

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ-2025-4**

A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A MULTIPLE LOT LINE ADJUSTMENT FOR CERTAIN BLOCKS OF WHITEHORSE VILLAGE AT LAKOTA CANYON, PHASE 2, AND AN AMENDED PLAT FOR THE SAME.

WHEREAS, SC Roundup, LLC (“Applicants”) is the owner of certain real property within the Town of New Castle (“Town”) described on Exhibit A hereto (“Property”); and

WHEREAS, the Applicant has submitted an amended plat/multiple lot line adjustment application (“Application”) pursuant to Municipal Code § 16.40.080; and

WHEREAS, through the Application, Applicants seek to adjust the block lines within the Property as depicted on the draft amended plat attached hereto as **Exhibit “B;”** and

WHEREAS, because the Application involves more than two lot lines and affects less than twenty lots, the Application must be reviewed and approved by the Planning and Zoning Commission (“Commission”); and

WHEREAS, the Application does not propose a change in zoning; and

WHEREAS, the Commission considered the application at a duly-noticed public meeting on October 8, 2025; and

WHEREAS, upon reviewing the Application, recommendations from Town staff and consultants, and comments Applicant and others made at the meeting, the Commission finds as follows:

- A. The Application does not result in the creation of additional lots;
- B. The Application does not result in the creation of lots that do not comply with Town zoning requirements, including floor area ratio requirements, setback requirements, and minimum lot size requirements;
- C. The Application does not result in the creation of a lot or lots that will have an infeasible building envelope pursuant to any Town setback, floor area ratio, or other building/zoning requirement;
- D. All utility companies and/or any other beneficiaries having an interest in existing easements on the Property have granted approval in regard to the disposition of existing easements as a result of the Application, if any;
- E. All easements associated with Property are properly addressed and/or granted;

- F. The Application does not alter or affect the location or arrangement of any other lot line within the subdivision;
- G. No lot line adjustment or vacation has been granted by the Town with respect to or in connection with the Property or any adjoining property under common ownership or control of same person within the past one year; and
- H. The Application does not in any way adversely affect any lot surrounding the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF NEW CASTLE, COLORADO, PLANNING AND ZONING COMMISSION AS FOLLOWS:

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

2. Approval. The Commission hereby approves the Application and amended plat attached as Exhibit A, subject to the following conditions:

A. Prior to, and as a condition of, recording the amended plat, Applicant shall enter into a Subdivision Improvements Agreement (“SIA”) with the Town as provided in Section 16.32.010 of the Municipal Code and provide the security required thereunder. The SIA must be approved by Town Council at a public meeting. Applicant shall provide engineering plans and a cost estimate for the improvements covered by the SIA prior to presentation of the SIA to Town Council.

B. Prior to recordation of the amended plat, Applicant shall provide an updated title commitment to confirm no new liens or other unsatisfactory encumbrances have been recorded against the Property.

C. The plat shall include a subordination and consent certificate to be signed by any lender holding a lien on the Property.

D. The final amended plat and plat notes shall be reviewed and subject to approval by the Town Engineer and Town Attorney prior to recordation thereof.

E. Development of the Property shall remain subject to the requirements of Resolution No. PZ 2011-4 and all prior PUD approvals.

F. All representations of the Applicants made during the public hearing before the Commission and reflected in the minutes thereof shall be considered additional conditions of approval.

G. The Applicants shall reimburse the Town for all any and all expenses incurred by the Town regarding the Application, including, without limitation, costs incurred by the Town’s outside legal and engineering consultants.

SO RESOLVED this 8th day of October, 2025, by a vote of ___ to ____.

TOWN OF NEW CASTLE
PLANNING & ZONING COMMISSION

Chair Chuck Apostolik

ATTEST:

Professional Assistant Michelle Huster

EXHIBIT A

Legal Description

Blocks A-2, A-3, A-4, & A-8, excepting therefrom Lot1, Block A-4, Whitehorse Village at Lakota Canyon Ranch, Phase 2, according to the plat thereof recorded January 5, 2009, at Reception No. 760970