

TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. TC-2016-5

A RESOLUTION OF THE TOWN OF NEW CASTLE TOWN COUNCIL
APPROVING A CONDITIONAL USE PERMIT FOR TWO-FAMILY
RESIDENTIAL USE ON PROPERTY LOCATED IN THE COMMERCIAL
TRANSITIONAL ZONE DISTRICT.

WHEREAS, on December 3, 2015, Shannon Murphy (“Applicant”) submitted a Conditional Use Permit Application (“Application”) for the property located at 702 W. Main Street, New Castle, Colorado (“Property”), located in the Commercial Transitional (CT) zone district; and

WHEREAS, Applicant owns the Property; and

WHEREAS, Applicant seeks a permit to allow for two-family residential use of the Property; and

WHEREAS, pursuant to § 17.68.040 of the New Castle Municipal Code (“Code”), the use proposed by Applicant is a conditional use in the CT zone district, requiring the issuance of a conditional use permit pursuant to § 17.84 of the Code; and

WHEREAS, on January 13, 2016, the New Castle Planning and Zoning Commission held a duly-noticed public hearing to consider the Application and passed Resolution No. PZ 2016-1 recommending that the Town Council approve the Application; and

WHEREAS, at a duly-notice public meeting held February 16, 2016, the Town Council reviewed and the Application; and

WHEREAS, upon consideration of the Application, the Town Council hereby finds that the Application:

1. is eligible for conditional review under Section 17.84.040;
2. is generally compatible with adjacent land uses;
3. meets all requirements of Section 17.84.020, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;
4. is consistent with the comprehensive plan; and
5. the Town has the capacity to serve the proposed use with water, sewer, fire and police protection.

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

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the New Castle Town Council.

2. Listing of Approved Uses. The following constitute the uses for the Property approved under the Application:

A. Two-Family Residential

3. Approval. The Town Council hereby approves the Application subject to the following conditions:

A. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the applicant;

B. Applicant shall comply with all applicable building, residential, electrical and municipal code requirements including all sign code regulations;

C. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed, with such show-cause hearing open to the public and the Applicant or owner being able to present testimony or offer other evidence on their behalf;

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

E. Applicant shall pay additional water and sewer tap fees in an amount to be determined and paid at the time of building permit application;

F. Applicant shall be required to pay a water rights dedication fee in an amount to be determined and paid at the time of building permit application and that covers the full EQR calculation for the conditional use approved in the Application; and

G. The use approved in the Application shall not be conducted until the Town Planner has issued a conditional use certificate, which certificate must be issued within one year of the date of this Resolution. Otherwise, the Application is deemed withdrawn by the Applicant and is of no further force and effect.

THIS RESOLUTION TC-2016-5 was adopted by the New Castle Town Council by a vote of __ to __ on the 16th day of February, 2016.

NEW CASTLE TOWN COUNCIL

By: _____
Bob Gordon, Mayor

ATTEST:

Melody Harrison, Town Clerk

By signing below, Applicant hereby agrees to complete and comply with all conditions imposed by the Town Council in this Resolution TC-2016-5. Applicant further agrees that the use and improvements approved herein will be in accordance with the approved Application site plan, development schedule.

DATED this __ day of _____, 2016

Shannon Murphy, Applicant

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

(1)

**Staff Report
Shannon Murphy – Conditional Use Permit – Two-Family Residence
New Castle Town Council Meeting – February 16, 2016**

Report Date: 2/10/16

Project Information

- Name of Applicant:** Shannon Murphy
- Applicant’s Mailing Address /Phone:** 702 W. Main St., New Castle, CO. Telephone – (970) 618-0128
E-mail: shannon@shannonmurphy.net
- Property Address:** 702 W. Main St., New Castle, CO 81647
- Property Owner:** Shannon Murphy
- Owner Mailing Address /Phone:** 702 W. Main St., New Castle, CO 81602. Telephone – (970) 618-0128
- Proposed Use:** Two-Family Residence
- Municipal Code Reference:** Chapter 17.84 – Conditional Uses, Chapter 17.68 – Commercial Transitional, Chapter 17.76 – Off-Street parking
- Size of Site:** 5,000 sq. ft.
- Street Frontage:** W. Main St. and 7th St.
- Existing Zoning:** Commercial Transitional
- Surrounding Zoning:** North – R-1, South – C-1, West – C/T and East C-1 and R-1
- Off- Street Parking:** Two-off street parking spaces per residence

I Description of application:

This application is a request for a conditional use permit for a Two-Family Residential unit and applies to both dwelling units situated on 702 W. Main St. In this zone district there are no conditional uses for an Accessory Dwelling Unit (ADU). The only applicable conditional use that is similar is a two-family residential unit unlike other zone districts where an ADU is a conditional use. The principal building has been occupied and owned by Shannon Murphy and the other unit has been used for various functions such as a dance studio and food co-op. Ms. Murphy proposes to build a kitchen in the other unit and allow for it to be rented out for another individual or family. This is a request for a two (2) bedroom dwelling unit. There will be no exterior changes to either dwelling.

On January 13, 2016, the Planning and Zoning Commission (P&Z) held a public hearing and heard testimony from the applicant. There were no residents who appeared to support or deny the application. After deliberation, the P&Z voted unanimously to recommend approval of a two-family residence with no change in conditions of PZ Resolution 2016-1.

II Development Application Contents:

1. Development Application
2. Performance Standards agreement
3. Proof of Legal Ownership
4. Checklist – Conditional Use Application
5. List of property owners within 250 feet
6. Cover letter dated December 1, 2015
7. Exhibit A – Context Map
8. Exhibit B - Landscape Plan
9. Exhibit C - Site Plan
10. Exhibit D - Photograph showing parking areas
11. Exhibit E - Assessor's Map showing surrounding properties

III Application Issues/Concerns:

Applicant has submitted Exhibit A – Exhibit E in lieu of one site plan. The requirements for a site plan are:

- (1) Adjacent land uses and location of adjacent structures
Staff Comment – The submitted Exhibit A – Context Map - shows the adjacent uses except for properties located south of 702 W. Main St. which is C-1
- (2) Boundary and size of lot
Staff Comment – The submitted site plan describes the boundary and size of 702 W. Main St.
- (3) Boundary location, height and setbacks
Staff Comment – Exhibits A-C and E demonstrate boundary location. Height and setbacks are not listed. Regardless, there are no proposed changes to either height or setbacks.
- (4) *Off-street parking and loading areas
Staff Comment – Off-street parking is not listed in the Commercial Transitional Zone. The off-street requirements using Chapter 17.76 of the Town's code requires two (2) spaces per dwelling unit. There is no need to identify loading areas.
 - * 17.76.060 Town Council May Change Number of Spaces
 - (A) The Town Council may increase or decrease the number of off-street parking spaces in consideration of the following factors:
 - (1) Probable number of cars owned by occupants of dwellings in the planned unit development;
 - (2) Parking needs of any non dwelling uses;
 - (3) Varying time periods of use; and
 - (4) Whatever joint use of common parking areas is proposed.
 - (B) Regardless of a reduction in off-street parking spaces by the Town Council, adequate space and site design shall be provided to accommodate the standard
- (5) Points of ingress and egress
Staff comment – Shown on Exhibits A-E. More specifically, people will enter and leave from 7th Street.

(6) Service and refuse areas

(3)

Staff Comment – Service area and refuse areas do not apply. However, refuse container is found inside the garage on Exhibit C.

(7) Signs and exterior lighting

Staff Comment – There will be no signs and exterior lighting will not change.

(8) Fencing, landscaping and screening

Staff Comment – Existing landscaping and screening are shown Exhibit B

(9) Compliance with performance standards

Staff Comment – The applicant has submitted a signed document stating she will comply with all performance standards.

(10) Location and size of easements, power poles, fire hydrants, gas lines, water and sewer lines; anticipated utility requirements

Staff Comment – Easements are prescriptive in the Original Town of New Castle. Gas, water and sewer lines are not shown on the site plan. This is of no major concern. Fire hydrant and light pole is found on Exhibit A.

17.84.070 Alterations

No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in chapter 17.84 – Conditional Uses

V Water and sewer:

Currently the applicant has 1.5 EQR's for both dwelling units. The EQR rate for a two-bedroom dwelling unit is .8 EQR. At the time of building permit application, the applicant will be required to submit additional payment for increased water usage and a water rights dedication fee. The amount is normally determined when the application is processed.

VI Staff Recommendation

The staff recommends approval of the Conditional Use Permit with the following conditions:

1. All representations of the applicant in written and verbal presentations submitted to the Town or made at public hearings before the planning commission or Town Council shall be considered part of the application and binding on the applicant.
2. The applicant shall comply with all applicable building, residential, electrical and municipal code requirements including all sign code regulations.
3. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.

4. The applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs. (4)
5. The applicant will be required to pay additional water and sewer tap fees with the amount determined at the time of building permit application.
6. The applicant will pay for a water rights dedication fee prior at the time of building permit application.

RECEIVED

DEC 07 2015

RECEIVED

DEC 07 2015

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: SHANNON MURPHY	
Address: 702 W. MAIN ST. NEW CASTLE, CO 81647	Phone: 970-618-0128 FAX: — E-mail: SHANNON@SHANNONMURPHY.NET
Property Owner: SHANNON MURPHY	
Address: SAME	Phone: FAX: E-mail:
Contact Person: SAME	
Address:	Phone: FAX: E-mail:
Property Location/Address: SAME	
Legal Description: THE S. 100 FEET OF LOT 1, LOT 2, BLOCK 16 TOWN OF NEW CASTLE	Acres: 5,000 SF
Existing Zone (Not sure? Click here for help): CT	
Existing Land Use: RESIDENTIAL	
TYPE(S) OF LAND USE(S) REQUESTED	
<input type="checkbox"/> Pre-Annexation Agreement <input type="checkbox"/> Annexation <input type="checkbox"/> Subdivision (Including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) <input type="checkbox"/> Amended Plat <input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) <input type="checkbox"/> Floodplain Development Permit <input type="checkbox"/> Lot Line Adjustment or Dissolution <input type="checkbox"/> Site Specific Development Plan/Vested Rights <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Zoning <input type="checkbox"/> Zoning Amendment <input type="checkbox"/> Re-zoning <input type="checkbox"/> R-1-HC Identification <input checked="" type="checkbox"/> Conditional Use Permit or Special Review Use Permit <input type="checkbox"/> Other	
This development would create ^{APARTMENT} 1 ^{HOUSE} ADDITIONAL, 1 EXISTING, (2 TOTAL) residences and 0 square feet of commercial space.	
Applicant must also complete and submit the appropriate <u>checklist</u> 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.	

I, SHANNON MURPHY agree to abide by the following Performance Standards

Date: 11-19-15

17.72.090 - Performance standards

- A. Smoke. No use shall be permitted in any district unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of smoke.
- B. Particulate Matter. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of particulate matter.
- C. Dust, Odor, Gas, Fumes, Glare or Vibration. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of dust, odor, gas, fumes, glare or vibration.
- D. Radiation Hazards and Electrical Disturbances. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to radiation control.
- E. Noise. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to noise.
- F. Water Pollution. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to water pollution.

Garfield County Assessor Data Site

Jim Yellico, 109 8th Street, Suite 207, Glenwood Springs, CO, 81601
(P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Account Information

Account: R380381
Parcel: 212331224018
Owner Name: MURPHY, SHANNON S
Owner Address: 702 W MAIN STREET, NEW CASTLE, CO, 81647
Property Address: 702 W MAIN ST, NEW CASTLE
Legal: Section: 31 Township: 5 Range: 90 Subdivision: ORIGINAL TWNSTE NEW CASTLE Block: 16 Lot: 1 AND: - Lot: 2 S1/2 OF LOTS 1 & 2
Tax Area: 038
Subdivision: ORIGINAL TWNSTE NEW CASTLE

Sales Information

Date	Deed Type	Doc Number	Grantor	Grantee	Amount
07/27/1999	WD	549541	PRESTON, DAVID R & JULIE ...	MURPHY, SHANNON S	215,000
06/01/1990	WD				48,000

Taxable Values History

Year	Land Actual	Imp Actual	Total Actual	Land Assessed	Imp Assessed	Total Assessed
2015	33,000	371,940	404,940	2,630	29,610	32,240
2014	27,000	260,190	287,190	2,150	20,710	22,860
2013	27,000	260,190	287,190	2,150	20,710	22,860

Property Details

Model	Attribute Name	Attribute Value
LAND 0	ABSTRACT_CODE	SINGLE FAM.RES.-LAND
	AREA_ACRES	0
	AREA_SQFT	5000
	NEIGHBORHOOD	OT, CORYELL, SMITH, SPENCERS



CHECKLIST
CONDITIONAL USE PERMIT APPLICATION
Authority: New Castle Municipal Code §§16.08.060 & §§17.84.010 et seq.

This is a helpful checklist and is not necessarily all inclusive for all Municipal Code requirements. It is still your responsibility to read and comply with all code requirements. All applications must include a non-refundable Application fee.

Signature _____ Date _____

The following items must be submitted to the Town Clerk:

- Development Application – Submit 15 copies
 - Proof of legal ownership of all property involved
 - Names and addresses of all property owners, mineral owners (if new surface development anticipated), and lien holders of all property involved **No NEW SURFACE DEV.**
 - Complete site plan, drawn to scale, illustrating:
 - Adjacent land uses and location of adjacent structures, including sidewalks, alleys or streets
 - Boundary and size of site
 - Building location, height and setbacks; include any building modifications that the variance may create
 - Off-street parking and loading areas (see attached)
 - Points of ingress and egress
 - Service and refuse areas
 - Signs and exterior lighting
 - Fencing, landscaping and screening
 - Compliance with performance standards (see attached)
 - Location and size of easements, power poles, fire hydrants, gas lines, water and sewer lines and other items which might impact the property, as well as anticipated utility requirements
 - Time schedule for development
 - If you believe that any of the above requirements are not applicable, provide a statement explaining why you believe the requirements are not applicable.
-
- Other information supporting your application
 - List of owners of property within 250 feet of your property along with their mailing addresses. Source: Assessors Office.
 - \$250.00 Non-refundable Application Fee

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 2 day of NOVEMBER 2015.

SHANNON MURPHY
Applicant (Print Name)

[Signature]
Signature

970-618-0128
Telephone

702 W MAIN ST, NEW CASTLE
Mailing Address

SAME
Property Owner

SAME
Mailing Address If Different From Above

OWNER
Relationship to Applicant or Potential Applicant

Type of application: CONDITIONAL USE PERMIT, VARIANCE?

Property description: 702 W. MAIN ST.

LIST OF PROPERTY OWNERS WITHIN 250 FEET OF 117 PROPERTY

NAME	CAREOF	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
NEW CASTLE, TOWN OF		PO BOX 90		NEW CASTLE	CO	81647
SAMUELSON, WARD A & KERN A		677 WEST MAIN STREET		NEW CASTLE	CO	81647-0166
BRESLIN, F BRESLIN KIM E TRUST DTD 9/8/11		PO BOX 922		NEW CASTLE	CO	81647
MCFARLAND, RONALD P & LINDA G		PO BOX 885		NEW CASTLE	CO	81647-0885
SILT-NEW CASTLE FIRE PROTECTION DISTRICT		PO BOX 174		SILT	CO	81652-0174
SENIOR, JERRY R D & JUDITH R		PO BOX 397		NEW CASTLE	CO	81647-0397
NEW CASTLE, TOWN OF		PO BOX 90		NEW CASTLE	CO	81647
620 W MAIN LLC		PO BOX 519		GLENWOOD SPRINGS	CO	81602
PICKARD, SAMANTHA L & WILSON, MARK DANA		PO BOX 772		NEW CASTLE	CO	81647
SHRULL, JAMES O & SAMANTHA J		PO BOX 294		NEW CASTLE	CO	81647
MURPHY, SHANNON S		702 W MAIN STREET		NEW CASTLE	CO	81647
GILMORE, MARION B & TERESA A		PO BOX 56		NEW CASTLE	CO	81647
RIEGER, MICHALE THOMAS & JOHANN G & SHARON K		PO BOX 412		NEW CASTLE	CO	81647
GORDON, ROBERT JUDY		230 N 7TH STREET		NEW CASTLE	CO	81647
ENGELBERT, CHARLES R		PO BOX 21		NEW CASTLE	CO	81647
TURTLE, DAVID J		840 COUNTY ROAD 137		GLENWOOD SPRINGS	CO	81601-9707
DOHERTY, LISA MORETTI		PO BOX 353		NEW CASTLE	CO	81647
RUIZ, IGNACIO		PO BOX 741		NEW CASTLE	CO	81647
HARRISON, MELODY		111 N 7TH STREET		NEW CASTLE	CO	81647
OVERALL, C/O MARY GARRISON		PO BOX 222		NEW CASTLE	CO	81647-0222
SMYTHE, RYAN C & BRANDI		129 N 6TH STREET		NEW CASTLE	CO	81647
FOY, WILLIAM		138 N 7TH STREET		NEW CASTLE	CO	81647
DETWELLER, MERLE M		PO BOX 591		NEW CASTLE	CO	81647
JOHNSON, STEVEN W		PO BOX 171		NEW CASTLE	CO	81647-0982
PFALZGRAF, BOBBI LEE & JUSTIN		PO BOX 171		NEW CASTLE	CO	81647
GARRISON, MARY R		PO BOX 222		NEW CASTLE	CO	81647
PAYNE, NANCY F		131 N 7TH STREET		NEW CASTLE	CO	81647
MALDONADO, JACKIE & DANIEL		PO BOX 825		NEW CASTLE	CO	81647
BOARDMAN, JEFFREY A & LORETTA J		135 SWISS LANE		RIFLE	CO	81650
ROSS, LANROSS, LORET J & KATHALEEN		PO BOX 817		NEW CASTLE	CO	81647
GIBSON, ERIC L		3022 COUNTY ROAD 112		CARBONDALE	CO	81623
GIBSON, WILLIAM F & PAMELA A		3022 CRYSTAL SPRINGS ROAD		CARBONDALE	CO	81623
GIBSON, WILLIAM F & PAMELA A		3022 CRYSTAL SPRINGS ROAD		CARBONDALE	CO	81623
STOREY ENTERPRISES, INC		719 WASHINGTON COURT		GRAND JUNCTION	CO	81507
FIRST BAPT/C/O LE BLANC, MERRITT E		PO BOX 83		NEW CASTLE	CO	81647-0083
NEW CASTLE, TOWN OF		PO BOX 90		NEW CASTLE	CO	81647-0166

December 1, 2015

New Castle Planning and Zoning Commission
New Castle Town Council
New Castle Planning Staff

Re: Murphy Residence, 702 W Main Street- Application for Two Family Residence

Dear P&Z members, Council members, and Town Planners,

Thanks for your time reviewing my application.

I bought my property (fondly referred to as my money pit), on the corner of 7th and Main, 16 years ago. It is truly my honor to be the present steward of this property that enhances the quaint character of our town. My yellow house was built in 1893 by Chip Gilmore's (my neighbor) grandparents. My red carriage house was built nearly 100 years after the yellow house to complement the Victorian architecture of the neighborhood. I have dedicated a lot of care and energy to the meticulous renovation of the property, not only for my enjoyment but also to save and protect an important architectural gem in our town and to beautify my neighborhood.

The two houses provide more living space than 1 skinny little girl needs. I am applying for a conditional use approval for a *Two Family Residence* to allow for installation of a kitchen in the red carriage house so it can be utilized as a "mother in law apartment".

I envision that after approval of a *Two Family Residence* the exterior appearance and function of the property will remain similar to the present appearance and functions.

Specific elements for review:

1. Parking
 - a. The property currently has 4 off street parking spaces; 3 in the driveway and 1 in the garage.
 - b. These 4 parking spaces shall remain as they currently exist.
 - c. 2 spaces are dedicated to the yellow house and 2 spaces will be dedicated to the new apartment in the red carriage house.
2. Buildings
 - a. The building locations, sizes, and heights will remain unchanged.
 - b. The exterior configuration of the buildings will remain unchanged.
 - c. Points of ingress and egress to the property and both structures will remain unchanged.
 - d. Interior revisions to the red carriage house will include installation of a kitchen and interior dividing walls to define different interior rooms. Building Permits will be secured as required.
 - e. No exterior alterations are proposed. Building height calculations, setback descriptions, and other exterior building code items do not apply.
3. Trash
 - a. Trash and recycling bins will continue to be located on the north edge of the driveway.
4. Landscaping
 - a. The landscaping and screening along 7th Street and Main Street will remain intact.
5. Performance Standards
 - a. Both structures and the site will continue to comply with performance standards.

6. Utilities

- a. Anticipated utility requirements include paying the remaining water EQR for the installation of a kitchen in the red carriage house. A partial water EQR was paid when the bathroom was installed in the red carriage house. The EQR will be paid at Building Permit Submission.
- b. Electric/gas service is metered separately on the two houses and will remain in that configuration.

7. Schedule

- a. Apply for Building Permit for kitchen installation upon approval of this application for a *Two Family Residence*.
- b. Pay EQR and Building Permit fees at time of Building Permit Application.
- c. Install kitchen after permit is secured. Complete kitchen installation 2016.

Exhibits included in this document.

Exhibit A- Context Map

Exhibit B- Landscape Plan

Exhibit C- Site Plan

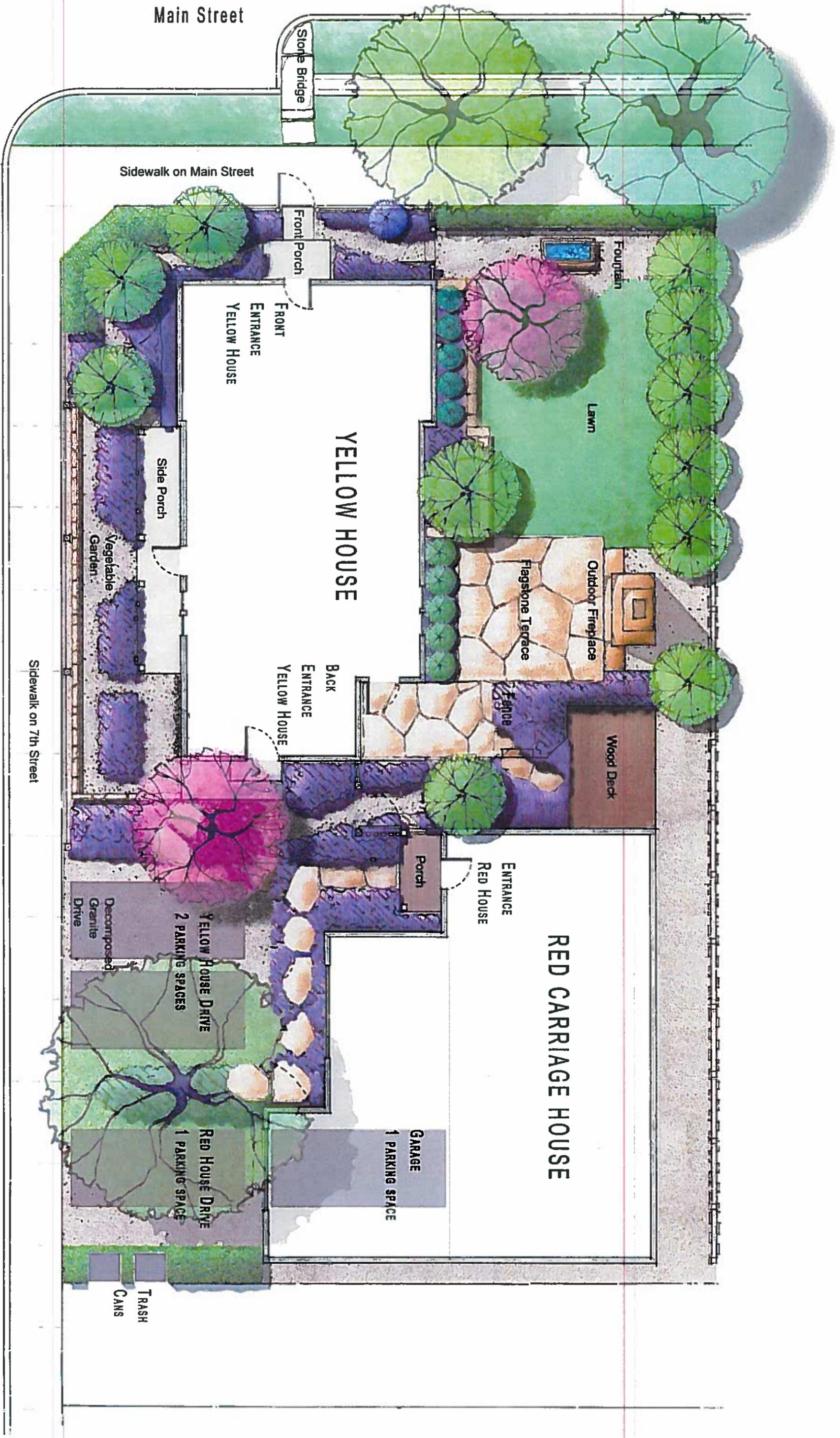
Exhibit D- Photograph showing existing parking areas

Exhibit E- Assessors Map showing surrounding properties

Thank you again for your help with my application for a *Two Family Residence*.

Warm Regards,

Shannon S. Murphy



Main Street

Sidewalk on Main Street

Stone Bridge

Front Porch

Fountain

Lawn

FRONT
ENTRANCE
YELLOW HOUSE

YELLOW HOUSE

Flagstone Terrace

Outdoor Fireplace

Wood Deck

BACK
ENTRANCE
YELLOW HOUSE

Side Porch

Vegetable
Garden

Sidewalk on 7th Street

7th Street

ENTRANCE
RED HOUSE

RED CARRIAGE HOUSE

GARAGE

1 PARKING SPACE

YELLOW HOUSE DRIVE
2 PARKING SPACES

RED HOUSE DRIVE
1 PARKING SPACE

Decorposed
Granite
Drive

TRASH
CANS



MURPHY RESIDENCE Landscape Plan

New Castle, Colorado

EXHIBIT B

Main Street

Sidewalk

Property Line

100'

702 W Main Street

Parcel 50' x 100'
5,000 square feet

Yellow House
1,427 sf living

Front Door

Side Door

Back Door

2 Parking
Spaces
9x19'

Sidewalk

North 7th Street

Front Door

Red
Carriage
House
1,384 sf living
532 sf garage

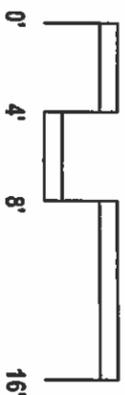
Garage

Side
Door

2 Parking
Spaces
9x19'

Trash

NORTH



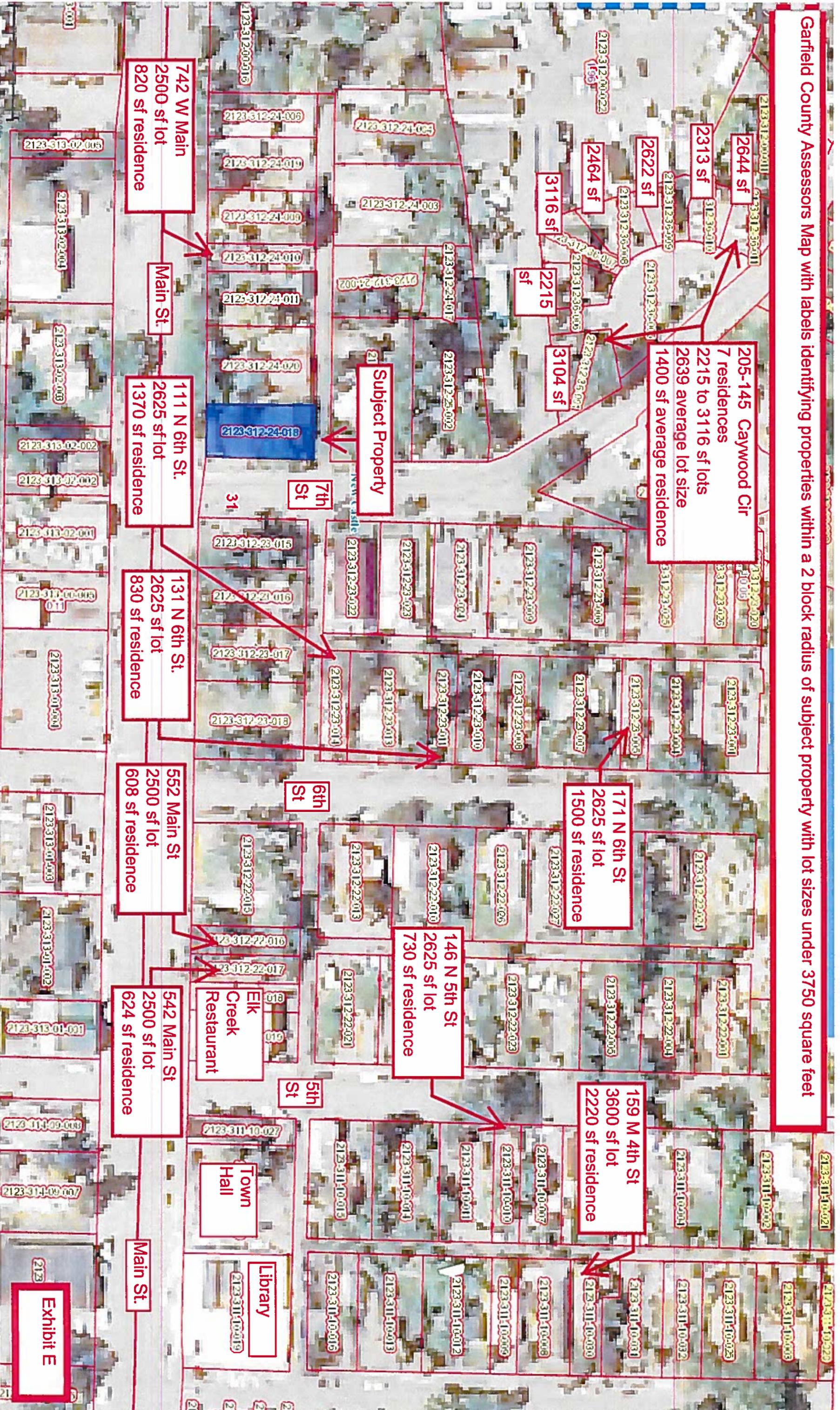
SCALE 1/8" = 1'-0"



Parking:
- 3 spaces in driveway
- 1 space in garage

Exhibit D

Garfield County Assessors Map with labels identifying properties within a 2 block radius of subject property with lot sizes under 3750 square feet



205-145 Caywood Cir
7 residences
2215 to 3116 sf lots
2639 average lot size
1400 sf average residence

1711 N 6th St
2625 sf lot
1500 sf residence

146 N 5th St
2625 sf lot
730 sf residence

159 M 4th St
3600 sf lot
2220 sf residence

742 W Main
2500 sf lot
820 sf residence

111 N 6th St.
2625 sf lot
1370 sf residence

131 N 6th St.
2625 sf lot
830 sf residence

552 Main St
2500 sf lot
608 sf residence

542 Main St
2500 sf lot
624 sf residence

Subject Property

Elk Creek Restaurant

Library

Exhibit E