



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

O. TCV21-0074

DATE 9/2/2021

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT Meadows Filing 19 Lot 2 North

LEGAL DESCRIPTION OF SUBJECT PROPERTY

T7South. Range 67 West. Sections 21 & 28

VARIANCE REQUESTED:

Code Section(s) Transportation Design Criteria Section 2.2.5.4 - Collector Minor Non-Residential

Describe the Variance Requested
A variance is being requested to have a 10ft sidewalk on one side of a non-residential minor collector road, rather than an 8ft sidewalk on both sides of the road.

- 1. Describe the exceptional situation or condition that exists
Existing town utilities restrict opportunity for placement of swales and storm sewer facilities needed to capture existing off-site drainage between Timber Mill Parkway and the existing railroad right of way...
2. Describe the difficulty or hardship that would be created by a strict enforcement of the code
Strict enforcement of the code would create additional utility and planting conflicts within the right of way...
3. Describe why there would not be any adverse impact on public health, safety and welfare
Removing the sidewalk along the existing railroad right of way will increase the public's safety by removing a pedestrian corridor adjacent to the railroad...

1. Attach an improvement survey.
2. Attach a drawing showing the intended uses.
3. Provide any other information helpful to discussion.

PROPERTY OWNER

Name: R.C. Hanisch  
 Address: 3033 E. 1st Avenue, Ste 305  
Denver, CO 80206

Phone #: 303-394-5500  
 Fax #: \_\_\_\_\_

  
 Signature of Applicant

*For Staff Use Only*

Staff Recommendation: Approved  Yes  No

APPLICANT'S REPRESENTATIVE (If applicable)

Name: Martin Metsker  
 Address: 3473 S. Broadway  
Englewood, CO 80113

Phone: 720-854-9456  
 Fax: \_\_\_\_\_

Daniel J Sailer

Digitally signed by Daniel J Sailer  
 DN: cn=Daniel J Sailer, o=Town of  
 Castle Rock, ou=Public Works,  
 email=dsailer@crgov.com, c=US  
 Date: 2021.10.25 09:17:56 -06'00'

Signature

- Public Works Director
- Director of Castle Rock Water
- Parks & Recreation Director
- Development Services Director

10/25/21

Date

Comments

Upon staff approval, Town Council will need to approve the variance as well before it's

considered complete

Conditions of Acceptance

Applicant shall construct or pay cash-in-lieu of construction for a Push  
Button Activated Flashing Beacons as shown the attached exhibit.

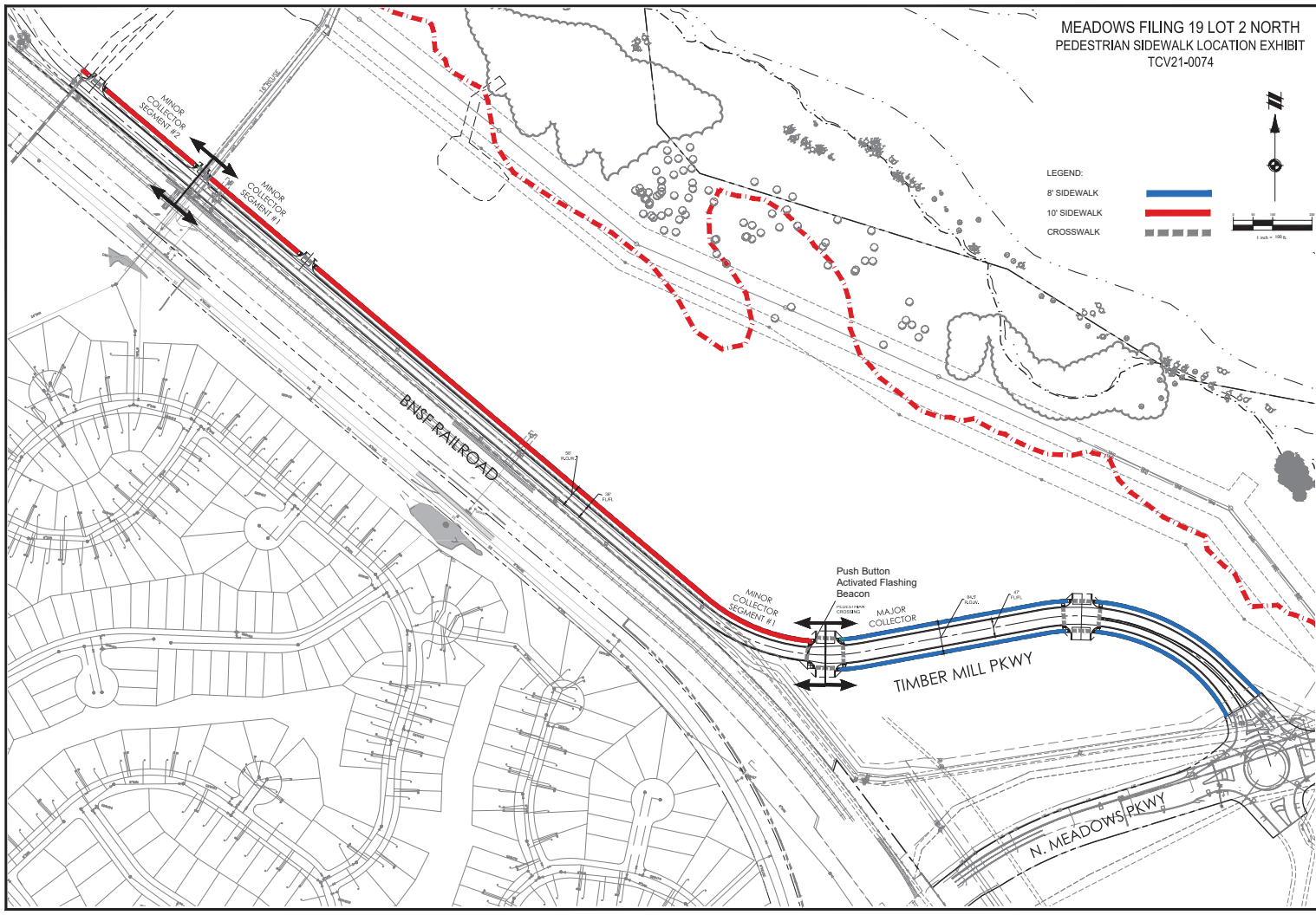
MEADOWS FILING 19 LOT 2 NORTH  
 PEDESTRIAN SIDEWALK LOCATION EXHIBIT  
 TCV21-0074



PEDESTRIAN CONNECTIVITY EXHIBIT

MEADOWS FILING 19 LOT 2 NORTH

DATE: 10/13/2021  
 CREATED BY: AMM  
 JOB NO.: 14-003  
 SHEET: 1



LEGEND:  
 8' SIDEWALK  
 10' SIDEWALK  
 CROSSWALK



BNSF RAILROAD

TIMBER MILL PKWY

N. MEADOWS PKWY

Push Button  
 Activated Flashing  
 Beacon

MINOR  
 COLLECTOR  
 SEGMENT #1

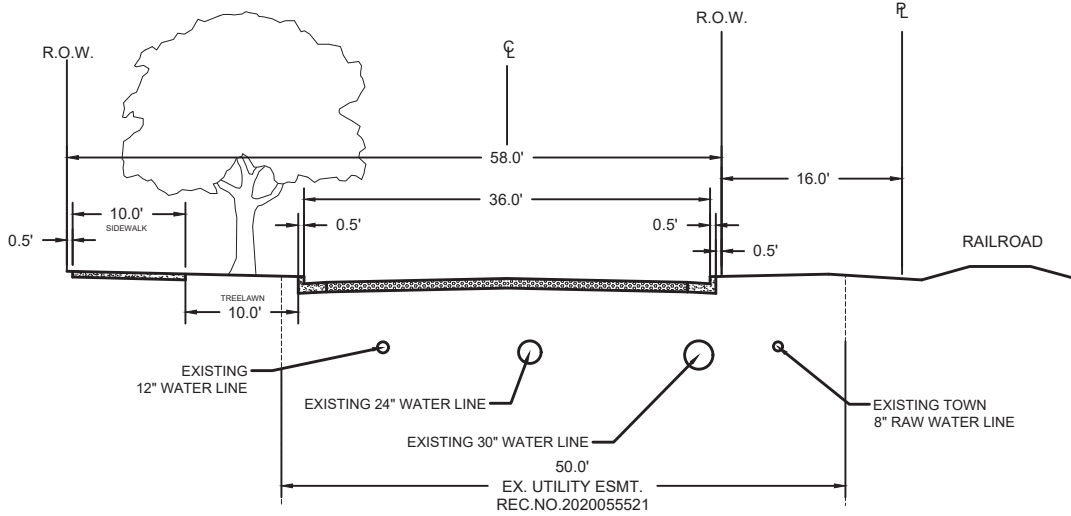
MAJOR  
 COLLECTOR

MINOR  
 COLLECTOR  
 SEGMENT #2

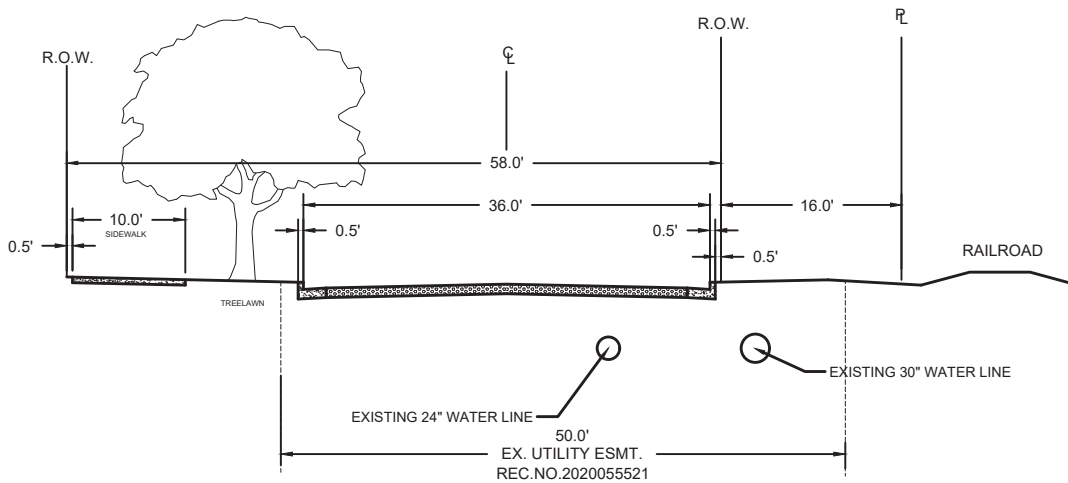
MINOR  
 COLLECTOR  
 SEGMENT #1

# TIMBER MILL PARKWAY ROADWAY CROSS SECTIONS

TCV21-0074



**SEGMENT #1**  
**TIMBER MILL PKWY MINOR COLLECTOR**  
**NON-RESIDENTIAL**



**SEGMENT #2**  
**TIMBER MILL PKWY MINOR COLLECTOR**  
**NON-RESIDENTIAL**

# TIMBER MILL PARKWAY UTILITY EXHIBIT

