



July 8, 2024

Town of Castle Rock
Development Service Department
100. N Wilcox Street
Castle Rock, CO 80104

Re: Promenade at Castle Rock Block 4 Lot 4A – Project Narrative

It is our pleasure to submit this letter of introduction on behalf of KT Development for the Woodspring Suites Hotel at the Promenade. The project location consists of two vacant lots and proposes a plat amendment to shift the property lines of Lots 3A-1 and 2A-2 to provide appropriate land area for the development of a new 4-story, 48,660 square foot hotel with 125 parking stalls, associated drive aisles and landscaping.

Compliance

The proposed use and site development are in compliance with Town of Castle Rock standards and the Promenade at Castle Rock Planned Development Plan.

The current zoning is under the Promenade at Castle Rock PD. The PD demonstrates the desire to provide commercial and lodging uses.

The site complies with Castle Rock's design guidelines outlined in the civil and utility technical manuals. There are no planned deviations from the site development plan.

Variance

There are no variances from Town Code or adopted criteria requested with this project.

Technical Compliance

All construction documents will be in compliance with all Town of Castle Rock manuals. There are no proposed technical criteria variances. Should you have any questions, please contact me.

Sincerely,
K2 Civil Consultants

Michael Drago, P.E.