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

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

DEVELOPMENT APPLICATION

Applicant: **Lakota Ridge Senior Apartments LLC**	
Address: **7305 Lowell Blvd Suite 200 Westminster, CO 80030**	Phone: **303-428-1448 (Main Office Line)** FAX: **720-475-5752** E-mail: **carly@crhdc.org**
Property Owner: **Lakota Ridge Senior Apartments LLC**	
Address: **Same as above.**	Phone: FAX: **Same as above.** E-mail:
Contact Person: **Carly Johansson, Director of Real Estate Development**	
Address: **Same as above.**	Phone: **303-428-1448 ext 231 (Carly's Direct Line)** FAX: **720-475-5752** E-mail: **carly@crhdc.org**
Property Location/Address: **T.B.D. Castle Valley Blvd.**	
Legal Description: **See attached.**	Acres: **2.872 +/-**
Existing Zone (Not sure? Click here for help): **M/U / PUD**	
Existing Land Use: **None, Not Developed.**	

TYPE(S) OF LAND USE(S) REQUESTED

- ☐ Pre-Annexation Agreement
- ☐ Annexation
- ☐ Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
- ☐ Amended Plat
- ☒ Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
- ☐ Floodplain Development Permit
- ☐ Lot Line Adjustment or Dissolution
- ☐ Site Specific Development Plan/Vested Rights
- ☐ Variance
- ☐ Zoning
- ☐ Zoning Amendment
- ☐ Re-zoning
- ☐ R-1-HC Identification
- ☐ Conditional Use Permit or Special Review Use Permit
- ☐ Other

This development would create **50** residences and **0** square feet of commercial space.

Applicant must also complete and submit the appropriate checklist for the type of land use requested. Both the applicant and the property owner must sign this application.

Applicants are encouraged to schedule a pre-application meeting with the Town Administrator and/or Town Consultants prior to submitting this application.

AGREEMENT TO PAY CONSULTING FEES AND EXPENSES

It is the policy of the Town of New Castle that all land use applications must be filed in the Office of the Town Clerk to receive formal consideration. Please refer to the Town Clerk's Office for all applicable procedures.

However, the Town encourages land use applicants to consult informally with members of the Town Staff, including outside consultants, prior to filing applications if the applicant has questions regarding areas within Staff members' particular expertise; PROVIDED THAT THE POTENTIAL APPLICANT AGREES TO REIMBURSE THE TOWN FOR ALL FEES AND EXPENSES RELATING TO SUCH INFORMAL MEETINGS.

The Town employs outside consultants for engineering, surveying, planning, and legal advice. These consultants bill the Town on an hourly basis as well as for expenses including but not limited to copies, facsimile transmissions, and long distance telephone calls.

It is the Town's policy that all persons wishing to hold informal meetings with members of the Town Staff acknowledge responsibility for all fees and expenses charged by outside consultants by signing this Agreement below.

I acknowledge and agree to pay the Town of New Castle all actual costs incurred by the Town in relation to legal, engineering, surveying, planning, or other services performed by consultants to the Town as a result of such consultants' review and comment upon, or other services related to, land use proposals and/or applications proposed by me or on my behalf, regardless of whether or not such application is formally filed with the Town. Interest shall be paid at the rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect all costs of collection in addition to the amount due and unpaid, including but not limited to reasonable attorney's fees and costs.

SO AGREED this 25 day of NOVEMBER, 2013.

AL GOLD
Print Name

Signature

303-428-1448
Telephone

1305 LOWELL BLVD #200 WESTMINSTER, CO 80030
Mailing Address

CRHDC, EXECUTIVE DIRECTOR
Relationship to Applicant or Potential Applicant

Type of application: _____

Property description: POTENTIAL SENIOR HOUSING PROJECT

LOT 2A, AMENDED FINAL PLAT, LOT 2, LAKOTA CANYON RANCH, PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2010 UNDER RECEPTION NO. 789213.