

Development Services

November 2025 Monthly Report



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Find more information on our [Development Activity](#) page.



Dawson Trails development water tanks with a pump station under construction and site work for the first homes starting soon.



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Castle Rock, CO 80104
720-733-2200



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We'd like to hear from you!
You could win a **\$25 gift card** for completing our [Customer Service Survey](#).

News from the Director

The Crystal Valley Parkway and Interstate 25 interchange is not yet complete, but an important milestone has been reached with the opening of the Crystal Valley Parkway bridge and

Dawson Trails Boulevard. The bridge connects to the boulevard via a signalized intersection. Full interchange completion is expected in 2027.

Dawson Trails Boulevard will provide improved access to existing county developments Twin Oaks and Yucca Hills, and will also serve the new development proposed in the Dawson Trails.

Within the Dawson Trails planned development, infrastructure is advancing: water storage tanks are in place, a water pump station is under construction, sewer mains are being installed and site work for the first phase of homes begins soon. Nearby, the highly anticipated Costco location is on schedule to open once the interchange is completed in 2027.

Read more about the interchange project at [CRgov.com/CVI](https://www.castlerockgov.com/CVI).



Tara Vargish, PE
Director
Development Services



Employee Recognition



Staff Anniversaries, New Employees, Promotions and Awards



Congratulations to Sandy Vossler, Senior Planner, on 21 years with the Town!



Congratulations to Diane Maki, Plan Review Technician, on 10 years with the Town!



Congratulations to Brett Longnecker, Building Inspector Supervisor, on 5 years with the Town!



Congratulations to Colby Riggins, Combination Building Inspector, on 4 years with the Town!



Welcome to Amber Melendez on joining the Town as an Enterprise Business Analyst!

Customer Service Survey



Fill out our Customer Feedback Survey to let us know how we are doing! Your participation will automatically enter you into a drawing for a **\$25 gift card** to a local Castle Rock business. Feedback Surveys can be found [online](#) and at the bottom of staff email signatures.

You may also receive an email requesting feedback after we complete your services. Your feedback is valuable to us! All responses are anonymous unless you request to be contacted. [Fill out a survey today!](#)

392 surveys distributed
20 November responses

Here are some comments from our customers in November:

- **"Tammy King** always takes time to explain things and is great help."
- **"Jason Smith** was super helpful and quickly resolved my permit issues! Thank you so much!
- "Professional yet easy to talk to and he was instructive regarding my new water heater inspection and what you look for regarding replacement and code specs."
- **"Colby Riggins** has been and continues to be awesome.
- **"Colby Riggins** was amazing and extremely professional."
- **"Colby Riggins** was the Inspector for mid roof and final inspections on the roof on our property. He's very knowledgeable and helpful."
- "I work with a lot of building departments and only a few have been as easy to work with in terms of communication. I didn't need a lot but what I did need was responded to and easily resolved. I particularly appreciated the communication with a vendor as he made the review and update process for his comments very easy and efficient."



Administrative Projects

Administrative land use submittals are reviewed and processed by staff, according to Municipal Town Code, and do not require public hearings. All land use submittals go through a rigorous review by Development Services, Castle Rock Water, Public Works, Fire, and Parks and Recreation.

AdventHealth Medical Office Building

Drainage and water easement agreements located at 2350 Meadows Boulevard.

Canyons Far South

Utilities, grading, access and trails offsite easements, located southeast of Crowfoot Valley Road and Founders Parkway intersection.

Citadel Station

Construction documents, utility easements and erosion control plans for general contracting business, located at 661 Prairie Hawk Drive.

Fire Station 156 and Logistics Facility

Construction documents and temporary erosion and sediment control plans for new 27,600-square-foot building located at 3203 Castle Oaks Drive.

Founders Marketplace

Utility/water easement for Dunkin Donuts, located on the northeast corner of Founders Parkway.

Soleana

Construction documents and erosion control plans for 55 single-family units and 22 live/work units, located north and east of Brewer Court and Alexander Way.

T-Mobile

Construction documents for two small cell site facilities, located at Wilcox Street and Third Street, and Wilcox Street and Eighth Street.

The Oaks, Filing 2A

Design revision for sewer/water services along Castle Vista Drive for Oaks Filing 2B.

The Oaks, Filing 2B, Filing 2, Amendment 1

Plat, construction documents, erosion control plans, and subdivision improvements agreement, for 18 residential lots, open space and regional trail, located east of the intersection of Plum Creek Parkway and Lake Gulch Road.

Town project, Parks and Recreation

Construction documents for Industrial Tributary Trail, linking Philip S. Miller Park and eastern neighborhoods to Downtown Castle Rock.

Verizon Wireless

Construction documents for small cell site facility, located at Bellavista Street and Trailblazer Way in the Meadows.



The Brickyard

Design revisions to CORE feeder lines, waterlines, and minor grading for public infrastructure improvements for mixed-use project, located at 401 Prairie Hawk Drive.

Boards and Commissions

Development Services manages five boards and commissions for building appeals, variance hearings, and land use cases. Comprised of local residents and business owners appointed by the Town Council, they make community-driven decisions aligned with local interests, contributing to balanced local development initiatives



Board of Adjustment

November 6, 2025

Meeting canceled.



Design Review Board

November 12, 2025

Meeting canceled.

November 26, 2025

Meeting canceled.



Historic Preservation Board

November 5, 2025

Meeting canceled.



Planning Commission

November 13, 2025

The Planning Commission held its regularly scheduled meeting to review a proposed Site Development Plan submitted by the Wellspring Community for **Unity on Wolfensberger**, a multi-family project located at 200 Wolfensberger Road.

The proposal outlined plans to renovate the existing two-story Quality Inn building. The first floor would be used for offices, day programs, and other services supporting individuals with intellectual and developmental disabilities (IDD) and the remaining hotel rooms would be converted into 24 market-rate residential units.

Following its review, Planning Commission approved a recommendation of approval to Town Council with a vote of 5 to 0.

November 27, 2025

Meeting canceled.

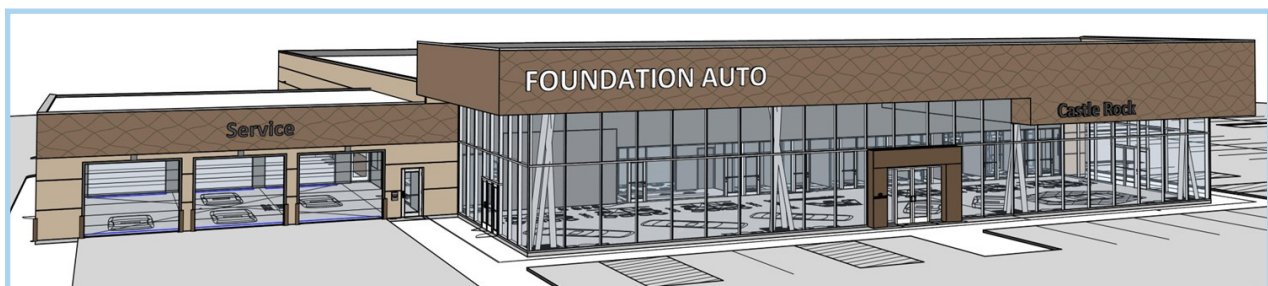


Town Council

Development Services presents land development projects that require public hearings for decision by Town Council for approval following a thorough staff review and recommendations from our Boards and Commissions.

November 4, 2025

Town Council held its regularly scheduled meeting and approved a resolution approving a site development plan for **Foundation Auto Dealership and service center** with a vote of 7 to 0. The site development plan for a new 32,826-square-foot building on South Wilcox Street includes a showroom, service bays, and 385 parking spaces on a 6.34-acre site.



Rendering of Foundation Auto Dealership and Service Center.



Vicinity map of Foundation Auto Dealership and Service Center in blue, The proposed property is located at the corner of S Wilcox and Brookside Circle.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: November 2025



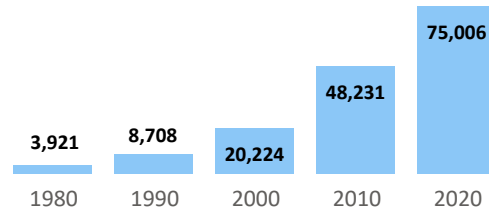
Population

87,991

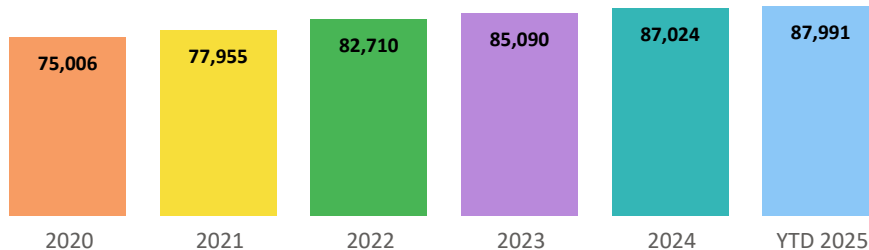
Estimated Population based on the total number of occupiable residential units



Historic Population

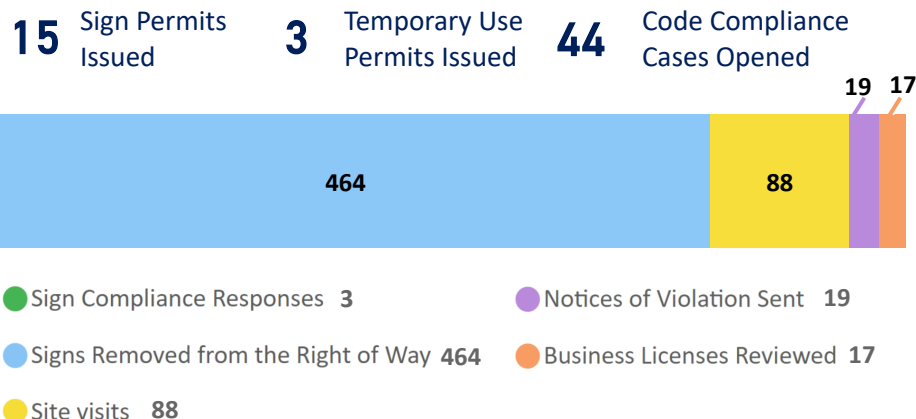


Recent Population



Zoning Division

Zoning staff process numerous code enforcement actions each month, from rubbish, abandoned vehicles and setback encroachments to illegal uses. They respond to complaints from the community, visit sites to determine compliance and issue Notices of Violation as necessary. Our inspection team removes hundreds of illegal signs encroaching into Town rights-of-way. Staff reviews all business licenses, temporary use permits and sign permits for zoning compliance.



Planning/Development Review

The Planning and Development Review teams process numerous submittals each month. These core service levels are reported for all land use projects, including projects that go through public hearings and projects that are under administrative review.

Pre-Applications

8
New Pre-Applications This Month

98
Year-to-Date Pre-Applications

29%
Pre-Applications that advanced as new projects over the previous 12 months

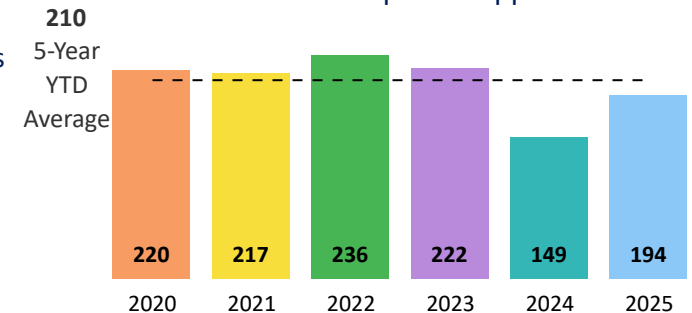
A pre-application meeting is required prior to any land-use submittal. Meeting may review conceptual ideas that never lead to a formal submittal. Pre-applications expire and must be resubmitted after 12 months.

New Development Applications

15 New Development Project Applications this Month

2 Other Project Applications this Month

Year-to-Date Development Applications



Development Reviews

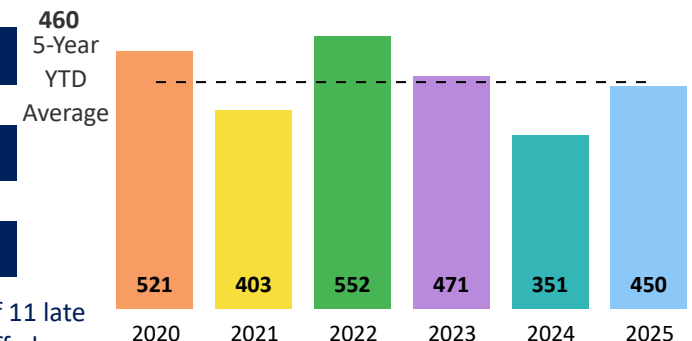
Monthly Reviews Completed

11 First Reviews

4 Second Reviews

13 Third Reviews or More

Year-to-Date Planning/Development Reviews



*on time with the exception of 11 late reviews due to being short staffed.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: November 2025



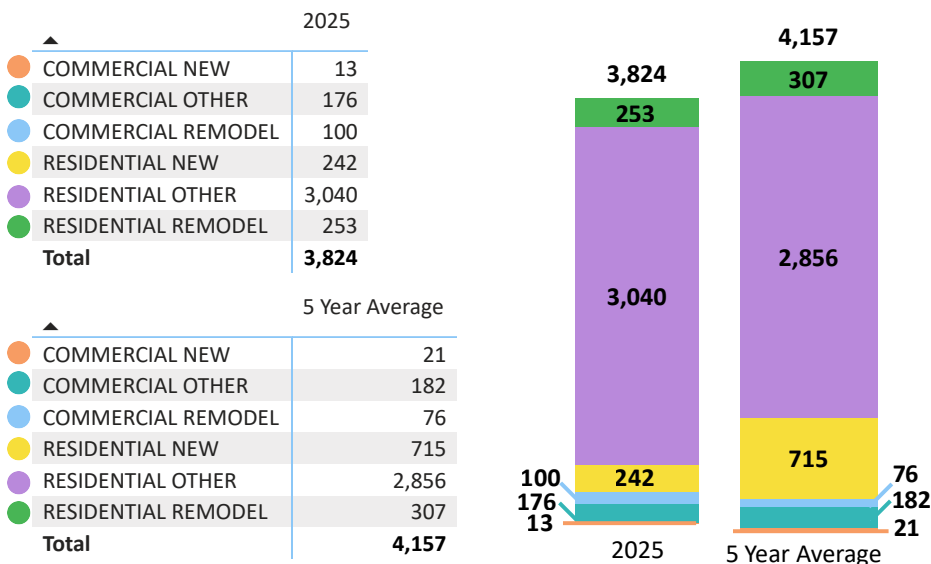
Building Division

Building Division staff process hundreds of building permits a month, ranging from simple permits like a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conducts thousands of inspections each month to determine code compliance. We report on the following levels of service monthly, although they are just a snapshot of some of the work we do.

Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in Town's website.

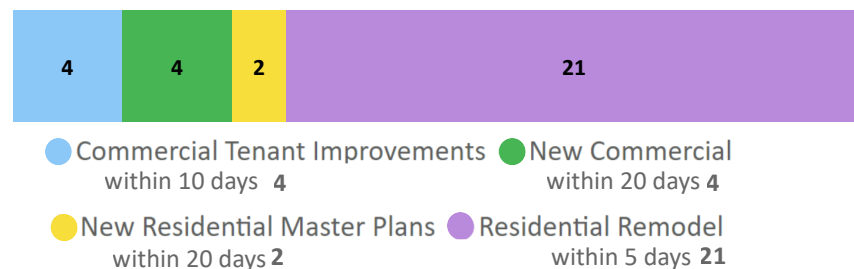
Building Permit Applications Received

Year-To-Date Building Permit Applications Received



Building Permits Reviewed

Monthly Building Permit Reviews by Type



155
424
1,026

Building Fees Calculated: 153 Within 3 days

Building Permits Issued

Inspections Completed: 1,023 Within 24 Hours

Building Permits Issued



↑ 108% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

