

From: [Pam Enz](#)
To: [Sandy Vossler](#)
Subject: The Lanterns 55+ Project
Date: Tuesday, April 17, 2018 11:43:11 PM

Hello,

Is there any update on when the Lanterns Active 55+ development will be developed? We need a community like that in Castle Rock.

Thank you!

Pam Enz

Sandy Vossler

From: evan wild <evanwild37@gmail.com>
Sent: Friday, April 13, 2018 12:50 PM
To: Sandy Vossler
Subject: Re: The Lanterns

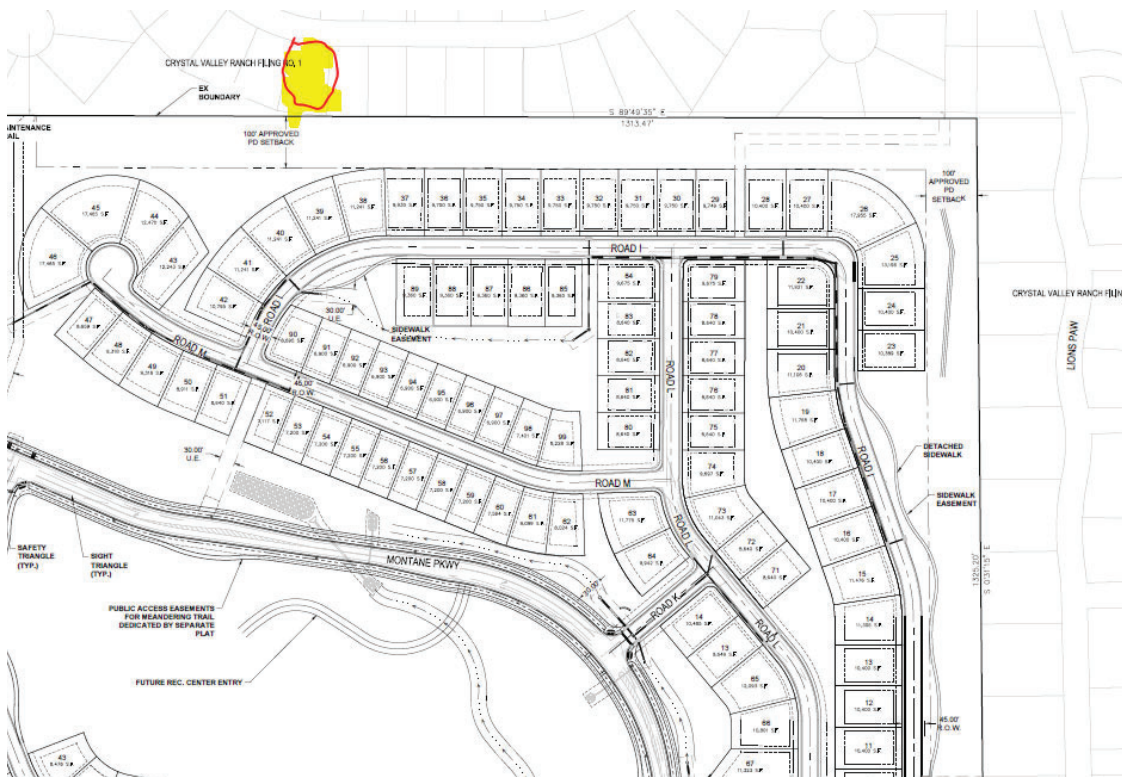
Ms. Vossler:

Our home is where I've highlighted in yellow and red below. The 100' setback will benefit those of us on the south side of Antelope Ridge. The older lot layout plans on the CR website show fewer homes in that corresponding neighborhood and an 80' buffer. Looks like the current density of that area is much greater now with additional roads. Since the citizens lost their fight to keep the number of homes from the original plan of 548 (now doubled to over 1200 units), my main concern is the increased amount of traffic that will be using Crystal Valley Parkway and the frontage road. Until the freeway interchange is completed, there will be a huge traffic problem on these roads. Additionally, as the World Academy charter school continues to expand, that will severely impact traffic during the morning and afternoon drop off and pick up times. I've already seen traffic backed from Wilcox and Plum Creek clear back to the car dealerships during the afternoon.

Finally, this development will look horrible from the I25. When we moved here 13 years ago, we intentionally avoided Aurora and its urban sprawl. Unfortunately, that is what Castle Rock is now becoming.

Evan

Current:



2013:



On Thu, Apr 12, 2018, 15:21 Sandy Vossler <SVossler@crgov.com> wrote:

Evan,

Yes, do, please call me. I'm not certain where your home is. The 100' buffer and the 250' transition zone has been accounted for as required by the zoning. I have requested changes regarding the rear lot line configurations in the portion of Phase 1 located between the Montane Parkway and north of Road B, shown in red below (this is PA 1 on the PD Plan), because the required undulation was not provided. The next submittal will include a revised lotting plan for that area that abides by the general boundaries of PA 1 on the zoning document. Beyond this, I am interested to hear your concerns and what you believe has changed. Thank you, I look forward to hearing from you. Sandy

Below is the same area as approved on the zoning plan.

SANDY VOSSLER, SENIOR PLANNER

TOWN OF CASTLE ROCK

DEVELOPMENT SERVICES DEPARTMENT

720-733-3556

From: evan wild [mailto:evanwild37@gmail.com]

Sent: Thursday, April 12, 2018 3:03 PM

To: Sandy Vossler <SVossler@crgov.com>

Subject: Re: The Lanterns

Thanks for the quick reply and the link to the Dropbox. Looks like much has changed bordering Antelope Ridge where we live. I'll give you a ring if I have any questions once I've had a chance to fully review the PDFs.

On Thu, Apr 12, 2018 at 11:04 Sandy Vossler <SVossler@crgov.com> wrote:

Evan,

Town staff has received and completed a review of the first submittal of the site plan. The applicant is working on revisions based on Town comments and we are awaiting their next submittal. Public Hearings will not be scheduled until all staff comments have been addressed.

I have uploaded the proposed site plan and the approved zoning for the Lanterns to a dropbox that you may access via <https://app.box.com/s/7u7p2ybobb9jqmdjowh6i0nylnx27zsg>. These files are very large and may take time to download. I am happy to answer any questions that you might have, so feel free to give me a call. Sandy

SANDY VOSSLER, SENIOR PLANNER

TOWN OF CASTLE ROCK

DEVELOPMENT SERVICES DEPARTMENT

720-733-3556

From: evan wild [mailto:evanwild37@gmail.com]

Sent: Thursday, April 12, 2018 7:16 AM

To: Sandy Vossler <SVossler@crgov.com>

Subject: The Lanterns

Ms. Vossler,

Would you please send a PDF that shows the road and lot layout for the Lanterns development? I have located the general plans on the city website but cannot find anything with more detail.

Thank you.

Evan Wild

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
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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
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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>

From: [Scott Carlson](#)
To: [Brian Bates](#); [Sandy Vossler](#)
Cc: [Terry Hodge \(THODGE@tollbrothers.com\)](#); [Mitch Black](#)
Subject: RE: Lanterns SDP
Date: Wednesday, February 13, 2019 1:09:01 PM

Brian,

After reviewing the SDP I see 2 conditions that exist on the eastern boundary of the development. At the north end where lots back up to Lions Paw there is a concrete pan to intercept water flowing down the hill and insure that no storm water damages the homes. As the project moves south and there is a single loaded road with no homes on the east side of the road, at that point there is a meandering detached sidewalk. This sidewalk is drawn to meander in and out of the 100ft buffer. This was designed this way to create better aesthetics for the area, this sidewalk is not intended as a trail nor is it designed to trail standards, trails are 8-10ft wide, this walk is 5ft wide. During our discussion I did state that it was not our intent to have a perimeter trail within the 100ft buffer zone, and I do not believe that this short section of meandering walk violates that intent.

Regarding the minor encroachments on the eastern boundary, our only interest is in not creating a future issue. Since the encroachments are all within the 100ft buffer zone there are no conflicts for actual improvements, the only potential conflicts are legal; i.e. the Lions Paw homeowners claiming title to the property in the future by virtue of "adverse possession". The simplest solutions are to either move the wire fence or to have the encroaching homeowner sign an acknowledgement that they are encroaching and will not claim ownership in the future. The simpler the solution the better. I am available to talk by phone about these issues or any other that you may have or we can meet before or after the hearing on Thursday night.

Thanks,

Scott Carlson
303-324-4179

From: Brian Bates [mailto:brian.bates16@gmail.com]
Sent: Wednesday, February 13, 2019 9:22 AM
To: Sandy Vossler
Cc: Scott Carlson; Terry Hodge (THODGE@tollbrothers.com)
Subject: Re: Lanterns SDP

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TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
720-733-3556**

From: Sandy Vossler
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Cc: Scott Carlson <ScottCarlson@carlsonland.net>; Terry Hodge
(THODGE@tollbrothers.com) <THODGE@tollbrothers.com>
Subject: RE: Lanterns SDP

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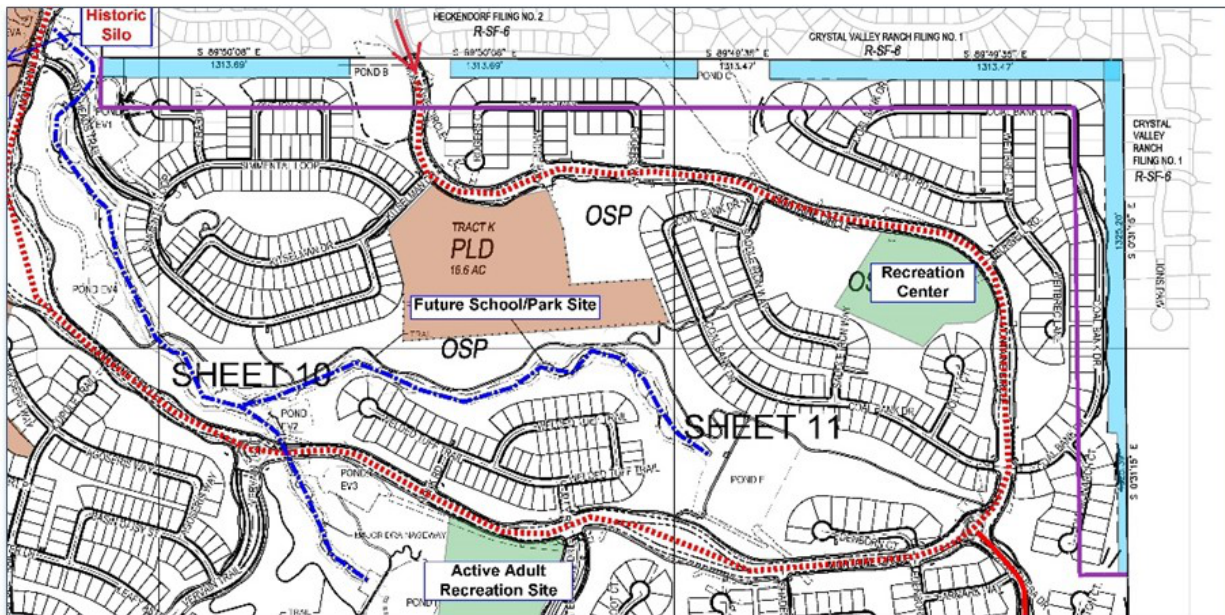
<Lanterns Amended Zoning Regs 2014-08.rec.pdf>

From: [Sandy Vossler](#)
To: ["Gerald Morrison"](#)
Cc: [Scott Carlson \(ScottCarlson@carlsonland.net\)](#)
Subject: RE: Lanterns SDP
Date: Friday, February 22, 2019 2:23:00 PM
Attachments: [SDP - Grading Sheet.pdf](#)
[image008.png](#)

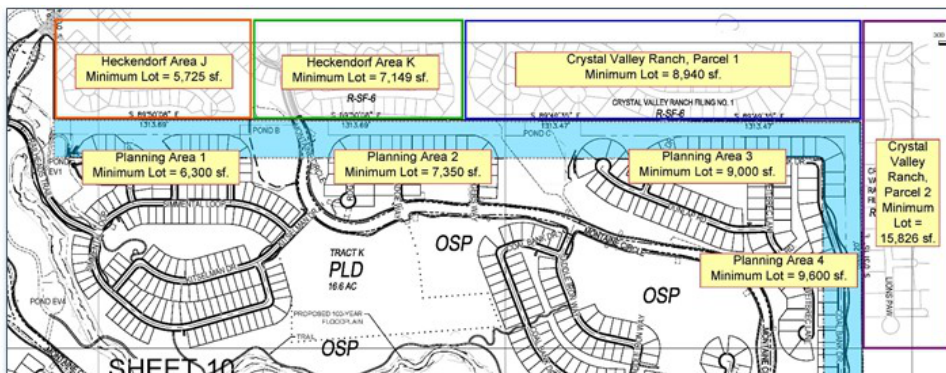
Mr. Morrison,

I apologize that I didn't respond to your email earlier in the week. I did refer your email inquiry to Mr. Carlson, as he is in the best position respond to the conversation that you had with him. It is my understanding that he has been in touch with you to discuss your concerns.

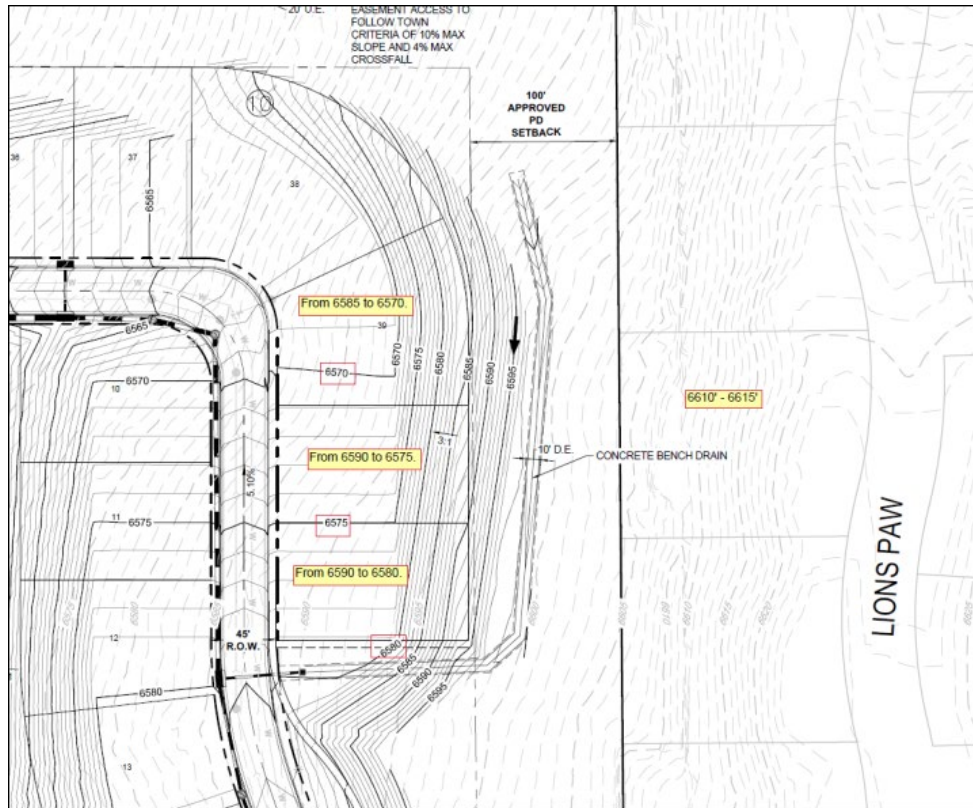
I wanted to follow up, however and answer some of the questions that you asked about the buffer and the grade. As you noted the information you received from the realtor and neighbors about a 250-foot buffer was not correct, but I also wanted to clarify that it isn't something that changed during the planning of the Lanterns. In 2006 a site plan was approved for the Lanterns that provided a 10' to 60' buffer along the north and east property boundaries. With the 2014 zoning of the Lanterns two conditions were created along the north property boundary with Heckendorf Ranch, and the east property boundary with Crystal Valley Ranch (and specifically the properties along Lions Paw). The first is a required 100-foot setback buffer; an increase over the previously approved buffer. This buffer is measured from the property boundary line to the rear lot lines of the properties within the Lanterns. Residential structures are not permitted to be built within this 100-foot buffer. That buffer area is shown in light blue below. The second condition of the 2014 zoning is the 250-foot transition zone, shown with the purple line below. I believe this is where the confusion lies.



The 250-foot Transition Zone outlined in purple above, and shaded in blue below is not a setback or a buffer. It is an area intended to provide a transition between the Lanterns and the adjacent existing neighborhood. Lots that are within the Transition Zone have specific lots widths and sizes that were established in the Lanterns zoning, which have been applied to the site plan. In most instances, the lot widths and area meet or exceed the size of the lots in the adjacent filing. The illustration below provides a comparison of the lot sizes in the Lanterns compared to the surrounding development.



Finally, I've looked back over the proposed grades at this corner of the Lanterns development. See the attached grading plan and snapshot below. In addition to the 100-foot setback buffer, the rear lot lines of the Lanterns properties are approximately 20 feet lower than your rear lot line. The elevation at the mid-point of your lot is approximately 6,610-6,615 feet, roughly where your foundation would be. The grade of the building pad for the three lots to the west of your lot, ranges from 6,570' on lot 39, to 6,580' on lot 41. All three lots are being lowered an average of 15' from the natural grade and will ultimately be approximately 35' lower than finished grade of your foundation. It does appear that there is significant grading proposed for this plateau area, as Mr. Carlson had indicated may be a possibility. I hope that this information is helpful and has answered some of your questions. Please let me know if you have any other questions or need additional information. Regards, Sandy



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

From: Gerald Morrison <grmorrison@gmail.com>
Sent: Friday, February 15, 2019 3:20 PM
To: Sandy Vossler <SVossler@crgov.com>
Subject: Fwd: Lanterns SDP

Hi Sandy,

My wife and I met you at one of the Lantern's Project meetings held at the Plum Creek Church about a year ago.

We had just moved into Painters Ridge a year ago in November and we back up to the Lantern's Project. We had been advised by the previous owners of our house, plus our realtors, as well as neighbors we had met before we closed, that there was a 250 ft buffer behind our home, in between our subdivision and The Lanterns. Of course, this was not correct and we do not hold any ill feelings to those that had advised us such as many things have changed over the years of planning for this new subdivision...

We did meet with Scott Carlson to discuss our particular concerns. Scott was/is such a gentleman and was very willing to come to our home to see our concern. I wanted to share this conversation with you as well as what was said so that you might keep an ear out to help us if possible.

The issue is behind our home, which is 4565 Lions Paw Street, and our neighbors on either side. Behind most of the homes on Lions Paw Street, there is a significant drop-off behind the homes. However, the three of us have a plateau behind our three homes. The area behind us is about the same elevation as our homes back yards. My wife and I showed Scott this and explained that based on the home plans for The Lantern's behind us, that if the homes built exactly behind us are actually two story, 35 foot tall homes, that we will lose all of the mountain views from both our downstairs as well as upstairs levels. Scott did not fully believe that this was the case.

Scott said he would bring to our home a helium balloon tethered with a 35 foot line and we would fly it from where the backs of the new homes behind us would be. He did so, and was surprised and agreed that there was significant impact of any mountain view from both levels if the homes were two story and were 35 feet high. He agreed to discuss this with the Toll Brothers to see if there could either be extensive grading done to this plateau or possibly even making these homes "ranch" homes (single story) so that the impact could be eliminated. He said he was in hopes that something could be done. We thanked him because he could have told us "tough"... it has been planned and approved so live with it or move... but he didn't, he actually said he felt that something could be done to eliminate the impact to our view.

I am tagging my email above to the emails you have been part of because of the questions about home height is also in them. I just wanted to make you aware that my home and my two neighbor's homes could be much more impacted by home height than anyone else on our street. I am in hopes that you will keep this in mind with any negotiations involving home height occur. I did NOT want to "cc" everyone else on this email string because Scott Carlson has been so very kind and polite to my wife and I in trying to help us keep our gorgeous view of the mountains... but I felt I needed to make you aware of it in case you can lend a hand as well.

If you ever want to come out and look at what we are faced with, I would be happy to show you the issue.

Thanks tons for any help you can provide as time goes on.

Regards,

Gerald (Jerry) and Carolyn Morrison
4565 Lions Paw Street
Castle Rock, CO 80104

grmorrison@gmail.com
864-245-7779

----- Forwarded message -----

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

Date: Thu, Feb 14, 2019 at 2:54 PM

Subject: Re: Lanterns SDP

To: Terry Hodge <THODGE@tollbrothers.com>, <SVossler@ergov.com>, <ScottCarlson@carlsonland.net>

Cc: Julie Parker <JParker@ergov.com>, Greg Saia <gsaia@tollbrothers.com>, <grmorrison@gmail.com>

Scott/Sandy/Terry-

Thanks for all the feedback. My comments are below.

1) Scott I recall our conversation a bit differently. The items we addressed were (1) the height of the homes that would be built along the proposed road. (2) The sidewalk that I raised the issue about. (3) The landscaping along the Eastern boundary. From my notes on our conversation for items 2&3, you stated that this was a conceptual rendition and that the detailed design work for that area wouldn't occur for several years. However, you agreed that we could work together on tree selection and placement such that between what you would place and I would place in my yard we could maximize screening. Further you would review the sidewalk placement to move it out of the setback/buffer area. On the height of the houses you offered to discuss with Toll Brothers but offered no commitment at that time. I believe you offered a similar outcome to Gerry Morrison.

2). Terry I appreciate your offer to align the walkway with the street. I believe even though it isn't technically built as a trail in the SDP the disconnection from the street will encourage its use as one. "If it looks like a duck."

So Sandy, given all this my preferred outcome would be a sidewalk adjacent to the street since there must be one.

Scott/Terry - Hopefully, we can still work together on the other items (tree placement/selection & house height) when those detailed plans are developed.

Thanks all!

Best regards,
Brian Bates

Sent from my iPhone. Apologies for typos and autocorrect.

On Feb 14, 2019, at 1:53 PM, Terry Hodge <THODGE@tollbrothers.com> wrote:

Sandy- I just realized in looking at the SDP that the walk Brian is referring to was shown on the SDP because it meandered so was shown more like a "trail" versus a detached walk. However, it is nothing more than the Street walk that is required by the Town on both sides of the road. The reason the other side is not shown is the fact that it is a street sidewalks which typically was not shown on the SDP, just trails. But because the one side meandered, it was shown on the SDP.

We are fine to attached to the street curb, make it parallel to the street curb or meander it. Whatever the Town desires in that location.

TERRY HODGE
Senior Vice President-Land Development
Toll Brothers
10 Inverness Dr. East Suite 125 Englewood, CO 80112
Office: (303) 708-0730 EXT 206 Fax: (303) 708-0731
[<image002.jpg>](#)

From: Sandy Vossler <SVossler@crgov.com>
Sent: Thursday, February 14, 2019 12:55 PM
To: Brian Bates <brian.bates16@gmail.com>
Cc: Scott Carlson (ScottCarlson@carlsonland.net) <ScottCarlson@carlsonland.net>; Terry Hodge <THODGE@tollbrothers.com>; Julie Parker <JParker@crgov.com>
Subject: RE: Lanterns SDP

Brian,
We will provide Planning Commission with a hard copy of your email and Scott Carlson's response to your email, before the meeting begins tonight. Attached is what will be distributed. Thanks again for the input. 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 10:43 AM
To: Sandy Vossler <SVossler@crgov.com>
Subject: Re: Lanterns SDP

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.

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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](#)>