

Development Services

April 2026 Monthly Report



Inside this issue:

[Page 2](#): Employee Recognition

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

[Page 5](#): Actions and Updates

[Page 6](#): Development Snapshot

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



News from the Director

Did you know that Castle Rock was founded over 150 years ago? In 1874, Jeremiah Gould, one of the area’s original homesteaders, donated 120 of his 200 acres “to be known as Castle Rock.” It was at this time when the original six streets Jerry (named after Gould), Elbert, Wilcox, Perry, Castle and Front were laid out.

As we celebrate America 250 and Colorado 150, it’s the perfect time to reflect on the history that shaped not only our nation and state, but our own community. Castle Rock’s story is an important part of that shared legacy.

The Town’s Historic Preservation Board was established by Town Council in 1995 to protect and preserve the community’s cultural heritage and to increase public awareness and appreciation of Castle Rock’s history. The Board has partnered with the Castle Rock Museum to offer and promote opportunities to learn about our rich history during Historic Preservation Month.

Throughout the month of May, we invite you to explore some family-friendly activities that will help you learn more about the people and places that helped shape Castle Rock’s unique character:

- Throughout May – discover the history of Castle Rock in a month-long **Scavenge the Rock** adventure
- May 16 – “**The Legendary Ladies**” bring the past to life while you enjoy tea and scones at the Victoria’s Tea event

Find more events and details at [CRgov.com/HistoricPreservationMonth](https://www.castlerockco.gov/development/historicalpreservationmonth). The Town of Castle Rock is planning several initiatives during 2026 to mark the celebration of the 250th anniversary of the signing of the Declaration of Independence and the 150th anniversary of Colorado becoming a state. Learn more at [CRgov.com/250150](https://www.castlerockco.gov/development/250150).



*Tara Vargish, PE
Director of
Development
Services*



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



Subscribe now to get [Monthly Development Highlights](#) in your inbox!



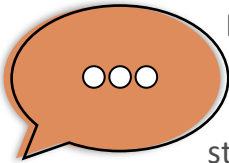
View [past issues](#) of the Development Highlights Newsletter.



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



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!](#)

483 surveys distributed
17 April responses

Here are some comments from our customers in April:

- “**Tammy King** was very helpful and professional in her communication. Much appreciated!”
- “Thanks for the timely response!”
- “**Tammy King** and **Cara Reed** responded promptly and clearly. Their assistance will allow us to move forward toward fulfilling our obligation to homeowners and the Town. Many thanks!”
- “Yes, **Tammy King** has been so helpful, responsive, and professional, in addressing my concerns! One of Castle Rock’s greatest assets! I would like to give a shout out to the maintenance and construction crews that up keeps the Front Range trail ‘GOOD JOB! Looks great!’ I appreciate the effort!!!”
- “**Darcie Hartman** and **Brad Boland** are awesome!”
- “I have always been pleased with the Permitting department.”

Staff Anniversaries



Congratulations to **Jon White**, Chief Building Official, on **10 years** with the Town!



Congratulations to **Matthew Anderson**, Construction Inspector Supervisor, on **8 years** with the Town!



Congratulations to **Andrew Blake**, ROW Construction Inspector, on **9 years** with the Town!



Congratulations to **Darcie Hartman**, Plan Review Project Coordinator, on **4 years** 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.

2 Phelps Street, Eternal Rock Evangelical Lutheran Church

Construction documents for parking lot and landscaping improvements.

Brookside Business Center, Berkenkotter

Construction drawings for Berkenkotter RV Sales for the existing lot to be reestablished for trailer sales, located at 1070 Brookside Circle.

Dawson Trails, Filing 2

Infrastructure sanitary sewer design revision, located south of Territorial Road and Dawson Ridge Boulevard intersection.

Dawson Trails, Filing 2

Roadway construction design revisions, located at the intersection of Gambel Ridge Boulevard and Dawson Trails Boulevard.

Dawson Trails, Filing 2

Construction documents and erosion control plans for re-alignment of Twin Oaks Road and Gambel Ridge Boulevard.

Dawson Trails, Filing 2, sanitary sewer re-alignment design revision to be constructed in Phase 1 that is outside of Phase 1 area.

Dawson Trails, Filing 2

Drainage easements, located on Garlits Lane, between Andretti Street and Knivel Drive.

Dawson Trails, Filing 2

Offsite sanitary sewer main and interceptor construction (Phase 2) design revisions, located at the south end of the project.

Founders Village

Turf reduction design revision in the Villages at Castle Rock (Phase 2A), located at Enderud Boulevard and Howe Street.



The Brickyard

Design revisions for Prairie Hawk Drive improvements to include minor dry utility revisions, added sleeving and Atchison Way inlet update.

The Brickyard

Site development plan amendment to revise setbacks, building square footages, building elevations and associated parking demand, grading, utilities, irrigation and lot lines, located at 401 Prairie Hawk Drive.

The Brickyard, Filing 1

Plat for lot line adjustments due to revisions in Phases 2, 3, and 4, creating seven lots, right-of-way for roads/streets, tracts and easements, located on Prairie Hawk Drive, north of Plum Creek Parkway and south of Topeka Way.



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.

Lanterns, Montaine, Filing 4

Erosion control plans for three lots, located at Quarry Mesa Drive and Montaine Circle.

Meadows, Filing 17

Plat, construction documents and erosion control plans for proposed two, one-story, mixed-use commercial buildings, located at the southeast corner of Meadows Parkway and Prairie Hawk Drive.

Meadows, Filing 19

Erosion control plans for self-storage building project, located north of the Meadows Parkway and Timber Mill Parkway intersection.



Town project, Fire Department

Erosion control design revision for Fire Station 156 and Logistics Facility, located at 3203 Castle Oaks Drive.

Meadows, Filing 19

Construction documents for self-storage building project, located north of the Meadows Parkway and Timber Mill Parkway intersection.

Plum Creek Church

Site development plan amendment for a 10,000-square-foot addition to the existing building and parking lot circulation reconfiguration, located at 960 S Interstate 25.

Promenade, Chick-Fil-A

Site development plan for Chick-Fil-A to add a drive through by-pass lane, located at 6353 Promenade Pkwy.

The Oaks, Filing 2

Site development plan amendment to revise tract table, and ensure ownership and maintenance consistency on proposed plat, for 18 single-family detached units, located east of the intersection of Plum Creek Parkway and Lake Gulch Road.

The Oaks, Filing 2A

Waterline easement from Legend Oak Trail to Castle Vista Drive.

The Oaks, Filing 2B

Offsite easements for northern private temporary construction easement and southern Town-owned property temporary construction easement.

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 2, 2026

Meeting canceled.



Design Review Board

April 8, 2026

Meeting canceled.

April 22, 2026

Meeting canceled.



Historic Preservation Board

April 1, 2026

Meeting canceled.



Planning Commission

April 9, 2026

Meeting canceled.

April 23, 2026

The Planning Commission held its regularly scheduled meeting and reviewed a proposal to annex approximately 45 acres east of I-25 at the Crystal Valley Interchange and zone the property as Public Land-1 (PL-1). This zoning would allow the Town to continue using the land for public right-of-way, infrastructure, and open space. The parcels include the East Frontage Road from Brookside Circle North to Douglas Lane, as well as several parcels within and adjacent to the new Crystal Valley Interchange right-of-way on the east side of Interstate 25. The Planning Commission voted to recommend approval of the proposal to Town Council with a vote of 6 to 0.



Vicinity map of Crystal Valley Interchange proposed zoning.



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: April 2026



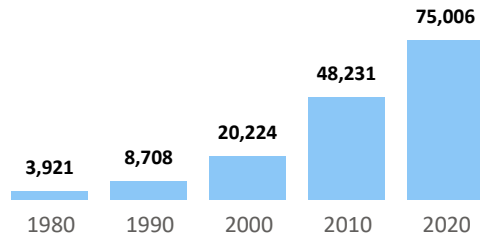
Population

88,393

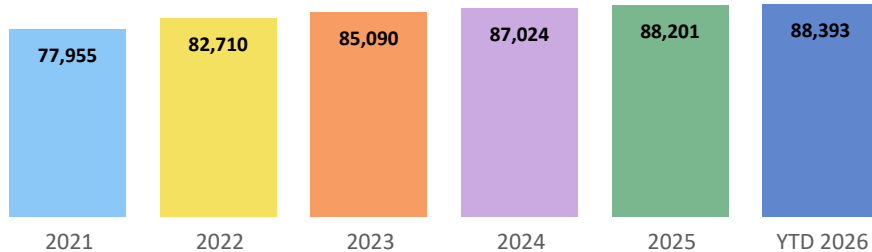
Estimated Population based on the total number of occupiable residential units



Historic Population



Recent Population

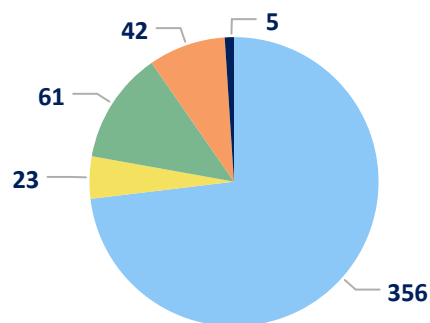


Zoning Division

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.

11 Sign Permits Issued **2** Temporary Use Permits Issued **26** Code Compliance Cases Opened

- Signs Removed from ROW **356**
- Sign Compliance Responses **23**
- Site Visits **61**
- Business Licenses **42**
- Notices of Violations Sent **5**



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.

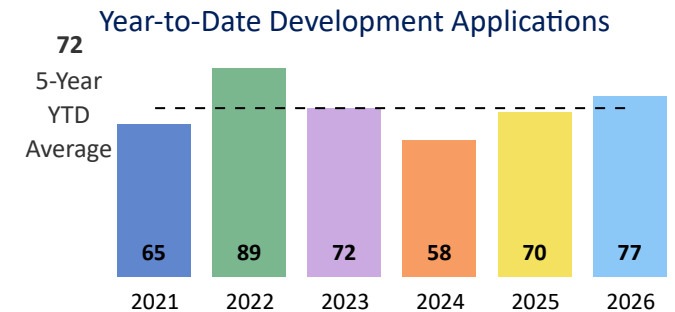
Pre-Applications

11 New Pre-Applications This Month
34 Year-to-Date Pre-Applications
27% 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

12 New Development Project Applications this Month
10 Other Project Applications this Month



Development Reviews

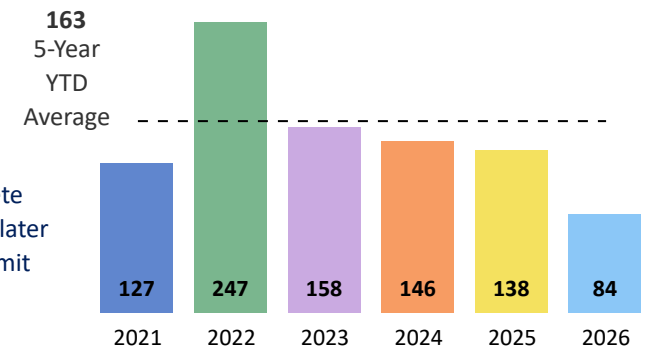
Monthly Reviews Completed

5 First Reviews
3 Second Reviews
6 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.

*all on time with the exception of 1 late

Year-to-Date Planning/Development Reviews



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: April 2026



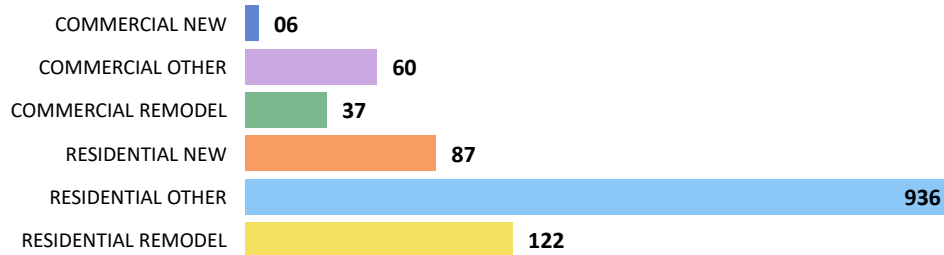
Building Division

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.

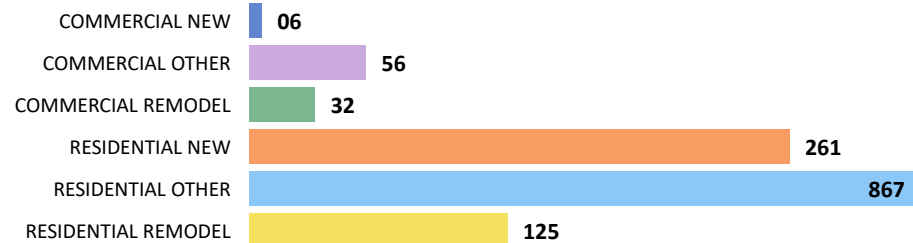
Development Services staff process permits, review plan submittals, conduct inspections, and respond to code violations each month. This snapshot highlights staff activity from the previous month for the Zoning Division, Building Division, and Planning/Development Review teams. Information from previous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

Building Permit Applications Received Year to Date

Year-To-Date Building Permit Applications Received

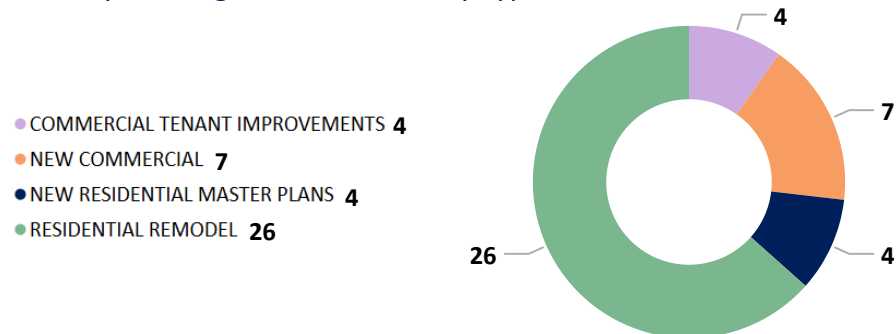


5 Year Average Year-To-Date Building Permit Applications Received



Building Permits Reviewed this Month

Monthly Building Permit Reviews by Type



190
314
1,323

Building Fees Calculated: 188 Within 3 days

Building Permits Issued

Inspections Completed: 1,319 Within 24 Hours

Building Permits Issued

