



Planning Department
 (970)984-2311
 Email:
 psmith@newcastlecolorado.org

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.

Applicant: SC Roundup, LLC	
Address: 0115 Boomerang Road, Suite 5201B, Aspen, CO 81612	Phone: E-mail: luke.gosda@sunriseco.com / 408.204.5756
Property Owner: SC Roundup, LLC	
Address: 0115 Boomerang Road, Suite 5201B, Aspen, CO 81612	Phone: E-mail: luke.gosda@sunriseco.com / 408.204.5756
Contact Person: Luke Gosda (Authorized Representative)	
Address: 0115 Boomerang Road, Suite 5201B, Aspen, CO 81612	Phone: E-mail: luke.gosda@sunriseco.com / 408.204.5756
Property Location/Address: Whitehorse Drive and Roundup Drive	
Legal Description: Whitehorse Village Phase 2 - Blocks A-2, A-3, A-4, & A-8	Acres: 2.12
Existing Zone (e.g., Residential R-1, Commercial C-1): Residential - Lakota Canyon Ranch PUD	Existing Land Use: Residential

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 checked="" 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>Luke Gosda</i> Applicant Signature	8/22/2025 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 22 day of August, 2025.

Luke Gosda

Applicant (Print Name)

408.204.5756

Telephone Number

luke.gosda@sunriseco.com

Email

SC Roundup, LLC

Property Owner

Single Asset Entity of Holdings

Relationship of Owner to Applicant

Luke Gosda

Signature of Applicant

0115 Boomerang Road, Suite 5201B, Aspen, CO 81612

Mailing Address of Applicant

luke.gosda@sunriseco.com

Email Address of Applicant

Luke Gosda

Signature of Property Owner

0115 Boomerang Road, Suite 5201B, Aspen, CO 81612

Owner Mailing Address

Type of application: Multiple Lot Line Adjustment

Property description: Whitehorse Village Phase 2 - Blocks A-2, A-3, A-4, & A-8



Thursday, August 28, 2025

Town of New Castle
450 West Main Street – PO Box 90
New Castle, CO 81647

Town of New Castle Planning & Zoning Commissioners and Staff,

Sunrise Company (SC Roundup, LLC) is applying for a Multiple Lot Line Adjustment for the Final Block Plat of White Horse Village at Lakota Canyon Ranch, Phase 2; Blocks A-2, A-3, A-4, and A-8. This Multiple Lot Line Adjustment will aid in the site planning and reconfiguration of our product offering within the project, which we have now branded Lakota Bluff.

Sunrise Company performs virtually every aspect of real estate development, home construction, sales, marketing, operations, and management. Sunrise designs its communities and acts as general contractor directing every aspect of construction. Our self-contained operating divisions provide a comprehensive range of services including new home sales, resales, rentals, professional design centers, construction, and warranty services.

Our reputation as “builder of America’s finest communities”, is based on our longevity and financial strength along with our ability to listen closely to our customers and work with them to craft experiences like no other.

While headquartered in Palm Desert, California, much of our executive team has lived in and called the Roaring Fork Valley home for multiple decades, and understands the grandeur, natural character, and beauty of this place. Like all of us, it holds a special place in our hearts, and is a place that we want to protect and grow with intention.

Sunrise has built over 16,000 homes across the western United States, including in California, Colorado, Nevada, and Texas since 1963. More recently and locally, we built and sold two custom homes in Aspen Equestrian Estates off Catherine Store Road, and purchased the remaining lot inventory available in Ironbridge in 2020, and built and sold 38 semi-custom production homes in the subsequent years within that community.

Now that we are nearing the end of our success in Carbondale and Glenwood Springs, we have acquired the remaining land holdings of Whitehorse Village at Lakota Canyon Ranch, Phase 2 which was originally zoned for 65 condo six-packs with shared driveways like Phase 1 of Whitehorse Village. With our proven track record, strong trade base, and local presence, we aim to bring our recent homebuilding success to Lakota Canyon Ranch and the Town of New Castle.



At Lakota Bluff, we will continue the success of the previous landowner by reconfiguring the six-packs into a traditional front-loaded single-family product that is commensurate with the majority of the product in Lakota Canyon Ranch, as exemplified most recently at 360 and 370 Whitehorse Drive. This reconfiguration was approved previously in the PZ 2011-4 Resolution, and we want to execute on that original vision. Sunrise Company believes that the transition from a condo product with a shared driveway to a more traditional single-family residential product will more aptly meet market demand and prove to be an excellent fit and great success for the Lakota Canyon Ranch community.

As of this application, our programming across Lakota Bluff will consist of four distinct floorplans offered on two lot types, ranging in size from 1,359 to 3,067 square feet. Our product will predominantly be traditional front-loaded, two-story homes with a 3 bed 2.5 bath configuration, with the optionality to expand to an additional bedroom/bathroom or a basement for additional living space, and optional expanded garages and decks for recreation, storage, and outdoor living space. A small share of our product will allow for single level living at a 2 bed 2 bath configuration with the optionality to flex down with a basement. Furthermore, we intend to offer three distinct exterior elevations and a variety of color schemes to eliminate repetition among our offering. Furthermore, with thoughtful planning and engineering, and working with existing setbacks from the streets, rear yards, and golf course, we plan to further enhance the street scene of Whitehorse Drive and Roundup Drive to maximize the appeal of the neighborhood.

We plan to build these product types across the 43 remaining condo lots as contemplated in the 2011 Resolution. Our target buyer pool will be millennials, dual income no kids (DINKs), young families, early retirees, and active adults. We have a strong track record and history of designing, building, and creating products and communities that hit these buyer profiles, and strongly believe that the product that we plan to offer at Lakota Bluff will meet the market demand from these buyer pools.

In order to kick off our success, and allow our project to enter the building phase, the first step we must take is this Multiple Lot Line Adjustment on Blocks A-2, A-3, A-4, and A-8 (those parcels that are confined within the boundaries of Whitehorse Drive to the East and Roundup Drive to the North, West, and South). Put simply and more specifically, the current lots as designed and built in Block A-8 that front onto Roundup are too shallow (~60' or less) to allow any product to be built and meet current market and community demands. We have taken our aforementioned product offering and pre-plotted, engineered, and pre-programmed those lots that front on Roundup Drive to determine exactly how much depth would be required to build houses with appropriate spacing and setbacks to accommodate the surrounding and future build environment. This includes ensuring enough driveway length, and side & rear yard setbacks between all units.



As a result of this effort, we have determined where the future block lot lines for Blocks A-2, A-3, A-4, and A-8 need to be to execute our vision outlined and approved in the 2011 Resolution. This adjustment is depicted in the exhibits attached herein, showing the red bold line representing the existing Block configurations, and the blue bold line representing the new shifted Block configurations.

Overall, we think this Multiple Lot Line Adjustment is necessary to execute our vision at Lakota Bluff, will result in an improved layout of the product within these four blocks, and bring a successful project to the Town of New Castle and Lakota Canyon Ranch. As such, we request your approval. If you have any questions or concerns, I would be more than happy to discuss them and can be contacted via email below or will be available to discuss in person at the public hearing.

Sincerely,

Luke Gosda
Luke.Gosda@sunriseco.com
Senior Development Manager
Sunrise Company



Exhibits

- Whitehorse Village at Lakota Canyon Ranch Site Plan Blocks A-2, A-3, A-4, & A-8
- Whitehorse Village at Lakota Canyon Ranch, Phase 2 Plat
- PZ 2011-4 Resolution

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ 2011-4**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION CONDITIONALLY APPROVING A MINOR AMENDMENT
TO A PLANNED UNIT DEVELOPMENT FOR WHITEHORSE VILLAGE,
PHASE 2.**

WHEREAS, First Bank of Denver (“Owner”) is the owner of certain real property within the Town of New Castle depicted on the Final Block Plat of Whitehorse Village at Lakota Canyon Ranch, Phase 2 recorded on January 3rd, 2008, in the Office of the Garfield County Clerk and Recorder as Reception No. 740491 (“Whitehorse Village Phase 2” or the “Property”); and

WHEREAS, MJL Development, Inc. (“Applicant”) has submitted a Minor PUD Amendment application pursuant to municipal code section 17.100.110(B) for the Property seeking to create 19 individual lots and 2 open space parcels on Blocks B1-1 through B1-5, a reduction in the overall density for those blocks of 10 units; and

WHEREAS, the Property is subject to Resolution PZ 2007-8 and Ordinance 2007-9 conditionally approving a Final PUD Development Plan and Final Subdivision Block Plat for the Property. Those approval documents remain valid and applicable to the Property except to the extent of any specific changes as set forth in this Resolution; and

WHEREAS, the Property is also subject to the Lakota Canyon Ranch PUD Master Plan approved by Ordinance No. 2002-18 (the “Lakota Master Plan”); and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 25, 2011 to consider the Minor PUD Amendment application; and

WHEREAS, the Planning Commission listened to testimony from Staff, the Applicant, and members of the public concerning the application; and

WHEREAS, subject to compliance with the terms and conditions of this Resolution, the Planning Commission finds that the application, as conditioned herein, will be compatible with current community standards, infrastructure and regulations; and

WHEREAS, based on the application and the testimony, the Planning and Zoning Commission desires to approve the Minor PUD Amendment subject to the terms and conditions set forth below

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

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the New Castle Planning and Zoning Commission.

2. Definition of the Application. The “Application” consists of the documents and information identified by the Town Clerk on Exhibit A, plus all representations of the Applicant reflected in the minutes of the Planning and Zoning Commission public hearing on May 25, 2011.

3. Approval. The Application proposes to reduce the overall density of the Property. The Planning Commission hereby approves the Application as a Minor PUD Amendment pursuant to Section 17.100.110 of the New Castle Municipal Code, subject to the terms and conditions of this Resolution. The Planning Commission hereby approves the construction of nineteen (19) residential single family homes on nineteen (19) lots and two (2) open space parcels on Blocks B1-1 through B1-5, where previously up to twenty-nine (29) lots and homes and two (2) open space parcels were permitted. Concerning the remainder of the Property, the Planning Commission hereby approves up to forty (40) residential single family units on up to forty (40) lots on Blocks A-1 through A-7. The owner of the A Blocks may plat the lots as shown on the existing Final Block Plat, subject to the requirements of Ordinance 2007-9, or the owner may plat them in a manner more consistent with the lot configuration on the B Blocks as approved and conditioned herein.

4. Zoning. The zoning of the Property shall be PUD, but shall be subject to the restrictions and requirements of section 17.128.060 of the Town Code concerning the “cluster lot” requirements in the R-M residential medium density zone district; the detailed final plat(s) filed for the Property, all other applicable provisions of the Code; and all applicable Ordinances of the Town. In the event of any conflict between the zone district text and the final plats for the Property or this Resolution the final plats and/or this Resolution shall control.

5. Detailed Amended Final Plats. No certificates of occupancy will be issued for any lot within the Property until Detailed Amended Final Plats for each block are approved. The Detailed Amended Final Plat shall define and depict final lot size, setbacks and any other zoning limitations for each lot. The Detailed Amended Final Plats may be approved administratively so long as they do not seek to alter the block plat lines on the Final Block Plat recorded as Reception No. 740491.

6. Conditions.

A. All provisions of the previously approved PUD Development Plan relating to improvements including, but not limited to crosswalks, street lighting, signage, drainage, and utilities except as otherwise recommended and approved for modification by the town engineer and planning commission shall remain applicable to this application.

B. The Applicant shall submit a revised landscaping plan and weed management plan addressing all disturbed areas in this subdivision that shall be subject to review and approval by the town staff prior to recordation of the final plat.

C. All development within Whitehorse Village shall comply with the wildfire hazard mitigation and response plan approved for the Lakota Canyon Ranch PUD.

D. All development within Whitehorse Village shall comply with the geotechnical report identified as Job No. 101 441-7 dated March 31, 2004 completed by HP Geotech.

E. Prior to recordation of the final plat the Applicant shall submit revised Covenants Conditions and Restrictions (CCRs) or documents evidencing annexation of the property to the Lakota Canyon Homeowners Association.

F. Prior to issuance of a building permit the Applicant shall provide the town engineer with construction plans that address all of the recommendations and conditions outlined in the attached letter dated May 11, 2011.

G. All representations of the applicant made in the application and in statements during the meetings before the Planning Commission are considered part of the application and conditions of approval and binding on the applicant.

H. The Applicant shall comply with all applicable building, residential, electrical and municipal code requirements.

I. The Applicant shall pay all applicable water and sewer tap fees.

J. The 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, planning, and engineering costs.

THIS RESOLUTION PZ 2011-~~4~~ was adopted by the New Castle Planning and Zoning Commission by a vote of 6 to 0 on the 25th day of May, 2011.

NEW CASTLE PLANNING AND
ZONING COMMISSION

By: Kevin G. O'Brien

ATTEST:

Wendy Mead
Wendy Mead, Deputy Town Clerk





May 11, 2011

Andy Barton, Town Administrator
Town of New Castle
P.O. Box 90
New Castle, CO 81647

**RE: Amended PUD Final Plat Submission for Blocks B1-1 through B1-5
Of Whitehorse Village at Lakota Canyon Ranch, Phase II**

Dear Andy,

The purpose of this letter is to provide you comments and/or concerns following review of the application submittal prepared by Michael Lauterbach, Bookcliff Survey Services and Colorado River Engineering for the PUD Amended Plat for Blocks B1-1 through B1-5 of Whitehorse Village at Lakota Canyon Ranch, Phase II. This letter also follows a staff meeting at Garfield and Hecht's (Glenwood Springs) Offices regarding staff review of the same application. In order to conduct a review we are in receipt of the February 21, 2011 letter from Mr. Lauterbach, the detailed Final Plat dated February 22, 2011 (as modified) and a map dated March 23, 2011 prepared by Colorado Engineering describing improvements necessary to support the application. Relative to our review please note the following comments, concerns and/or questions:

1. Each lot is to have individual curb stops and meters. It will be necessary to call out the specific locations on the drawings so to have proper review preformed in the field during construction.
2. Each lot will have to have individual clean outs for sewer services. As with note Number 1, the Colorado River Engineering drawings will need to call out the specific locations on the drawings so as to assure proper construction occurs in the field.
3. Clarification is necessary to assure that the contactor properly constructs the drainage swales that are to be installed on top of the drain piping along all of the back lots of Blocks B1-2 through B1-5. It will need to be further clarified that these drainage swales will need to flow from north to south and will capture drainage from the individual lots and deposit it into the nyloplastic inlets with grates. Further clarification will need to be made to assure that swale construction will exist along the back (east property lines of Lots 1 through 3 of Block B1-1). This swale will need to deposit its flows into the nyloplastic inlet located at the southeast corner of Lot 3 in Block B1-1.
4. We note on Block B1-1 that two sewer lines are proposed to be abandoned. The drawings will need to provide specific instructions as to how this abandonment is to occur.

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GUNNSON
103 WEST TOMICH AVE, SUITE A
GUNNSON, CO 81230
970 641 9355
970 641 5358 FAX

ASPEN
101 FOUNDERS PLACE, UNIT 102
PO Box 2155
ASPEN, CO 81611
970.925 6727
970.925 4157 FAX

GRAND JUNCTION
2765 COMPASS DRIVE, SUITE 102
GRAND JUNCTION, CO 81505
970.245.2571
970.245.2571 FAX

MEYER
320 THIRD STREET
MEYER, CO 81041
970.878 5180
970.878 4181 FAX



5. We realize that the proposal for water service extension into the newly configured lots will be required. The drawings will need to provide detail as to how the water service lines will need to be "headered" and be extended. The drawings will need to call out fittings, materials, and specific locations and depths, etc. for construction to assure the proper construction exists in the field and that proper inspection can be preformed of the same.

Given our request for clarifications and further drawings necessary to accomplish the proposed construction, it is obvious that we have not developed any specific concerns relative to the proposal to modify the Lot configurations and to reduce the densities as proposed. We recommend that all of our proposed clarifications and/or additional detailing be performed prior to construction. Therefore, we would recommend approval with the condition that these issues be resolved on the plans submitted to the Town staff for review and approval prior to construction.

Upon your receipt and review, if you have any questions or comments, please do not hesitate to call.

Sincerely,

SCHMUESER GORDON MEYER

Jefferey S. Simonson, P.E., C.F.M.

Cc: Davis Farrar
David Smith
John Wentzel
Tim Cain

ORIGINALS ENCLOSED
DO NOT DISCARD



Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: May 27, 2025
\$300.00

This Deed, effective as of May 27th, 2025, signed on the date(s) acknowledged below, by Grantor(s), WHITEHORSE VILLAGE, INC, A COLORADO CORPORATION, whose street address is 5342 E CALEY AVE., CENTENNIAL, CO 80121, City or Town of CENTENNIAL, County of Arapahoe and State of Colorado, for the consideration of (\$3,000,000.00) ***Three Million and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to SC ROUNDUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose street address is 0115 BOOMERANG RD. SUITE 5201B, ASPEN, CO 81611, City or Town of ASPEN, County of Pitkin and State of Colorado, the following real property in the County of Garfield and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: WHITEHORSE VILLAGE PHASE 2, NEW CASTLE, CO 81647

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: SC ROUNDUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
0115 BOOMERANG RD. SUITE 5201B, ASPEN, CO 81611





Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee Date: May 27, 2025 \$300.00

This Deed, effective as of May 27th, 2025, signed on the date(s) acknowledged below, by Grantor(s), WHITEHORSE VILLAGE, INC, A COLORADO CORPORATION, whose street address is 5342 E CALEY AVE., CENTENNIAL, CO 80121, City or Town of CENTENNIAL, County of Arapahoe and State of Colorado, for the consideration of (\$3,000,000.00) ***Three Million and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to SC ROUNDUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose street address is 0115 BOOMERANG RD. SUITE 5201B, ASPEN, CO 81611, City or Town of ASPEN, County of Pitkin and State of Colorado, the following real property in the County of Garfield and State of Colorado, to wit:

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also known by street and number as: WHITEHORSE VILLAGE PHASE 2, NEW CASTLE, CO 81647

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(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: SC ROUNDUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
0115 BOOMERANG RD. SUITE 5201B, ASPEN, CO 81611



Exhibit A

PARCEL A:

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

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.

