

# City of Castle Rock

## Preliminary Review Letter



*City of Castle Rock*  
PO Box 370  
Castle Rock, WA 98611

December 17, 2025

**Re: Preliminary Review Letter: 441 Front Avenue NW Short Plat**

Dear Mr. Vorse,

The city has reviewed your preliminary application materials submitted on December 11, 2025. This is a very preliminary review in advance of a formal review submittal. This letter is not a complete review, just a first look at materials. Planning staff has the following comments for the short plat exhibits:

- CRMC 16.32.120
  - All dimensions along the lines of each lot, in feet and decimals of a foot to the nearest one-hundredth foot with true bearings, and any other data necessary for the location of any lot in the field;
- CRMC 16.32.040
  - Location of existing and proposed fencing or retaining walls, freestanding signs, easements, refuse areas, and on-site utility structures;
  - Location and size of proposed structures, storage areas, buffer areas, yards, open spaces, and landscape areas;
- CRMC 17.32: R-2 Zone
  - Please illustrate the following (logically on C1.1)
    - Setback and building envelope in accordance with 17.32.070
    - Illustrate Compliance with screening and landscaping as applicable in 17.32.080
- Private Road – is this going to be a recorded easement? We will want to see that it is recorded and depicted as an easement on the plat - all property owners will maintain the road to private road standards.

If you have any questions, please don't hesitate to contact us at 360-274-8181.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Granrath".

Rachel Granrath, Contract City Planner  
[Rachel.granrath@kimley-horn.com](mailto:Rachel.granrath@kimley-horn.com)

Cc: Karlene Akesson, Deputy Clerk, [kakesson@ci.castle-rock.wa.us](mailto:kakesson@ci.castle-rock.wa.us)  
Carie Cuttonaro, Clerk-Treasurer, [ccuttonaro@ci.castle-rock.wa.us](mailto:ccuttonaro@ci.castle-rock.wa.us)