

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

SITE PLAN NOTES

- VEHICLE IMPACT BOLLARDS TO PROTECT ALL INSTALLED EV CHARGING STATIONS
- SECURITY LIGHTING SHALL BE PROVIDED IN ALL 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 MUNICOE.
- PARKING LOT LIGHTING SHOULD BE ON TIMERS TO REDUCE THE LIGHT DURATION AT NIGHT WHILE MAINTAINING SECURITY LIGHTING AS NEEDED.

GROSS AREA	HOTEL	MIXED USE	OVERHANGS
LOWER LEVEL	16,053.3	4,204.7	2,167.8
FIRST LEVEL	15,184.3	4,233.1	714.1
SECOND LEVEL	15,350.4	606.4	
BUILDING TOTALS	46,588.0	9,044.2	2,881.9
GRAND TOTAL	58,514.1		

Proposed Uses

Any of the uses set out in subsection (A) are permitted outright provided the following requirements are complied with:
All fabrication, sales, service, and repair operations are conducted within a building.

No outdoor storage of materials shall be permitted. Loading and unloading of materials shall be conducted on site of the establishment or in an approved loading zone.

A. Permitted Uses

(a) Retail establishments for the trade and sales of the following goods and materials:

- Antiques
- Appliances
- Art and art supplies
- Automotive parts, new
- Bakery and doughnut shop
- Beverages
- Books, magazines, newspapers
- Cafe, coffee shop
- Clothing
- Dry goods
- Feed and pet supplies
- Farm and ranch supplies
- Food
- Furniture
- Garden supply and plants
- Groceries
- Hardware, general and specialty
- Jewelry
- Office materials and supply
- Fly fishing retail and guide shop
- Bike shop

(b) Personal service establishment, including:

- Art gallery
- Bank
- Barber, beauty shop
- Indoor recreation
- Insurance agency
- Medical/health clinic limited to human outpatient services with floor area of no more than two thousand (2,000) square feet
- Social services
- Office for the conduct of a business or profession
- Pharmacy
- Photography supply, studio
- Printing shop
- Reading room
- Real estate sales office
- Restaurant, with or without a bar, sit down fast food restaurant with drive-through
- Shoe repair
- Sporting goods
- Studio for the conduct of arts and crafts instruction
- Tailor shop
- Bar, tavern/liquor store
- Travel agency
- Vet clinic, pet grooming
- Brewery/Microbrewery
- Food trucks

(c) 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.

(d) General Service establishments, including:

- Hotel, lodge, motel, extended stay
- Convenience store
- Parking lot/EV charging

B. Conditional Uses

- Entertainment venues
- Industrial uses, cold storage and refrigerated warehousing
- PUD
- Clinics/urgent care/drug and alcohol rehab center

C. Non-Permitted Uses

- Gas station
 - Tire shop
 - Auto repair shop
 - Car wash
 - Any additional uses listed in section 17.36.060 for the C-1 zone district
- D. Any use not specifically defined in the permitted, conditional, or non-permitted use categories shall be a conditional use.

LANDSCAPED AREA REQUIREMENTS

17.60.090 LANDSCAPING

AT LEAST TEN (10) PERCENT OF THE TOTAL LAND AREA SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE TOWN COUNCIL

TOTAL LOT AREA 37,390.5 SF x 10%
TOTAL REQUIRED LANDSCAPED AREA: 3,739.05 SF
TOTAL PROPOSED LANDSCAPED AREA: 13,830.1 SF

SNOW STORAGE

A MINIMUM FUNCTIONAL AREA EQUALING FIFTEEN PERCENT (15%) OF THE PAVED AREA OF EACH LOT SHALL BE PROVIDED FOR SNOW STORAGE

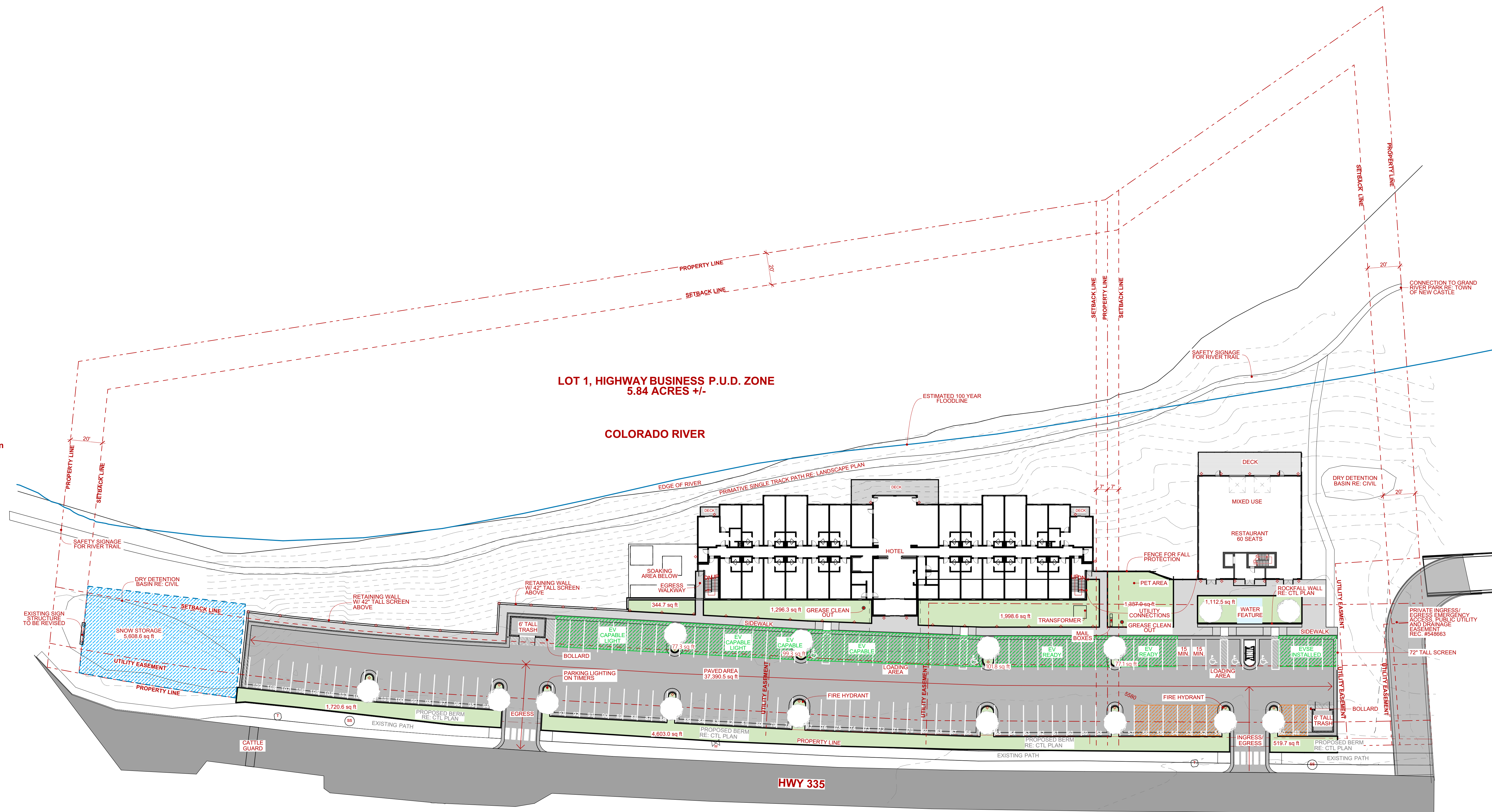
PROPOSED PAVED AREA 37,390.5 x 15%
TOTAL REQUIRED SNOW STORAGE 5,608.6 SF
TOTAL PROPOSED SNOW STORAGE 5,608.6 SF

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 3 SEATS	20
RESIDENTIAL	2 SPACES PER BEDROOM	8
TOTAL REQUIRED PARKING SPACES		101
TOTAL PROPOSED PARKING SPACES		109
HANDICAP	MIN. 5 SPACES	5

EV REQUIREMENTS

COMMERCIAL	105 TOTAL SPACES	REQUIRED	PROVIDED
EVSE INSTALLED	2% OF TOTAL	3 (2.1)	3
EV READY	8% OF TOTAL	9 (8.4)	9
EV CAPABLE	10% OF TOTAL	11 (10.5)	11
EV CAPABLE LIGHT	10% OF TOTAL	11 (10.5)	11
R-2	4 TOTAL SPACES	REQUIRED	PROVIDED
EVSE INSTALLED	5% OF TOTAL	1 (0.2)	1
EV READY	15% OF TOTAL	1 (0.6)	1
EV CAPABLE	10% OF TOTAL	1 (0.4)	1
EV CAPABLE LIGHT	30% OF TOTAL	2 (1.2)	2
TOTAL REQUIRED SPACES	39		
TOTAL PROPOSED SPACES	43		



RED

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2026

Lot 1 Highway PUD

7051 County Rd
335 New Castle
Colorado 81647

SITE LEGEND

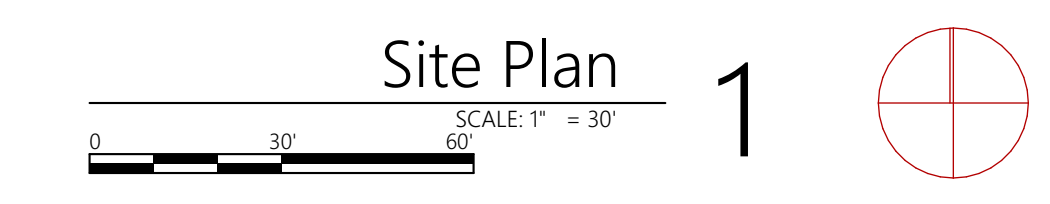
- EXISTING GRADE
- PROPOSED GRADE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- STREET
- SIDEWALK
- DRIVEWAY
- WATER FEATURE
- EV SPACES
- LANDSCAPED AREA
- RESIDENTIAL RESERVED SPACES
- WALL SCENCE
- STREET LAMP/ BOLLARDS

LAND USE SUBMISSION 10/30/2025

NOT FOR CONSTRUCTION

REFERENCE SITE PLAN 1:30

A0.04



Site Plan 1

SCALE: 1" = 30'