



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

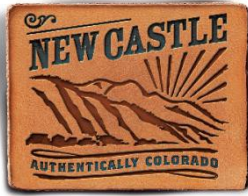
Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

<b>Applicant:</b>	
<b>Address:</b>	<b>Phone:</b> <b>E-mail:</b>
<b>Property Owner:</b>	
<b>Address:</b>	<b>Phone:</b> <b>E-mail:</b>
<b>Contact Person:</b>	
<b>Address:</b>	<b>Phone:</b> <b>E-mail:</b>
<b>Property Location/Address:</b>	
<b>Legal Description:</b>	<b>Acres:</b>
<b>Existing Zone (e.g., Residential R-1, Commercial C-1):</b>	<b>Existing Land Use:</b>

**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 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                                    |

<i>Brad Williams</i> Applicant Signature	3/13/24 Date
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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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

_____ Applicant (Print Name)	<u>Brad Williams</u> Signature of Applicant
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_____ Telephone Number	_____ Mailing Address of Applicant
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_____ Email	_____ Email Address of Applicant
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_____ Property Owner	<u>Brad Williams</u> Signature of Property Owner
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_____ Relationship of Owner to Applicant	_____ Owner Mailing Address
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Type of application: \_\_\_\_\_

Property description: \_\_\_\_\_

Revised 3/2021

## Colorado Drifters - Conditional Use Permit

**Purpose:** Colorado Drifters wishes to obtain a conditional use permit to provide food services to the local area from the commercial use property. We request approval of a food truck pad on the west side of the property, to host no more than two trucks at a time, so we can offer a new variety of food to the community, support local food truck businesses, and complement our primary offerings of beverages. We take pride in our location and believe the new food offerings will be well received by local residents.

Below is a copy of the municipal code and required sections for application.

**Referencing:** New Castle Municipal Code Section 17.84

[https://library.municode.com/co/new\\_castle/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.84COUS\\_17.84.010PU](https://library.municode.com/co/new_castle/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.84COUS_17.84.010PU)

1. A complete site plan illustrating:

A. Adjacent land uses and location of adjacent structures



B. Boundary and size of site

Boundaries and Site Image

- a. Boundary North - W Main Street
- b. Boundary East - Single Family Home
- c. Boundary South - Alleyway separating building and railroad tracks
- d. Boundary West - Kamm Avenue





C. Building location, height and setbacks

1. Building Location: Lots 7, 8, 9, and 10, Block 9, Town of New Castle, County of Garfield
2. Height: ~18 feet
3. Setbacks and site image





1. Everything is contained to the property and will be parked on private property, with no disruption to public areas in New Castle.
  - a. We plan to have 1 constant and 1 rotating food truck to provide the most variety to residents. The rotating food truck will only be utilized when we expect high volume and/or weekends.
- D. Off-street parking and loading areas
  - a. N/A. There is no current plan for off-street parking. All loading and unloading will be done from the street.
- E. Points of ingress and egress
  - a. Customers and employees of building will access the building from the North on W Main Street or the West on Kamm Avenue. Both directions will have walkways. There is emergency exit on SouthEast corner of building, exiting South.
- F. Service and refuse areas
  - a. Refuse is placed on the SouthWest corner of site and is picked up on the West from Kamm Avenue.

G. Signs and exterior lighting

Description and site image of current signs and exterior lighting

- a. Signs isolated to food trucks.
- b. Exterior Lighting:
  - i. Street light at NW corner of site managed by city
  - ii. Small existing lighting on building above garage doors
- c. Site image:



H. Fencing, landscaping and screening

- a. We will improve the front, usable space that customers and employees will travel to be well-kept and easy to travel.

I. Compliance with performance standards

- a. We currently adhere to all city, state, and federal codes and ordinances and will continue to do so.

J. Anticipated utility requirements

- a. The utilities (water and electricity) are self-contained within the food truck, so there is no additional load on the property.

2. A time schedule for development:

- A. We aim to provide food services in July 2024. The building pad will be developed in May 2024.

3. Other information the applicant believes will support the application:

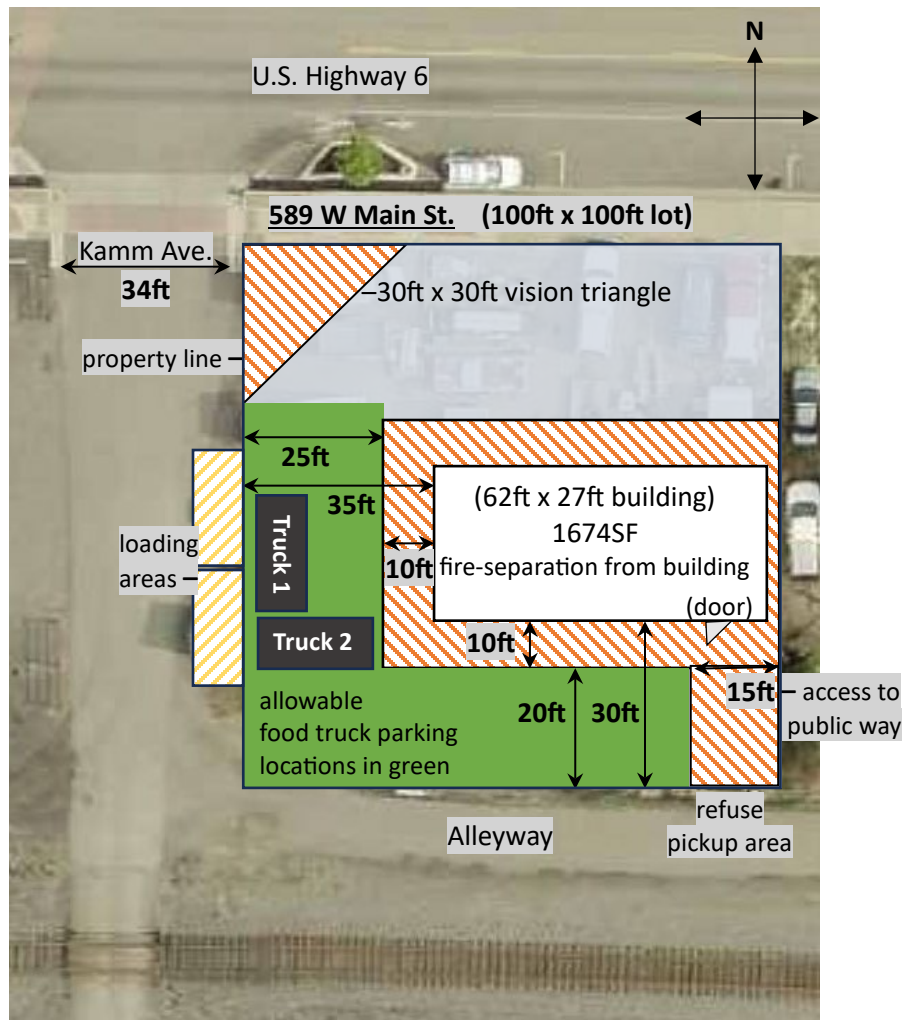
- Currently, there are limited options for food to residents of New Castle. As well, some of the local restaurants are closed on weekends, further limiting options.
- We plan to offer a locally owned and operated food truck, 2 Forks. They provide a great variety of choices and high quality food.



- Glenwood Springs has several examples of food trucks benefiting the town. Mama's Pierogi is highly rated and located under the bridge in Bethel Plaza. Similarly, Taqueria Yaqui has 2 locations, one in West Glenwood and the other beside the grocery store, that provide great value and convenience for residents.



Staff Recommended Site Plan:



# NOTICE OF PUBLIC MEETING

## Town of New Castle

Date: April 10, 2024

Time: 7:00 PM

Place of meeting: 450 W Main St. Town Hall, New Castle, CO

Brief description of meeting:

Presentation of Conditional Use Permit application for up to two (2) food trucks operating on commercial lot downtown.

Legal description: Lots 7, 8, 9 and 10; Block 9; Town of New Castle; County of Garfield

Common address: 589 W Main Street, New Castle, CO 81647

Applicant: Colorado Drifters, LLC

Landowner: Family Matters, LLC

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests, or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on.



# AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

I, Alex Polly, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, I provided notice of a public hearing before the New Castle Planning Commission on April 10<sup>th</sup>, 2024, regarding a conditional use application by doing the following:

1. At least fifteen (15) days prior to such hearing, I sent a copy of the **attached** Notice of Public Hearing by certified mail to the owners of all property within two hundred and fifty (250) feet of the subject property and to the Town of New Castle.
2. If required by Chapter 16.10 of the New Castle Municipal Code, at least thirty (30) days prior to such hearing, I sent a copy of the **attached** Notice of Public Hearing by certified mail to the owners of mineral estates who have requested notification with respect to the subject property at the Garfield County Clerk and Recorder.
3. At least fifteen (15) days prior to such hearing, I posted notice of the hearing on the property on a sign approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.
4. At least (15) days prior to such hearing, the **attached** Notice of Public Hearing was published on the Town's website.

[Signature]  
Signature

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF Garfield )

Subscribed and sworn to before me this 26 day of March,  
2024, by Alexander Polly.

Witness my hand and official seal.

Mindy Andis  
Notary Public

My commission expires: May 7, 2025

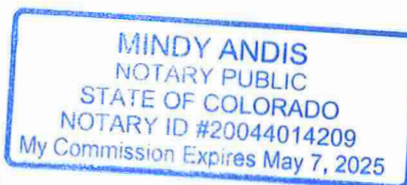




Exhibit E

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

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

#### PERFORMANCE STANDARDS

I, Alex Polly, ON THIS DATE 03/26/2024 agree  
to abide by the following PERFORMANCE STANDARDS:

##### Performance Standards

- (A) Smoke. No use shall be permitted in any district unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of smoke.
- (B) Particulate Matter. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of particulate matter.
- (C) Dust, Odor, Gas, Fumes, Glare or Vibration. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of dust, odor, gas, fumes, glare or vibration.
- (D) Radiation Hazards and Electrical Disturbances. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to radiation control.
- (E) Noise. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to noise.
- (F) Water Pollution. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to water pollution.

Source: Ord. 261, Sec. 15.04.090, 1983



ALLEN, BENJAMIN R  
542 W MAIN STREET  
NEW CASTLE CO 81647

BOLAND, WHITNEY M & SALO, ANDREW  
111 N 6TH STREET  
NEW CASTLE CO 81647

BREIDENBACH, SYLVIA PATRICIA  
PO BOX 244  
NEW CASTLE CO 81647-0244

BRESLIN, FRANK J TRUST DTD 9/8/11  
321 STARK MESA ROAD  
CARBONDALE CO 81623

BRISTOL, KYLE  
116 NORTH 16TH STREET  
NEW CASTLE CO 81647

CARTWRIGHT, ADAM H  
620 W MAIN STREET  
NEW CASTLE CO 81647

CHAPIN, DIANE L & DUSTIN E  
PO BOX 257  
NEW CASTLE CO 81647

CHAPIN, DUSTIN E & DIANE L  
370 JENNY PLACE  
NEW CASTLE CO 81647

DAVIS, MARGIE A  
PO BOX 255  
NEW CASTLE CO 81647

DRILLINSKI LLC  
PO BOX 422  
NEW CASTLE CO 81647

FAMILY MATTERS LLC  
4343 COUNTY ROAD 335  
NEW CASTLE CO 81647

MAISON, JOSEPH H & NANCY  
15452 HIGHWAY 82  
CARBONDALE CO 81623

MALLOY, TODD F  
PO BOX 404  
NEW CASTLE CO 81647

NEW CASTLE, TOWN OF (SEWAGE PLANT)  
PO BOX 90  
NEW CASTLE CO 81647-0166

NEW CASTLE, TOWN OF  
PO BOX 90  
NEW CASTLE CO 81647

NEW CASTLE, TOWN OF  
PO BOX 90  
NEW CASTLE CO 81647-0166

PICKARD, SAMANTHA L  
640 W MAIN STREET  
NEW CASTLE CO 81647

REED, RICKIE LEE  
PO BOX 871  
NEW CASTLE CO 81647

SAMUELSON, WARD A & KERN A  
1260 COUNTY ROAD 325  
RIFLE CO 81650

SHRULL, JAMES O & SAMANTHA J  
PO BOX 294  
NEW CASTLE CO 81647

SMYTHE, RYAN C & BRANDI  
129 N 6TH STREET  
NEW CASTLE CO 81647

WEBBER, JOHN R & HOWARD, DEL  
PO BOX 589  
NEW CASTLE CO 81647

WIGGER, KURT & ELSBETH  
292 CASTLE RIDGE DRIVE  
NEW CASTLE CO 81647