

Project Name: Crystal Valley Ranch Filing 18, Tract C

Project Number: RE2026-051

Date Received: 04/23/2026

Jurisdiction: Town of Castle Rock

Due Date: 05/06/2026

Addressing Comments:

The street name show on the plans - PERRO DORADO TRAIL - is acceptable. However, street names must be established by plat or other recorded document and may not be established by site plan. Please confirm there is a plat in process to establish PERRO DORADO TRAIL and submit that project to this office for review.

Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglasco.gov or 303.660.7411 with questions.

Engineering Comments:

No Comments

Planner Comments:

Narrative states the commercial patio is 882 sf while the plans show an are of 943 sf. Please make sure narrative and plans are consistent.

Will the future owner of Lot 16 have enough clear space to back out of driveway without hitting EVA gate?

With the EVA gate in place, will delivery trucks to the commercial lot be able to turnaround in Perro Dorado Trail?

Instead of an EVA gate, was traffic calming such as traffic bulbs, enhanced landscaping, or reduced radius street curves considered for Perro Dorado?