



Town of New Castle **Planning and Code
Administration Department**
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Memo

To: Tom Baker
From: Tim Cain
Date: June 26, 2014
RE: CVR & LCR dump sites

Tom: Per your instructions, I sent a lightly-worded enforcement cover letter and Notice of Violation to Castle Valley Ranch Investors and Warrior Acquisitions on June 6, 2014. The Notice requires CVR Investors and Warrior to remove all construction related debris specifically asphalt and concrete within 30 days. Prior to mailing, I conversed with both parties about the scope of the work that needed to be completed in order to achieve compliance with the municipal code lot maintenance requirement. Following are comments and information about the status of the concrete and asphalt removal.

Castle Valley Ranch

- In conversation with Ron Atkinson, principal owner of CVR, on 6/10/14, he stated that he was unhappy and feels they have acted appropriately and are good corporate citizens. He understands that he needs to comply with the code, but he is unsure if he can remove said concrete and asphalt within 30 days. I volunteered to identify local contractors, contact them, conduct a site visit and put the contractor in contact with Mr. Atkinson.
- After contacting two contractors, I met with CVR's general contractor, Jerry Caves, on 6/11/14. We discussed the scope of what needs to be done. In order to be efficient, he will remove concrete and asphalt when he begins foundation work on a new triplex in CVR (Filing 9, off N. Wild Horse Dr.). The building permit approval is not directly linked to code enforcement and, therefore, does not mean CVR Investors can delay removal because the triplex building permit hasn't been approved in an enough time to meet the deadline for concrete and asphalt removal.
- Bruce Stalbach is almost complete with his plan review of the triplex. He should be done by June 18, 2014. Upon issuance of building permit, which could take 10 days to 15 days or approximately July 1, 2014, Mr. Caves will begin with removal of concrete and asphalt. There is a small rubbish pile that will also be disposed of as well.
- On June 25th I sent another letter to CVR Investors that explained there was not a nexus between building permit approval for the new triplex and the removal of construction debris. I have asked for a timeline to complete the clean-up and also stated that if they could not meet the July 6 deadline that they need to send a letter to me requesting an extension of time.

Lakota Canyon Ranch

- I spoke with Walter Bolen, Director of investments for Warrior Acquisitions on Thursday, June 5, 2014. He made positive statements about wrapping things up and getting the clubhouse built.
- I met with Warrior's agent/real estate broker, Bob Gibson on June 11, 2014 and hand-

delivered the Notice of Violation.

- Mr. Gibson and I toured the subject site in question (between Faas Ranch Road and Blackhawk Dr. north of Castle Valley Blvd.) on June 11th. He commented that he had told his grounds crew that they were to clean the area up, and they didn't quite remove everything. There are still piles of asphalt and scattered concrete throughout the subject site. Further, Mr. Gibson stated there had been at least 125 truckloads of trash/construction related debris that had already been removed from a couple of dump sites in Lakota. One such site was the huge mound of trash stored on vacant land west of the old temporary clubhouse.
- On June 23rd I met with personnel from David Rippey construction who was hired to remove construction debris and he said he could finish well before the deadline date of July 6, 2014
- It is evident to me that Warrior has been acting very responsibly by removing trash, construction material, concrete and asphalt without Town enforcement.
- There doesn't seem to be a problem with meeting the 30 day time period to remove the rest of asphalt and concrete.