

Development Services

June 2025 Monthly Report



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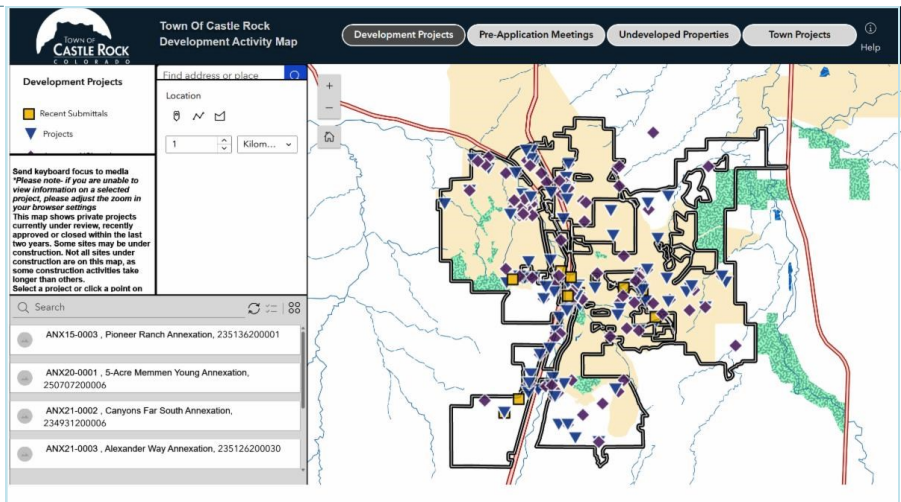
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Find more information on our
[Development Activity](#) page.



Screenshot of the updated Development Activity Map at CRgov.com



News from the Director

Curious about that construction down the street? Explore what's taking shape around Castle Rock with the newly updated Development Activity Map — your go-to source for project information.

Visit CRgov.com/DevelopmentActivityMap to access the map, available in both desktop and mobile versions.

Browse projects by scrolling the list or entering keywords to narrow your search. Select a project name or a point on the map to view detailed documents, site plans and other information. Some locations may have multiple project items.

What you'll find on the map:

- Private development projects recently approved or closed
- Preapplication meetings for potential private projects
- Undeveloped properties approved for certain uses but not yet developed
- Active Town of Castle Rock projects

Have questions? Each listing includes a project contact, or call Development Services at 303-660-1393 to speak with a planner.



Tara Vargish, PE
Director
Development
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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.

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!](#)

484 surveys distributed
27 June responses

Here are some comments from our customers in June:

- “Our inspection process was very professional. **Colby Riggins** did a great job of explaining what was done well and the minor issue that was fixed the same day. He was a very honest and helpful representative of your business.”
- “I personally do not know **BrieAnna Simon**, but I must say that she is an absolute Jewel. The Town needs to know that they must keep this person on the team. What an asset. Thank You”
- “All good.”
- “All persons that I had contact with before and during the building process were very helpful and courteous through the entire process. Thanks to all.”
- “We had a pre-construction question regarding a proposed installation method. Our question was sent to the building department, reviewed, and answered. Eliminated possible issues down the road. Very helpful.”
- “I appreciate the service. Thank you!”
- “**Tammy King** was exceptionally helpful!!!”
- “**Tammy King** is always so helpful and does everything in a timely manner.”
- “**Colby Riggins** was very professional and courteous to work with.”
- “**Ms. King** is very helpful.”
- “I want to commend **Sara Kucwesky** and **Kallista Johnson** for their support. This project was tax exempt, so they walked me through the process of requesting a contractors exemption certificate form the state clearly and were patient and helpful throughout.”

Staff Anniversaries



Congratulations to **Carissa Ahlstrom, Administrative Assistant**, on 3 years with the Town!



Congratulations to **Vince Rapone, Combination Building Inspector II**, 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.

Dawson Trails, Filing No. 1

Retaining wall addition to accommodate drainage revision for infrastructure improvements to Dawson Trails Boulevard (South), two collector roadways and associated utilities in support of future development, located North of Territorial Road and West of Highway I-25.

Dawson Trails, Filing 2

Construction documents and erosion control plans for construction of roundabouts at the intersections of Dawson Trails Boulevard and Quandary Peak and Blanca Peak, and related improvements to Pond A-1.

Hillside

Construction documents and erosion control plans for amenity area, located at E. Wolfensberger Road and Grayside Circle.

Lanterns, Filing 7

Vertical construction erosion control plans for 65 single-family lots, located on Cupule Trail and Stickseed Drive.

Meadows

Design revision to move Regional Trail Maintenance Access Road from Filing 19 Channel Improvements Plans (CIP19-0005) to Trail Plans (CD23-0019).



The Brickyard/Miller's Landing

Erosion control plans design revision for proposed two-lane road improvements of Praxis Street from The Brickyard project to Plum Creek Parkway.



Liberty Village, Planning Areas 9 and 10

Vertical construction erosion control plans for 42 single-family lots, located along Pleasant View Drive, Solano Court and Hidalgo Court.

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.

Bella Mesa South Site Development Plan



Vicinity Map of Bella Mesa South Site Development Plan

Project Highlights

- Property Owner: Fourth Investment USA, LLC
- Developer: Cardel Homes
- Proposed Site Development Plan for 93 single-family attached dwelling units (Townhomes)
- Approximately 9.3 acres located at the northwest corner of Mikelson Boulevard and Mitchell Street
- Proposing 200 parking spaces and internal walkways connecting to public sidewalks on Mitchell Street and Mikelson Boulevard
- Property zoned under the Bella Mesa Planned Development that allows up to 186 single-family attached and multi-family dwelling units and a maximum building height of 50 feet
- Vehicle access will be from two entry points on Mitchell Street
- Future hearings before Planning Commission and Town Council
- The proposed development is located in Councilmember Brooks' 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

June 5, 2025

Meeting canceled.



Board of Building Appeals

June 2, 2025

The Board of Building Appeals held its regularly scheduled meeting and heard updates from Town Council Liaison Hollingshead and the Chief Building Official, Jon White. Items on the agenda were moved to the September meeting.



Design Review Board

June 11, 2025

Meeting canceled.

June 25, 2025

The Design Review Board held its regularly scheduled meeting and presented John Manka with a Certificate of Appreciation in recognition of his service on the Board. The Board also elected new officers: Chris Leever as Chair and Kevin McHugh as Vice Chair.



Historic Preservation Board

June 4, 2025

The Historic Preservation Board held its regularly scheduled meeting and elected Robert Lange as Chair and Chris Pulcinski as Vice Chair. The Board nominated Robert Lange and Dan Ahrens to represent the Historic Preservation Board on the Design Review Board. The Board also heard a Landmark Alteration Certificate (LAC) application for the locally landmarked Jacob Kroll house at 110 N. Lewis Street for the construction of an outdoor kitchen off the rear of the house. The LAC was approved by a vote of 6 to 0.



Planning Commission

June 12, 2025

The Planning Commission held its regularly scheduled meeting and heard an application from Alexander Investors, LLC for a Site Development Plan. The proposal included 55 single-family detached residential units and 22 live/work units, totaling 77 residential units on approximately 78 acres located north of Alexander Place and east of Collins Street. The Commission voted 5 to 0 to recommend approval of the Site Development Plan to the Town Council, as proposed.

In addition, the Commission re-elected Todd Warnke and Kevin McHugh as Chair and Vice Chair, respectively.

June 26, 2025

Meeting canceled.



Town Council

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



June 3, 2025

Town Council held its regularly scheduled meeting and approved the first reading of an ordinance with a vote of 7 to 0, authorizing up to \$75.5 million in Certificates of Participation (COPs). This funding will support the acquisition, construction, and equipping of a new recreation center, along with related public improvements within the Brickyard master-planned community. COPs are a lease-revenue financing tool that enables investors to fund public projects in exchange for a share of lease payments.

In further discussion, Council approved a partnership agreement with CD-Acme LLC with a vote of 7 to 0, to establish a public-private collaboration. Under this agreement, CD-Acme will donate land adjacent to the Brickyard community for the recreation center. The Town will own the facility and cover 100% of its construction costs using the proposed COPs.

Additionally, Council approved a Site Development Plan submitted by 176M LLC for Founders Vista with a vote of 7 to 0. This 180.5-acre site is located west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway. The proposal includes 297 single-family detached residential units and 107 paired homes, totaling 511 residential units. Additionally, the plan dedicates 98.9 acres as public and private open space.

Finally, Council approved the second and final reading of the Pine Canyon Annexation with a vote of 7 to 0. The zoning for this development was approved with a vote of 4 to 3, and the development agreement received approval with a 6 to 1 vote.

June 17, 2025

Town Council held its regularly scheduled meeting and appointed members to the Design Review Board as recommended.

Additionally, Council approved on first reading an ordinance amending Town Code regarding Accessory Dwelling Units with a vote of 7 to 0. In response to Colorado's House Bill 24-1152, modifications to comply with the new state law were proposed. These updates reflected feedback the Town received from ADU applicants and will align with state law while maintaining the original goals of the ADU program: providing alternative housing options, increasing housing flexibility, and supporting evolving family needs.



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: June 2025



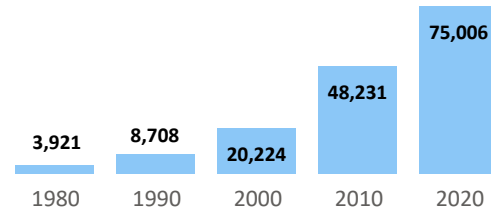
Population

87,685

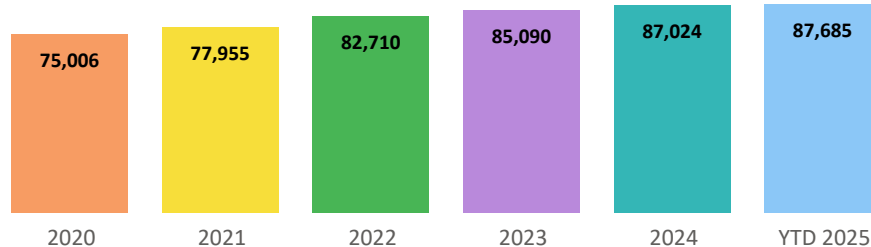
Estimated Population based on the total number of occupiable residential units



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.

7 Sign Permits Issued
7 Temporary Use Permits Issued
106 Code Compliance Cases Opened



● Sign Compliance Responses 0
 ● Signs Removed from the Right of Way 97
 ● Site visits 201
 ● Notices of Violation Sent 91
 ● Business Licenses Reviewed 29

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

10

New Pre-Applications This Month

60

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

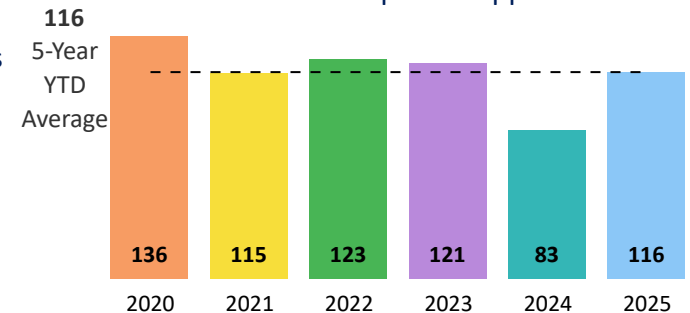
8

New Development Project Applications this Month

5

Other Project Applications this Month

Year-to-Date Development Applications



Development Reviews

Monthly Reviews Completed

20

First Reviews

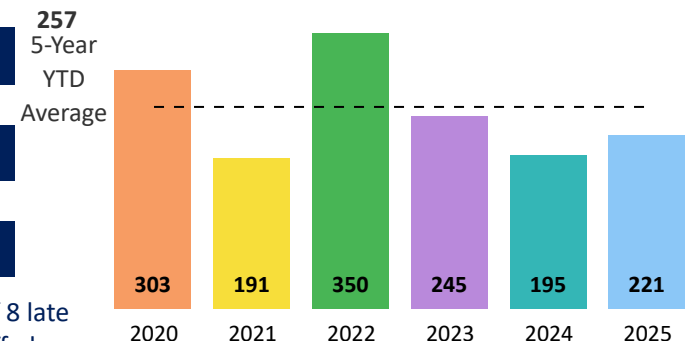
10

Second Reviews

4

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: June 2025



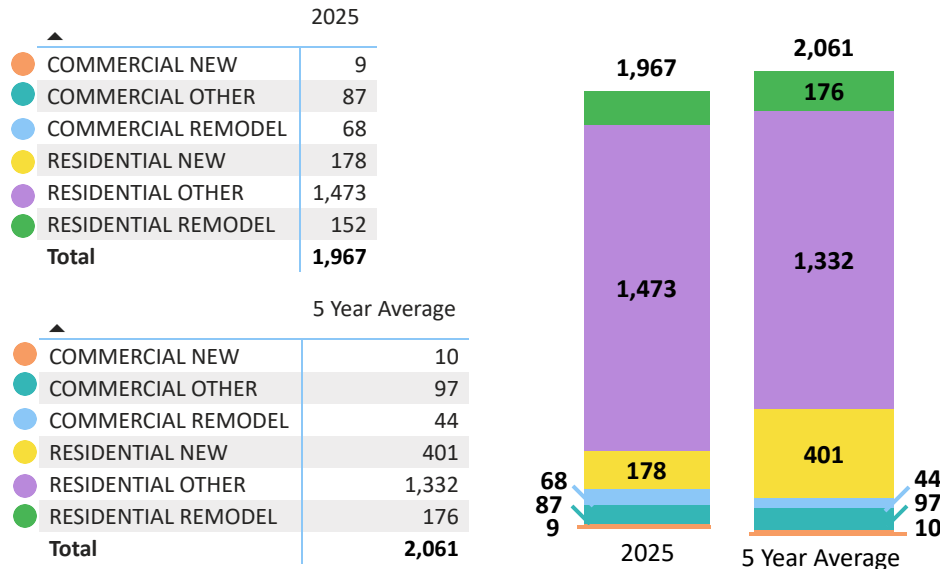
Building Division

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](#).

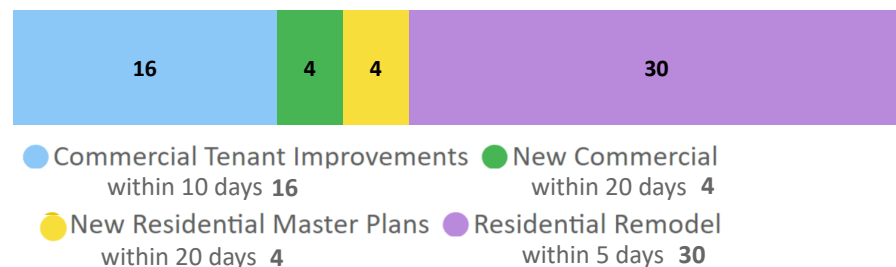
Building Permit Applications Received

Year-To-Date Building Permit Applications Received



Building Permits Reviewed

Monthly Building Permit Reviews by Type



3
391
1,579

Building Fees Calculated: 3 Within 3 days

Building Permits Issued

Inspections Completed: 1,571 Within 24 Hours

Building Permits Issued



↓49% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average

