

NARRATIVE OF INTENT

Project Address: 1101 Gilbert Street, Castle Rock, CO 80104

Applicant/Builder: Big Rock Custom Homes – Heather Upchurch

Business Address: 21558 E Ottawa Circle, Aurora, CO 80016

Project Overview:

Big Rock Custom Homes, under the direction of Heather Upchurch as the licensed contractor in The Town of Castle Rock, intends to continue development of the previously approved Site Development Plan (SDP) for the property located at 1101 Gilbert Street in Castle Rock, Colorado.

The project consists of the construction of a five-unit (5-plex) townhome building. This development is consistent with the originally approved plans and aligns with the established design, layout, and density of the surrounding neighborhood.

Continuity with Prior Approval:

This application is submitted with the intent to proceed with the project exactly as previously reviewed and approved by the Town. No material changes are proposed to the site plan, building design, unit configuration, or overall project scope.

The subject property is part of a larger coordinated development that includes two adjacent buildings of identical design and use. These neighboring structures have already been completed or approved and are governed under a common Homeowners Association (HOA). The proposed construction at 1101 Gilbert Street will match these existing buildings in architectural style, scale, and functionality, ensuring consistency within the development.

Compliance and Intent:

Big Rock Custom Homes is committed to full compliance with all applicable Town of Castle Rock codes, regulations, and permitting requirements. The intent is to seamlessly continue the previously entitled project, maintaining the integrity of the original development vision and contributing to the cohesion of the surrounding community.

Conclusion:

This narrative is provided to confirm that the applicant seeks to move forward with the previously approved 5-plex townhome project without modification. We respectfully request continuation of the approval process in alignment with the existing SDP.

Sincerely,

Heather Upchurch

Big Rock Custom Homes

Town of Castle Rock Licensed Contractor #CR23-0741

303-437-9281