

From: [Brian Bates](#)
To: [Sandy Vossler](#)
Subject: Re: Lanterns SDP
Date: Wednesday, February 13, 2019 10:43:28 AM

Sandy,

Excellent point! I do remember that Lions Paw was once a private street. Nonetheless, If sidewalks have to be on both sides of the street - the current SDP only has it on one side at my property boundary - I would prefer that it placed adjacent to the street versus meandering away from the street for the reasons previously stated.

Thanks for your feedback. I don't think I'll be able to attend the meeting tomorrow but would appreciate you expressing the concern to the Planning Commission.

Best regards,
Brian

On Feb 13, 2019, at 10:37 AM, Sandy Vossler <SVossler@crgov.com> wrote:

Brian,

No it's not a recent requirement, but definitely after Lions Paw was constructed. You might remember that Lions Paw was originally a private street. Sandy

**SANDY VOSSLER, SENIOR PLANNER
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556**

From: Brian Bates <brian.bates16@gmail.com>
Sent: Wednesday, February 13, 2019 10:15 AM
To: Sandy Vossler <SVossler@crgov.com>
Subject: Re: Lanterns SDP

Sandy,

Has the two sidewalk requirement you mention a fairly recent change? I live on a street that only has a sidewalk on one side of the street so that wasn't a requirement 10 or so years ago.

Regards,
Brian

Sent from my iPhone. Apologies for typos and autocorrect.

On Feb 13, 2019, at 9:40 AM, Sandy Vossler <SVossler@crgov.com> wrote:

Brian,

The Town requires sidewalks on both sides of a street, so the sidewalk can't be eliminated from the east side. If off lease animals or blowing trash, including construction trash become issues in the future, the Town will address that as zoning compliance matters, as we do town-wide. There are no Town requirements for delineation between residential developments.

Scott, Terry,

I believe you are aware the some abutting neighbors in Heckendorf Ranch and Crystal Valley Ranch have inadvertently extended their backyard landscaping into the Lanterns open space tract and buffer. Can you refresh my memory as to how you agreed to address or not address this.

Thanks all, Sandy

SANDY VOSSLER, SENIOR PLANNER
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556

From: Brian Bates <brian.bates16@gmail.com>

Sent: Wednesday, February 13, 2019 9:22 AM

To: Sandy Vossler <SVossler@crgov.com>

Cc: Scott Carlson <ScottCarlson@carlsonland.net>; Terry Hodge
(THODGE@tollbrothers.com) <THODGE@tollbrothers.com>

Subject: Re: Lanterns SDP

Hi Sandy,

Thanks Sandy!

Yes, I am referring to that sidewalk. Scott and I talked about it last May as well. I left with the understanding from that discussion there would not be a sidewalk within the buffer. My concern is that the future residents will allow their animals off-leash and trash will be deposited in those areas, where the prevailing winds will blow it all into our yards. This is less likely to happen if the sidewalk abuts one of their neighbor's homes on the West side of the street.

On a second note, what are the requirements/plans for delineation between the developments? Around town, I've seen a mixture of split rail, block wall and nothing. You may not be aware, but I know Scott is, that some of the residents on Lions Paw landscaped to the fence that was assumed to be along the property boundary. Not a big issue for me but a few others have more at risk.

Best regards,
Brian Bates

Sent from my iPad

On Feb 13, 2019, at 08:11, Sandy Vossler <SVossler@crgov.com> wrote:

Brian,
I apologize, I didn't attach the zoning regulations to the previous email.

**SANDY VOSSLER, SENIOR PLANNER
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556**

From: Sandy Vossler
Sent: Wednesday, February 13, 2019 7:53 AM
To: 'Brian Bates' <brian.bates16@gmail.com>
Cc: Scott Carlson <ScottCarlson@carlsonland.net>; Terry Hodge (THODGE@tollbrothers.com) <THODGE@tollbrothers.com>
Subject: RE: Lanterns SDP

Good Morning Brian,

The buffer is an open space setback between the property boundary and the proposed lot lines. It is zoned as private open space which precludes placement of residential lots and structures within it. Sidewalks and drainage facilities are permitted within the buffer (see section 13 of the attached zoning regulations). At the time of zoning, Scott had agreed to keep hiking trails out of that buffer.

Along the east side buffer there is an easement and the line work for a concrete bench drain or drainage swale. It will catch and route flows from the rear of the properties on Lions Paw, around the three lots along Coal Bank Drive. From the point where that swale connects to Coal Bank Drive there is a 5 foot concrete detached sidewalk. Is it that meandering sidewalk that you are concerned about? Sandy

**SANDY VOSSLER, SENIOR PLANNER
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556**

From: Brian Bates <brian.bates16@gmail.com>
Sent: Tuesday, February 12, 2019 8:20 PM
To: Sandy Vossler <SVossler@crgov.com>
Cc: Scott Carlson <ScottCarlson@carlsonland.net>
Subject: Lanterns SDP

Hi Sandy,

My comment regarding the SDP for the Planning Commission meeting follows:

During the last Major Amendment process an agreement was reached to establish a 100' setback on the East and North boundaries of the development. In reviewing the SDP, it appears, that there is a sidewalk planned which encroaches upon this setback at the East boundary. I believe that this encroachment should be rectified before the SDP is approved.

Best regards,
Brian Bates

<Lanterns Amended Zoning Regs 2014-08.rec.pdf>