



April 27, 2026

Town of Castle Rock

RE: Project Narrative – GT Sanders Site Civil CDs

Town of Castle Rock Reviewer,

George T. Sanders (GTS), is the largest independent distributor of heating and plumbing equipment in Colorado, would like to proceed with site construction documents for an approximate 14,526 SF building located at 1004 South Interstate 25, Castle Rock, CO. GTS will be constructed on a 2.61-acre lot which was platted as part of the phase 1 process. The lot was also rezoned as part of that process. The building will be a 24' clear height pre-engineered metal building with insulated metal panels, storefront openings, and a masonry component. GTS is planning on occupying this facility. 40 parking spaces are planned with two being accessible. Drive-in doors and dock high doors will be provided on the east side of the building. The proposed access point will be from Wilcox.

The GTS Team is pleased to present the following application to the Town of Castle Rock.

Context:

The existing zoning is currently Mixed-Use. The site is currently vacant land and has been overlot graded as part of the phase 1 public improvements. The site is situated in South Castle Rock and its western frontage is bordered by the I-25 corridor. The property to the north is an existing church facility, with the eastern portion comprised of the Plum Creek flood plain and the south property is currently vacant and zoned R-1. PDP, SDP, and Final Plat have previously been submitted to the Town. Based on the phase 1 approved plans completed in 2023, the public infrastructure required for this site and the lots to the south has been installed.

There are no variances requested at this time. The site complies with Town of Castle Rock Standards and Specifications.

Site:

The applicant proposes to construct a 14,526 SF metal building that will serve as storage and distribution of plumbing supplies. Approximately 4,000 SF will be finished to serve as a showroom and other operations. It is understood that the site is designated as 'mixed-use' in the Town's 2030 Comprehensive Plan which will accommodate the proposed business, warehouse use. The site will require adequate parking for both the showroom and employees. Loading docks and drive-in doors will be required for the operations of the facility. Signage along the I-25 corridor is required for clear identification of the facility. Additionally, the lots to the south have been developed with several buildings that are currently in use.

If you have additional questions, please contact me at madams@proofcivil.com or at 303-325-5709.

Best Regards,

Mathew A. Adams, P.E.
Principal
Proof Civil