

Development Services

May 2025 Monthly Report



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Submittals

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



Photo of the newly constructed Slice Works building and the existing Old Stone Church.



News from the Director


Longer days and warmer weather may have you motivated to expand your outdoor living space. Before you start a big project, there are a few things to know about the permitting process:

- Decks, patios and balconies attached to your home, regardless of size, require a building permit
- Decks, patios, balconies, pergolas, gazebos or sunshades that are not attached to your home, are less than 200 square-feet, and less than 30 inches above grade do not require a building permit (Some restrictions apply – contact the Building Division for details)
- Residential flatwork (concrete) does not require a building permit, regardless of depth
- Detached sheds and hot tubs require permits




Tara Vargish, PE
Director
Development
Services

 100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200

 Subscribe now to get [Monthly Development Highlights](#) in your inbox!

 View [past issues](#) of the Development Highlights Newsletter.

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

For more information, or to check if a permit is needed for your outdoor project, visit [CRgov.com/Building](https://www.castlerockco.gov/CRgov.com/Building). Or contact the Town of Castle Rock Building Division at 720-733-3527 or BuildingCounter@CRGov.com.

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!](#)

506 surveys distributed
29 May responses

Here are some comments from our customers in May:

- “Castle Rock personnel were friendly and responsive while working through the issues and questions with me.”
- “The last review was great, highlighting items and making comments to specific objects was excellent. Thank you.”
- “**Tammy King** has always been very helpful.”
- “Thanks for your assistance.”
- “I want to extend my sincere appreciation to **Tammy King** for the way she handled my recent request regarding neighborhood code concerns. From the start, Tammy approached the issue with professionalism, empathy, and a clear understanding of the bigger picture. My goal was to improve the appearance and upkeep of our neighborhood by encouraging compliance with town codes, particularly in cases where properties were becoming unsightly due to trash, overgrown weeds, and general neglect. What I hoped to avoid was creating conflict or tension between neighbors. Tammy not only understood that balance but navigated it with exceptional care. She listened thoughtfully, responded quickly, and took thoughtful action that prioritized community well-being without singling anyone out. Her approach allowed the issue to be addressed constructively and respectfully, which is no small feat. Thanks to her support, we’re making progress in keeping our neighborhood a place we can all be proud of.”
- “Thank you, **Tammy King**, for your dedication and professionalism. You truly made a difference.”
- Very timely and professional.
- “**Tracy Shipley** and **Colby Riggins** were absolutely wonderful to work with they were thorough prompt and extremely helpful.”
- “I appreciate that you sent the relevant documents to further explain your answers.”
- “**Jay Jensma** was very helpful in answering questions and assisting us in ultimately submitting the right information so that the TCV could be approved.”
- “**Tammy King** was super helpful and incredibly fast helping us with this permit!”
- “**Colby Riggins** did our rear deck final inspection. I was extremely pleased with his professionalism, courtesy and demeanor . . . allowing the entire process to flow smoothly and without complication. Thank you, Colby.”
- “I called in and emailed with questions I had and received helpful responses the same day. I think Castle Rock goes above and beyond and everyone is very friendly and helpful.”
- “**Tracy Shipley** and **Colby Riggins** were absolutely wonderful to work with they were thorough prompt and extremely helpful”



Staff Anniversaries



Congratulations to Julie Kirkpatrick, Plan Review Project Coordinator, on 14 years with the Town!



Congratulations to TJ Kucewesky, Assistant Director, on 9 years with the Town!



Congratulations to Kevin Wrede, Planning Manager, on 9 years with the Town!



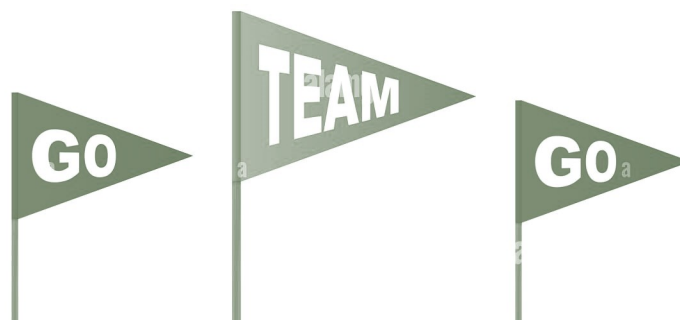
Congratulations to Cara Reed, Neighborhood Liaison, on 8 years with the Town!



Congratulations to Kevin Arencibia on his move from **Combination Building Inspector** to **Plans Examiner I**, and on 3 years with the Town!



Congratulations to Adam Kindle, Combination Building Inspector, on 1 year with the Town!



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.

107 Wolfensberger Road

Site development plan for proposed QuikTrip convenience store with fueling stations, located at the intersection of Caprice Drive and Wolfensberger Road.

110 N. Lewis Street

Landmark Alteration Certificate to add a covered outdoor kitchen that attaches to the rear of the locally landmarked 110 Lewis Street, also known as the Jacob Kroll House.

210 Third Street

Construction documents to demolish existing patio at the Old Stone Church, and build a new patio within the same location. See a photo of this project on [Page 1](#).

Dawson Trails

Off-site water line design revision, in support of future development, located along Crystal Valley Parkway, south of fire station.

282 Malibu Street

Landscape and irrigation design revisions for small commercial project.

Castle Meadows, Filing 1

Plat, construction documents and erosion control documents for future mixed-use project, located at the south west corner of I-25 and Plum Creek Parkway.

Dawson Trails, Filing No. 3

Plat, subdivision improvements agreement, flood plain modification, construction documents and erosion control plans for roadway and infrastructure network connecting Dawson Trails Filing No. 2 to the north and extending future development throughout the southern portion of Dawson Trails. This project is located south of Territorial Road and west of I-25.

Dawson Trails South

Design revision for early grading-sediment, located west of I-25 and BNSF railroad, and south of Territorial Road.

Dawson Trails Minor Planned Development Amendment No. 2

Revisions to the acreage of Planning Areas F-2, F-3 and G-1, to Public Land areas PL-1.02 and PL-1.03 and permitted uses, located west of I-25 and BNSF railroad, and south of Territorial Road.

Kiddie Academy

Design revision for parking lot shift, located at 4477 Lombard Street.

Liberty Village, Planning Areas 9 and 10

Drop structure design revision, located along Pleasant View Drive, Solano Court and Hidalgo Court.

Liberty Village, Planning Areas 9 and 10

Design revision to change sculpted concrete drop structures to grouted stepped boulder drop structures located within the McMurdo Tributary.

O'Reilly Auto Parts

Construction drawings and erosion control plans for new construction located at 730 N. Ridge Road.

The Brickyard

Construction documents and drainage design revisions for proposed two-lane road improvements of Praxis Street from The Brickyard project to Plum Creek Parkway.

T-Mobile

Construction documents for seven small cell site projects, located in various locations around Castle Rock.

Unity on Wolfensberger (Wellspring)

Replat to reconfigure two lots, taking a portion of one lot and adding it to another, located at 200 Wolfensberger Road.



Required Public Hearings

Submittals requiring public hearings can include a variety of topics such as, zoning, residential and larger commercial site development plans and buffering of properties.

St. Francis of Assisi Church Annexation



Vicinity map of St. Francis of Assisi Church proposed annexation.

Project Highlights

- Proposing an annexation of the two lots the existing church is located on, along with the adjacent right-of-way.
- The general location is southeast of the intersection of N. Valley Drive and Fifth Street.
- The Annexation will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision.
- This project is located adjacent to Councilmember Davis' and Councilmember Brooks' districts.

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

May 1, 2025

Meeting canceled.



Design Review Board

May 14, 2025

Meeting canceled.

May 28, 2025

Meeting canceled.



Historic Preservation Board

May 7, 2025

The Historic Preservation Board held its regularly scheduled meeting and reviewed the activities occurring during Historic Preservation Month.



Planning Commission

May 8, 2025

The Planning Commission held its regularly scheduled meeting and reviewed an application from ACM Dawson Trails VIII JV, LLC for a Site Development Plan proposing 256 single-family units on approximately 53 acres located south of the Crystal Valley Interchange and east of Dawson Trail Boulevard, both currently under construction. The site plan also proposes 11 acres of private open space to include a neighborhood park, themed to recognize the former Continental Divide Raceway. Planning Commission voted 5 to 0 to recommend approval to Town Council.

May 22, 2025

The Planning Commission held its regularly scheduled meeting and recommended approval of the Founders Vista Site Development Plan to Town Council with a vote of 4 to 0. During the hearing, one member of the public voiced opposition to the project.

Planning Commission also approved a recommendation for approval to Town Council for the proposed changes to the Accessory Dwelling Unit Code with a vote of 4 to 0.



Development Services Items at Town Council

May 6, 2025

Town Council held its regularly scheduled meeting and approved the first reading of a rezoning proposal for the Unity on Wolfensberger mixed-use facility. This project, proposed by the nonprofits Wellspring Community and Castle Oaks Evangelical Covenant Church, is located at 200 Wolfensberger Road. It aims to house Wellspring's new headquarters and provide affordable, multifamily housing for adults with and without intellectual and developmental disabilities. The plan proposes a mixed-use development that will feature an existing place of worship, a converted hotel with up to 24 for-sale residential condominium units, 16,165 square-feet of office space, classrooms, work opportunity spaces, and recreational amenities like a pool and exercise area.

Town Council also approved a request to continue the Pine Canyon property annexation and zoning public hearing to May 20, allowing additional time for the development agreement's finalization.

They also presented a proclamation recognizing May as Historic Preservation Month.

May 20, 2025

Town Council held its regularly scheduled meeting and approval of several key projects with a vote of 7 to 0. The Brickyard Urban Renewal Plan was approved, which aims to revitalize the area by enhancing economic vitality and infrastructure. Council also approved Dawson Trails Filing No. 2 Site Development Plan for 256 residential lots for detached single family homes in Planning Area D, including park areas and pedestrian trails.

Additionally, the Pine Canyon Planned Development was approved for annexation and zoning, incorporating 533.5 acres of land into the Town for a mixed-use development including 800 single-family attached and detached homes, 1,000 multifamily units, 600,000 square-feet of nonresidential space and more than 30% of open space.



Photo of the Brickyard site grading.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: May 2025



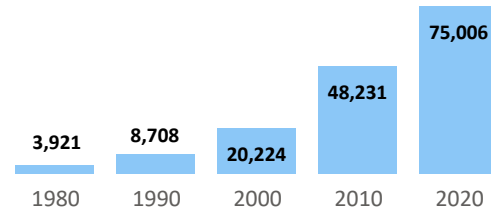
Population

87,579

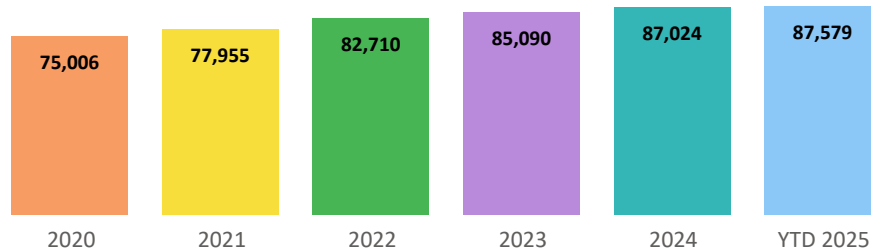
Estimated Population based on the total number of occupiable residential units



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.

15 Sign Permits Issued **3** Temporary Use Permits Issued **58** Code Compliance Cases Opened



● Sign Compliance Responses 0
● Signs Removed from the Right of Way 205
● Site visits 109
● Notices of Violation Sent 30
● Business Licenses Reviewed 24

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

13

New Pre-Applications This Month

50

Year-to-Date Pre-Applications

25%

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

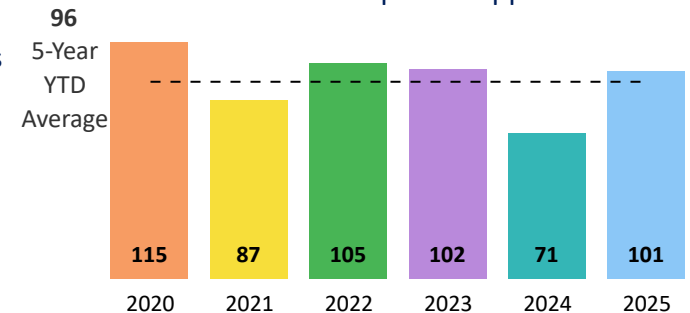
24

New Development Project Applications this Month

6

Other Project Applications this Month

Year-to-Date Development Applications



Development Reviews

Monthly Reviews Completed

11

First Reviews

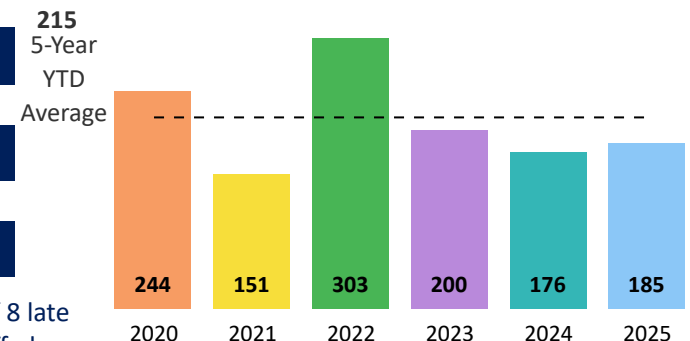
6

Second Reviews

12

Third Reviews or More

Year-to-Date Planning/Development Reviews



*on time with the exception of 8 late reviews due to being short staffed.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: May 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.

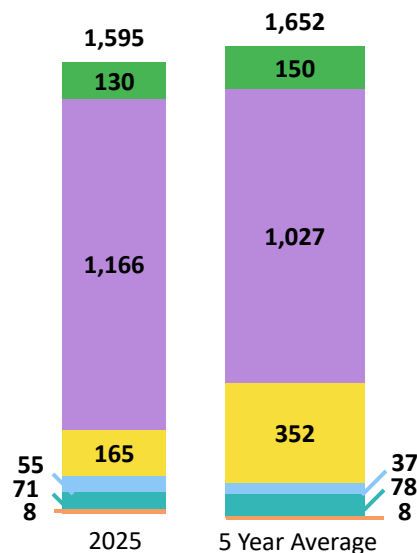
Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in the [Development Services' Monthly Report Archive](#).

Building Permit Applications Received

Year-To-Date Building Permit Applications Received

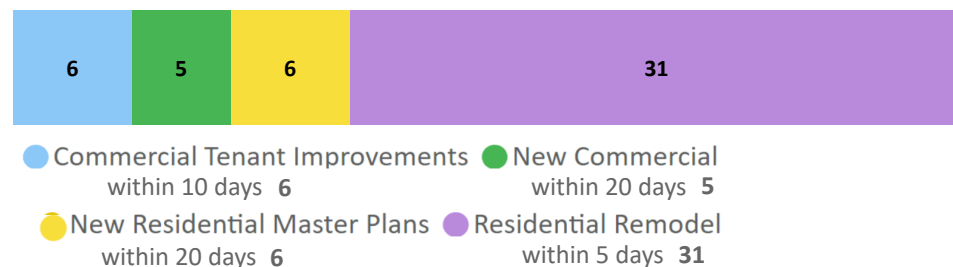
	2025
COMMERCIAL NEW	8
COMMERCIAL OTHER	71
COMMERCIAL REMODEL	55
RESIDENTIAL NEW	165
RESIDENTIAL OTHER	1,166
RESIDENTIAL REMODEL	130
Total	1,595

	5 Year Average
COMMERCIAL NEW	8
COMMERCIAL OTHER	78
COMMERCIAL REMODEL	37
RESIDENTIAL NEW	352
RESIDENTIAL OTHER	1,027
RESIDENTIAL REMODEL	150
Total	1,652



Building Permits Reviewed

Monthly Building Permit Reviews by Type



1
348
1,594

Building Fees Calculated: 1 Within 3 days

Building Permits Issued

Inspections Completed: 1,586 Within 24

Building Permits Issued



28
Single Family
Permits Issued this
Month



0
Multi-Family Units
Issued this Month



15K
Square Feet of
Commercial Space
Permitted Year-To-Date

↓46% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

