



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

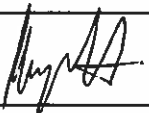
**LAND DEVELOPMENT APPLICATION**

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> Maarjan Pasha	
<b>Address:</b> 17774 Preston Rd. Dallas, TX. 75252	<b>Phone:</b> <b>E-mail:</b> 469-531-4115 maarjan@tcfuels.com
<b>Property Owner:</b> TC Midwest LLC	
<b>Address:</b> 17774 Preston Rd. Dallas, TX. 75252	<b>Phone:</b> <b>E-mail:</b> 903-944-5284 brooke@tcfuels.com
<b>Contact Person:</b> Maarjan Pasha	
<b>Address:</b> 17774 Preston Rd. Dallas, TX. 75252	<b>Phone:</b> <b>E-mail:</b> 469-531-4115 maarjan@tcfuels.com
<b>Property Location/Address:</b> TBD N. Wildhorse Drive New Castle, CO. 81647	
<b>Legal Description:</b> Parcel 212330400002 Section:30 Township:5 Range:90	<b>Acres:</b> 10.317Acres
<b>Existing Zone (e.g., Residential R-1, Commercial C-1):</b> Mixed Use	<b>Existing Land Use:</b> Vacant

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

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

<b>Applicant Signature</b> 	<b>Date</b>
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## AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

*By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.*

SO AGREED this 21 day of February, 2025

Maarjan Pasha  
Applicant (Print Name)  
469-531-4115  
Telephone Number  
Maarjan@tcfuels.com  
Email  
TC Midwest LLC  
Property Owner

Signature of Applicant  
17774 Preston Rd. Dallas, TX. 75252  
Mailing Address of Applicant  
Maarjan@tcfuels.com  
Email Address of Applicant  
  
Signature of Property Owner  
17774 Preston Rd. Dallas, TX. 75252  
Owner Mailing Address

Relationship of Owner to Applicant

Type of application: Sketch Plan

Property description: Parcel 212330400002 Section:30 Township:5 Range:90