From: Christine Rothacker
To: PreApplication
Subject: RE: Online Form Submittal: Pre-Application Meeting
Date: Tuesday, September 2, 2025 9:42:23 AM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png

Hi Darcie,

Sorry for the delay. Here is a short narrative describing our proposal:
This application proposes a new KinderCare early childhood education center on a 1.645-acre parcel along S. Wilcox Street in Castle Rock. The project includes a 11,580 square foot building, with 14,500 secure playgrounds, 39 parking spaces (2-ADA), and a 10,500 SF water quality area. The site layout is designed to use the land efficiently, with direct access provided from S. Wilcox Street and safe circulation for parents, children, and staff. Landscaping (19,000 SF) will buffer the site and enhance visual character. Drainage will be managed by the on-site water quality pond.

Additionally, I will forward you an email from the owner Spero Demis. Please let me know if you need anything else.

Thanks,
Christine

CADENCE
CELEBRATING 20 YEARS
Christine Rothacker
| Mobile 303.601.9998 |

From: PreApplication <PreApplication@crgov.com>
Sent: Thursday, August 14, 2025 1:57 PM
To: Christine Rothacker <crothacker@cadencecap.com>
Subject: RE: Online Form Submittal: Pre-Application Meeting

Hi Christine,

Please send over a narrative describing your proposal and have the property owner email us

acknowledging the submittal. Let me know if you have any questions!

Thank you!

Darcie Hartman
Assistant Planner
Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3546 | CRGov.com | Etrakit
Rate Our Service

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, August 14, 2025 10:59 AM
To: PreApplication <PreApplication@crgov.com>
Subject: Online Form Submittal: Pre-Application Meeting

Pre-Application Meeting

Instructions

Please complete all fields including the owner signature. Incomplete applications will not be accepted.

• Do not lock the files. Locked files cannot be uploaded to our system and will be returned.

• Provide a narrative of the proposed project as a PDF. Include information such as proposed use(s), building square footage, number of parking spaces, amount of open space, lot size, etc.

• Provide a conceptual site plan. Include information such building footprints, use areas, location of access points, location of open space, sidewalks, elevation of buildings, location of detention ponds, etc.

• Provide a Word document with any project specific questions. Information regarding review times, submittal requirements and review processes are automatically included in the review comments.

(Section Break)

Applicant Information	
Applicant Name	Christine
Company Name	Cadence Capital
Phone Number	3036019998
Email Address	crothacker@cadencecap.com
Address	6400 S Fiddlers Green Circle
City/Zip	80111
Applicant's Signature (Required)	Christine Rothacker
Please add any additional contacts that you would like to receive review comments:	ldinneen@cadencecap.com

(Section Break)

Property Owner Information	
Owner Name	South Castle Rock, LLC
Company Name	*Field not completed.*
Phone Number	3037572727
Email Address	denvernet@aol.com
Address	P.O. Box 24785
City / Zip	Denver / 80224
Acknowledgement	By checking this box, I acknowledge that I will need a letter of authorization from the owner submitted with this application, or the owner will email Preapplication@CRgov.com acknowledging the submittal of this application.

(Section Break)

Property Information	
Parcel Number(s)	250514206025
Current Use	Vacant Land
Current Zoning (if zoning is PD, give name)	DEMIS PD
Property Size (acres or square feet)	1.65

(Section Break)

File Upload	S Wilcox KinderCare EXHIBIT B v2.pdf, S Wilcox KinderCare EXHIBIT A v2.pdf

Email not displaying correctly? View it in your browser.