

Epiphany Building Update

June 29, 2008

After finally working with our fifth planner, Sandy Vossler, we are now on the schedule to have our formal Planning Commission hearing August 14, 2008. We are praying that all goes well and our Town Council First Reading will be scheduled for September 23, 2008. A second hearing would then be approved by the Council on their consent agenda. These are the steps we will have to go through now.

An important part of being successful in our annexation and development is our Developers Agreement with the Town of Castle Rock. We are in process of working through that now with the Town and our Legal Counsel, Jim Folkestad. It encompasses as to how much money we have to pay to the Town for the sidewalk, sewer, the water that they promised to sell us, how long will they let us keep our modular and many other items. This agreement needs to be finalized by the time we have the Town Council First Reading.

From our last Update April 22nd the following has happened: The Town of Castle Rock put a moratorium on all commercial development. The planner that we just started working with at that time, Dan Staley, was let go by the Town because he did not agree with the moratorium, which then, brought us back to the beginning. The Town hired a new Planning Manager, Heather Day. For a couple days it appeared that Heather would take care of us. She had a long history working in Greenwood Village and had worked with Kurtis Williams. No such luck, we were assigned to Sandy Vossler, who is also a very capable planner. Heather and Sandy asked us to meet with them and we were advised to go back from the R-1 zoning by Special Use to the PD (Planned Development) zoning. That was the zoning we started out with at the beginning two years ago. We agreed to give the Town a 25' setback as we would have needed in the R-1 zoning. They promised if we do that, the Town would include the setback as well as any of our landscaped areas around parking lots etc. as Open Space, which will fit in our plan. Our access will be on the east side of our property for now. We will have no easements on the south

or across our property.

J. R. Engineering, under the leadership of Kurtis Williams, has taken our package to 16 different referral agencies of the Town and negotiated their approvals. A tremendous job well done. It required a lot of patience and at times redoing the submittals. The same holds true for Krager and Associates, our traffic engineers.

Thank you everyone for all the hard labor that makes our modular look very nice. Jon Habermann will repair the roof of the modular for now and once we know we can keep it on the grounds for a while, he will replace the roof free of charge for Epiphany. Thank you Jon. Our architect, Tom Savory, has worked well with us and has been very generous with his charges toward us. Soon we should be able to have a definite budget, construction costs and construction time.

Please contact me if you have any further questions.

Respectfully submitted,

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