



PROJECT NAME: 7-11 Expansion

PROPERTY ADDRESS / GENERAL LOCATION: 810 N. Wilcox St.

LEGAL DESCRIPTION: LOTS 14 - 18 BLK 9 WILCOX ADD TO CASTLE ROCK

PROJECT DESCRIPTION: Proposed rezone from Q Petroleum to straight Business with Downtown Overlay District

STATE PARCEL NO. 2505-023-09-003

PLEASE CHECK APPLICATION TYPE:

- | | | |
|---|--|--|
| ☐ AGREEMENT | ☐ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☐ CONSTRUCTION DOCUMENTS | ☐ SITE DEVELOPMENT PLAN | _____ |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | _____ |
| ☐ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | _____ |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☒ STRAIGHT ZONING | _____ |
| ☐ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | _____ |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | _____ |

SUMMARY DATA:

Current Zoning Q Petroleum
Acreage 0.459
Current Use Convenience store and fuel
Pre-Application Meeting Date and Staff Member Name (if known)
02/11/2025 - Brad Boland
Proposed Zoning Business, Downtown Overlay District

Proposed No. of Lots 1
Proposed No. of Dwelling Units or Buildings (if Commercial)
1 commercial
Proposed Building Sq.Ft. 4000
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Ardeshir Delsouz & Sylvia Delsouz
Company _____
Address 810 N Wilcox St.
Castle Rock, CO 80104
Phone 720-530-5358
Email delsouz@msn.com

DELBOUZ B. ARDESHIR 03/11/2025
Property Owner Signature (Required) Date

REPRESENTATIVE INFORMATION:

Name David Goode
Company McDermott Assoc.
Address 4401 S Quebec St., Suite G101
Denver, CO 80237
Phone 303-246-4943
Email davidpgoode@gmail.com

[Signature] 03/11/2025
Representative Signature (Required) Date

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Kathryn Wiley
Company _____
Email kathrynwileyco@gmail.com

Name Rebecca McDermott
Company McDermott Assoc
Email rmcdermott@mcdddenver.com