

Development Services

April 2025 Monthly Report



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



Main Street (Wilcox Street) in Castle Rock, 1925

News from the Director

Development in Castle Rock took a turn 150 years ago with the construction of the Denver & Rio Grande Railroad depot in 1875.

The depot, built of local rhyolite stone, played a vital role in the Town's growth, facilitating the transportation of supplies and goods. In 1970, the depot was moved from its original location, at Third and Perry Streets, to 420 Elbert Street. It now houses the Castle Rock Museum.



Tara Vargish, PE
Director
Development
Services

To help preserve the community's cultural heritage and to increase public awareness and appreciation of Castle Rock's history, Town Council established the Historic Preservation Board in 1995. Each year, the Board partners with the Castle Rock Museum to offer and promote opportunities to learn about our rich history during Historic Preservation Month in May.

Throughout May, we invite you to explore activities that will help you learn about the people and places that shaped Castle Rock's unique character:

- May 1 to May 31 — Discover the history of Castle Rock in a month-long, family-friendly Scavenge the Rock adventure
- May 17 — "The Legendary Ladies" bring the past to life while you enjoy tea and scones at the Victoria's Tea event
- Self-guided walking tour – Explore historic structures Downtown and in the Craig and Gould neighborhood at your own pace using our interactive Historic Castle Rock Walking Tour map

Find more events and details at [CRgov.com/HistoricPreservation](https://www.cr.gov/HistoricPreservation).



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

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.

439 surveys distributed
20 April responses

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!](#)

Here are some comments from our customers in April:

- “The technical expertise of the Development Services team is critically important for Capital Improvement projects to have successful outcomes and ensure best value for the community. Please pass along my thanks to the DS team for their hard work and dedication.”
- “It all went well.”
- “Thanks to **Jon White** and **Tracy Shipley** who were extremely helpful in the process from license to permit...”
- “We have done work in Castle Rock for quite a few years. I feel the Town is working hard to be responsive and address questions during the review process.”
- “All building inspections have been very professional and easy to deal with.”
- “Everything runs pretty smooth, very pleased.”
- “Thanks for your assistance. My contractor told me that your department is the easiest to work with (including all other jurisdictions he has worked with) in the entire metro area.”
- “Good people work in the **Building Department**.”
- “Everyone has been very helpful and kind.”

PROFESSIONAL
RESPONSIVE
HELPFUL
DEDICATED EASY KIND



Staff Anniversaries



Congratulations to **Jon White**, Chief Building Official, on 9 years with the Town!



Congratulations to **Matthew Anderson**, Construction Inspector Supervisor, on 7 years with the Town!



Congratulations to **Michael Rankin**, Combination Building Inspector, on 3 years with the Town!



Congratulations to **Darcie Hartman** on her promotion to Assistant Planner, and on 3 years with the Town!



Welcome **Erin Andolsek**, on joining the Town as a Building Plans Examiner II!



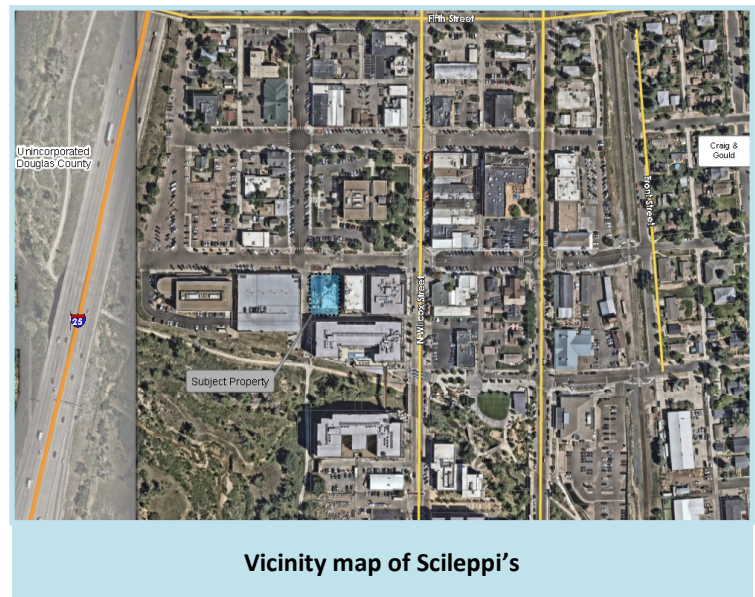
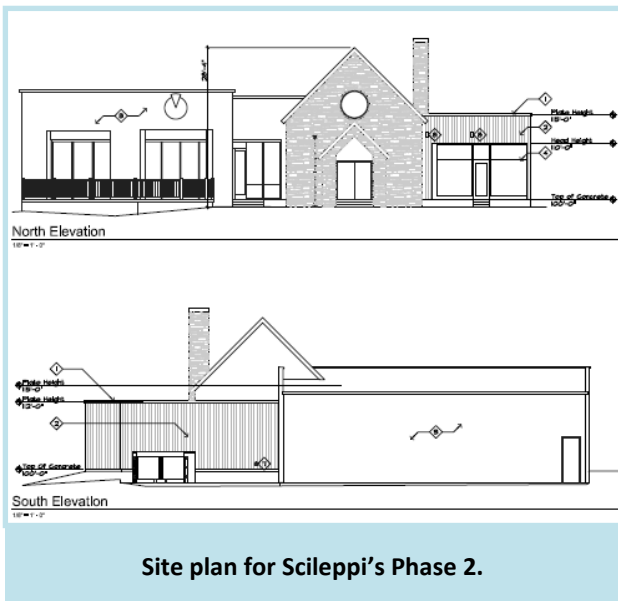
Staff Kudos

- “Thank you so much, **Sandy Vossler**, for all you are doing for Castle Rock and me.” - Kathleen A.

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.

Scileppi's Remodel 2nd Phase



Project Highlights

- Quasi-Judicial application submitted by DLH Architecture
- Located at 210 Third Street
- Proposing to demolish existing 1980s addition on the west side of the Old Stone Church and add a new addition within the same footprint
- Site Development Plan requires public hearing before the Design Review Board
- Located in Councilmember Davis' district

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.



Dawson Trails, Filing 2

Plat, construction documents and erosion control plans for public infrastructure supporting future residential uses, located at future Dawson Trails Boulevard, Quandary Peak Drive and Blanca Peak Parkway.

The Brickyard

Construction documents for grading only to initiate overlot grading for proposed two-lane road improvements of Praxis Street from The Brickyard project to Plum Creek Parkway.

The Brickyard

Subdivision improvements agreement for public infrastructure, plat to create 9 lots, 14 tracts, various easements and dedication of right-of-way, located at 401 Prairie Hawk Drive.

The Brickyard/Miller's Landing

Public infrastructure improvements agreement for Praxis Street construction, located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way.

Hillside at Castle Rock

Site development plan amendment (Phases 3 and 4) to accommodate different architectural product and enhance buffer area, located northeast of the roundabout at Wolfensberger and Coachline Roads.

Meadows

Landscape and irrigation design revisions for Meadows Town Center Townhomes, located in the Meadows Town Center.

Meadows

Design revision to increase limits of construction for storm sewer extension infrastructure outfall improvements to East Plum Creek, located north of N. Meadows Drive and west of State Highway 85.

Meadows

Accessibility ramp and retaining wall design revisions for 85 townhome units and ground level retail space, located in the Meadows Town Center.

Plum Creek

Fire hydrant and pipe design revisions for Plum Creek Parkway waterline to connect Dawson Trails and Millers Landing, located west of I-25.

Town project, Castle Rock Water

Erosion control plans for 5th Street Sanitary Sewer Improvements project.

Town project, Castle Rock Water

Erosion control plans for McMurdo Gulch Stream Reclamation project.

Town project, Castle Rock Water

Erosion control plans for East Plum Creek Stabilization project.

Town project, DoIT

Erosion control plans for fiber installation from Autumn Sage Street to Ray Waterman Treatment Plant, located at 1282 Castle Oaks Drive.

Town project, Parks and Recreation

Construction documents and erosion control plans for additional Cantril School ADA improvements, located at 312 N. Cantril Street.

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

April 3, 2025

Meeting canceled.



Design Review Board

April 9, 2025

Meeting canceled.



Historic Preservation Board

April 2, 2025

The Historic Preservation Board held its regularly scheduled meeting and discussed Historic Preservation Month. They also discussed Chapter 15 amendments.

April 23, 2025

Meeting canceled.



Planning Commission

April 10, 2025

Meeting canceled.

April 24, 2025

Meeting canceled.

Development Services Items at Town Council

April 1, 2025

Town Council held its regularly scheduled meeting and approved, on first reading, an ordinance amending the Town Code. This amendment pertains to the mailing of written notice for public hearings to neighboring property owners and homeowners associations (HOAs). The significant change involves increasing the notification distance from 1,000 feet to 1,500 feet for projects exceeding 40 acres.

Additionally, Town Council voted to table the ordinance concerning the conveyance of land in Crystal Valley.

In another decision, Town Council unanimously approved a resolution, with a 6 to 0 vote, determining that the Pine Canyon property is eligible for annexation.

April 15, 2025

Town Council held its regularly scheduled meeting and voted to instruct staff to develop an ordinance amending the Accessory Dwelling Unit (ADU) regulations. The motion passed with a 6 to 1 vote, with Mayor Pro Tem Cavey opposing. Additionally, the council directed staff to explore the possibility of removing the Interchange Overlay Zone (IOZ) from the list of zoning options.

To find more information on upcoming public hearings, visit our [webpage](#) at CRgov.com.



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: April 2025



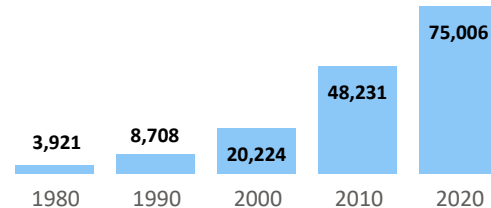
Population

87,506

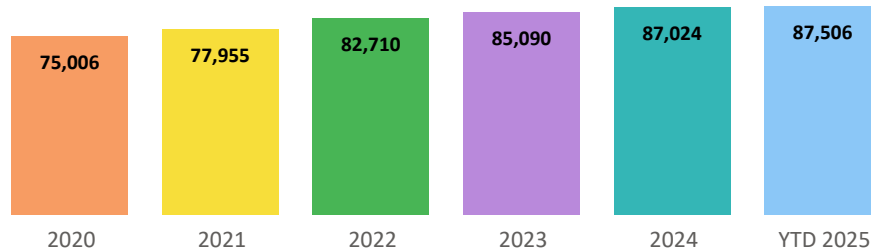
Estimated Population based on the total number of occupiable residential units



Historic Population



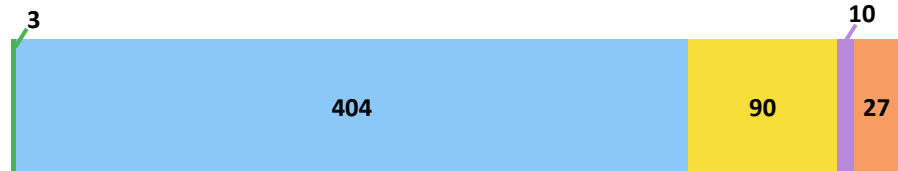
Recent Population



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.

8 Sign Permits Issued
1 Temporary Use Permits Issued
32 Code Compliance Cases Opened



- Sign Compliance Responses 3
- Signs Removed from the Right of Way 404
- Site visits 90
- Notices of Violation Sent 10
- Business Licenses Reviewed 27

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

5

New Pre-Applications This Month

37

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

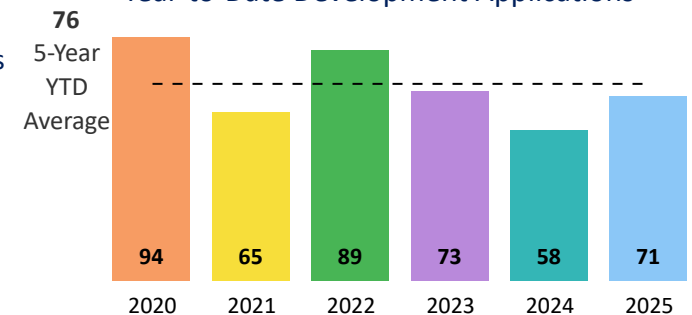
12

New Development Project Applications this Month

6

Other Project Applications this Month

Year-to-Date Development Applications



Development Reviews

Monthly Reviews Completed

8

First Reviews

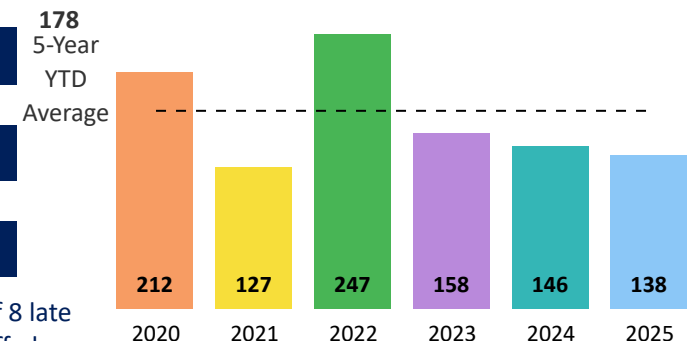
7

Second Reviews

10

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: April 2025



Building Division

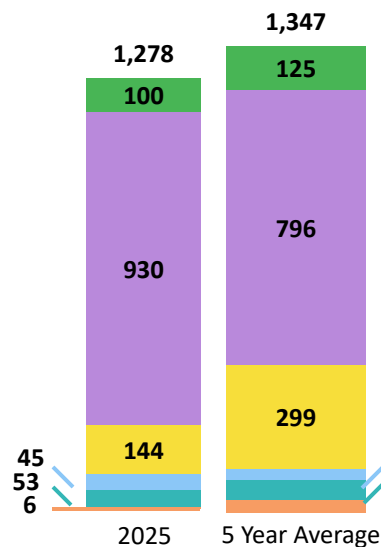
Building Division staff process hundreds of building permits a month, ranging from simple permits like a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conducts thousands of inspections each month to determine code compliance. We report on 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	6
COMMERCIAL OTHER	53
COMMERCIAL REMODEL	45
RESIDENTIAL NEW	144
RESIDENTIAL OTHER	930
RESIDENTIAL REMODEL	100
Total	1,278



Building Permits Reviewed

Monthly Building Permit Reviews by Type



Commercial Tenant Improvements within 10 days 5
New Commercial within 20 days 5
New Residential Master Plans within 20 days 9
Residential Remodel within 5 days 34



5
344
1,854

Building Fees Calculated: 5 Within 3 days

Building Permits Issued

Inspections Completed: 1,848 Within 24 Hours

Building Permits Issued



↓77% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

