

From: [David Braun](#)
To: [Darcie Hartman](#)
Cc: [Tammy King](#); [Brad Boland](#); [Kurt Rozelle](#)
Subject: Re: Lot development
Date: Tuesday, February 24, 2026 10:49:48 AM
Attachments: [image001.png](#)
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[image003.png](#)
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[image005.png](#)
[image006.png](#)
[image007.png](#)



Hi Darcie,

I didn't realize I needed to put the site plans/ideas in a Word doc and also upload. Will this list below in this email suffice?

- Subdivide lot 6 and keep lots 4 and 5 on their own to maintain historic integrity
- Build a new house on lot 6
- New house would incorporate the existing garage
- Dimensions of the new house would be approximately 65' X 30'
- We'd like the house to face 2nd street and have its address on 2nd street
- Since the garage currently sits over the lot line, how do you handle that? What are our options?
- How much of the lot can we build on? Is it still 40% coverage limit?
- What are the setback requirements?
- What are current tap fees for water?

Thank you very much.

David Braun

On Mon, Feb 23, 2026 at 11:02 AM Darcie Hartman <DHartman@crgov.com> wrote:

Hi David,

Here is the link to the preapplication. Please be sure to include a narrative describing your proposal, and a rough site plan showing any ideas you have for how you would like to use your property. Please let me know if you have any questions!

[Form Center • Pre-Application Meeting](#)

Thank you!



Darcie Hartman

Plan Review Project Coordinator

Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104
Direct 720.733.3546 | Cell 720.660.1988



Please send all submittals to: DevReview@CRgov.com

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From: David Braun <davebraun@gmail.com>

Sent: Monday, February 23, 2026 10:13 AM

To: Tammy King <TKing@crgov.com>

Cc: Brad Boland <BBoland@crgov.com>; Darcie Hartman <DHartman@crgov.com>

Subject: Re: Lot development

Yes, let's do that. Sorry, I forgot about that process. It will be a simple narrative so we can gather some information.

Thanks,

David

On Mon, Feb 23, 2026 at 8:57 AM Tammy King <TKing@crgov.com> wrote:

Good Morning David,

That would be done through Planning and Development Review, so the best option would be a Pre_APP. Darcie can schedule you for that, if you like?

Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey

<https://www.surveymonkey.com/r/LR35C27>

Tammy King

Zoning Manager

100 N Wilcox Ave

Castle Rock, CO 80104

720-733-3557

From: David Braun <davebraun@gmail.com>

Sent: Monday, February 23, 2026 8:38 AM

To: Tammy King <TKing@crgov.com>

Cc: Brad Boland <BBoland@crgov.com>

Subject: Lot development

Hi Tammy,

Can we schedule a meeting to discuss development options for one of the lots we own? Our property has three lots. I'd like to look at options with you for lot 6, which borders both Cantril Street and 2nd Street. I've attached our latest property survey.

I would like to learn what subdividing looks like, what tap/address fees there would be,

and how we could build on that lot to face 2nd Street and have the address on 2nd Street. The current garage sits over the lot line so I'm curious what our options are and what setbacks we need to consider. We don't intend to develop and sell lot 6, but rather live there ourselves.

Our goal is to keep the historic Dyer House, outbuildings, and barn together on lots 4 & 5 to preserve the historic integrity.

Thank you,

David Braun

720-499-7656