



SITE DEVELOPMENT PLAN APPROVAL LETTER

TO: Jake Schroeder, ACM Dawson Trails VIII JV, LLC
Larry Jacobson, ACM Dawson Trails VIII JV, LLC
Aaron McLean, Galloway & Company, Inc.
Jenny Romano, P.E., Galloway & Company, Inc.

FROM: Sandy Vossler, Senior Planner, Development Services Department

DATE: August 28, 2026

SUBJECT: King Soopers – Dawson Trails, Site Development Plan, SDP25-0015 - Approved

Important notice regarding payment scams: Official payment requests from the Town of Castle Rock will only come from your specific staff contact using an "@CRgov.com" email address. The Town will never request payment via wire transfer. Verify all fees through [eTRAKiT](#) and contact your staff contact directly if you receive a suspicious request prior to paying it.

The Site Development Plan for King Soopers in the Dawson Trails Planned Development was approved by the Castle Rock Town Council on August 18, 2026. Attached for your records is the executed Resolution.

Submittal Requirements

You may prepare the Site Development Plan for signatures and recording. Please follow the steps below.

- Please provide a current Title Commitment dated within the last 30 days.
- Please print the signature sheet only (Sheet 1) of the site plan set on Mylar with black ink printed on the front only. Do not print on the back of the Mylar.
- Obtain any cover sheet signatures needed for the Surveyor, Owner, Title Certification, and Lien holders (if applicable), including Notaries. Please cover the signatures and title blocks to prevent smearing.
- Wet signatures and seals must be original and in black ink only. Electronic seals and signatures are not accepted.
- Please have the Landscape Architect sign and stamp all applicable landscape design sheets.
- Return the signed and notarized Mylar plan sheet to my attention at:

Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80104

DEVELOPMENT SERVICES

100 North Wilcox Street Castle Rock, CO 80104 P: 720-733-3556 E: svossler@crgov.com

EXCELLENCE • DEDICATION • SERVICE

- The signed, sealed and notarized signature sheet Mylar must be submitted to the Town of Castle Rock within 180 days from the Town Council approval date of August 18, 2026, which is **Monday, February 15, 2027**.
- After we have obtained Town approval signatures, we will record this document with Douglas County Clerk and Recorder. Please allow 3-5 business days after receipt of the Mylars for obtaining Town signatures and recording the document. You will be provided the reception number after the document is recorded.
- The Douglas County recording fee is \$46, invoice attached. The recording fee can be paid via check made payable to Town of Castle Rock via check or electronically via [eTRAKiT](#). Please let me know which you prefer.
- PLEASE NOTE: There is an outstanding fee of \$120 for the replacement neighborhood meeting signs and the public hearing signs. This fee may be paid online through [eTRAKiT](#). All fees must be paid prior to recording.

Recording Timeline

Please be aware of the following:

- All submitted documents will be reviewed to ensure accuracy and completeness, including verification of required parties, execution blocks, and all supporting exhibits and legal descriptions. Documents that are incomplete or require revisions may result in delays.
- Final documents must be submitted with adequate lead time prior to the desired recording or closing date. The Town requires up to one week to review documents, route for signatures across departments, and complete the recording process.
- **Submittals provided without sufficient lead time may not be processed in time to meet requested recording or closing dates.**
- Building Permits cannot be issued until the Site Development Plan for the project is recorded.

PROJECT OVERVIEW:

Submittal	Rec'd by TOCR	Returned to Applicant	Number of Review Days	Review Rating	Resubmittal by Applicant	Number of Days for Resubmittal
1 partial	7-18-25	9-2-25*	32	Yellow		
1 complete	7-18-25	9-12-25**	40	Red	11-24-25	49
2	11-24-25	12-19-25	17	Yellow*	3-18-26	58
3	3-18-26	4-10-26	17	Yellow*	6-5-26	40
4	6-5-26	7-7-26	21	Green – Approved with Conditions	7-17-26	9
5	7-17-26	7-28-26	8	Green-Approved with Conditions	8-6-26	8
6	8-6-26	8-6-26	1	Approved		

*Partial comments sent without WC and PL comments/redlines

**Complete 1st review comments sent

Total Review Time Town of Castle Rock	Total Resubmittal Time
104 business days	164 business days

We appreciate your project within the Town of Castle Rock, and hope you have a successful development. If I can be of any further assistance, please let me know. Thank you.

Regards,

Sandy Vossler
Senior Planner, Development Services Department

Attachments:

- Executed Resolution
- Recording/Sign Invoice

RESOLUTION NO. 2026-093

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
KING SOOPERS GROCERY STORE AND FUELING STATION WITHIN
THE DAWSON TRAILS PLANNED DEVELOPMENT
(Dawson Trails Filing No. 2, Planning Area E2)**

WHEREAS, ACM Dawson Trails VIII JV LLC, has requested approval of a site development plan (the “Site Development Plan”) for a King Soopers grocery store and fueling station within the Dawson Trails Planned Development (the “Project”); and

WHEREAS, the Project is located on approximately 12.1 acres of property located southwest of the intersection of Dawson Trails Boulevard and Gambel Ridge Boulevard, which property is within Planning Area E2 as shown on the Dawson Trails Planned Development Plan; and

WHEREAS, the uses associated with the Project are uses that are permitted by right in Planning Area E2 pursuant to the Dawson Trails Zoning Regulations; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on August 13, 2026, a public hearing was held before the Planning Commission, which voted to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

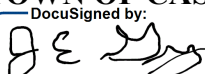
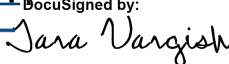
- (i) The goals and objectives of the Town of Castle Rock’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the Dawson Trails Planned Development Plan and the Dawson Trails Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040;
- (iv) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50; and
- (v) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan for the Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED this 18th day of August, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of 7 for and 0 against.

DS

ATTEST: DocuSigned by:  298A8A4EDEE34AF... Lisa Anderson, Town Clerk		TOWN OF CASTLE ROCK DocuSigned by:  A7938A42F3A848A... Jason Gray, Mayor
Approved as to form: DocuSigned by:  F7847F32A6794D1... Michael J. Hyman, Town Attorney		Approved as to content: DocuSigned by:  CF5BED67CCC54B8... Tara Vargish, Director of Development Services



INVOICE

Town of Castle Rock

100 N Wilcox St.

Castle Rock, CO 80104

Phone:(720)-733-3556

svossler@crgov.com

APPLICANT:

**Aaron McLean
Galloway & Associates
5500 Greenwood Plaza Boulevard, Suite 200
Greenwood Village, CO 80111
SITE DEVELOPMENT PLAN**

**Project No: SDP25-0015
Parcel No: 250522000036**

Fee Description

Fee Amount

PUBLIC HEARING SIGN FEE	\$120.00
ELECTRONIC RECORDING FEE PROJECT	\$46.00

Total Fees Due:

\$166.00

Date Printed: Aug 28, 2026

Assessed By: SANDY VOSSLER

CUSTOMER COPY