

1 **NEW CASTLE PLANNING & ZONING COMMISSION**
2 **REGULAR MEETING**
3 **May 25, 2011**

4 The Planning & Zoning Commission of the Town of New Castle, County of Garfield,
5 State of Colorado convened into regular session in the Town Hall on May 25, 2011
6 at 7:01pm.

7 Commission Chair Kevin O'Brien presided.

Commissioners Present:
Commissioner Holley
Commissioner Riddile
Commissioner Slack
Commissioner Newberry

Commissioners Absent:

Commissioner Apostolik

Staff Present:

Tim Cain, Town Planner
Wendy Mead, Deputy Town
Clerk
Davis Farrar, Consultant
Planner
Assistant Town Attorney,
David Smith

8
9 Chair O'Brien welcomed Councilor Art Riddile to the Commission as the Council
10 representative.

11 **FINDING AS TO MEETING NOTICE**

12 Deputy Town Clerk Wendy Mead verified that her office gave notice of tonight's
13 meeting in accordance with Resolution TC-2011-1.

14
15 **CONFLICTS OF INTEREST**

16 No Commissioners reported conflicts of interest with respect to items on tonight's
17 agenda.

18
19 **PUBLIC HEARING**

20 **PUD Amendment**

21 Legal description: Whitehorse Village Phase II, Blocks B1-1, B1-2, B1-3, B1-4
22 and B1-5

23 Applicant: MJL Development Inc
24 C/O Michael Lauterbach

25 Landowner: First Bank of Denver

26
27 Chair O'Brien opened the public hearing at 7:06pm.

28
29 The applicant, Michael Lauterbach of MJL Development, Inc was present.

30
31 Consultant Planner Farrar presented his report to the Commission, which is
32 attached as Exhibit A to these minutes.

33
34 Consultant Attorney David Smith emphasized that the concern for the Commission
35 should be the zoning issue and that the PUD Amendment would cover all of Phase
36 II of Whitehorse Village.
37

1 Commissioner Riddile inquired if the applicant planned to build "spec" homes. The
2 applicant, Michael Lauterbach of MJL Development, Inc. stated there would be two
3 built hopefully this summer if the economy continues to improve. Commissioner
4 Riddile asked what the price and the size of the homes would be. Mr. Lauterbach
5 stated that the homes would cost between \$350,000 to \$375,000, and 1,675 sq ft
6 or \$200 per sq ft.

7
8 Commissioner Holley asked why Block "A" was not included in the application.
9 Consultant Planner Farrar stated that in staff discussion, since Block "A" was
10 similar to Block "B" and if the Commission was comfortable with Block "B", staff felt
11 it would be prudent to include Block "A" ,as well, in the resolution. Consultant
12 Attorney Smith stated the Commission does not have to approve Block "A". The
13 density is decreasing not increasing.

14
15 Commissioner Holley had concerns with the applicant not submitting a landscape
16 plan and new covenants. Consultant Attorney Smith stated that none of the
17 landscaping that is going to be done is going to be dedicated to the Town. She
18 asked if the only time the Town gets a say in the landscaping is when the land is
19 dedicated to the Town. Consultant Attorney Smith stated yes. Commissioner Slack
20 added that the applicant still has to follow Lakota Canyon's landscaping rules.
21 Planner Cain stated that prior to recording the final plat those items will need to be
22 submitted.

23
24 Commissioner Riddile asked if the Commission approves Block "A" as well, what
25 type of homes could be built, would they be the six-pack homes, or single family
26 homes. Consultant Attorney Smith that for Block "A" either type of configuration
27 could be built. Block "B" would be the single family homes. Staff was comfortable
28 with the different types of housing because the density was lower. Staff did not
29 want the applicant to have to come before the Commission again, if Block "B" is a
30 successful project, for Block "A".

31
32 Commissioner Newberry asked Mr. Lauterbach his logic in charging so much for
33 homes when the median price for a home in New Castle is \$204,000 for 2081sq ft.
34 Mr. Lauterbach replied that in traveling the Basalt through Glenwood Springs
35 corridor there is a market for \$350, 000 homes. He stated that Lakota is an "island
36 of value." He stated he wasn't planning all 19 homes this year but hopefully, those
37 types of homes will be the homes of the future.

38
39 Chair O'Brien reminded the Planning Commission that they were not judge the
40 application on the marketing potential but on if it meets Town Code. Commissioner
41 Newberry acknowledges that but he was just curious.

42
43 Commissioner Slack asked if the amendment is approved, then the applicant cannot
44 go back to the six pack lot configuration. Consultant Attorney Smith stated that no
45 the applicant could not go back to the six pack on Block "B", but could on Block "A".
46

1 Commissioner Apostolik asked if there is a lower population density in this
2 development, could Lakota conceivably reallocate the density elsewhere within the
3 Lakota development. Consultant Planner Farrar stated that, yes Lakota potentially
4 could reallocate the density.

5
6 Mary Metzger, 549 Wagon Wheel Circle, asked who would be responsible for
7 landscaping the two park lots. Consultant Planner Farrar stated the developer would
8 and that a new landscaping plan would need to be submitted. Mrs. Metzger asked
9 if the unfinished portion of Lakota Drive would be going into this development.
10 Planner Cain stated that it does not go into the development area. Consultant
11 Attorney Smith stated that the public infrastructure required for the original PUD
12 has already been installed for the development and accepted by the Town which is
13 why this application can be handled as a PUD Amendment.

14
15 Joe House, 300 Whitehorse Dr., stated the less density aspect of the proposed
16 development is very appealing. He asked if there would be common driveways.
17 Consultant Planner Farrar stated no. He showed Mr. House on the detailed final plat
18 the new configuration and went through what the applicant is proposing. Mr. House
19 asked if the bank is responsible for the land. Consultant Planner Farrar stated yes.
20 Mr. House stated that the bank needs to take care of and clean up the land.

21
22 Chair O'Brien asked about the elevation map of the units. Mr. Lauterbach stated
23 that it is an accurate drawing and there is a basic drawing of the home.

24
25 Chair O'Brien asked how many "spec" homes would be built. Mr. Lauterbach stated
26 he would build one "spec" home at a time, and as they sold he would build the
27 next. Chair O'Brien wondered if Lakota's construction standards were binding to this
28 application. Consultant Attorney Smith stated that once the development is
29 annexed into the HOA, the architectural and design standards must be met. It is
30 still part of the Lakota Master Plan.

31
32 Consultant Planner Farrar stated the Lakota bankruptcy does not affect the Lakota
33 PUD. Commissioner Riddile stated that a receiver is in charge while the bankruptcy
34 proceedings move forward.

35
36 Commissioner Riddile asked if there would be various home styles or would they be
37 "cookie-cutter" homes. Mr. Lauterbach stated the styles would be similar, as the
38 bank would not finance multiple styles. He added that the colors and textures would
39 be different.

40
41 Chair O'Brien closed the public hearing at 7:54pm.

42
43 Commissioner Slack commented he preferred the lower density in the proposed
44 development application which will make the area look nicer.

45

1 Chair O'Brien asked about Consultant Engineer's report in which he had a concern
2 about the drainage on the north to south lots and installing the pipes in the
3 drainage spoils in between the lots. Consultant Planner Farrar stated the Consultant
4 Engineer Simonson did not say it was not doable; he just wants to see drawings on
5 how the applicant will achieve the design.

6
7 Chair O'Brien had a concern with the lots being long and narrow with houses that
8 look similar, with less density. Mr. Lauterbach stated if he were developing the lots
9 across the street, Block "A", he has spoken with Planner Cain about creating an
10 alley for back loading of those homes. He stated there will three or four units per
11 block. He stated there are three types of homes he would build if he develops the
12 site. He would not build the same type of house for the golf course that he would
13 build across the street. He is not interested in building six packs.

14
15 **Motion- to approve resolution PZ-2011-4, a resolution of the New**
16 **Castle Planning and Zoning Commission, conditionally approving a**
17 **minor amendment to a Planned Unit Development for Whitehorse**
18 **Village, Phase 2 (Riddile/Apostolik)-Commissioner Riddile-yes,**
19 **Commissioner Newberry- yes, Commissioner Apostolik-yes, Commissioner**
20 **Slack-yes, Commissioner Holley- yes, Chair O'Brien-yes. After roll call vote-**
21 **motion carried.**

22
23 **COMMENTS/REPORTS**

24 Items for next Planning and Zoning Agenda

25 Planner Cain stated that the McDonald's sign application public hearing is on the
26 June 8, 2011 agenda.

27
28 Staff Reports

29 Consultant Planner Farrar thanked Chair O'Brien for his service to the Town as chair
30 and member of the Planning Commission.

31
32 Consultant Planner Farrar updated the Commission on the Garfield County
33 Comprehensive Plan. The Garfield County Board of County Commissioners (BOCC)
34 would like to make the Comprehensive Plan advisory only. The Garfield County
35 Planning Commission held a meeting in May, Town Attorney David McConaughy
36 attended that meeting and gave testimony on the memos from the New Castle
37 Planning Commission. The Garfield County Planning Commission voted unanimously
38 to reject the BOCC amendment to make the County Comprehensive Plan non-
39 binding. On June 18, 2011, there will be a public hearing on the Comprehensive
40 Plan. The Planners group is meeting on June 15, 2011 about the proposed change.
41 Carbondale, New Castle, Rifle, and probably Glenwood disagree with the County's
42 approach to the Comprehensive Plan, especially after all the money, effort and
43 public input on the document. He stated that the New Castle Town Council has
44 voiced their concern to the BOCC regarding the Plan being non-binding. He
45 encouraged the Commission to send their comments or attend the meeting to voice
46 their opinion.

1
2 Commissioner Holley asked about the New Castle Center application. Consultant
3 Planner Farrar stated that the developer has called to set-up a meeting. He has
4 tried to set up that meeting but never gets a call back from the developer.

5
6 Chair O'Brien asked for a brief update on the Lakota Canyon Ranch bankruptcy.
7 Consultant Attorney Smith stated that his firm, Garfield & Hecht, has been
8 conflicted out of the matter on representing the Town. He stated that Mike Sawyer
9 of Hanlon, Karp and Neu, is representing the Town on the matter. He went on to
10 state that the property went into receivership, meaning that the receiver has
11 control over the asset. He further stated that in the last 20 days, Lakota Canyon
12 Ranch Filed Chapter 11 bankruptcy. The bankruptcy stalls the foreclosure process.
13 Lakota Canyon Ranch will go through the bankruptcy process, and eventually a
14 financial institution will own the asset. The process Lakota Canyon Ranch is going
15 through is similar to the Village Homes bankruptcy a few years ago. Commissioner
16 Riddile added the Town has two main concerns, the warranty work and the tap fee
17 agreement.

18
19 Commissioner O'Brien asked if lots could be sold in Lakota. Planner Cain stated that
20 there are people who own lots and may sell them, but Lakota Canyon Ranch cannot
21 unless the bankruptcy court authorizes it.

22
23 Consultant Planner Farrar stated the library is getting their building permit hopefully
24 by the end of the week.

25
26 Commission Comments
27 Commissioner Apostolik asked if the Town required a liquidated letter of credit for
28 the weed management plans that the Town is now requiring in the resolutions
29 approving developments. Consultant Attorney Smith stated it is typically done at
30 the SIA stage, but since it is not an ongoing maintenance obligation, once the two
31 growing seasons are complete, no bond is required.

32
33 Commissioner Apostolik stated that once the curb and gutter is in, who is
34 responsible once trucks come in to build new homes and the road is damaged, or if
35 there is mud damage. He stated that other municipalities require a liquidated letter
36 of credit for these issues. Consultant Attorney Smith stated that staff has brought
37 the issue up before and it needs to be brought up again. Consultant Planner Farrar
38 stated that the Commission could make a recommendation to Council that staff
39 should look into requiring some form of security for on going construction issues.

40
41 Attorney Smith stated when the issue was discussed before, it was decided the
42 construction management plans and security should be included in the updated
43 Public Works Manual because it is an enforceable document. Public Works Director
44 John Wenzel was working on the update a few years ago but Consultant Attorney
45 Smith was not sure if the update was ever completed. Commissioner Apostolik

1 requested that Planner Cain find out the status of the updated Public Works Manual
2 from Public Works Director John Wenzel by the next Planning Commission meeting.

3 **Items for Consideration**

4 Consider Appointing Chair of the Planning Commission.
5 Motion-Table Appointing Chair of the Planning Commission until the June 8, 2011
6 Commission meeting. (Apostolik/Slack) After voice vote -motion approved.
7

8 **REVIEW MINUTES OF PREVIOUS MEETINGS**

9 **Motion** - approve April 13, 2011 meeting minutes as submitted- (Apostolik/
10 Holley). After voice vote, **motion carried**.

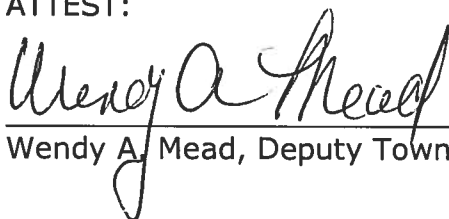
11
12 **Adjournment-8:45pm (Holley/Riddile)**

13
14 TOWN OF NEW CASTLE
15 PLANNING & ZONING COMMISSION

16
17 

18
19 Kevin O'Brien, Commission Chair

20 ATTEST:

21 

Wendy A. Mead, Deputy Town Clerk



Staff Report
Lakota Canyon Ranch PUD Filing 1 – Whitehorse Village, Phase II
Minor PUD Amendment
New Castle Planning Commission Meeting
May 25, 2011

Report Date: 5/20/11

PROJECT INFORMATION	
Name of Project:	Whitehorse Village at Lakota Canyon Ranch, Phase II
Type of Request:	Minor PUD Amendment
Name of Applicant:	MJ L. Development Inc. c/o Michael Lauterbach
Applicants Address/Phone:	P.O. Box 5026, Edwards, CO. 81632, Phone: 970-926-4007, Fax: 970-926-4011, mjl5026@centurytel.net
Property Owner:	FirstBank of Denver – Allen Robinson
Property Owner Address/Phone:	370 17 th Street, Denver, CO. 80202, Phone: (303) 405-1740, Allen.robinson@firstbank.com
Mineral Right Owner:	US Patent – October 24 th , 1895, May be others
Lien Holders:	FirstBank of Denver – Allen Robinson
Lien Holder Address:	370 17 th Street, Denver, CO. 80202, Phone: (303) 405-1740, Allen.robinson@firstbank.com
Project Engineer:	Colorado River Engineering – Chris Manera
Engineer Address/Phone:	P.O. Box 1301, Rifle, CO. 81650, Phone: (970) 625-4933, Fax: (970) 625-4564
Surveyor	Bookcliff Survey Services, Inc. – Michael Langhorne
Surveyor Address/Phone:	136 East 3 rd Street, Rifle, CO. 81650, Phone: (970) 625-1330, Fax: (970) 625-2773
Existing zoning:	Residential Medium Density (R-M)
Requested Zoning:	No Change
Surrounding Zoning:	North – Open Space (O/S) & Residential Medium Density (R-M), East – Open Space (O/S), South – Mixed-Use (M-U), West – Residential Medium Density (R-M).
Existing Land Use:	Vacant
Surrounding Land Uses:	North – Residential/Golf Course, East – Golf Course, South - Residential, West - Residential



Project Location: Whitehorse Village Lakota Canyon New Castle Colorado

Proposed Land-use Summary:	Number	Land Area
Total <u>Units</u> & Project Area	19	2.44 Acres
<u>Lot</u> Summary		
Single-family Lots	19	2.13 Acres
<u>Total Lot Area</u>		2.13 Acres
Private Open Space	2	0.32 Acres
Public Park Space	0	0 Acres
<u>Total Open Space</u>	2	0.32 Acres
<u>Total Project Area</u>		2.44 Acres
Parking Requirement	2 Spaces per Dwelling Unit	
Off Street Parking with Each Dwelling Unit	2	
On-street Parking	Same as previously approved application	

Total Parking Spaces	38 (off-street)	
Proposed Gross Project Density	1 unit/4,874 sq. ft.	8.94 Units/Acre
Existing Approved Gross Project Density	1 unit/3,193 sq. ft.	13.64 Units/Acre

Development Related Impacts	
Estimated Total New Project Population @ 2.77/Unit	53
Estimated Total School Age Children @ .6/Unit	12
Estimated Total Single Vehicle Trip Generation @9.57 Trips per Unit	182 Single Vehicle Trips

I. Description of Application:

The applicant is proposing a Minor PUD Amendment to reconfigure the existing Blocks B1-1 through B1-5 previously approved for 29 units in 6-pack configurations into 19 detached single-family units. If this PUD amendment is approved, the applicant will subsequently process an administrative final plat to create the 19 lots within each of the existing blocks. The site is located in the southwest portion of the Lakota Canyon Ranch PUD. Water and sewer will connect to existing lines on Whitehorse Drive. The site includes two private open space parcels; consisting of 0.32 acres.

The previously approved 6-pack application created the existing 5 blocks with a "Final Block Plat". That plat showed lighter dashed lines that identified the approximate location of the future 6-pack lot lines for parcels within each block. The purpose of the two-step final platting originally was to allow the developers to build single-family homes and subsequently survey the individual lots for processing administratively through a "Detailed Amended Final Plat". The proposed application will employ the same concept but will reconfigure the internal lot lines to allow for decreased overall density and offer a more conventional detached single-family layout. Under the existing proposed Minor PUD Amendment, applicant will only submit a single final plat for review and administrative approval. The original 6-pack design had an average lot size of 3,193 square feet (13.64 units per acre) and the new layout increases average lot size to 4,874 square feet resulting in a net density of 8.94 units per acre.

The original approved Whitehorse Village Phase II included flexibility that allowed the applicants to modify the square footage of individual lots within each block by up to 15%. Although this application is silent on that issue, the submitted design would not need this flexibility because the units have adequate space on each lot for construction whereas the 6-Pack designs were very tight and required the 15% allowance.

A geotechnical investigation was completed in conjunction with the previously approved Phase 1. The applicants will be required to conform to the recommendations in this report dated March 31, 2004 identified as Job No. 101 441-7.

II. Project History:

A Preliminary Development PUD Plan and Preliminary Subdivision Plat was approved by the planning commission for Filing 1 Phase 2 by Resolution No. PZ 2004-3 on May 12, 2004. Subsequently, the Town Council in Ordinance No. 2004-8 approved an amendment to the Lakota

Canyon Ranch PUD Development Plan, Final PUD Development Plan and Final Subdivision Plat for Whitehorse Village Phase 1. This ordinance modified the original plan by changing 90 multifamily units to 102 high-density single-family units. In July 2007, Woodstone Property Development LLC submitted a Final PUD Development Plan & Final Plat for 69 units on Phases 1 through 4 of Whitehorse Village that was approved. Woodstone Property Development, LLC filed for bankruptcy and the property returned to FirstBank of Denver. Mr. Lauterbach is processing this application on behalf of the bank and proposes to purchase the property at a future date if this PUD application is approved.

III. Review Agency Comments:

Town Attorney – See Planning Commission Resolution.

Burning Mountain Fire Protection District - No Comments Received. Input was provided in conjunction with the original Phase 1 approvals.

Re-2 School District - No Comments Received.

Xcel Energy – 10-foot easements are required for electric utility access.

Town Engineer - See comments attached to this memorandum.

III. Planning Staff Comments:

This application represents a decrease in density from 13.64 units per acre down to 8.94 units per acre. The lower density is proposed by the applicant because he believes that a detached single-family configuration with larger lots will be more attractive in the current market. The following tables show the differences between the approved 6-pack configuration and the proposed configuration.

Approved Six-pack Configuration

Block	Lot	Square Footage	Acreage
B1-1	1	4,071	0.09
	2	2,194	0.05
	3	3,245	0.07
	4	2,156	0.05
	5	2,967	0.07
B1-2	1	2,985	0.07
	2	2,660	0.06
	3	2,154	0.05
	4	2,131	0.05
	5	2,900	0.07
	6	2,880	0.07
B1-3	1	2,858	0.07
	2	2,700	0.06
	3	2,157	0.05
	4	2,137	0.05
	5	2,646	0.06
	6	2,825	0.06

B1-4	1	2,903	0.07
	2	2,568	0.06
	3	2,259	0.05
	4	2,315	0.05
	5	2,943	0.07
	6	2,949	0.07
B1-5	1	3,048	0.07
	2	2,887	0.07
	3	2,370	0.05
	4	2,422	0.06
	5	3,569	0.08
	6	3,234	0.07

Common Area	2,080	0.05	Total Common Square Feet	Total Common Acreage
Common Area	11,781	0.27	13,861	0.32
Total Block Area	106,471	2.44		
Common Driveway Area	13,477	0.31		
Total Lot Area	92,610	2.13		
Average Lot Size	3,193	0.07		
Net Units Per Acre	13.64			

Proposed Configuration

Block	Lot	Square Footage	Acreage
B1-1	1	7,674	0.18
	2	4,455	0.10
	3	4,043	0.09
B1-2	1	4,545	0.10
	2	4,638	0.11
	3	4,634	0.11
	4	4,630	0.11
B1-3	1	4,707	0.11
	2	4,702	0.11
	3	4,699	0.11
	4	4,635	0.11
B1-4	1	4,761	0.11
	2	4,568	0.10
	3	4,640	0.11
	4	4,711	0.11
B1-5	1	4,995	0.11
	2	5,073	0.12
	3	5,155	0.12

	4	5,345	0.12		
Common Area		2,080	0.05	Total Common Square Feet	Total Common Acreage
Common Area		11,781	0.27	13,861	0.32
Total Block Area		106,471	2.44		
Total Lot Area		92,610	2.13		
Average Lot Size		4,874	0.11		
Net Units Per Acre		8.94			

The previous Woodstone Homes developers submitted a landscaping plan for the Phase 1 of Whitehorse Village. This Minor PUD Amendment submittal did not include a revised landscaping plan. The applicant should submit a modified landscaping plan that also includes a weed management plan and plan for revegetation of disturbed areas in the project. This plan should be subject to review and approval by the Town staff prior to recordation of the final plat.

Project Issues.

The primary issues associated with this Minor PUD Amendment relate to reconfiguration of installed utilities that were designed to serve the original 6-pack designs. In addition, modifications need to be made to the site drainage. These concerns are detailed in town engineer Jeff Simonson's letter dated May 11, 2011. Additional engineered drawings must be submitted for staff review and approval prior to approval of a final plat.

The Lakota Canyon Ranch PUD R-M (Residential Medium Density District) has a "conventional Lot" minimum lot area of 8,000 square feet. There is no minimum lot size for "cluster lots". Under the previous 6-pack design, the staff utilized the cluster lot standard. The proposed planning commission resolution for the Minor PUD Amendment application deals with the minimum lot size through the flexibility in the PUD process. The proposed resolution addresses Blocks A-1 through A-7 by allowing modification of the other 6-pack lots to single-family lots if that is acceptable to the planning commission and the applicant desires to pursue acquisition and development of these other blocks. Staff supports this change to create consistency throughout Whitehorse Village. This issue is to be discussed at the planning commission meeting.

Development of the site must comply with the wildfire hazard mitigation and response plan adopted with the approvals for Lakota Canyon Ranch PUD. 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. This report identified expansive soils and the potential for heaving within the site.

The applicant did not submit revised covenants. A revised set of covenants must be submitted in association with a final plat.

STAFF RECOMMENDATION -

Staff recommends **APPROVAL** of the Minor PUD Development Amendment with the following 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.



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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GUNNISON
 103 WEST TOMICHI AVE, SUITE A
 GUNNISON, CO 81230
 970.641.5355
 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
 2708 COMPASS DRIVE, SUITE 102
 GRAND JUNCTION, CO 81505
 970.245.2571
 970.245.2871 FAX

MEEKER
 320 THIRD STREET
 MEEKER, CO 81641
 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

A handwritten signature in black ink, appearing to read 'Jeffrey S. Simonson'.

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

Cc: Davis Farrar
David Smith
John Wentzel
Tim Cain