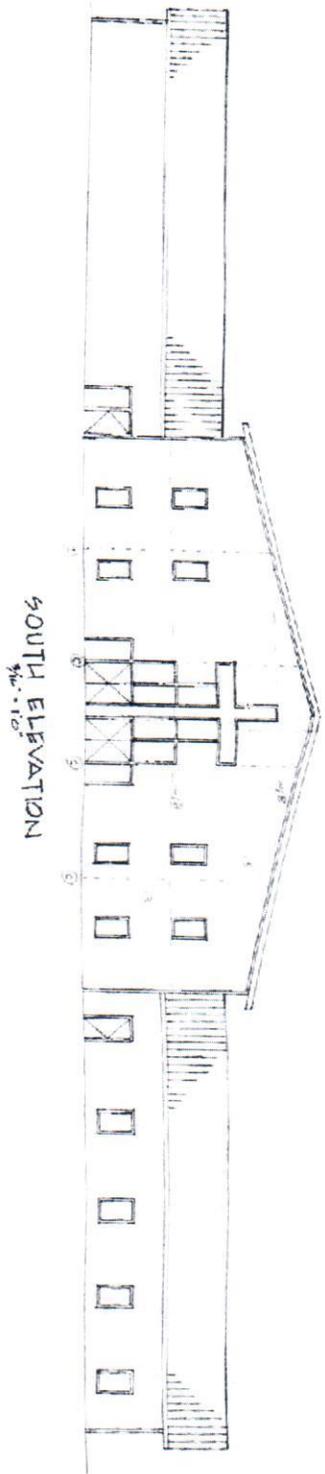
Purlin Type: Zees
Girt Type: Wind Beams

Ordered Options

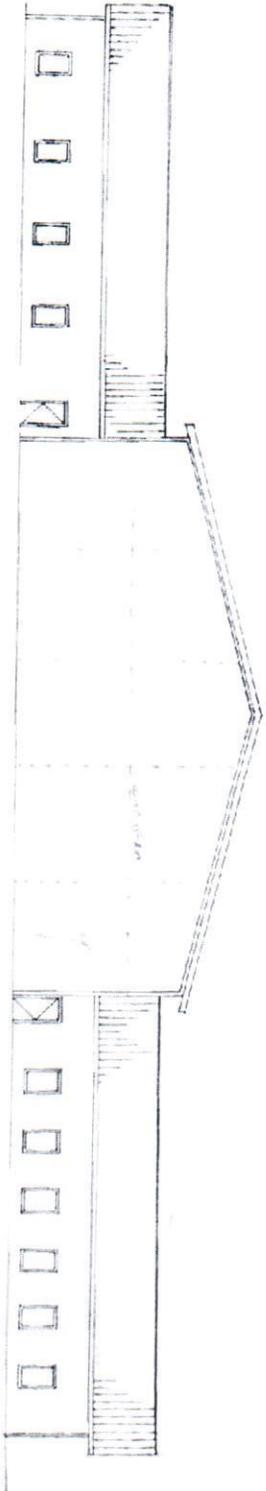
Base Condition : None
Base Trim Color : N/A
Wall Mastic : No
UL Rating : 90
Thermal Blocks : N/A
Sidewall Eave Trim Type : Eave Gutter
Eave & Gable Trim Color : Emerald Green
Downspout Type : Closed
Downspout Color : Emerald Green
Elbows at Bottom of Drops: Yes
Corner Trim Color : N/A
Framed Opening Trim Color : N/A
Skylite : 0

Sheeting Types

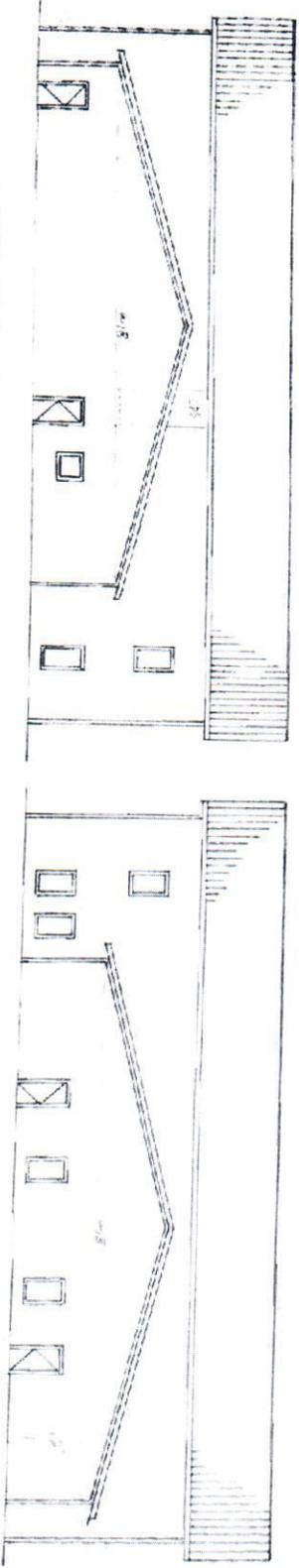
LA ROCK CHRISTIAN CENTER



SOUTH ELEVATION
3/4" = 1'-0"



NORTH ELEVATION
3/4" = 1'-0"



WEST ELEVATION
3/4" = 1'-0"

EAST ELEVATION
3/4" = 1'-0"