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October 27, 2026

Town of Castle Rock
Development Services - Planning Division
100 North Wilcox Street
Castle Rock, CO 80104

Attn: Ashlynn Miller
amiller2@crgov.com

Re: Project Narrative – Dawson Trails Bellco Credit Union – SDP26-XXXX

Dear Ashlynn Miller:

The proposed project is an approximately 3,048 square foot, one-story, Bellco Credit Union branch facility with three (3) drive-thru lanes and 22 parking spaces, on an approximately 1.85 Acre site. The project's site is described as Lot 8, Dawson Trails Filing No. 2 Amendment 4, located in the Southwest 1/4 Section 22, Township 8S., Range 67W., of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado; its' location lies at the crossroads of Gambel Ridge Boulevard and Quandary Peak Drive within the Dawson Trails Planned Development Plan (PDP25-0004). Per PDP25-004, this site is located within the E-2 Planning Area and is subject to its' commercial zoning standards; the proposed project's land use is an ATM / Kiosk / Financial Institution, a permitted land use per Section 6.1.5.B Non-Residential Uses.

Compliance: The site's proposed design and program were guided by the standards and requirements set by the Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 2. (SDP25-004) in addition to the Town of Castle Rock's Vison 2030 document, 2030 Comprehensive Master Plan, zoning codes, and design criteria manuals, these standards were used alongside the requirements.

Impacts: This project will provide the surrounding neighborhood and community with access to the financial and banking services of Bellco Credit Union. The proposed project's design aligns with the design standards set by the Dawson Trails Planned Development Plan and the Town of Castle Rock.

Infrastructure: Access to the site is provided per Town of Castle Rock standards and based on the overall development plan. There is existing infrastructure surrounding the proposed site, utility connection stubs were provided by the overall developer; the provided locations were used to establish the project's utility connections and services. Proposed easements have been provided for the on-site utility routes, per the Town of Castle Rock's engineering design criteria manuals.

Sincerely,

FARNSWORTH GROUP, INC.



Emily Martin
Sr. Project Architect