

# Development Services

March 2025 Monthly Report



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Submittals

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



## News from the Director

Interested in shaping the future of Castle Rock? Get involved by serving on a Town advisory board or commission. These volunteer groups play a crucial role in guiding policies and decisions that directly impact our community.

As a board or commission member, you'll have the opportunity to delve into key issues such as local development, water resources, public safety, transportation, and parks and recreation. Members of these groups provide essential guidance and oversight, and they play a pivotal role in shaping the policies and decisions that directly impact our Town.



Tara Vargish, PE  
Director  
Development  
Services

Applications for the Town's boards and commissions will be accepted from April 1 through April 28 during the annual recruitment period. To learn more and apply, visit [CRgov.com/Boards](http://CRgov.com/Boards).

To learn more about our Boards and Commissions, visit our webpage at [CRgov.com/boards-and-commissions](http://CRgov.com/boards-and-commissions).



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



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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](#).



# Employee Recognition



## 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!](#)

**391** surveys distributed  
**25** March responses

Here are some comments from our customers in March:

- “**Cindy Brooks** at the building counter was more than helpful thru the final few steps of this process including helping me pay my plumbers registration fee cause he didn't get it done. She is an exceptional employee.”
- “The service, by **Cindy Brooks**, I believe, was prompt and professional.”
- “Your employee represented the Town well.”
- “**Colby Riggins** was very courteous, informative and thorough.”
- “The responsiveness was incredible. I received a fast and detail answer to my question.”
- “Everyone is always so nice and helpful. The process is very easy!!”
- “**Colby Riggins** is very responsive to us, we appreciate his willingness to help us get our inspections done and communicating with us to minimize our time waiting as well. Thank you Colby, and thank you Brett Longnecker!”
- “**Colby Riggins**, the inspector, was very prompt and courteous.”
- “**Tammy King** is a pleasure to work with, always response quickly and very helpful.”
- “Very smart and helpful staff! You guys always are so helpful.”
- “**TJ Kucewesky** has been an intelligent, responsible person to work with. He understands the processes very well and is solutions oriented. Thank you TJ!”
- “**Tammy King** is a pleasure to work with, always gets back to me quickly.”
- “I appreciate the fact that if I have a question, I can reach out and I typically get an answer within 24 hours.”
- “**Tammy King** is so easy to work with and always gets back to me in a timely matter. She is so great to work with.”

## Staff Anniversaries



**Congratulations to Chad Huber,**  
**Senior Construction Inspector,**  
on 8 years with the Town!

## Staff Kudos

- “Thank you so much, **Diane Maki**! I really appreciate you going above and beyond for us! Thank you!!!” - Marea N.
- “Awesome! Thank you so much, **Cindy Brooks**! You and **Jason Smith** have been a wonderful help with our license renewal and permit approval! I appreciate you both! Have a great week!” – Esther M.



## 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.

### **310 S. Wilcox Street, Circle K**

Asphalt and sidewalk design revisions for new Circle K, 3,700 square-foot building to replace the existing 1,838 square-foot building.

### **310 S. Wilcox Street, Circle K**

Site development plan amendment to amend landscaping and sidewalk configuration for Circle K redevelopment.

### **The Brickyard/Millers Landing**

Access, utility, temporary construction and drainage easements for Praxis Street off-site improvements, located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way.

### **Canyons Far South, Filing 1**

Plat, construction documents, erosion control plans, flood plain modification study and subdivision improvements agreement for 326 single-family homes, located southeast of Crowfoot Valley Road and Founders Parkway intersection.

### **Canyons Far South, Filing 2**

Plat, construction documents, erosion control plans and subdivision improvements agreement for 189 single-family homes, located north of Terrain and east of Founders Parkway.

### **Canyons Far South**

Construction documents and erosion control plans to add full movement access point and acceleration and deceleration lanes on Founders Parkway at new access point.

### **Dawson Trails, Filing 2**

Plat, construction documents, erosion control plans, and subdivision improvements agreement for 256 residential units, located in east central area of the Planned Development.

### **Dawson Trails**

Construction documents for potable water storage tanks, located northwest of Pine Crest Circle South and Gambel Ridge Drive North intersection.

### **Founders Village**

Construction documents for turf reduction in the Villages at Castle Rock (Phases 2A and 2B), located at Enderud Boulevard and Howe Street.

### **Macanta (Canyons South)**

Irrigation design revision for Filing 5 (Town will own and maintain the project's water system per previous agreements.)



### **Crystal Valley Ranch, Filing 18**

Replat to adjust lot lines for lots 64-66 to better accommodate home/building footprints, located on the south-easterly side of Westlock Street.

### **Meadows, Taft House**

Landscaping design revision for Taft House existing pool and amenities remodel, located at 3570 Celestial Avenue.

### **The Oaks, Filing 2**

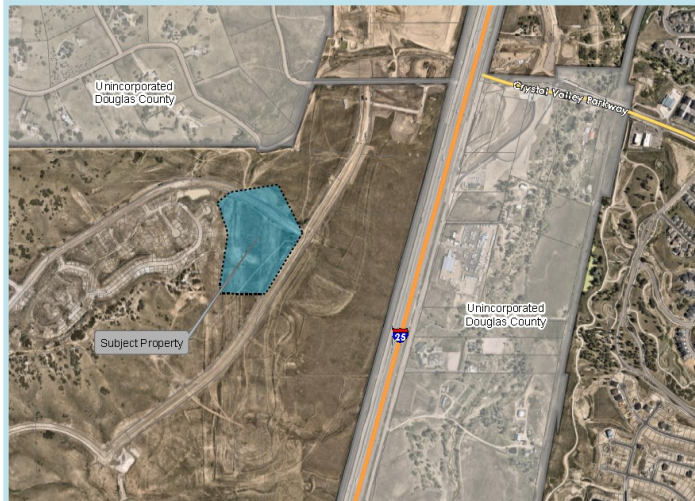
Sanitary sewer alignment design revisions for 114 single-family home project, located on south side of E. Plum Creek Parkway and east of Eaton Street.



## Public Hearings Required

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

### Dawson Trails E2 Townhomes



Vicinity map of Dawson Trails E2 Townhomes project

### Unity on Wolfensberger



Vicinity map of Unity on Wolfensberger

#### Project Highlights

- Site Development Plan under review
- Proposing to construct 104 townhomes within the Dawson Trails Planned Development
- The townhomes would vary between two and three stories in height
- Generally located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard
- Requires hearings before Planning Commission for review and recommendation and Town Council for review and final decision
- Located in Councilmember Dietz's district

#### Project Highlights

- Site Development Plan under review
- Proposing to convert the existing 70-unit Quality Inn Hotel into a 24-unit "for sale" condominiums facility
- Would become a neuro-inclusive housing option for adults with intellectual and developmental disabilities
- Located at 200 Wolfensberger Road
- Requires hearings before Planning Commission for review and recommendation and Town Council for review and final decision
- Located in Councilmember Davis' district

## Boards and Commissions

Development Services supports five boards and commissions that serve specific purposes for building appeals, variance hearings, land use case recommendations and determinations. These boards and commissions consists of residents and in some cases business owners as appointed by Town Council.



### Board of Adjustment

March 6, 2024

Meeting Canceled.



### Board of Building Appeals

March 3, 2024

The Board of Building Appeals held its regularly scheduled meeting and approved the minutes from the December 2, 2024 meeting.



### Design Review Board

March 12, 2024

Meeting Canceled.

March 26, 2024

Meeting Canceled.



### Historic Preservation Board

March 5, 2024

The Historic Preservation Board held its regularly scheduled meeting and discussed Historic Preservation Month which happens in May. Brad Boland participated in a panel discussion hosted by History Colorado on Local Preservation Grant Programs. Mr. Boland, along with other officials from other local governments, provided insights into the functioning of these programs. They explored how the programs operate, including their advantages and disadvantages, and discussed the ways in which they collaborate with property owners. Additionally, the panel addressed strategies for shaping effective local preservation grant programs.



### Planning Commission

March 13, 2024

Meeting Canceled.

March 27, 2024

Meeting Canceled.

To learn more about our Boards and Commissions, visit our webpage at [CRgov.com/boards-and-commissions](https://www.cr.gov/boards-and-commissions)



# TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: March 2025



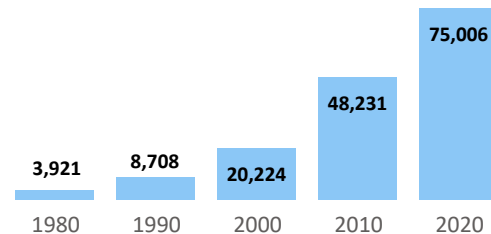
## Population

87,357

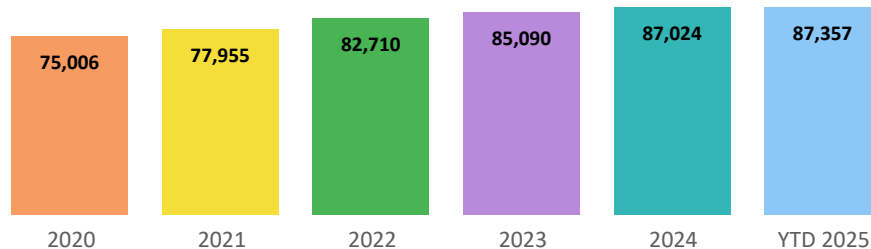
Estimated Population based on the total number of occupiable residential units



### 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.

**9** Sign Permits Issued  
**1** Temporary Use Permits Issued  
**36** Code Compliance Cases Opened



- Sign Compliance Responses 1
- Signs Removed from the Right of Way 325
- Site visits 90
- Notices of Violation Sent 22
- Business Licenses Reviewed 30

## 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

**32**

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

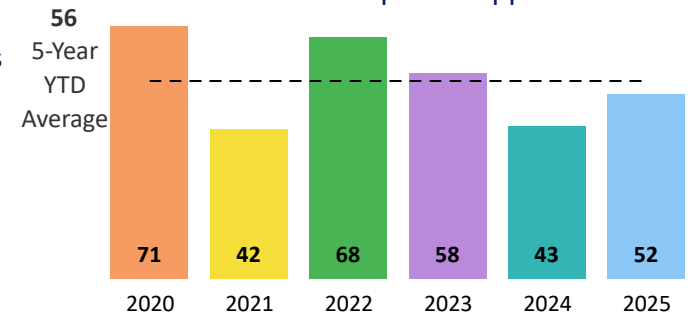
**24**

New Development Project Applications this Month

**7**

Other Project Applications this Month

### Year-to-Date Development Applications



### Development Reviews

#### Monthly Reviews Completed

**12**

First Reviews

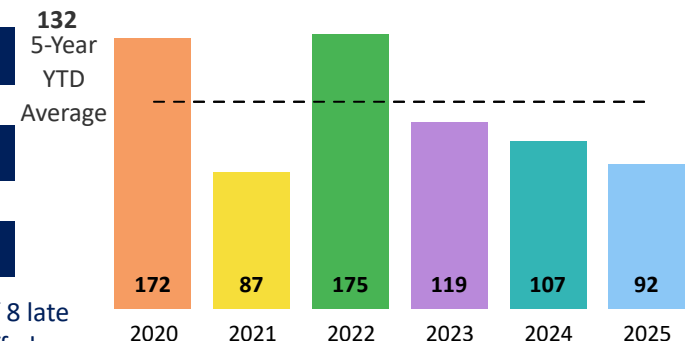
**6**

Second Reviews

**7**

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: March 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](#).

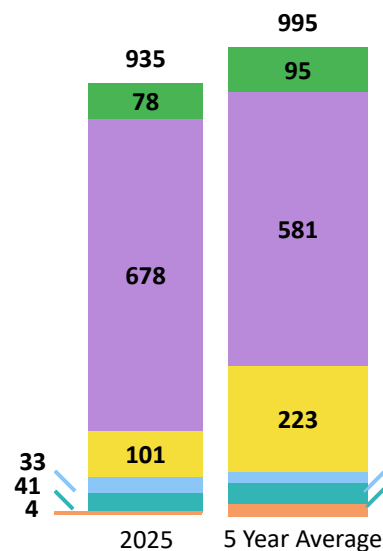
### Building Permit Applications Received

#### Year-To-Date Building Permit Applications Received

2025	
COMMERCIAL NEW	4
COMMERCIAL OTHER	41
COMMERCIAL REMODEL	33
RESIDENTIAL NEW	101
RESIDENTIAL OTHER	678
RESIDENTIAL REMODEL	78
<b>Total</b>	<b>935</b>

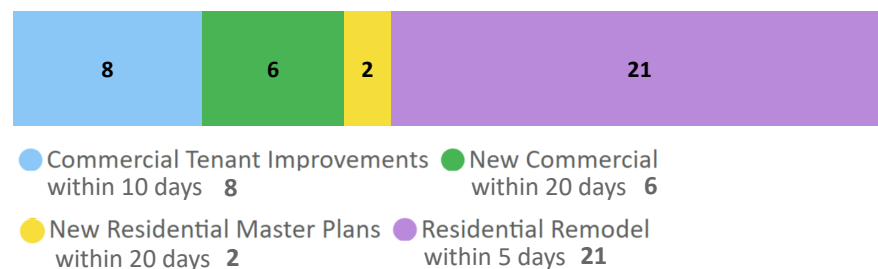
  

5 Year Average	
COMMERCIAL NEW	5
COMMERCIAL OTHER	45
COMMERCIAL REMODEL	23
RESIDENTIAL NEW	223
RESIDENTIAL OTHER	581
RESIDENTIAL REMODEL	95
<b>Total</b>	<b>972</b>



### Building Permits Reviewed

#### Monthly Building Permit Reviews by Type



7  
310  
1,771

Building Fees Calculated: 7 Within 3 days

Building Permits Issued

Inspections Completed: 1,763 Within 24 Hours

### Building Permits Issued



↓87% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

