

**RESOLUTION NO. 2024-\_\_**

**A RESOLUTION APPROVING A REQUEST FOR THE DEMOLITION  
OF THE BUILDING LOCATED AT 104 NORTH LEWIS STREET**

**WHEREAS**, Susan and Steve Thayer (collectively, the “Owner”), as owners of the building located at 104 North Lewis Street (the “Building”), has submitted a permit application for the Building’s demolition (the “Application”); and

**WHEREAS**, the Building, which was constructed in 1923, is not designated as a historic landmark by the Town of Castle Rock (the “Town”); and

**WHEREAS**, Section 15.64.090.B of the Town Municipal Code (the “Code”) requires that, prior to review of a demolition permit application, a Colorado Cultural Resource Survey be performed on any non-landmarked building constructed before 1945; and

**WHEREAS**, Section 15.64.090.B of the Code further requires review of any such application by the Town’s Historic Preservation Board and Town Council; and

**WHEREAS**, a public hearing on the Owner’s Application was scheduled before the Town’s Historic Preservation Board on February 7, 2024, which hearing was noticed in compliance with the Code, and wherein evidence was heard from the Owner and the public on the Application; and

**WHEREAS**, following the hearing, the Historic Preservation Board recommended approval of the Owner’s Application by a vote of 5-2; and

**WHEREAS**, a public hearing on the Owner’s Application has been conducted at tonight’s meeting before the Town Council, which hearing was noticed in compliance with the Code, and wherein evidence was heard from the Owner and the public on the Application; and

**WHEREAS**, the Town Council finds and determines that the Owner’s Application meets the criteria set forth in Section 15.64.090.B of the Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE  
TOWN OF CASTLE ROCK, COLORADO:**

**Section 1. Approval.** Based on the established criteria and the evidence provided at the public hearing, the Town Council hereby approves the Owner’s application for a demolition permit for the building located at 104 North Lewis Street.

**Section 2. Severability.** If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

**Section 3. Effective Date.** This Resolution shall be in full force and effect upon its passage and approval.

**PASSED, APPROVED AND ADOPTED** on this first and final reading this 5<sup>th</sup> day of March, 2024, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of \_\_\_\_\_ for and \_\_\_\_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Lisa Anderson, Town Clerk

\_\_\_\_\_  
Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

\_\_\_\_\_  
Michael J. Hyman, Town Attorney

\_\_\_\_\_  
Tara Vargish, Director of Development Services