

21 November 2024

Town of Castle Rock, Colorado  
Attn: Mr. Brad Boland  
100 N. Wilcox Street  
Castle Rock, Colorado 80104

Re: Plum Creek Veterinary Clinic, 425 S. Wilcox St. – SDP24-0038

Dear Mr. Boland:

On behalf of our Client, Southern Veterinary Partners, we, Treanor, Inc. respectfully submit this documentation in conjunction with the Site Development Plan for the minor modifications to the existing development at 425 S. Wilcox Street in the town of Castle Rock.

The property is located on the west side of Wilcox Street along the north side of East Plum Creek. The project site has shared access with the adjacent developed lot (multi-tenant commercial/office building), which has a single point of access to Wilcox Street just to the south of Rio Grande Drive.

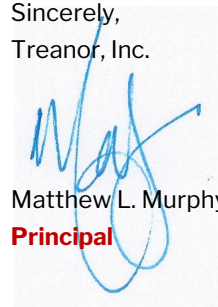
This project is primarily a tenant interior remodel with minor exterior improvements including the infill of an exterior courtyard on the south side of the structure, a new entry door and additional side exterior egress door. All parking areas are existing (paved and lighted) and will remain. A new dumpster enclosure will be constructed on the far northwest end of the parking area and will be clad with materials that match the building exterior.

The site is compliant with the town's zoning and design codes, as a developed site. The continued use as an office/commercial use is in-line with the 2030 comprehensive plan denoting the area as mixed use. Given the site is completely developed and the use aligns with past office use, all the existing infrastructure for utility and access is in-place and will not negatively impact the site or surrounding area.

No existing variances are in-place with the existing development and no new variances are sought at this time.

If you have any questions or require additional information, please do not hesitate to contact us via voice or email: 785.727.2407 (Direct Dial) or [mmurphy@treanor.design](mailto:mmurphy@treanor.design). Thank you for your assistance with this submittal.

Sincerely,  
Treanor, Inc.



Matthew L. Murphy, PE  
**Principal**