

TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. TC 2025-22

A RESOLUTION OF THE NEW CASTLE TOWN COUNCIL APPROVING A
SUBDIVISION IMPROVEMENTS AGREEMENT FOR WHITEHORSE VILLAGE AT
LAKOTA PHASE 2

WHEREAS, SC Roundup, LLC, a Colorado limited liability company (“Applicant”), is the owner of certain real property located within Lakota Canyon Ranch in the Town of New Castle, Colorado, more particularly described on **Exhibit A** hereto (the “Property”); and

WHEREAS, the Property constitutes a portion of Phase 2 of Whitehorse Village at Lakota, being within the Lakota Canyon Ranch PUD, which was approved by Ordinance No. 2007-9 recorded at Reception No. 740489, and which approvals were amended by Resolution PZ 2011-4 and Resolution PZ 2025-4 (collectively, the “Phase 2 Approvals”); and

WHEREAS, in accordance with the Phase 2 Approvals, Developer intends to subdivide the Property into 43 lots for the development of up to 43 single-family dwellings; and

WHEREAS, a prior developer of Phase 2 entered into a subdivision improvements agreement with the Town that was recorded along with Ordinance No. 2007-9 and was amended by a first amendment recorded at reception no. 765348; and

WHEREAS, the public improvements required under the prior subdivision improvements agreement were completed, and new public improvements are required to develop the Property, which comprises the balance of Phase 2; and

WHEREAS, Applicant recently submitted a multiple lot line adjustment application for Blocks A-2, A-3, A-4, and A-8 (the “Amended Block Plat”), which was approved by Resolution PZ 2025-4 on the condition that Applicant enter into a new Phase 2 subdivision improvements agreement with the Town; and

WHEREAS, Town Council now desires to approve the Subdivision Improvements Agreement for Whitehorse Village at Lakota, Phase 2 (the “SIA”) attached hereto as Exhibit B as provided in this Resolution.

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

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Council.

2. Approval of SIA. Town Council hereby approves the SIA in substantially the form attached as Exhibit B, subject to non-substantive edits approved by the Town Attorney, and the Mayor is hereby authorized to sign the same on behalf of the Town. Approval of the SIA is subject to the following conditions:

- A. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with its Amended Block Plat application and before Town Council shall be considered part of said application and binding on the Applicant.
- B. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property.
- C. Applicant shall comply with all applicable conditions and requirements set forth in the Phase 2 Approvals.
- D. Applicant shall pay all impact fees, including, but not limited to, tap fees and recreation fees, as provided in the SIA.
- E. Applicant shall address any comments and concerns of the Town Engineer or Public Works Director to the satisfaction of Town staff and update its development plans and cost estimate accordingly prior to recordation of the SIA and Amended Block Plat.
- F. The SIA shall be recorded along with the Amended Block Plat, which Amended Block Plat shall be approved by Town staff and the Town Attorney.
- G. 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. Effective Date. This Resolution shall take effect upon passage.

INTRODUCED, PASSED, AND ADOPTED by a vote of ___ to ___ at a regular meeting of the New Castle Town Council held on December 2, 2025.

TOWN COUNCIL OF TOWN OF
NEW CASTLE, COLORADO

Art Riddile, Mayor

ATTEST:

Mindy Andis, Town Clerk

EXHIBIT A
Legal Description

PARCEL A:

LOTS 1 AND 2,
FINAL PLAT OF BLOCK B1-5 VILLAS AT LAKOTA, ACCORDING TO THE PLAT
THEREOF RECORDED FEBRUARY 25, 2021 AS RECEPTION NO. 951015.

PARCEL B:

BLOCK A-1,
BLOCK A-2,
BLOCK A-3,
BLOCK A-4,
EXCEPTING THEREFROM, LOT 1, BLOCK A-4,
WHITEHORSE VILLAGE AT LAKOTA CANYON RANCH, PHASE 2, ACCORDING
TO THE PLAT THEREOF RECORDED JANUARY 5, 2009 AT RECEPTION NO.
760970;

BLOCK A-7,
BLOCK A-8,
BLOCK B1-1,
BLOCK B1-2,
BLOCK B1-3,
BLOCK B1-4,
THE PROPERTY DESCRIBED AND DEPICTED AS ROUNDUP DRIVE,
WHITEHORSE VILLAGE AT LAKOTA CANYON PHASE 2, ACCORDING TO THE
PLAT THERE OF RECORDED JANUARY 3, 2008, UNDER RECEPTION NO. 740491.

COUNTY OF GARFIELD, STATE OF COLORADO

EXHIBIT B
Subdivision Improvements Agreement