



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

**Administration Department**  
**Phone:** (970) 984-2311  
**Fax:** (970) 984-2716  
[www.newcastlecolorado.org](http://www.newcastlecolorado.org)

**To:** Planning Commission  
**From:** Paul Smith  
**Re:** Coal Seam LLC status update & continuance request  
**Date:** 7/17/2025

**Purpose:**

On May 28<sup>th</sup>, 2025 the New Castle Planning Commission opened a public hearing on a combined preliminary/final application for the Coal Seam development located on Lot 1 of the Riverside Park PUD. The application proposed mixed uses comprised of a hotel, restaurant, retail, and residential as outlined in Resolution 2025-2. A recommendation on the proposal was postponed to allow the applicant time to address questions and concerns regarding the following:

- Concerns related to the effectiveness of the proposed shared parking plan;
- Questions on traffic ingress to and egress (i.e. turn lanes) from the property;
- Design and maintenance responsibilities of the Riverpark PUD emergency access easement;
- Clarification about the rockfall berm design and location;
- Incompleteness of civil engineering designs;

Since that time, the Applicant has made several updates to address these concerns which will be discussed tonight. However not all matters have been resolved – specifically, 1) concerns with shared parking plan persist; 2) civil engineering requirement will require more time to finalize. Therefore, in addition to the update, the Applicant will be requesting another continuance for more time to resolve remaining concerns. Town code states that a public hearing may be continued no more than twice without the need to re-notice provided that the new date and time of the continued hearing shall be announced at the public hearing and that the poster required by subsection D of this section shall be updated to reflect the new date and time within forty-eight (48) hours of the decision to continue.

In sum, the commissioners may take one of three actions on the application tonight:

- 1) Approve the application with or without conditions, or deny the application as “preliminary” only pursuant to P&Z’s September 27, 2023 decision to combine preliminary/final application steps.
- 2) Recommend to Council approval with or without conditions, or deny the application as “final”;
- 3) Continue the public hearing to a later date;

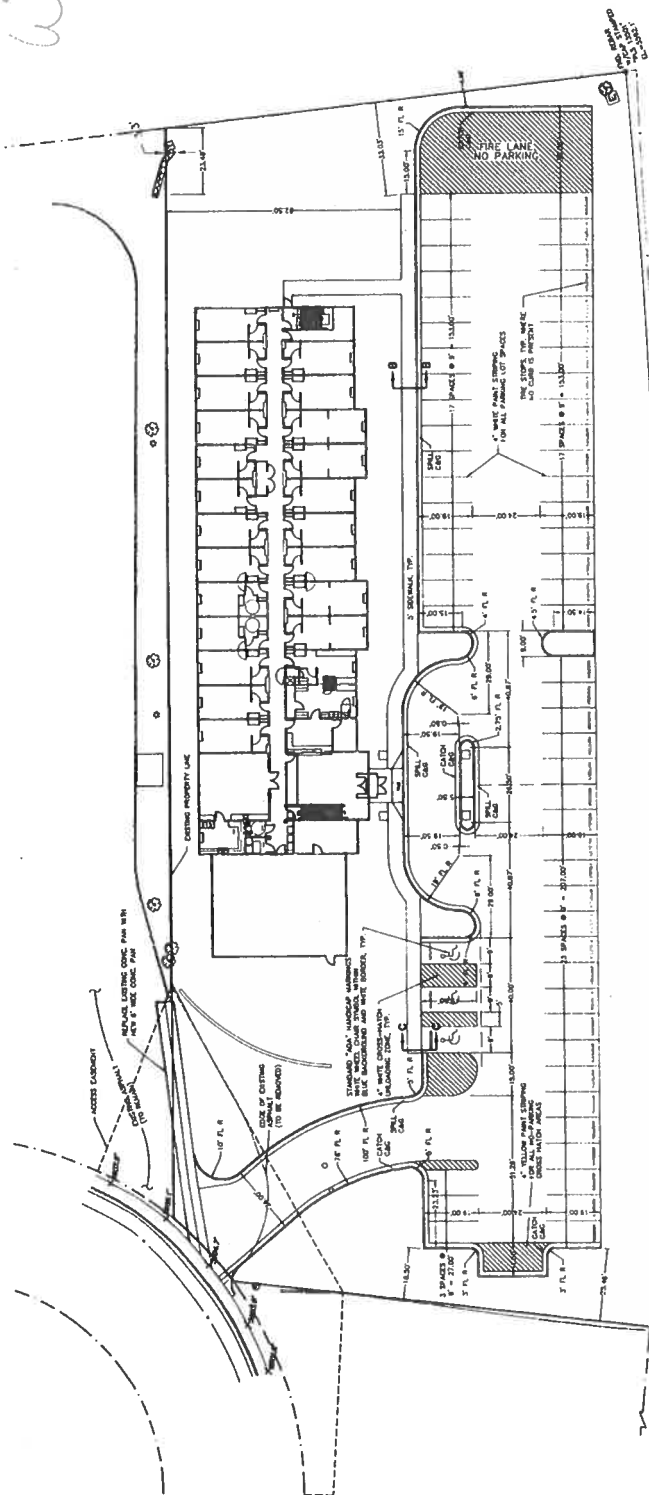
Thank you,

Paul Smith  
Town Planner

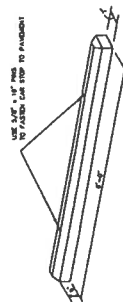
Wyndham Hotel

51 visits

64 spaces



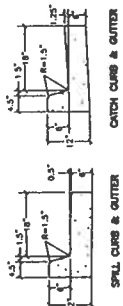
**PLAN**  
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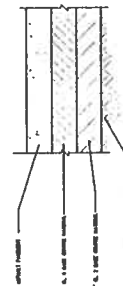
CONCRETE TIME STOP DATA



3-8 - TYPICAL SIDEWALK AT CURB AND GUTTER



### TYPICAL CURB & GUTTER SECTIONS



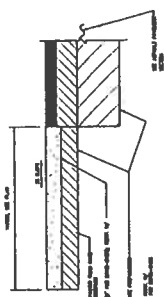
Page 30



CONTRACTION JOINT



## CONSTRUCTION JOINT



C-C - TYPICAL SIDEWALK AT ASPHALT

[illegible]

Planning Department  
(970) 984-2311  
Email:  
psmith@newcastlecolorado.org



## LAND DEVELOPMENT APPLICATION


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

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

<b>Applicant:</b> Coal Seam, LLC		
<b>Address:</b> 1101 Village Road #LL-1B Carbondale, Colorado 81623	<b>Phone:</b> (970) 505-0653 <b>E-mail:</b> caetfox@gmail.com	970-618-3555 abdi@aspenbuilt.net
<b>Property Owner:</b> Coal Seam, LLC		
<b>Address:</b> 1101 Village Road #LL-1B Carbondale, Colorado 81623	<b>Phone:</b> (970) 505-0653 <b>E-mail:</b> caetfox@gmail.com	970-618-3555 abdi@aspenbuilt.net
<b>Contact Person:</b> Caetlin Fox		
<b>Address:</b> 243 Mallow Court, New Castle CO 81647	<b>Phone:</b> (970) 505-0653 <b>E-mail:</b> caetfox@gmail.com	970-618-3555 abdi@aspenbuilt.net
<b>Property Location/Address:</b> Lot 1, Highway Business PUD Riverside Park Subdivision		
<b>Legal Description:</b> RE: Exhibit A - Legal Description		<b>Acres:</b> 5.84
<b>Existing Zone (e.g., Residential R-1, Commercial C-1):</b> H-B/PUD		<b>Existing Land Use:</b> Vacant

### TYPE(S) OF LAND USE(S) REQUESTED

- |   |   |
|---|---|
| <input type="checkbox"/> Pre-Annexation Agreement   | <input checked="" type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Lot Line Adjustment or Dissolution                             |
| <input checked="" type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input checked="" type="checkbox"/> Site Specific Development Plan/Vested Rights        |
| <input checked="" type="checkbox"/> Amended Plat  | <input checked="" type="checkbox"/> Variance  |
| <input checked="" type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)                    | <input type="checkbox"/> Zoning   |
| <input type="checkbox"/> Master Plan Amendment  | <input type="checkbox"/> Zoning Amendment   |
|   | <input type="checkbox"/> Re-zoning  |
|   | <input type="checkbox"/> Watershed Permit   |

 Applicant Signature	6/14/2024 Date
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## **II. INTRODUCTION**

Coal Seam, LLC. is proposing to develop a 71-room hotel, restaurant, 4 mixed use commercial spaces consistent with all the allowed and conditional uses listed in Chapter 17.60.303 and 17.60.040 of the New Castle Municipal Code, and Section V of this document, in addition to 10 rental apartments reserved primarily for internal employees, electric vehicle charging stations, and outdoor amenities located at 7051 County Rd 335, in New Castle, Colorado. This land is located directly adjacent to the New Castle interchange off of Interstate 70.

Coal Seam, LLC is in discussion to team with Best Western for franchising of the project. As such the design and construction oversight, marketing and management operational systems will be in line with their proven practice. Best Western offers a Signature series of hotels that allows the developer more flexibility in the design of the structure. This is important as the building needs to "fit" New Castle. This architectural approach is explained in detail in this application.

A unique feature of this development is that the managing members of Coal Seam, LLC, Abdi Pirzadeh and Caetlin Fox all have decades of experience in design, construction and development and are local. We believe this brings a better perspective to the project and provides better insight as to the "fit" of this project to the community. In fact, the entire team is local with the architects living in New Castle.

### **III. PROJECT DESCRIPTION – EXISTING CONDITIONS**

The proposed development is located at 7051 County Road 335, New Castle, Colorado, on Lot 1 of the Riverside Park Planned Unit Development. It is 5.84 acres and zoned Highway Business/Planned Unit Development.

Previously the land was developed with a gasoline station which has now been demolished and cleaned. A Phase One Environmental report confirms this. There are slight remnants of the previous use, a sign at the property edge, a small concrete pad where the building sat, but beyond that, no evidence of the past use can be found.

Access to the parcel is via County Road 335 which borders the entire southern property line of the site.

Vegetation on the parcel is predominantly grasses and Gamble Oak. A few Serviceberry trees exist.

Preliminary soil investigations have been conducted showing suitable soils for construction.

No drainage channels or ditches exist on the parcel. Instead, the land slopes gently to the north to a break- point, then slopes steeply north to the Colorado river.

All utilities are present at the property edge, along County Road 335 and sanitary sewer was considered within the design of the River Park Sanitary sewer system, allowing a tie in to this system.

The northern portion of the property is the Colorado River. The property line actually extends into the river to the estimated historic centerline. The floodplain has been identified and shown in Exhibit N contained within this application. Due to the topography of the site, the 100 year floodplain has little impact on the developable area.

The river does serve as the primary amenity of this site. Grand River Park, just to the east has improved their land along the river for residents. There is an existing, natural “beach” area at the eastern portion of the river frontage. Rafters, float boats and fishermen use this section of river regularly.

#### **IV. PROJECT DESCRIPTION – PROPOSED DEVELOPMENT**

As stated above, this land use application seeks the following approvals:

##### **Preliminary and Final Planned Unit Development**

The 5.84 acre parcel of land is zoned Highway Business/ Planned Unit Development. The development program calls for the following:

- 71 room hotel with meeting rooms, limited food service, gym and swimming pool,
- restaurant with outdoor deck and patio space overlooking the river,
- 4 mixed use commercial spaces with basement storage
- 10 employee housing spaces above and below commercial office
- Associated parking and circulation
- Service and refuse locations,
- Outdoor amenities including “hitching posts” for river craft, and extension of the pedestrian path along the river and charging stations for electric vehicles.

The completed floor area will be approximately 70,024 gross square feet. The completed building footprint will be approximately 25,400 square feet while the site allows for a 73,307.5 square foot building footprint on Lot 1A, and 23,344 square foot building footprint on Lot 1B

A part of the development program calls for 10 residential units to be located above (second floor) and below (garden level) the commercial space. This will be rental inventory and available as a first priority to employees of this development, second priority to employees working within New Castle and then any unrented units will be available to employees in general.

## V. SPECIFIC PROJECT PARAMETERS

Architecture One of the most important aspects of a project this size is that it “fit” the surrounding area, the town and community. By choosing Best Western Signature hotels as a franchise, the architecture has been able to be designed to compliment the character and history of New Castle. Selecting designers that live in New Castle, Steven and Caetlin Fox, was no coincidence. They have a first hand knowledge of the New Castle architectural vernacular and have been instrumental in creating a program that best fits the community.

Named after the Coal Seam fire, this development blends mining architecture with modern amenities. From the massing of the buildings to the materials used, every effort has been made to make this development compliment the community.

Massing is a key element. Viewed from County Road 335, and the entry to the project, the structures are two stories. Varying roof heights and roof elements give the structure a more interesting appearance. Also, all mechanical and storage has been placed on the lower level in the space buried in the hillside, minimizing the overall massing.

The square footage of the proposed development and allowed square footage are listed below.

**TABLE 1  
LOT SIZE, ALLOWABLE SQUARE FOOTAGE, PROPOSED SQUARE FOOTAGE**

**LOT AREA PER SURVEY**

**254,499 s.f.**

**MAXIMUM ALLOWABLE COVERAGE**

50% or **73,307.5 s.f. (254,499 x 50% = 127,249.5 sf)**

**BUILDING SQUARE FOOTAGE (ESTIMATED)**

Hotel	46,680 s.f.
Mixed Use A	7,149 s.f.
Mixed Use B	9,044 s.f.
Mixed Use C	7,149 s.f.
<b>TOTAL BUILT AREA</b>	<b>70,024 Gross SF</b>

**TABLE 2  
PROPOSED PLANNED UNIT DEVELOPMENT**

Description The subject parcel of land, Lot 1, is currently part of the River Park PUD and carries an underlying zone of Highway Business. As part of this land use application the Applicant is seeking Planned Unit Development approval specific to Lot 1 and the anticipated development of a hotel, restaurant, limited office/commercial space and limited residential space. To accomplish this development program this table describes the parameters of the development.

## Proposed Uses

A. Any of the uses set out in subsections (B) through (E) are permitted outright provided the following requirements are complied with:

1. All fabrication, sales, service, and repair operations are conducted within a building;
2. No outdoor storage of materials shall be permitted.
3. Loading and unloading of materials shall be conducted on site of the establishment or in an approved loading zone.

B. Retail establishments for the trade and sales of the following goods and materials:

1. Antiques
2. Appliances
3. Art and art supplies
4. Automotive parts, new
5. Bakery and doughnut shop
6. Beverages
7. Books, magazines, newspapers
8. Cafe, coffee shop
9. Clothing
10. Dry goods
11. Feed and pet supplies
12. Farm and ranch supplies
13. Food
14. Furniture
15. Garden supply and plants
16. Groceries
17. Hardware, general and specialty
18. Jewelry
19. Office materials and supply
20. Fly fishing retail and guide shop
21. Bike shop

C. Personal service establishment, including:

1. Art gallery
2. Bank
3. Barber, beauty shop
4. Indoor recreation
5. Insurance agency
6. Medical/health clinic limited to human outpatient services with floor area of no more than two thousand (2,000) square feet
7. Clinics/urgent care/drug and alcohol rehab center
8. Social services
9. Office for the conduct of a business or profession
10. Pharmacy
11. Photography supply, studio
12. Printing shop
13. Reading room
14. Real estate sales office
15. Restaurant, with or without a bar, sit down fast food restaurant with drivethrough
16. Shoe repair
17. Sporting goods
18. Studio for the conduct of arts and crafts instruction
19. Tailor shop



- 20. Bar, tavern/liquor store
- 21. Travel agency
- 22. Vet clinic, pet grooming, kennels and animal boarding

D. Residential. One (1) or more residential dwelling unit(s) when located on a floor above or below the ground floor of a commercial use building, or, when located on a ground floor and within the rear forty (40) feet of a lot, within a commercial use building.

E. General Service establishments, including:

- 1. Hotel, lodge, motel, extended stay
- 2. Convenience store
- 3. Gas station
- 4. Tire shop, auto repair shop
- 5. Car wash
- 6. Parking lot/EV charging

F. Conditional Uses

- 1. Cannabis shop
- 2. Signage and billboards
- 3. Entertainment venues
- 4. Industrial uses, cold storage and refrigerated warehousing
- 5. PUD

Minimum Lot Area	One Acre
Minimum Floor Area	None
Minimum Setbacks	Front yard - 50 feet Side yard - 20 feet Side yard Between Lots - 7 Feet Rear yard - 20 feet
Maximum Building Height	None unless otherwise specified by Town Council
Maximum Lot Coverage	Fifty (50) Percent
Landscaping	At least 10% of the total land area shall be landscaped in accordance with a landscape plan approved by Town Council.

The hotel and the mixed use buildings have been designed to nestle into the hillside. As stated above, the view from County Road 335 is of two stories with mixed roof heights to give the buildings interest while keeping the perceived mass to a minimum. Viewed from the river, the buildings are all three stories and intersect the site at existing grade. Where necessary, the foundation has been extended to meet existing grade so no additional grading is required. The design goal in nestling the buildings into the hillside is to give the appearance the buildings simply emerge out of the existing grade. The lowest level of the hotel will house storage, mechanical, gym space and meeting rooms on the south side. This side is completely buried in the hillside while the north side is made up of hotel rooms, all facing the river with floor elevations close to existing grade.

It should be noted that the lowest floor of the hotel and restaurant is programmed for storage and mechanical space with one exception, the north half of the hotel's lowest floor is designated as hotel rooms at grade with the exterior. The upper level of the Mixed Use A and Mixed Use C is programmed for residential housing. The lower level of Mixed Use B is programmed for residential housing and storage. All square footage has been included in the calculations above.

3D renderings have been provided depicting the signage, style, massing and materials proposed. These 3D renderings are an invaluable tool in reviewing the proposed architecture as it gives an experiential view of the development from multiple views, including floating down the Colorado River.

**Building Height** The New Castle Land Use Code provides no building height limitations within the PUD zone as it is to be established by the proposed PUD. Building Height means the vertical distance measured from the average existing grade within the building setback envelope to the uppermost point of the roof of the building.

**Landscaping + Irrigation** A landscape and irrigation plan has been provided in this application. The main focus of site landscaping is to re-establish the Gambel Oak grove on the hillside between the building and the river, replacing plants that are removed during construction. Beyond this, tree planting will be provided in the parking lot to add shade and break up the visual impact of the parking lot. Areas immediately surrounding the building will receive lawn, either sod or seed, and see the addition of trees to provide shade within the entry courtyard. Irrigation will be provided to landscape areas.

**Site Lighting** All site lighting will be “Dark Sky” compliant. Parking lot lighting will consist of pole mounted down lights within the boulevards of the parking lot and bollard lighting along exterior walkways where necessary. Lighting for the buildings will consist of wall mounted down lights at entries/exits, step lights at the outdoor stairs. All signage will be lit with “Dark Sky” compliant lighting.

Minimal building lighting will be provided, only to safely light entry/exit locations.

Landscape lighting will be limited to exterior stairs and walkways.

**Parking** One hundred and fourteen (114) parking spaces have been provided including five (5) handicap spaces. The breakdown of parking requirements is as below. Note: square footage is based on net usable square footage and not gross building square footage.

71 hotel rooms at 1 space per room	71
4 hotel employees per shift at 1 space per 2 employees	2
Restaurant at 1 space per 3 seats	20
Residential housing at 2 per unit	20
Office 1 space per 300 s.f.	13
<b>TOTAL REQUIRED</b>	<b>126</b>

The proposed development offers a prime opportunity to “share” parking spaces. Specifically, the office commercial space will be at its highest use during the day, while the hotel will be at its highest use during the evening and night. Hotels also rarely operate at 100% capacity and in fact average about 70% occupancy most on season days, substantially less during off seasons. For these reasons we feel the parking quantity provided best blends responsible site planning and design with responsible programmatic development.

**Electric Vehicle Charging Stations** Eleven (11) EV “ready” charging stations will be provided, three (3) conventional charging stations, twelve (12) EV “capable” charging stations, and sixteen (16)

EV “capable light” charging stations. These will have dedicated parking spaces and have been located along the northern portion of the parking lot as depicted on the Site Plan.

Utilities All existing utilities are located at the property line, along County Road 335.

A sanitary sewer will require a lift station and be located between the hotel and the restaurant. This will serve all buildings and pump sewage up to the existing forced main line located in 335.

Water will be brought into the project in two locations as represented on the civil drawings. One location to serve the hotel and one location to serve the restaurant and commercial. These two lines will be looped.

Private utilities, telephone, gas and electric, again, will come from County Road 335 directly into the project.

Grading and Drainage The overall goal is to fit the project to the site as best as possible. Viewed from County Road 335, the buildings are two stories tall while viewed from the river, are three stories tall. To accomplish this the buildings have been designed to step down the hillside, minimizing mass excavation. As a result, the natural topography can remain as it is, to a large degree. County Road 335 sets the control for grading and two primary and one secondary entry/exit points to the parking lot have been proposed. These points establish grade. From these points, grading slopes to low points within the parking lot. These low points will have an inlet that routes water to two retention/detention ponds below the buildings.

Drainage of building roofs will be collected and piped to the same retention/detention ponds as the parking lot.

Surface drainage, within the landscape, will run off the site as it has historically.

The result of this drainage plan is no new drainage generated by new impervious surfaces will leave the site. Water collected from these impervious surfaces will be retained/detained and released at historic rates sub surface.

Snow Storage Snow storage has been provided at the west end of the parking lot as depicted on the Landscape Plan. The parking lot will be plowed from east to west.

Compliance with the Comprehensive Plan We believe this proposed development aligns precisely with the goals and objectives of the Comprehensive Plan. The plan specifically states the first and second most important commercial development types include restaurant and small-scale independent office, both anchors of this proposal. It further identifies tourism and recreation as being of primary importance. The hotel component of this development supports the tourism and recreation industry by providing lodging for out of town visitors. The Comprehensive Plan states that 50% of Lakota golf course visitors are from out of town. With the growing emphasis on mountain biking and the development of miles of new mountain biking trails in New Castle, this industry can, and likely will surpass the golf industry as the leading form of recreation. Again, those out of town visitors require lodging.

On site employee housing for newly created businesses is also a focus of the Plan. This proposed development will provide six units available to business owners within this development for employees. It has become a limiting factor in business to be able to hire employees and the lack of employees is due to lack of affordable housing. For a business owner to be able to provide housing for a potential employee can easily be the difference between securing that employee or not. All housing within the proposed development will be made available to employees of this development first. Any remaining units will be made available to New Castle residents next. In the event units are still available they will be made available to anyone.

Economic development is a prime target of any Comprehensive Plan and New Castle's Plan is no different. Commercial and office development has been severely limited in New Castle resulting in no commercial, office or office space being available within the town. This translates to no new tax revenue for the Town. This proposed development plan will provide a substantial boost in yearly tax revenue while requiring very little service.

Impact on town schools and infrastructure will be minimal to non-existent with this proposal. The hotel does not create the need for additional school or put a burden on the existing facility because no new population is added. In fact, none of the proposed components of this development create any need for additional service or burden existing service. There will be employment opportunities associated with this development. In all likelihood, the employees will already be members of the New Castle community and simply trade their out of town jobs for a closer and better job.

As such, no new demand is placed upon Town services.

Rock Fall Mitigation        The subject parcel of land is subject to potential rock fall hazard from the slope to the south side of County Road 335. A Rock Fall analysis and mitigation report has been prepared by CTL Thompson and is contained within this application (see Exhibit H). To summarize, the construction of a three (3) foot tall earthen berm is required along the southern property boundary, with a secondary two (2) foot tall concrete wall along the northern edge of the parking lot by the water feature and Mixed Use Building B. This berm will be located between the existing pedestrian walking path and the parking lot edge. Construction of the berm and dimensions will comply with the report.

## **Coal Seam Mixed Use Development**

### **Parking Mitigation Plan**

The proposed Coal Seam Mixed Use Development calls for the development of a 71 room hotel, office space, restaurant space, and 10 residential units. The parking required for the development as defined by the New Castle Municipal Code is for 126 cars.

This land use application went before the New Castle Planning and Zoning Commission on May 28<sup>th</sup>, 2025. One of the major concerns of the commission was the parking, more specifically the requirement for more parking than was shown on the plan. This meeting was continued giving the Applicant an opportunity to revise the parking requirement and the amount of proposed parking.

The Applicant has reduced the size of the proposed development, reducing both square footage and program, in order to match a number of required parking spaces with the amount of parking that can be accommodated on the site. Those reductions came from converting the retail space to office space, reducing the overall square footage of the office space buildings, reducing the residential component from eleven units to ten. This reduces the required parking from the original number of 145 to 126.

It should be noted that this parking requirement maintains 2 spaces per residential unit which the Applicant feels will provide more than adequate parking for this component of the development. The residences are made up of one bedroom and two bedroom units. Providing two parking spaces for a one bedroom unit has traditionally been excessive. However, two parking spaces per unit is required by code and therefore provided.

The proposed development provides a prime opportunity for "Shared Parking". This can be accommodated by sharing daytime uses such as the office space with evening and nighttime uses such as the hotel. At the meeting on the 28<sup>th</sup>, the commission stated they would support shared parking, resulting in a reduction from the required parking in the amount of ten percent. The Applicant feels this is a prudent move given the nature of hotel operation and office operation. This ten percent reduction would yield a total parking requirement of 114 parking spaces. The revised site plan accommodates 114 parking spaces.

Shared parking is not an exact science. The Applicant proposes the parking be monitored for a period of five years to determine the level of success or failure. If at the end of this period it is determined that additional parking is required, the site plan can accommodate the additional twelve spaces to the far west of the site. This area would be improved to boost site parking to 126 spaces, the amount required by the Municipal Code. If, at the end of the five year period, the parking is functioning as anticipated, designed, and no additional parking is required, no additional improvements will be made.

The flat area to the west designated snow storage may be available during the five-year period for oversized vehicles, such as a pickup truck and camper or boat. It is not anticipated that it will be paved but simply level and accessible. If it is determined that this western most area is not needed for parking expansion at the end of the five year period, this will remain available for oversized vehicle parking, and improved for additional parking spaces if deemed necessary .

THESE PLANS ARE CONCEPTUAL IN NATURE. PAVING, PONDING, BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH LOCAL ORDINANCES. ANY CHANGES TO THE PLANS SHALL BE MADE WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

SITE PLAN NOTES

1. VEHICLE IMPACT BOLLARDS TO PROTECT ALL EV CHARGING STATIONS
2. SECURITY LIGHTING SHALL BE PROVIDED WALL PARKING AREAS USED OR DESIGNED FOR USE DURING EVENING HOURS. THE LIGHTING SHALL NOT BE DIRECTED TOWARDS ANY ADJACENT RESIDENTIAL USES OR PUBLIC STREETS PER CHAPTER 17.76.110 OF NEW CASTLE MUNICIPAL CODE

SNOW STORAGE REQUIREMENTS

SNOW STORAGE REQUIREMENTS			
SNOW STORAGE: A MINIMUM FUNCTIONAL AREA EQUALING FIFTEEN PERCENT (15%) OF THE PAVED AREA OF EACH LOT SHALL BE PROVIDED FOR SNOW STORAGE			
PROPOSED PAVED AREA	37,390.5 SF * 15%	5,608.6 SF	
TOTAL REQUIRED SNOW STORAGE		5,608.6 SF	
PROPOSED PAVED AREA	37,390.5 SF * 10%	3,739.05 SF	
TOTAL REQUIRED LANDSCAPING AROUND PARKING LOT		15,011.5 SF	

PARKING REQUIREMENTS

USE TYPE	REQUIREMENT	NUMBER OF SPACES
HOTEL	1 SPACE PER ROOM PLUS 1 SPACE PER EVERY 2 EMPLOYEES	73
RESTAURANT 60 SEATS	1 SPACE PER EVERY 200 SF OF FLOOR AREA	20
OFFICE 3,772.6 SF	2 SPACES PER UNIT	13
RESIDENTIAL		20
TOTAL REQUIRED PARKING SPACES		126
SHARED PARKING 10%		12
TOTAL PROPOSED PARKING SPACES		114
LANDSCAPING	MIN. 5 SPACES	5
COMPACT SPACES	MAX 25% OF TOTAL	29

EV REQUIREMENTS

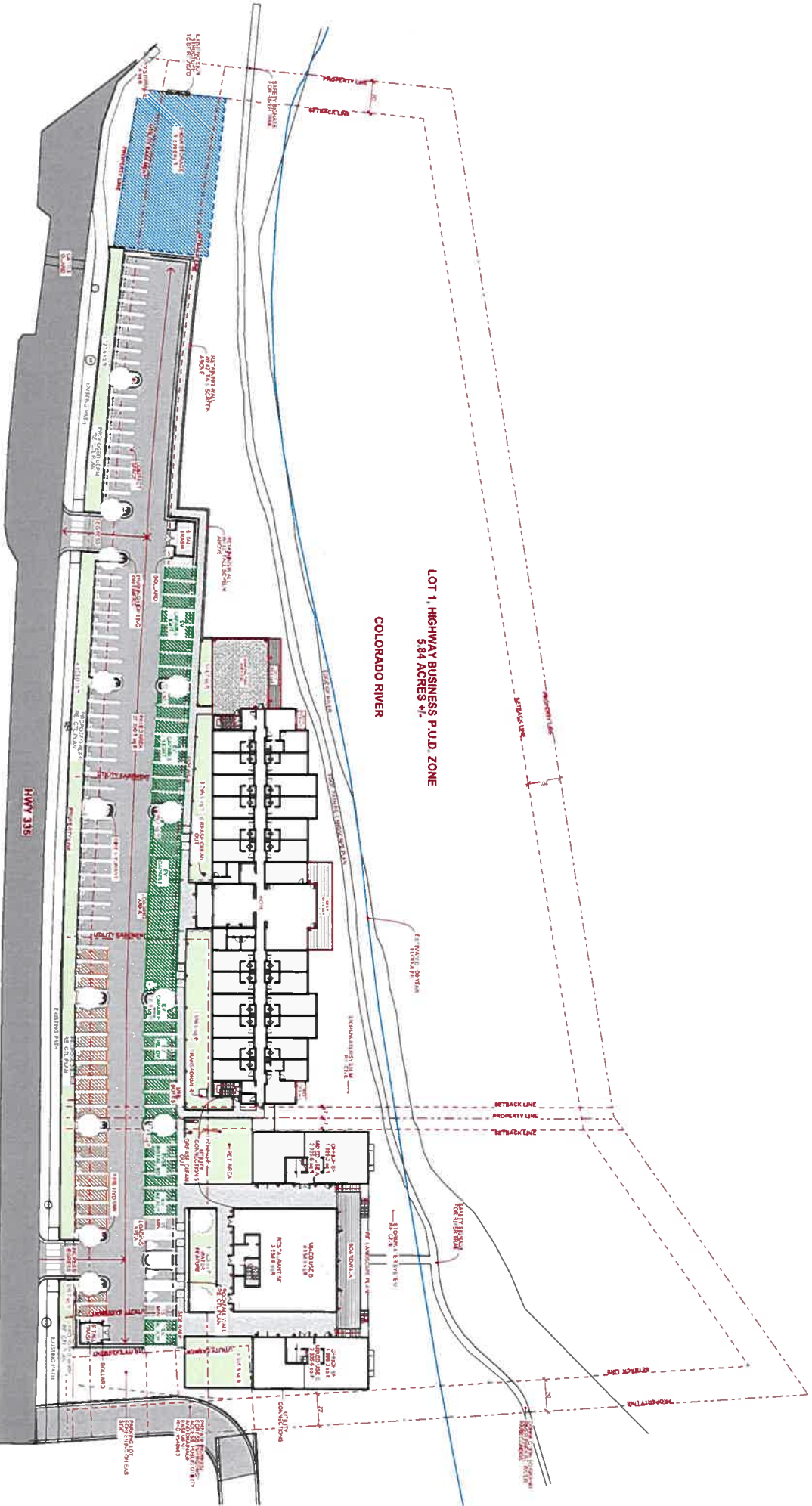
CONVERTIBLE	REQUIRED	PROVIDED
EVSE INSTALLED	2 (1.88)	2
EVSE INSTALLED	8% OF TOTAL	8 (7.52)
EV CAPABLE LIGHT	10% OF TOTAL	10 (9.4)
EV CAPABLE LIGHT	10% OF TOTAL	10 (9.4)
EVSE INSTALLED	20 TOTAL SPACES	20
EVSE INSTALLED	20% OF TOTAL	20 (19.4)
EV CAPABLE	10% OF TOTAL	10 (9.4)
EV CAPABLE LIGHT	10% OF TOTAL	10 (9.4)
TOTAL REQUIRED SPACES	42	42

RED  
7051 335 County Rd New Castle Colorado 81647

Lot 1  
Highway  
PUD

7051 335 County Rd New Castle Colorado 81647

- SITE LEGEND**
- EXISTING GRADE
  - PROPOSED GRADE
  - PROPERTY LINE
  - SETBACK LINE
  - SETBACK
  - STREET
  - SEWER
  - DRIVEWAY
  - WATER FEATURE
  - SNOW STORAGE
  - EV SPACES
  - LANDSCAPED AREA
  - RESIDENTIAL
  - RESERVED SPACES
  - WALL SCIENCE
  - STREET LIGHT
  - BOLLARDS



Site Plan  
1  
N

NOT FOR  
CONSTRUCTION  
REFERENCE  
SITE PLAN 1:30

A0.04



