

**Epiphany Building Update**  
**February 15, 2009**

**After our successful Planning Commission Hearing last October which had passed on a 7-0 vote we have negotiated long and hard with the different departments of the Town of Castle Rock to come to acceptable terms on a Developers Agreement. Epiphany's attorney, Jim Folkestad, is working on some final wording for clarification. Basically our Developers Agreement we have taken as far as we can.**

**Our main accomplishments are:**

- 1. No easements for neighbors across our parking lot or the southern part of Epiphany's property.**
- 2. The Town will accept a 25' setback around our property in lieu of 1 acre open space at some corner of Epiphany's property.**
- 3. We do not have to pay for traffic lights or donate ground for a round-a-bout on Wolfensberger Road.**
- 4. We do not have to put in a sidewalk along Wolfensberger Road that leads to nowhere at the time of Phase One. We pay for it in today's dollars for the Town to put it in at a future date when it is needed.**
- 5. We can keep our modular until completion of our Second Phase construction is finished, but not later than 2018.**
- 6. If our development is considered exemplary by the Town of Castle Rock's Council they will sell us the water needed for all three phases of development. The Planning Commission considered it exemplary.**
- 7. The head of the Castle Rock Utility Department suggested that we tie into the sewer to the south of Epiphany with a lift station until sewer is available on Wolfensberger Road. The cost of that would be approximately \$50,000 at this time rather than well over \$100,000.**

**All of this now is subject to Town Council's approval. After the attorney's final wordsmithing of the Developers Agreement we can set Town Council Hearing for March 31<sup>st</sup> with second reading April 7<sup>th</sup> or 14<sup>th</sup>.**

**After Council's approval we can complete the Preliminary Plat, Final Plat, Final Planned Development Site Plan, Construction Drawings etc. That will allow us to get final bids and get the Congregation's approval for such and work on the financing.**

**The Building Committee appreciates your prayers, patience and input. Watch the Starlight Express for future updates and postings.**

**Respectfully submitted,**

**Eva Mitchell**