

Development Services

July 2026 Monthly Report



Inside this issue:

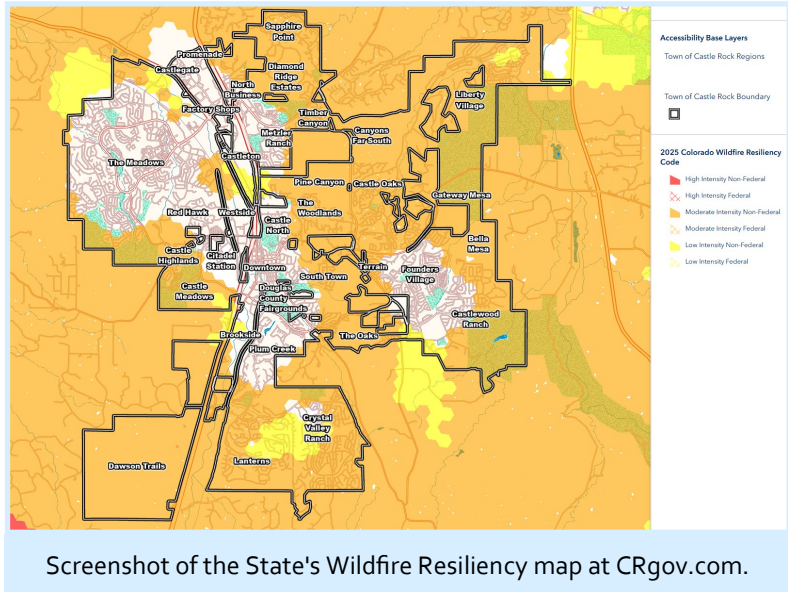
[Page 2](#): Employee Recognition

[Page 3](#): New Land Use Submittals

[Page 6](#): Actions and Updates

[Page 8](#): Development Snapshot

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



Screenshot of the State's Wildfire Resiliency map at CRgov.com.



News from the Director

Colorado set a new standard for community safety with the adoption of a statewide wildfire building code. The code aims to help reduce wildfire risk and enhance the safety of homes, businesses and the community.

Castle Rock uses the State's Colorado Wildfire Resiliency map, which classifies properties as low, moderate or high fire intensity. A property's fire intensity classification determines the applicable wildfire resiliency requirements for new construction, additions, reroof projects and certain exterior renovations.



Tara Vargish, PE
Director
Development Services



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

The good news for Castle Rock is that many of the Town's existing building requirements already meet or exceed portions of the new State code, so significant changes to new home construction are not expected. Homeowners with older homes planning larger exterior projects, such as additions or reroofing projects, may notice new requirements for items such as roofing materials, exterior wall coverings and other ignition-resistant building features.

Property owners can use the Colorado Wildfire Resiliency map to determine their property's fire intensity classification and review the code requirements and applicable building standards. See the map or learn more at CRgov.com/Building and click the Building Codes tab.

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!](#)

497 surveys distributed
20 July responses

Here are some comments from our customers in July:

- “**Julie Kirkpatrick** is very responsive and knowledgeable, and consistently helps us navigate a detailed and often complicated review process to facilitate a positive outcome. Thank you, Julie!”
- “**Tammy King & Jason Smith** were an absolute pleasure to deal with on this permit. I like the communication with different departments to make this happen.”
- “**Tammy King** responded so quickly that I thought it might be an auto response from the system. Nope. It was Tammy herself. Her answer was thorough, fast and friendly. Thanks for all of your help!”
- “Nice work - thanks.”
- “**Tammy King** is extremely helpful, friendly, and fast to respond. She is definitely my favorite zoning reviewer in the State.”
- “**Tammy King** was very responsive and friendly when I reached out with clarification and questions.”
- “The customer service team - including **Tracy Shipley, Cindy Brooks** and **Jason Smith** - were absolutely phenomenal! I had an emergency situation and they walked me through everything over the phone and took care of things on their end immediately. Incredible customer service!!”

Staff Highlights



Congratulations to BrieAnna Grandy, Senior Planner, on 4 years with the Town!



Congratulations to Drew Anderson, GIS Specialist, on 3 years with the Town!



Welcome to Amy Richardson, on joining the Town as a Code Compliance Official!

- “**Julie Kirkpatrick & Jackie Jensen** - y'all are awesome! Thanks so much!” - Nick M.
- “This is a huge shout-out to **Jason Smith, Cindy Brooks** and **Tracy Shipley**, who provided me with exceptional customer service, both online and over the phone. I was in a jam with a permit and they all went above and beyond to help me out. I was a first-time user on your site and they walked me through the process, provided excellent instruction, and answered all of my questions with kindness and patience. Kudos to you and your awesome team!” - Penny N.



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.

7-11 Plum Creek and Lake Gulch

Detention pond design revision for Plum Creek Convenience Store and Fueling Station, located at 2010 E. Plum Creek Parkway.

Academy Charter School

Site development plan amendment proposing upgraded playground system and new shade shelter for Academy Charter School, located at 1551 Prairie Hawk Drive.

Castle Meadows, Filing 1

Grading only erosion control plans to accommodate cut material generated by the Dawson Trails Boulevard project.

Castle Meadows, Filing 1

Construction documents for early grading improvements to accommodate cut material generated by the Dawson Trails Boulevard project.

Castle Rock Auto Dealership

Drainage design revision for building addition and additional parking, located at 1100 S. Wilcox Street.

Cooper Hook, Home Depot

Construction documents for Home Depot exterior light fixture replacement, located at 333 W. Allen Street.

Dawson Trails, Filing 2 (Tract A)

Grading only construction documents and erosion control plans to prepare property for commercial users, located between Dawson Trails Boulevard and Gambel Ridge Boulevard.

MCI Metro

Construction documents and erosion control plans for fiber installation along Autumn Sage Street as well as Mikelson Boulevard and N. Mitchell Street.

MCI Metro

Erosion control plans for fiber installation along Old Lanterns Parkway and E. Montaine Circle.

Meadows, Filing 17, Area 3

Plat and subdivision improvements agreement to create one lot, three tracts and easements, located south of Meadows Parkway between Regent Street and Lombard Street.

Meadows, Filing 20

Construction documents and erosion control plans for proposed 14,021 square-foot, two-story, restaurant and bar, located at the northwest corner of Meadows Boulevard and Bilberry Street, in Meadows Town Center.

Promenade

Site development plan for proposed 9,300 square-foot multi-tenant commercial building, located north of the intersection of Promenade Parkway and Castlegate Drive West.

Promenade, Lazy Dog Restaurant

Site development plan amendment for Lazy Dog Restaurant reduction in size to align with brand standards and prototype, located on northeast corner of Promenade Parkway and Castlegate Drive West.

T-Mobile

Construction documents for small cell projects, located at Heatherglenn Lane and Northview Place, Autumn Sage Street and Dusty Coyote Drive, Heritage Avenue and Las Lunas Street, and Tabor and Palmer Drives

The Brickyard (Phase 1C)

Exterior and electrical transformer location design revisions for mixed-use project, located at 401 Prairie Hawk Drive.

The Brickyard (Phase 2)

Erosion control plans for mixed-use development, located at 401 Prairie Hawk Drive.



The Brickyard, Castle Rock Sports Center

Retaining wall, roof drain, exterior light design revisions for Castle Rock Sports Center, located at 401 Prairie Hawk Drive.

Quasi-Judicial Projects

QuikTrip South Wilcox Street



Vicinity map of QuikTrip on South Wilcox Street.

Project Highlights

- Site development application for the redevelopment of the property located at 407 S. Wilcox Street
- The property includes a 6,569-square-foot convenience store and fueling station as well as a 4,302-square-foot car wash
- Located within the Downtown Overlay District and subject to the DOD design standards
- Public hearings required before the Design Review Board and Town Council
- Located in Councilmember Davis' district



Quasi-Judicial Projects

Wireless Cellular Facility at Fire Station 152



Vicinity map of the proposed Wireless Cellular Facility.

Project Highlights

- Use by Special Review under review with future Planning Commission and Town Council meetings
- Proposing a new wireless cellular facility at Fire Station 152
- Designed to appear as a fire watch tower
- Town Council will also consider a lease for the facility as it is proposed on Town property
- Located in Councilmember Dietz's district



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

July 2, 2026

Meeting canceled.



Design Review Board

July 8, 2026

Meeting canceled.

July 22, 2026

Meeting canceled.



Historic Preservation Board

July 1, 2026

The Historic Preservation Board held its regularly scheduled meeting and heard a request for a partial demolition of a building on 607 Sixth Street as well as a Design Review to construct a new single-family home on the property. The Board voted 4 to 0 to recommend approval to Town Council for the demolition, and the Board approved the Design Review with a vote of 4 to 0.



Renderings of the home on Sixth Street.



Planning Commission

July 9, 2026

Meeting canceled.

July 24, 2026

The Planning Commission held its regularly scheduled meeting and voted 6 to 0 to recommend approval of PL-1 zoning for four Town-owned parcels that are proposed to be annexed into the Town. The annexation and zoning are scheduled to go before Town Council on August 18.



Land Use Items at Town Council

Development Services typically presents items to Town Council for approval following a thorough review and recommendations from our Boards and Commissions.

July 7, 2026

Town Council held its regularly scheduled meeting and reviewed two development proposals. Council approved the demolition of an existing home at 607 Sixth Street to allow the property owner to build a new single-family home. Because the property is in the Craig and Gould historic neighborhood, the demolition required a public hearing and approval from Town Council.

Council also approved a site development plan for a new residential neighborhood in Dawson Trails Filing No. 2, Planning Area E2. The neighborhood will be located in southwest Castle Rock, west of Interstate 25 and near Crystal Valley Parkway.



Vicinity map of the Dawson Trails neighborhood.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: July 2026



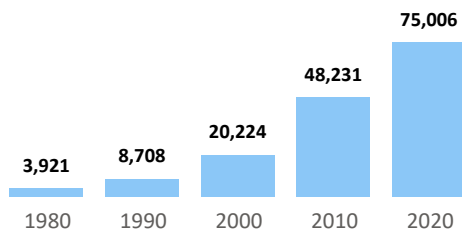
Population

88,521

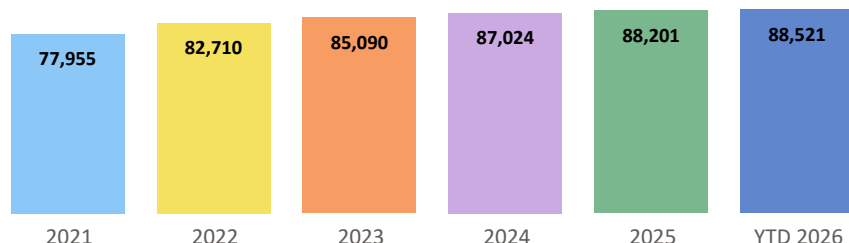
Estimated population based on the total number of occupiable residential units



Historic Population



Recent Population

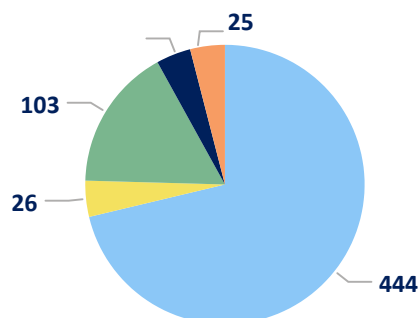


Zoning Division

Zoning staff handle many code enforcement cases each month. These cases include issues such as rubbish, abandoned vehicles, setback encroachments, and illegal land uses. Staff respond to community complaints, visit sites to check for compliance, and issue Notices of Violation when needed. The inspection team also removes hundreds of illegal signs from Town rights-of-way. In addition, staff review business licenses, temporary use permits, and sign permits to ensure they meet zoning rules.

1 Sign Permits Issued 0 Temporary Use Permits Issued 52 Code Compliance Cases Opened

- Signs Removed from ROW 444
- Sign Compliance Responses 26
- Site visits 103
- Notices of Violations Sent 25
- Business Licenses 25



Planning/Development Review

The Planning and Development Review teams process many applications each month. These service levels track all land use projects, including projects that go through public hearings and those reviewed administratively by staff.

Pre-Applications

4

New pre-applications this month

61

Year-to-date pre-applications

36.36%

Pre-applications that advanced as new projects over the previous 12 months

A pre-application meeting is required before submitting a land use application. These meetings allow applicants to discuss project ideas with staff, though not all move forward to a formal application. Pre-applications expire after 12 months.

New Development Applications

21

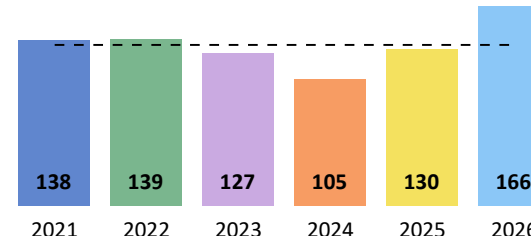
New development project applications this Month

5

Other project applications this month

Year-to-Date Development Applications

5-Year YTD Average



Development Reviews

Monthly Reviews Completed

14

First reviews

7

Second reviews

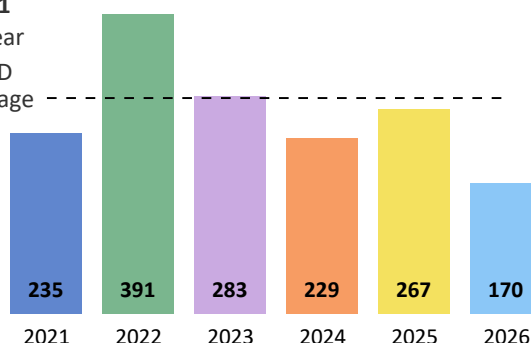
11

Third reviews or more

The first review occurs after a complete application is submitted. Second and later reviews occur when applicants resubmit plans to address Town comments or required changes. 7 reviews were late.

Year-to-Date Planning/Development Reviews

281
5-Year YTD Average



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: July 2026



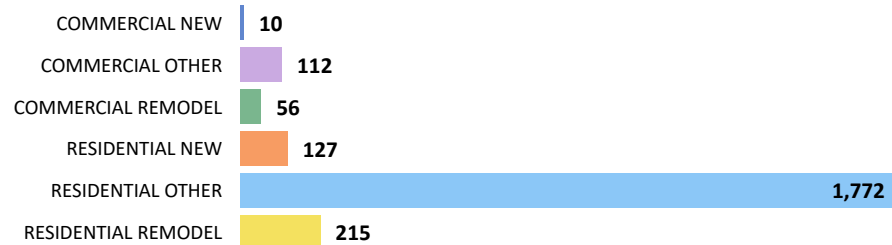
Building Division

Building Division staff process hundreds of permits each month, from small projects like water heaters or decks to larger projects such as new homes and commercial buildings. Inspectors also conduct thousands of inspections to ensure work meets building codes and safety standards. The service levels below provide a snapshot of this month's activity and some year to date comparisons.

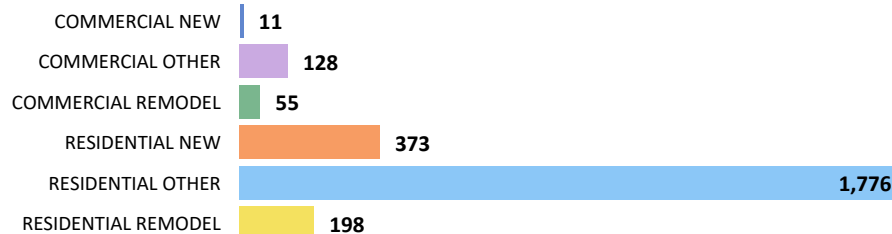
Development Services staff process permits, review plan submittals, conduct inspections, and respond to code violations each month. This snapshot highlights staff activity from the previous month for the Zoning Division, Building Division, and Planning/Development Review teams. Information from previous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

Building Permit Applications Received Year-to-Date

Year-To-Date Building Permit Applications Received



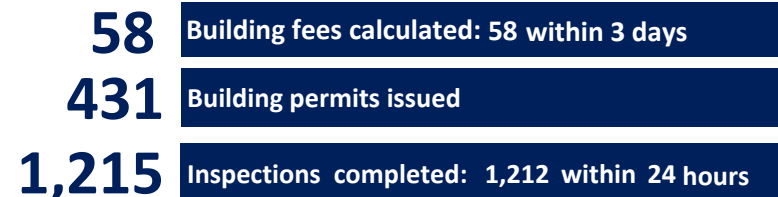
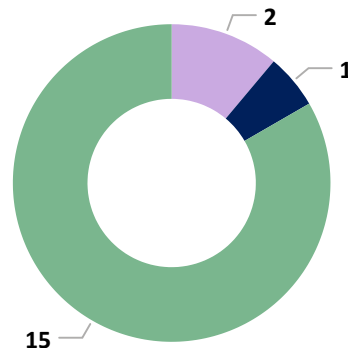
5 Year Average Year-To-Date Building Permit Applications Received



Building Permits Reviewed this Month

Monthly Building Permit Reviews by Type

- COMMERCIAL TENANT IMPROVEMENTS 2
- NEW COMMERCIAL 0
- NEW RESIDENTIAL MASTER PLANS 1
- RESIDENTIAL REMODEL 15



Building Permits Issued



10

Single-family permits issued this month



0

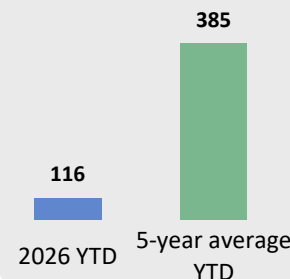
Multifamily units issued this month



55.44K

Square feet of commercial space permitted year-to-date

Single-Family



Multifamily



Combined Residential

