



**Town of New Castle**  
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April 20, 2015

Mr. Al Gold, Executive Director, CRHDC  
Community Resources and Housing Development Corporation  
7305 Lowell Blvd., Suite 200  
Westminster, CO 80030

RE: Lakota Ridge Senior Housing in New Castle, Colorado

Dear Mr. Gold:

The New Castle Town Council is agreeable to waiving certain development fees in connection with the senior housing project proposed for the Lakota Canyon Ranch, PUD. Development of the project is subject to a public hearing process and approval of a Final PUD Development Plan in accordance with the procedures and standards set forth in the New Castle Municipal Code. Any fee waiver is expressly contingent upon submission and approval of an application that is substantially consistent with the materials and representations submitted to the Town to date, and no final approval is guaranteed.

Subject to those caveats, the Council would agree to the following fee modifications:

1. The plan review fee of \$8516.54 would be waived.
2. The recreational facilities development fee of \$500 per unit would be waived.
3. The water rights dedication fee of \$6,000 per EQR would be reduced to \$\_\_\_\_\_.

This totals \$\_\_\_\_\_ in Town of New Castle concessions.

Should these fees increase or decrease on a town-wide basis before an application is submitted or processed, then we will need to revisit these numbers, but the Town has no present plans to adjust any of these three fees.

I hope this answers your questions at this time. Please feel free to contact me at your convenience if I may assist you further.

Sincerely,

Bob Gordon  
Mayor