

# Development Services

May 2026 Monthly Report



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Find more information on our [Development Activity Page](#) at [Crgov.com](http://Crgov.com).



## News from the Director



Summer is here, and your home improvement to-do list is likely here as well. Before starting your next project, make sure to check whether you need a building permit.

Permits help ensure projects meet safety standards and local building codes designed to protect you, your family and your investment. They can also help prevent costly issues later during home sales, inspections or insurance claims.

Many common home improvement projects require permits, including basement finishes, decks, detached sheds, hot tubs, water heater replacements, gas line work and home remodels. Even some outdoor projects may require permits depending on their size, height or location.




Tara Vargish, PE  
Director  
Development Services


Before work begins, homeowners are encouraged to contact the Town's Building Division to discuss project plans and determine permit requirements. Staff can answer questions and help residents avoid delays or unexpected costs.


Hiring a contractor? Be sure they are registered and in good standing with the Town before construction begins.

Find out more about home project resources online at [CRgov.com/HomeownerResources](http://CRgov.com/HomeownerResources). For questions, [send a form to the Town's building counter](#) or call 720-733-3527.

 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!](#)

**413 surveys distributed**  
**16 May responses**

Here are some comments from our customers in May:

- "The staff was really kind and helpful."
- "I very much appreciated the prompt responses I received to my business sales tax questions and new business license information."
- "Appreciated the quick response and answers from **Tammy King**."
- "Good job."
- "**Tammy King** was fabulous!"
- "Thank you, **Tammy King**, for the quick answers to my questions!"
- "The licensing and permitting process was very fast and smooth! Thank you, Castle Rock!"
- "Outstanding customer service."
- "Straightforward process in getting permitted for my project."
- "Very helpful."
- "**Tammy King** was fantastic and very helpful."
- "**The Building Department** seems to be doing a great job."

## Staff Anniversaries, Promotions & New Employees



**Congratulations to Erin Andolsek, Building Plans Examiner I, on her promotion to Building Plans Examiner II!**



**Congratulations to Julie Kirkpatrick, Plan Review Project Coordinator, on 15 years with the Town!**



**Congratulations to TJ Kucewesky, Assistant Director, on 10 years with the Town!**



**Welcome David Noh on joining the Town as an IT Technical Coordinator for Development Services!**



**Congratulations to Kevin Arencibia, Building Plans Examiner I, and on 4 years with the Town and his promotion to Building Plans Examiner II!**



**Congratulations to Cara Reed, Neighborhood Liaison, on 9 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.*

### Academy Charter School

Drainage easement agreement for Academy Charter School, located at 1551 Prairie Hawk Drive.

### Bella Mesa North, Filing 1, (Phase 1)

Grading only erosion control plans for 229 single-family lots, located northeast of the intersection of Mitchell Street and Mikelson Boulevard.

### Citadel Station

Erosion control plan limits of construction design revision for general contracting business, located at 661 Prairie Hawk Drive.

### Dawson Trails, Filing 2

Sanitary sewer design revision and concrete channel addition in support of 256 residential unit project, located at Dawson Plaza Street and Prudhomme Drive.

### Macanta (County project), Filing 5

Phasing design revision in support of single-family residential project (Town will own and maintain the project's water system per previous agreements.)

### Metzler Ranch

Plat for proposed new dental office on northern half of property, located at 852 Maleta Lane.

### Promenade, Sam's Club

Site development plan amendment for Sam's Club exterior renovation, located at 5940 Promenade Parkway.

### Small Cell

Construction documents for installation of new standalone small cell pole with antennas, a meter on pedestal.

- Castle Oaks Drive and Oasis Drive
- Plum Creek Boulevard and October Place



### Sanders Business Park, (Phase 2)

Construction documents and temporary erosion and sediment control plans for warehouse, landscaping and remaining site work on vacant land that was recently graded in Phase 1, located at 1002 S. Interstate 25.

### Small Cell

Construction documents for installation of dual use streetlight pole with antennas, a meter on pedestal and disconnection of integration.

- Crystal Valley Parkway and Cade Avenue
- Meadows Boulevard and Trailblazer Way
- Meadows Boulevard and Morning View Drive
- Red Hawk Drive and Low Meadow Boulevard

### The Oaks, Filing 2A

Erosion control limits of construction design revision in support of 114 single-family home project, located on south side of E. Plum Creek Parkway and east of Eaton Street.

### Town project, Castle Rock Water

Erosion control plans for 6400 E. Tributary (Paintbrush Pond) at Paintbrush Park.



## Administrative Projects



### **Town project, Castle Rock Fire**

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



### **The Brickyard**

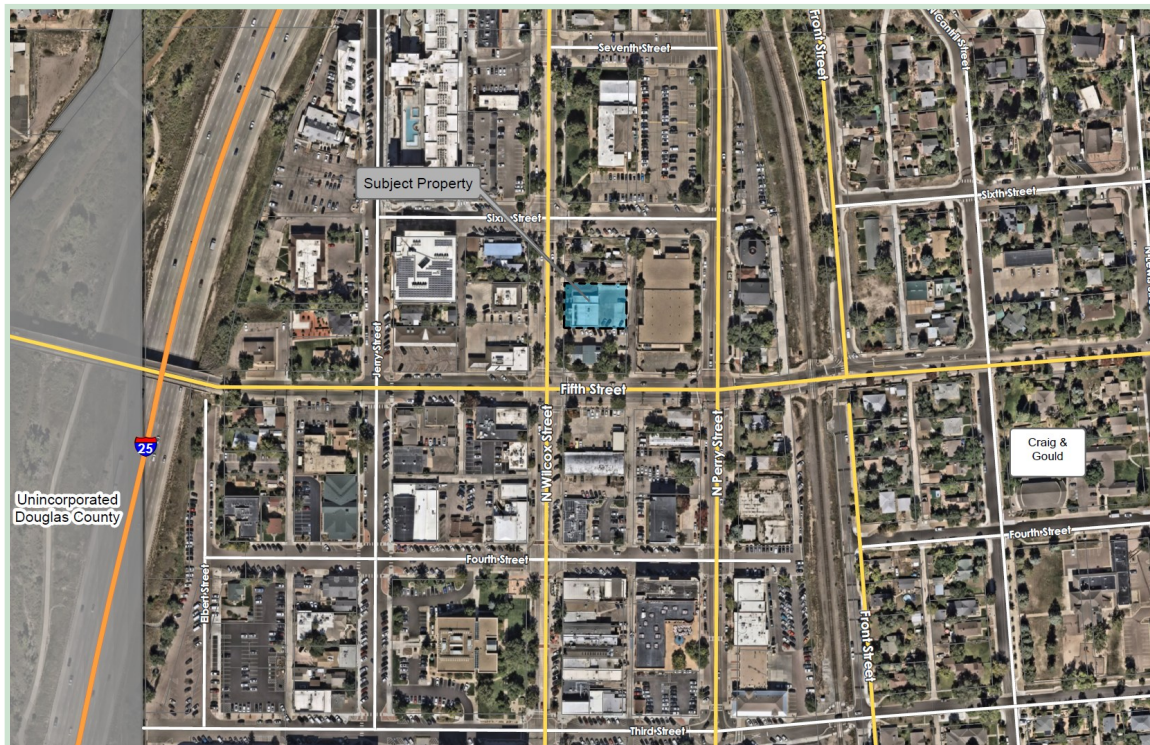
Storm sewer infrastructure design revision to complete Prairie Hawk Drive improvements.

### **The Brickyard, (Phase 1A)**

Public infrastructure changes to the freestanding portion of wall on the northwest side of the pond removed due to constructability concerns, located at 401 Prairie Hawk Drive.

## Public Hearings Required

### 512 N Wilcox Renovation - Site Development Plan - Downtown



Vicinity map of 512 N Wilcox site located in light blue northeast of the intersection of N. Wilcox Street and Fifth Street.

### Project Highlights

- New Quasi-Judicial application for a site development plan renovation on an existing .32 acre site
- Renovation includes:
  - Façade changes
  - Interior enhancements
- General location is located northeast of the intersection of N Wilcox Street and Fifth Street
- Future public hearing before the Design Review Board for review and final decision
- Located in Councilmember Davis's district

## Public Hearings Required

### Alexander Place Planned Development Plan Amendment



Vicinity map of Alexander Place Planned Development Plan generally located east of the intersection of Alexander Place and Montana Vista Way.

### Project Highlights

- Proposing to rezone a 7.142-acre portion of the Cooper-Hook PDP and the 8.37-acre Alexander Place PDP, creating a combined site of approximately 15 acres for the development of 50 single-family homes
- Generally located east of the intersection of Alexander Place and Montana Vista Way
- Will require public hearings before the Planning Commission for review and recommendation, and Town Council for review and final decision
- Located in Councilmember Davis' district

## Public Hearings Required

### Pine Canyon Planning Areas 2 & 3 Site Development Plan



Vicinity map of subject property Pine Canyon Planning Areas 2 and 3 located in light blue west of the intersection of Founders Parkway and Rising Sun Drive.

### Project Highlights

- Site Development Plan under review with future PC and TC meetings
- Proposing 133 single-family detached homes and 29.4 acres of open space, on approx. 64-acres
- Access provided from Founders Parkway at Rising Sun Drive and Crimson Sky Drive
- Located west of the intersection of Founders Parkway and Rising Sun Drive in Councilmember Davis' 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

**May 7, 2026**

The Board of Adjustment held its regularly scheduled meeting and heard a request for a variance from the required twenty five-foot rear setback for a deck and a patio cover in the PD Zone (Single-Family Residential). The applicant requested a nine-foot variance, due to the fact the original deck was built and permitted at an incorrect setback and they wish to add a patio cover. The Board approved the case with a vote of 4 to 0.



### Design Review Board

**May 13, 2026**

Meeting canceled.

**May 27, 2026**

Meeting canceled.



### Historic Preservation Board

**May 6, 2026**

The Historic Preservation Board held its regularly scheduled meeting and heard a presentation on tax incentives for historic properties.



### Planning Commission

**May 14, 2026**

The Planning Commission held its regularly scheduled meeting and heard a Use by Special Review (UBSR), tenant finish for Abbey Dew for You, a community day program for teens and young adults with intellectual and developmental disabilities (I/DD), located at 651 Topeka Way. The Commission approved the UBSR with a vote of 6 to 0.

**May 28, 2026**

Meeting canceled.



## Development Services Items at Town Council

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

### May 5, 2026

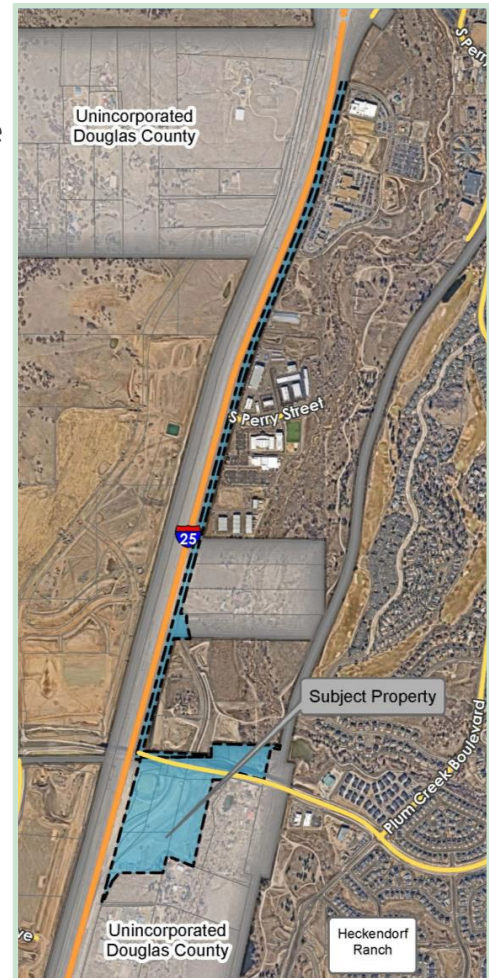
Town Council approved the first reading of ordinances related to the annexation and initial zoning of approximately 44.94 acres east of the new Crystal Valley Interchange along Interstate 25.

The Town-owned property includes portions of the interchange area, frontage road corridors and surrounding parcels associated with the Crystal Valley Interchange project.

The annexation is part of the Town's long-term effort to bring Town-owned land associated with the interchange into municipal boundaries to ensure consistent zoning, code enforcement, maintenance responsibilities and emergency services.

Council also approved initial zoning of the property to Public Land-1 (PL-1). The PL-1 zoning district is intended for public facilities and infrastructure and allows uses such as public right-of-way, roadway improvements, drainage and utility facilities, parking areas and other public improvements.

The Crystal Valley Interchange has been planned since the 1980s and is being constructed through a partnership between the Town, Douglas County and the Colorado Department of Transportation. The new interchange at I-25 and Crystal Valley Parkway, currently under construction, expects to improve regional connectivity, reduce congestion and support future growth in southern Castle Rock and Douglas County.



Vicinity map of proposed zoning and annexation on Town-owned land east of Crystal Valley interchange.



To find more information on upcoming public hearings and Board and Commission meetings, visit our [webpage](http://CRgov.com) at CRgov.com.

# TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: May 2026



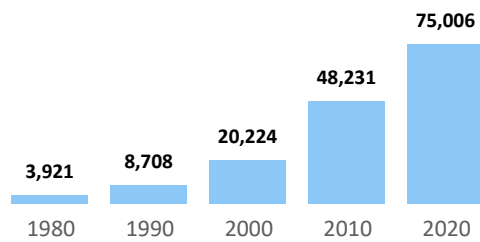
## Population

88,410

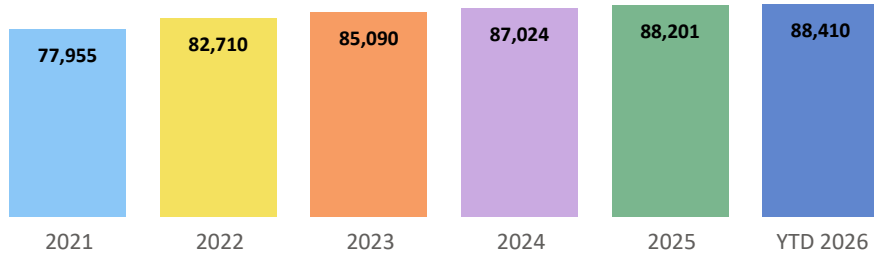
Estimated Population based on the total number of occupiable residential units



### Historic Population



### Recent Population

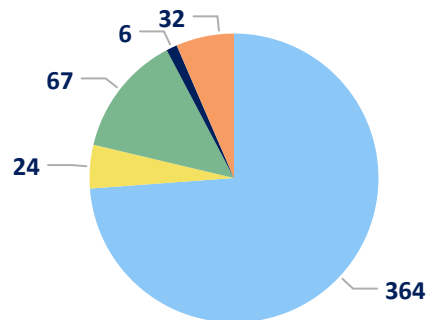


## Zoning Division

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.

**18** Sign Permits Issued      **4** Temporary Use Permits Issued      **22** Code Compliance Cases Opened

- Signs Removed from ROW 364
- Sign Compliance Responses 24
- Site visits 67
- Notices of Violations Sent 6
- Business Licenses 32



## 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.

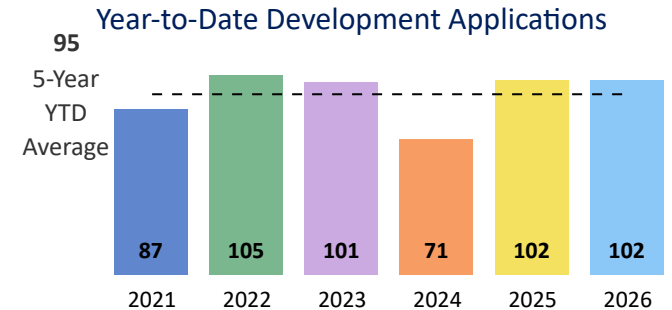
### Pre-Applications

**11** New Pre-Applications This Month  
**45** Year-to-Date Pre-Applications  
**25.5%** 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

**17** New Development Project Applications this Month  
**8** Other Project Applications this Month



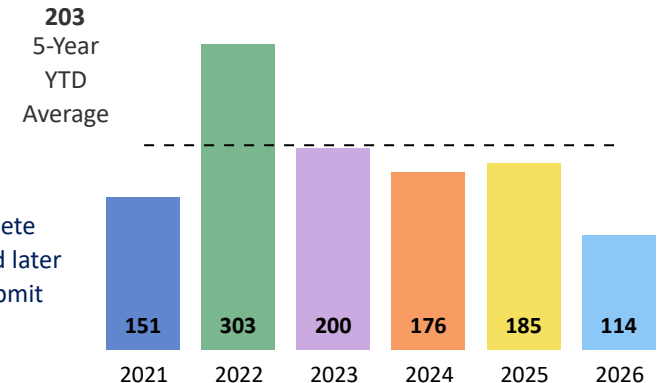
### Development Reviews

#### Monthly Reviews Completed

**12** First Reviews  
**5** Second Reviews  
**13** 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. 4 reviews were late

#### Year-to-Date Planning/Development Reviews



# TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: May 2026



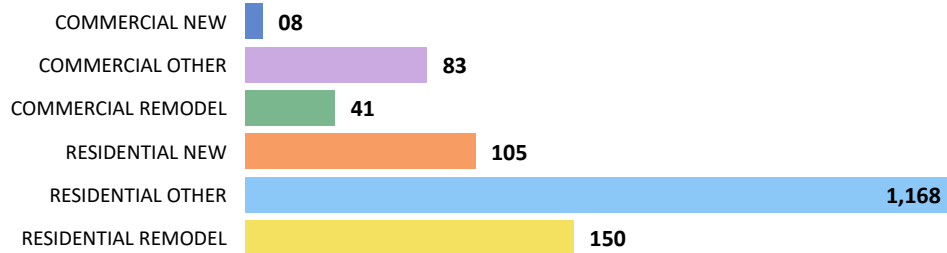
## Building Division

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.

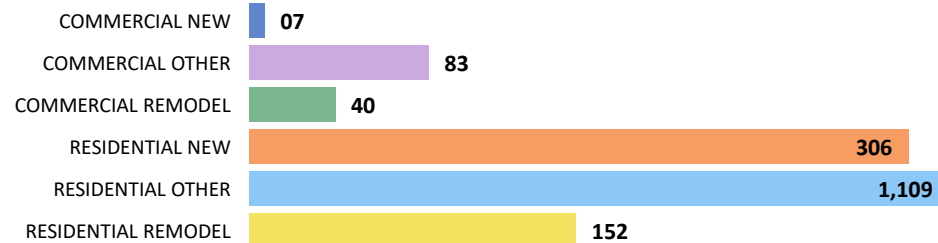
Development Services staff process permits, review plan submittals, conduct inspections, and respond to code violations each month. This snapshot highlights staff activity from the previous month for the Zoning Division, Building Division, and Planning/Development Review teams. Information from previous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

### Building Permit Applications Received Year to Date

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

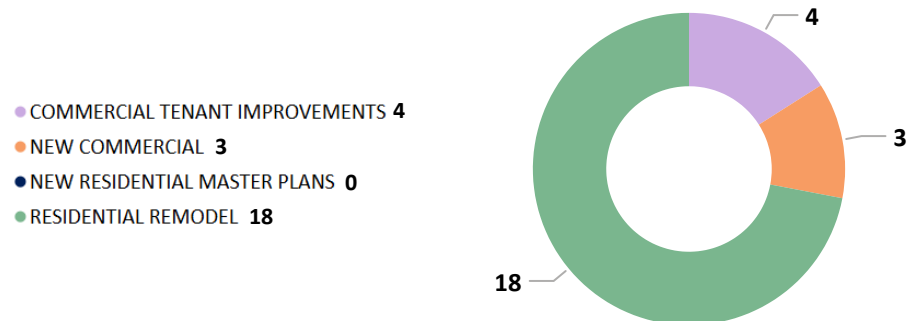


#### 5 Year Average Year-To-Date Building Permit Applications Received



### Building Permits Reviewed this Month

#### Monthly Building Permit Reviews by Type



52  
317  
1,083

**Building Fees Calculated: 52 Within 3 days**

**Building Permits Issued**

**Inspections Completed: 1,080 Within 24 Hours**

### Building Permits Issued



**11**  
Single Family  
Permits Issued this  
Month



**0**  
Multi-Family Units  
Issued this Month



**50.27K**  
Square Feet of  
Commercial Space  
Permitted Year-to-Date

