



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"Tell a man that there are 400 billion stars and he'll believe you. Tell him a bench has wet paint and he has to touch it."

~~ Steven Wright

Curiosity is a good thing. The Development Services Department and Development Services Enterprise staff are the most curious bunch of professionals I have ever worked with. The collective curiosity of the team results in constant analysis of our policies, programs and practices to advance our goal of providing outstanding customer service. I am approached by staff, on a daily basis, contemplating a variety of ideas to make our workforce more efficient. These intellectual explorations stimulate thought and enhance creative resolve within the team. The Council, the five Boards and Commission we serve, the Town residents and development community should be pleased they are served by a highly competent and motivated professional staff. I am thankful to serve alongside this great team.



Investment in Castle Rock remains strong.

Our permit activity is tracking slightly above last year and clearly above 10-year averages and 2017 budget

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

projections. We anticipate another year of strong revenue and continued high level of building activity given discussions with representatives from the homebuilders and commercial building contractors. We are busy.



top by our offices to see progress that is occurring on the Town Hall addition. Block exterior walls and the steel infrastructure are rising quickly. The steel crane will remain in place throughout the month of April, and the masons should finish work on the exterior walls in the next two weeks. We are currently on schedule to move into the structure in the fall season.

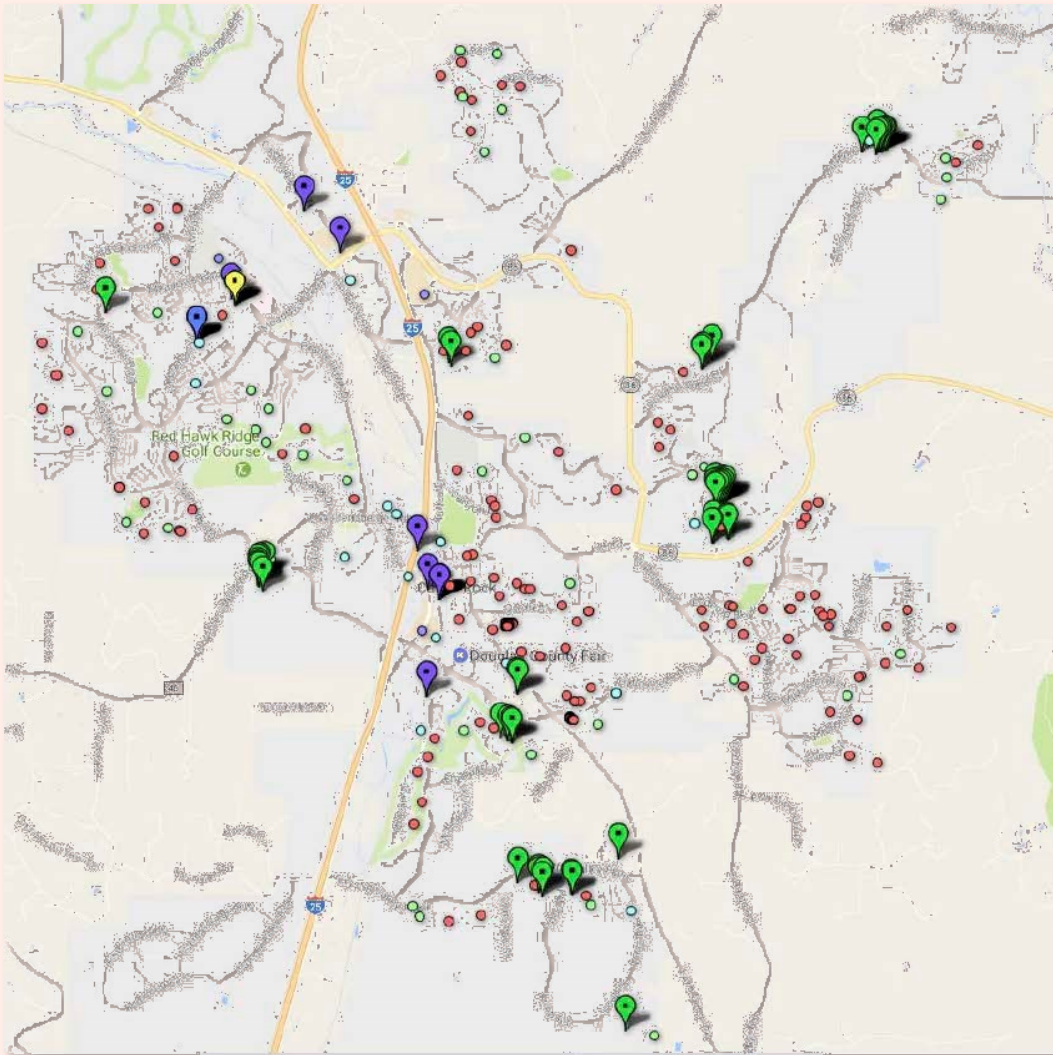


he trees are in bloom and the grass is turning green. The first day of spring was March 20, and we all enjoyed unseasonably mild weather throughout the winter and late winter months leading to the spring season. Get outside, take a walk and enjoy the beauty of Castle Rock.



PERMIT ACTIVITY MAP - MARCH

Below is a town-wide map depicting permit and construction activity for the month of March, 2017. An additional map is published each December showing the cumulative activity for the year. Our goal is to show the areas of Town where the most, or least activity, is occurring. To view this map online, please visit: CRgov.com/buildingreports



PERMIT TYPE	MAR 2017	ICON
COMMERCIAL NEW	19	
COMMERCIAL REMODEL	4	
MISC COMMERCIAL	19	
MISC RESIDENTIAL	177	
NEW SINGLE FAMILY ATTACHED	5	
NEW SINGLE FAMILY DETACHED	57	
RESIDENTIAL REMODEL	40	
NEW MULTI FAMILY	50	

Implementing the Community Vision through Development Activities

KUDOS

ICC Certifications

James Martino, Assistant Chief Building Official, announced that Jon White, Building Inspector Supervisor, passed the ICC Commercial Building Inspector exam and Lenore Bennett, Combination Building Inspector, passed the ICC Accessibility Inspector / Plans Examiner exam.



Tammy King, Zoning Manager, announced that Jenn Bigham, DS Technician, passed the ICC/ACCE Zoning Inspection Exam.

These exams require a great deal of study time and are known for their difficulty.

"The International Codes, or I-Codes, published by ICC, provide minimum safeguards for people at home, at school and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. Building codes benefit public safety and support the industry's need for



Jon White, Building Inspector Supervisor; and Lenore Bennett, Combination Building Inspector



Jenn Bigham
DS Technician

one set of codes without regional limitations."

[\(iccsafe.org/about-icc/overview/about-international-code-council/\)](http://iccsafe.org/about-icc/overview/about-international-code-council/)

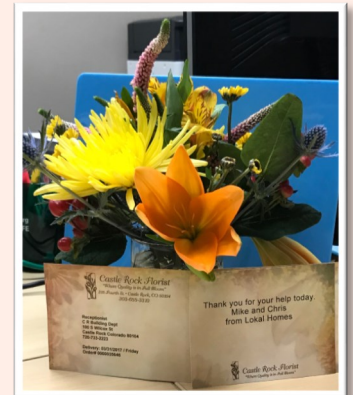
Congratulations, Jon, Lenore and Jenn!

Lokal Homes Thank You

The Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, and Melodie Dieter, Temporary Front Counter Assistant, received a surprise flower arrangement on March 31st as a thank you from Mike Dilger, Construction Manager, and Chris Allard, Assistant Construction Manager, of Lokal Homes.

Mr. Allard noted, *"Thank you! We really appreciate everything you do for us!"*

Great work, Lynda, Diane, Cindy and Melodie!



Implementing the Community Vision through Development Activities

KUDOS



Denise Hendricks
Administrative Supervisor

Healthy Living 365 Weight Maintenance Challenge

On March 17th, the Healthy Living Team announced the results of their most recent Weight Maintenance Challenge. The challenge began with sixteen teams of 5 employees, 2 pairs of employees and 11 individuals weighing in on January 8th. The 10-week challenge ended with 9 teams, 1 pair and 5 individuals weighing back in for their results.



Winning first place in the team division, was the “Featherlights”, a team composed of folks from Fire & Rescue, Police and Denise Hendricks, DS Administrative Supervisor.

Well done, Denise and the Featherlights!

Applause Award for Scanning Project

The Planning Division and the DS Admin staff were awarded the Town Applause Award for the completion of the department’s scanning project. Because of their work, all of the paper files that had been stored in the basement in Town Hall will soon be available electronically.



The Applause Award is designed to recognize individual employees or a work team for demonstrating a significant commitment to service by special contribution to a specific project, demonstrating initiative in creativity and innovation or recommending improvements in procedure or policy that result in significant increase in effectiveness, efficiency or economy in Town operation.



Hats off to everyone for their hard work!

From the left:
Judy Hostetler, Real Property Specialist;
Julie Kirkpatrick, Long Range Project Manager; Sandy Vossler, Senior Planner;
Kathy Marx, Senior Planner;
Denise Hendricks, Administrative Supervisor, Kevin Wrede, Planning Manager; Donna Ferguson, Planner II; Brad Boland, Planner I; Sharon Chavez, Senior Office Assistant; and Pam Cox, Senior Office Assistant.

Not pictured: Julie Parker, Senior Office Assistant

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2017 Colorado Chapter ICC Educational Institute

The 32nd Annual Colorado Educational Institute, hosted by the Colorado Chapter of the International Code Council, was held March 6th through 10th at the Marriott Denver Tech Center.



"The Educational Institute will once again offer 13 full-week course paths with instruction by some of the best instructors in the country. Class offerings will include a number of new classes as well as updated versions of our most popular classes, all based on the 2015 International Codes and the 2014 National Electrical Code." (coloradochaptericc.org/education/education-institute)



Joseph Montoya, Chief Building Official, was the instructor for two courses at the Educational Institute: *Commercial Plumbing Inspections 101* and *Plumbing Plan Review*.

This week-long conference provides the Building Division personnel with significant new tools and concepts to utilize in their everyday duties, an introduction to the latest trends in the building industry and a chance to network with their peers in the construction field.

Those attending from the Building division were:

- Joseph Montoya, Chief Building Official
- James Martino, Assistant Chief Building Official
- Lynda Halterman, Permit Specialist
- Diane Maki, Permit Specialist
- Cindy Brooks, Permit Specialist
- Dena Paulin, DS Technician
- Andy Blake, Plans Examiner
- Amy Shalz, Plans Examiner
- Josiah Flamm, Combo Bldg Inspector
- Lenore Bennett, Combo Bldg Inspector
- Jon White, Combo Bldg Inspector
- Raul Gierbolini, Combo Bldg Inspector
- Rob Dana, Combo Bldg Inspector
- Kyle Sipes, Building Inspector
- J. R. Trout, Combo Bldg Inspector

"The Colorado Chapter of the International Code Council is dedicated to the improvement of building safety, by promoting and improving the International Codes, educating the building industry, public, and our membership, and providing mutual aid to building professionals."
(coloradochaptericc.org)



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2017 Rocky Mountain Land Use Conference

The 2017 Rocky Mountain Land Use Conference was held March 16th and 17th at the University of Denver Sturm College of Law. The theme for this year's 2017 Western Places / Western Spaces Conference was *"Creating Inclusive Communities."*

"Across the Rocky Mountain region, creating spaces that work for diverse populations—rich and poor, young and old, newcomers and natives—is a central challenge of our times. While the West is home to many thriving communities with robust economies and enviable amenities, there are also numerous communities that are struggling to keep pace economically and to manage the challenges of rapid growth. As our region continues to grow and change, increasing in density and diversity, questions about how to maintain affordability and livability, while promoting equity and inclusiveness, are top of mind in many of our fast-growing Western cities and towns."
(law.du.edu/index.php/rmlui/rmlui-practice/rmlui-annual-conference)

The keynote speaker for this year's conference was Colorado Senator Michael Bennett. His address, entitled "Building Inclusive Communities: An Antidote to the National Politics of Division and Dysfunction," focused on his perception of why the political system is so divided and how we can create a more *"civil and functional society."*



Attendees from DS included:

Tara Vargish, Assistant DS Director

Kevin Wrede, Planning Manager

Tammy King, Zoning Manager

Keith Johnston, Development Review Manager

Sandy Vossler, Senior Planner

Donna Ferguson, Planner II

Brad Boland, Planner I

Julie Kirkpatrick, Long Range Project Manager



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Building Inspector Supervisor

James Martino, Assistant Chief Building Official, announced that Jon White was chosen from a group of talented applicants to be the Building Division's Building Inspector Supervisor.

Jon joined the Town of Castle Rock as a Combination Building Inspector in 2016. Jon is a licensed electrician and brings extensive experience in construction project management. Jon currently holds ICC Certifications as Residential Building Inspector, Commercial Building Inspector, Commercial Electrical Inspector, Commercial Mechanical Inspector and Commercial Plumbing Inspector.

"We look forward to Jon continuing with the Town in his new role and helping us deliver exceptional customer service. Jon started in his new role on March 27th."



Jon White
Building Inspector
Supervisor



Bill Detweiler
Director

Monthly Manager Meeting Presentation

On March 22nd, Bill Detweiler, Director, presented the "Development Services Department 2016 Year in Review" at the Monthly Manager Meeting.

Bill reviewed the 2016 building permit activity, several noteworthy projects, including the expansion at the Castle Rock Adventist Hospital campus, the educational Collaboration Campus being proposed in The Meadows, the retaining and relocation of employment-based businesses within the Town and the new eTRAKiT online payment portal.

Additionally Bill discussed the 2016 historic projects, Downtown projects and residential projects along with giving a brief oversight on what 2017 will bring.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

Castle Pines Commercial, Filing 3, Lot 6A, Final Plat



CR Real Estate, LLC #2, submitted a plat for Lot 6-A of Castle Pines Commercial, Filing 3. The proposed plat sub-divides the existing 1.992-acre parcel into two parcels; one 1.297-acre parcel and one 0.696-acre parcel. This project is under administrative review and does not require public hearings.

Site Map: Castle Pines Commercial, Filing 3, Lot 6A, Final Plat

Culver's Restaurant Site Development Plan

This Site Development Plan proposes one commercial building on a vacant parcel located at 654 Genoa Way. The building is a 4,207 square foot restaurant. The plan includes a 23-foot high building, with stone and fiber cement exterior finishes along with required parking and landscaping. This project is under administrative review and will not require public hearings.



Ravenwood Pool and Park Site Development Plan

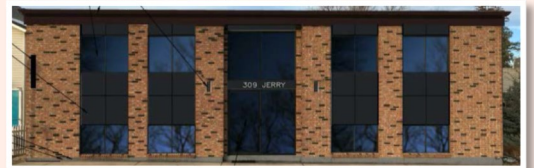


SLV Castle Oaks, LLC, submitted a Site Development Plan for a proposed park with pool and clubhouse located at the corner of Valley View Drive and Augustine Street. The site is composed of approximately 1.8 acres.

The Site Development Plan includes the site layout, landscaping and associated parking. This project is under administrative review and does not require public hearings.

309 Jerry Street, Downtown Façade

The owner of 309 Jerry Street submitted a Site Development Plan proposing a new building façade. This project is currently under staff review with a public hearing scheduled before the Design Review Board on April 26, 2017.



Proposed Elevation for 309 Jerry Street

Plum Creek Fairway 9, Filing 1, 2nd Amd

RFRA/Fenway Properties submitted a plat for Plum Creek Fairway 9, Filing 1, 2nd Amendment, to create seven residential lots from one tract of land. The site, located on the north side of Emerald Drive between Emerald Court and McCracken Lane, consists of 3.49 acres and will include right-of-way for a cul-de-sac for access to six of the lots. The seventh lot will have direct access on Emerald Drive. This project is under administrative review and will not require public hearings.



Site Map: Plum Creek Fairway 9, Filing 1, 2nd Amendment

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Town Hall Addition

During the month of March:

1. The concrete foundation walls were poured.
2. The first floor concrete slab was poured.
3. The Development Services staff moved several office spaces and cubicles during the month to allow for construction of the new Finance Front Counter within Town Hall. The Building Inspectors moved into the former storage area, the Planning Division moved to a temporary location in the basement and a temporary Front Counter was built for the Permit Specialists.
4. The chain link storage area in the parking lot was expanded to accommodate storage of the masonry materials and large pieces of steel.
5. The mason, who will construct the building walls and the rhyolite / block building façade was delayed with another job. As a result, the masonry and the steel work will occur simultaneously.
6. First Street will be closed the entire month of April to accommodate the large crane setting the steel.



Above and Left:
Foundation Wall
Concrete Pour of March 2

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Heckendorf Re-Zonings

A public hearing was held March 9th before the Planning Commission relative to the re-zonings of Lot 2, Block 1, Heckendorf Ranch Filing No. 2, 1st Amendment and Lot 2, Heckendorf Ranch Filing No. 2, 3rd Amendment.

The Town has determined the need for a new fire station to be located within the southeast sector of Castle Rock. Two contiguous lots have been purchased by the Town for the construction of the fire station located northwest of the intersection of Crystal Valley Parkway and Plum Creek Boulevard. The two lots and associated right-of-way are just over 3 acres and are adequate in size for the facility. Although the lots are contiguous and both are Planned Developments, they have different zoning. The intent of this process is to have the same zoning for both lots with public facilities as a permitted use on both lots. The Public Land (PL-1) zoning district satisfies those requirements.

The previous property owner spoke in favor of the re-zoning, and no other member of the public addressed the Commission.

The Planning Commission voted 6-0-0 to recommend the re-zonings to Town Council.



Vicinity Map
Fire Station 152

WHAT'S NEW - BOARDS & COMMISSIONS

'Tis the Season for Board Vacancies

Some of the terms for Town appointed Board and Commission members expire on May 31 of each year.

Development Services supports the following five Boards and Commission, and the following terms are available for Town residents who wish to volunteer:



- **Board of Adjustment:**
Three vacancies with terms expiring May 31, 2019
- **Board of Building Appeals:**
Three vacancies with terms expiring May 31, 2019
- **Design Review Board:**
Two vacancies with terms expiring May 31, 2019 (Must be a downtown property owner)
- **Historic Preservation Board:**
Four vacancies with terms expiring May 31, 2019
- **Planning Commission:**
Four vacancies with terms expiring May 31, 2019
One vacancy with a term expiring May 31, 2018

- ✓ For additional information on each Board and Commission, please visit:
crgov.com/1937/Boards-and-Commissions
- ✓ The online Board and Commission application is available at:
crgov.com/FormCenter/General-Forms-18/Town-Board-or-Commission-Application-201-180
- ✓ Need further information? Please contact Sally Misare, Town Clerk, at 303-660-1367 or SMisare@CRgov.com.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheons

The March 15th Contractors Luncheon was cancelled due to the relocation of the front counter to accommodate construction on the Town Hall addition.



- Wednesday, April 12th
Millhouse at P. S. Miller Park
11:30 am to 1:00 pm
- Wednesday, May 10th
Millhouse at P. S. Miller Park
11:30 am to 1:00 pm

If you're interested in sponsoring a luncheon or have any questions, our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact them at buildingcounter@CRgov.com or 720-733-3527.

Riverwalk South Demolition



Confluence Companies shared this photograph on March 30th noting the progress on the demolition of the existing structures on the Riverwalk South lot on Wilcox Street.

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Upcoming Historic Preservation Month Means Trolley Tours!



To coincide National Historic Preservation Month in May, the Castle Rock Historical Society and Museum will conduct their annual historical trolley tour on Saturday, May 20th.

This year the tour will focus on the old Craig and Gould neighborhood and will highlight the homes of the Town's early residents and the contributions they made to the community.

Tour times are 9:30 am, 10:30 am, 11:30 am, 1:00 pm and 2:00 pm and will run approximately 45 minutes. The kick off point is the Castle Rock Museum, 420 Elbert Street.

Seating is limited and reservations are recommended. You can reserve your spot by calling or emailing the Museum at (303) 814-3164 or museum@castlerockhistoricalsociety.org.

To view public notices, please visit:
CRgov.com/notices

For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral



*"Life is like a camera.
Focus on what's important.
Capture the good times.
And if things don't work out,
just take another shot."*

~~ Ziad K. Abdelnour
American Financier
(1960 -)

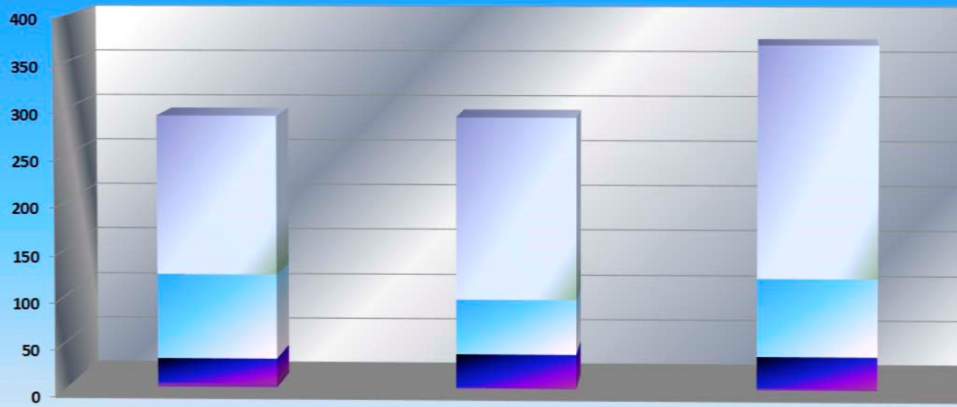
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

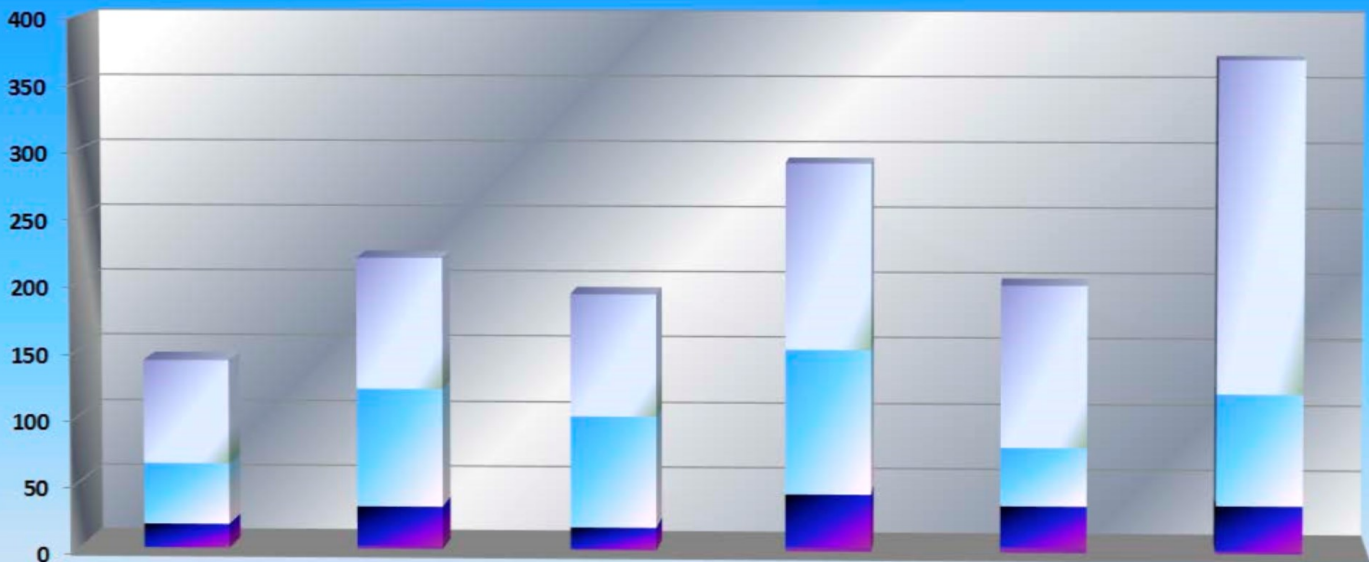
Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
2017



	Jan-17	Feb-17	Mar-17
RESIDENTIAL REMODEL	170	195	249
RESIDENTIAL NEW	91	59	84
COMMERCIAL REMODEL	27	36	34
COMMERCIAL NEW	4	1	2

BUILDING PERMIT APPLICATIONS RECEIVED
2017

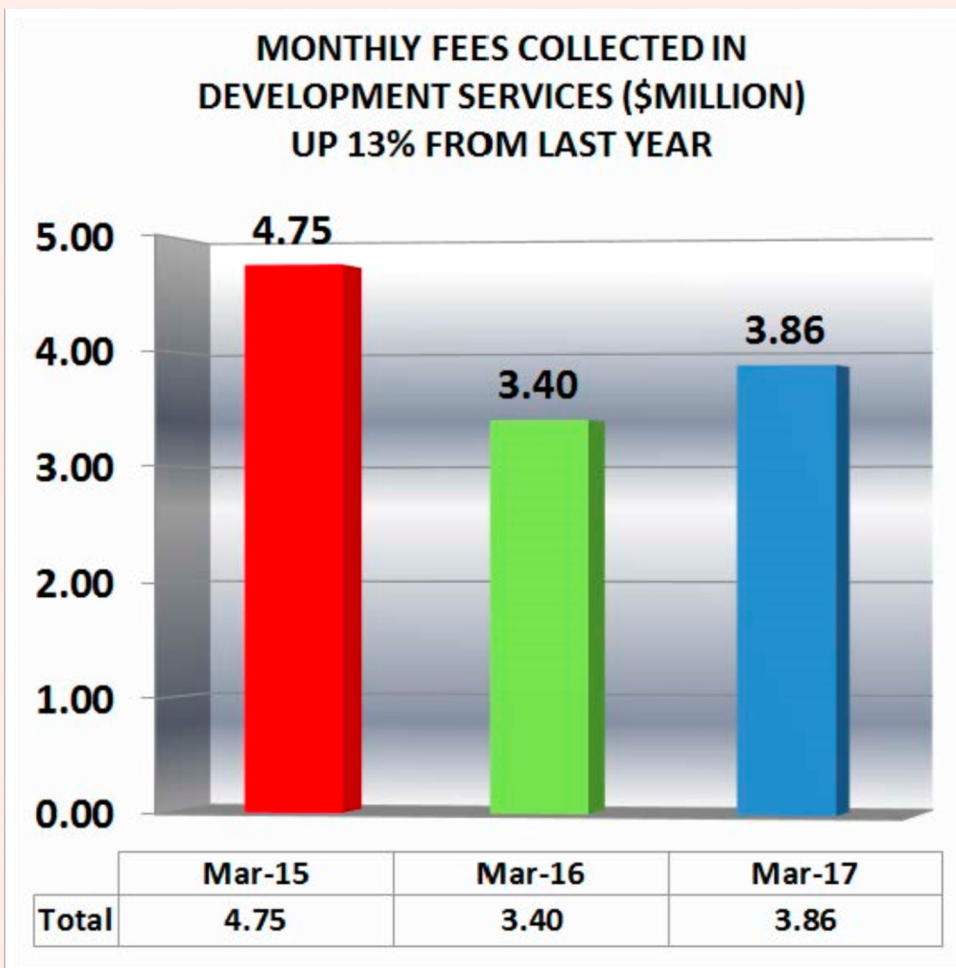
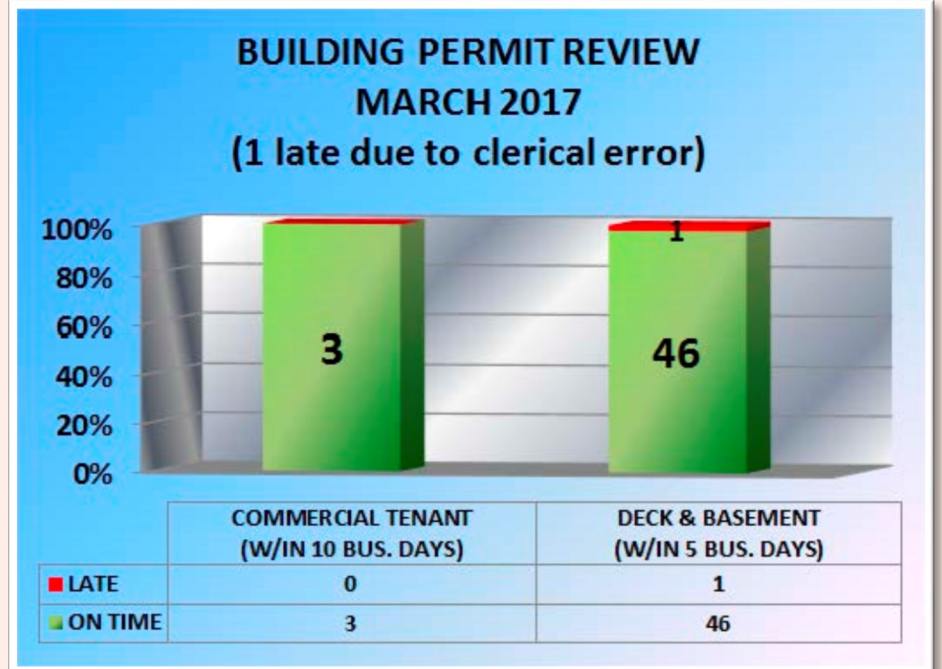


	Mar-12	Mar-13	Mar-14	Mar-15	Mar-16	Mar-17
RESIDENTIAL REMODEL	78	98	91	139	121	249
RESIDENTIAL NEW	46	89	84	109	44	84
COMMERCIAL REMODEL	18	30	16	40	31	34
COMMERCIAL NEW	0	2	1	3	4	2

Implementing the Community Vision through Development Activities

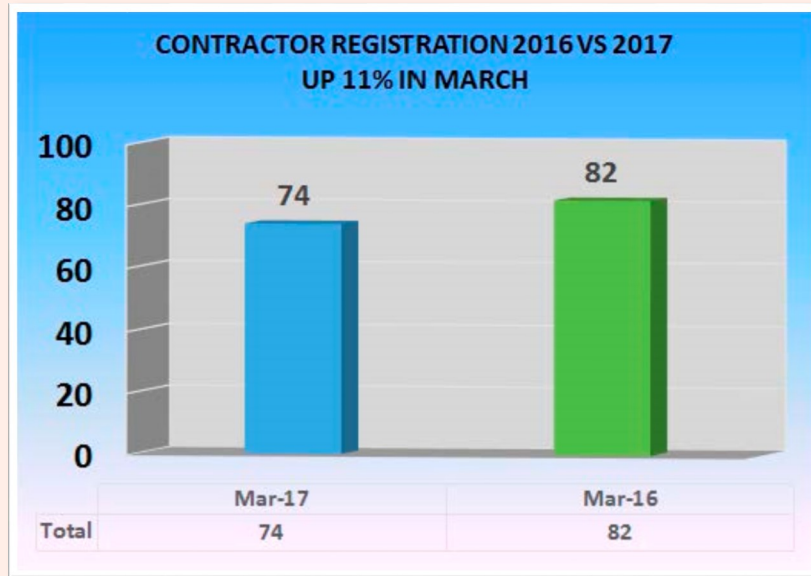
CORE SERVICE LEVELS

Building Division

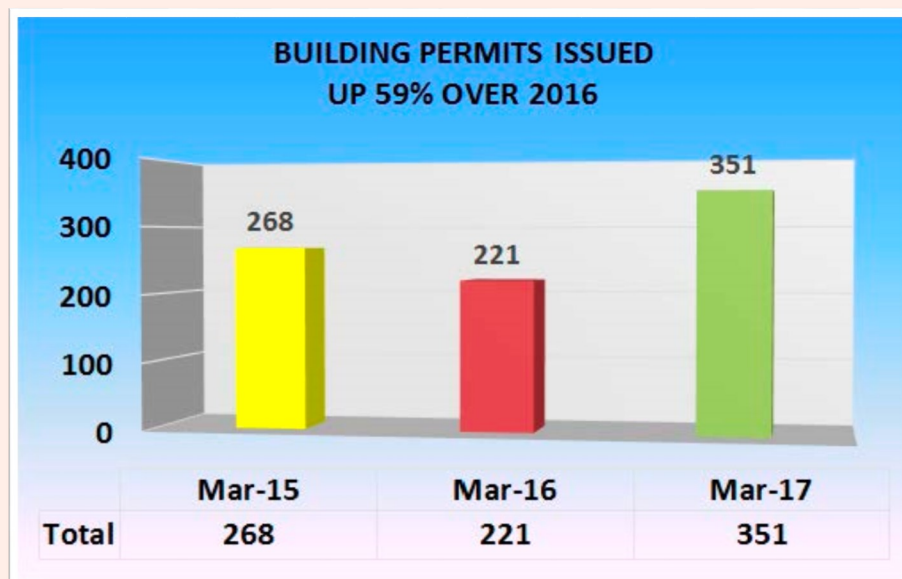
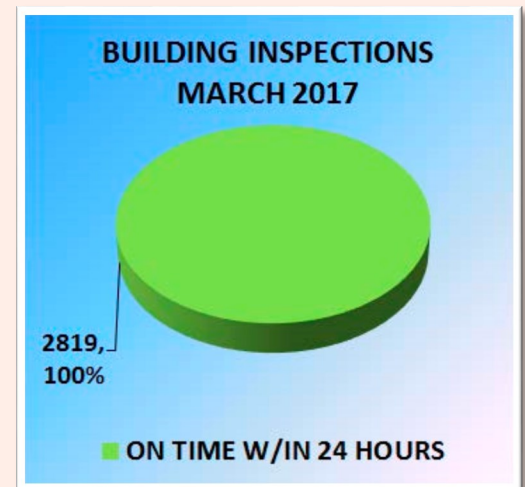
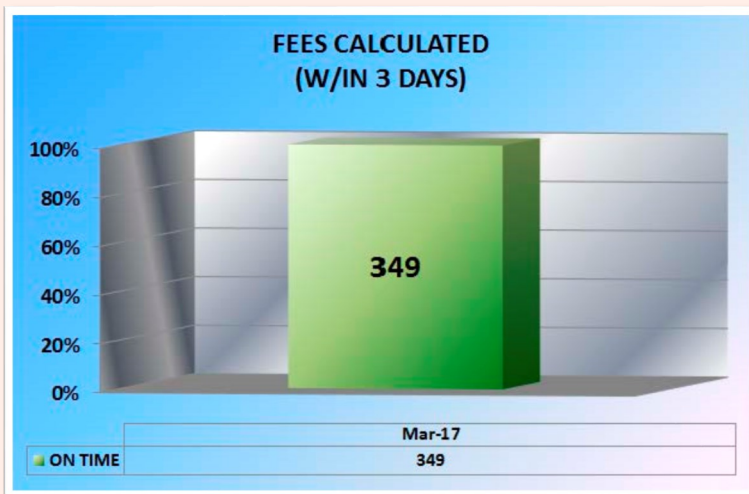


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS



**Building
Division**

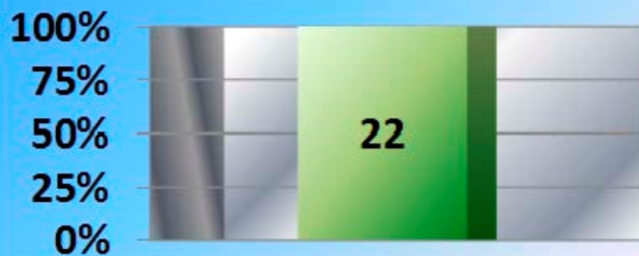


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



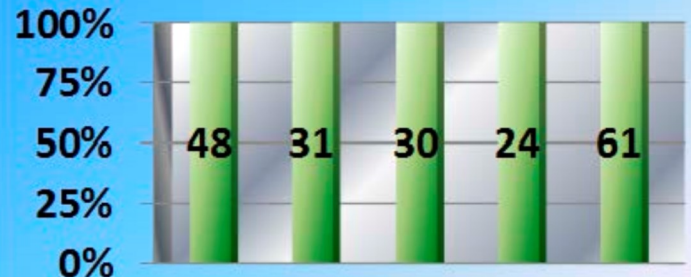
	Mar-17
LATE	0
ON TIME	22

SIGN PERMIT REVIEW (W/IN 14 BUS. DAYS)



	Mar-17
ON TIME	34

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



	Mar-13	Mar-14	Mar-15	Mar-16	Mar-17
LATE	0	0	0	0	0
ON TIME	48	31	30	24	61

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)

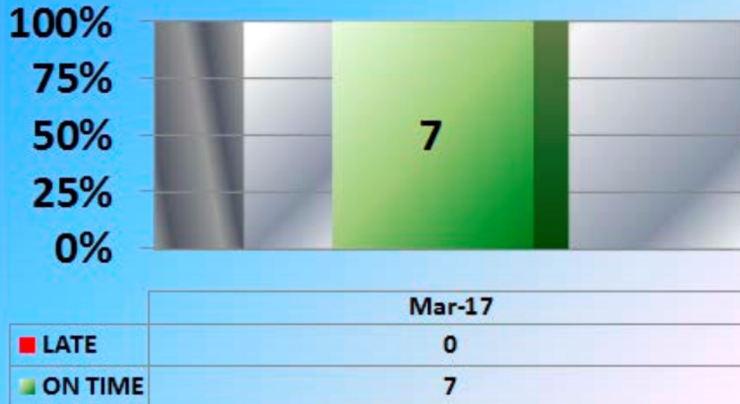


	Mar-17
LATE	0
ON TIME	61

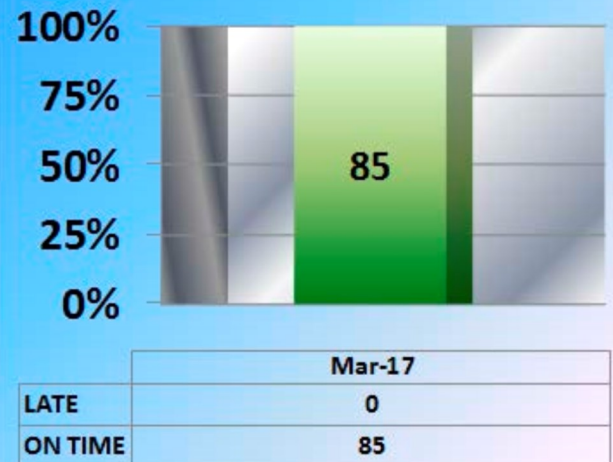
CORE SERVICE LEVELS

Code Compliance

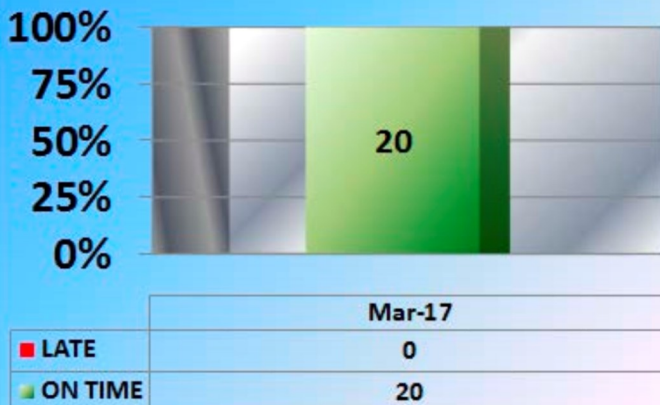
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



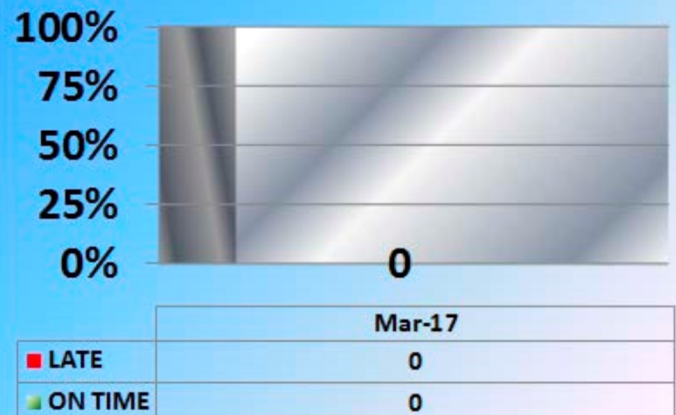
SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



SITE VISITS (W/IN 5 BUS. DAYS)

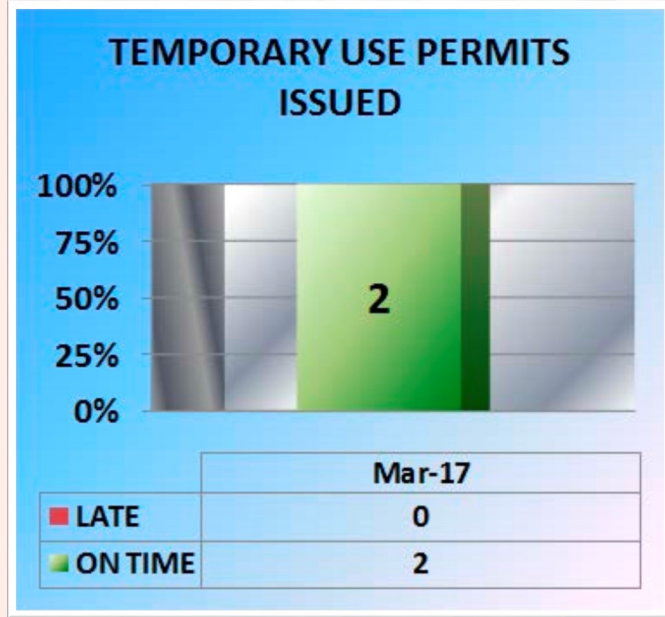


SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



CORE SERVICE LEVELS

Zoning Division



Planning Division

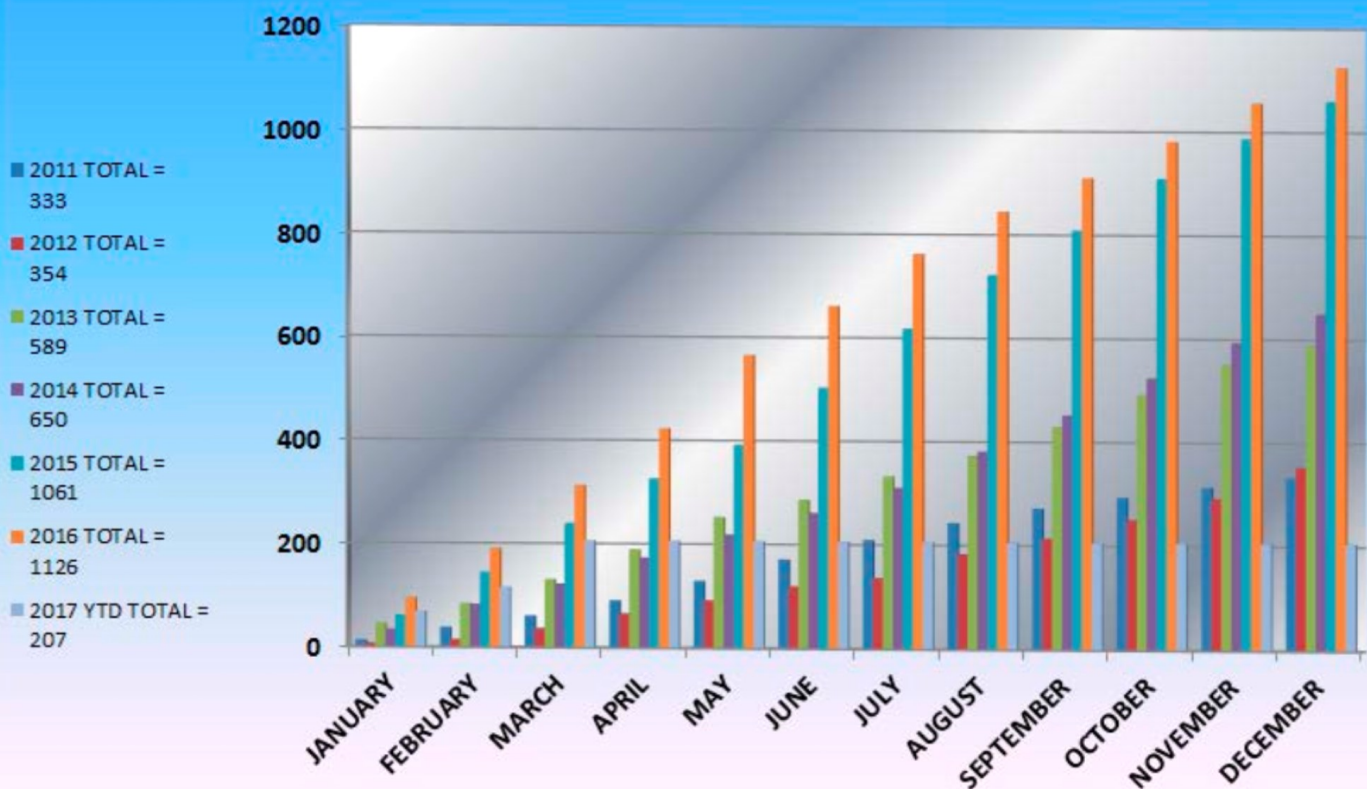


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

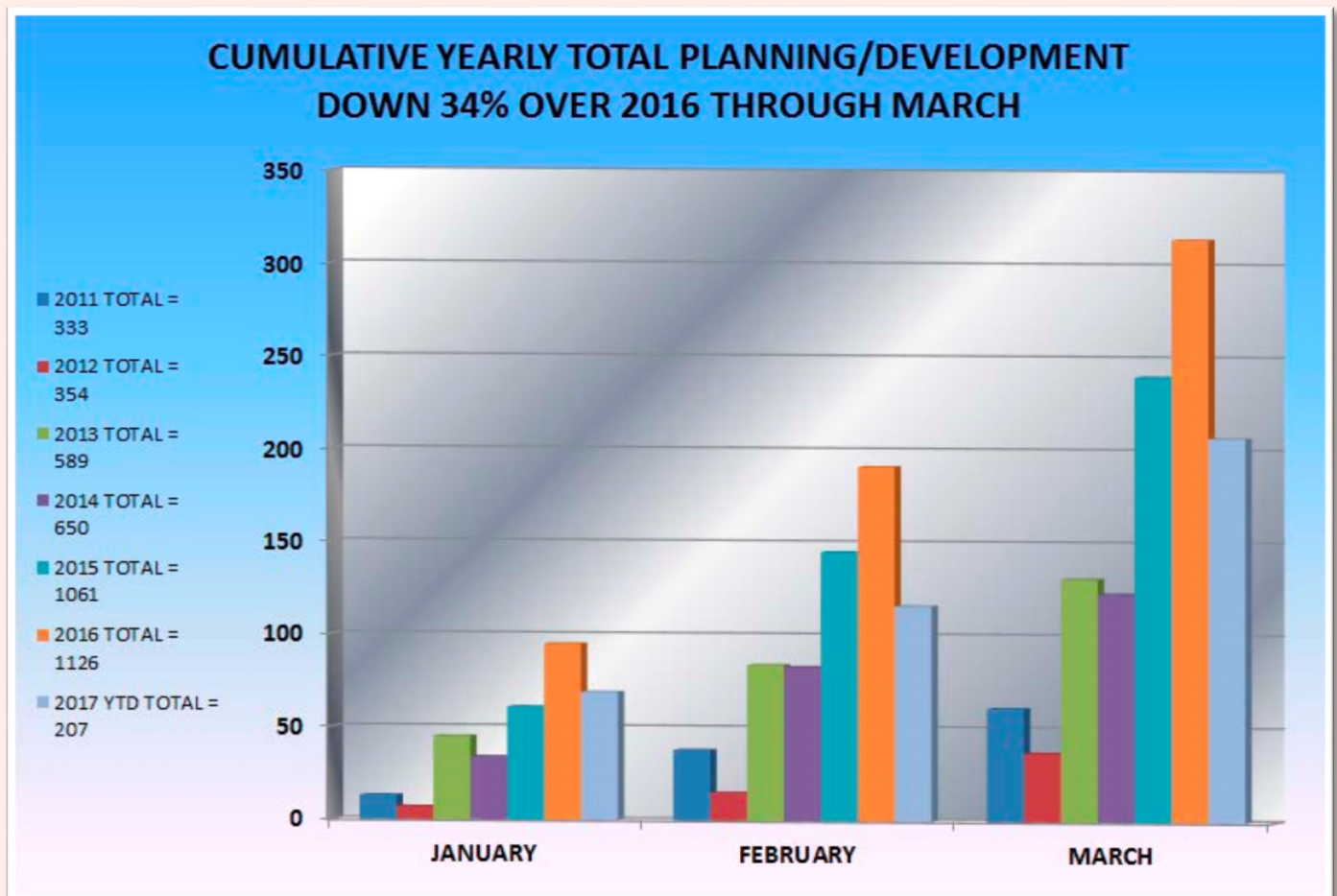
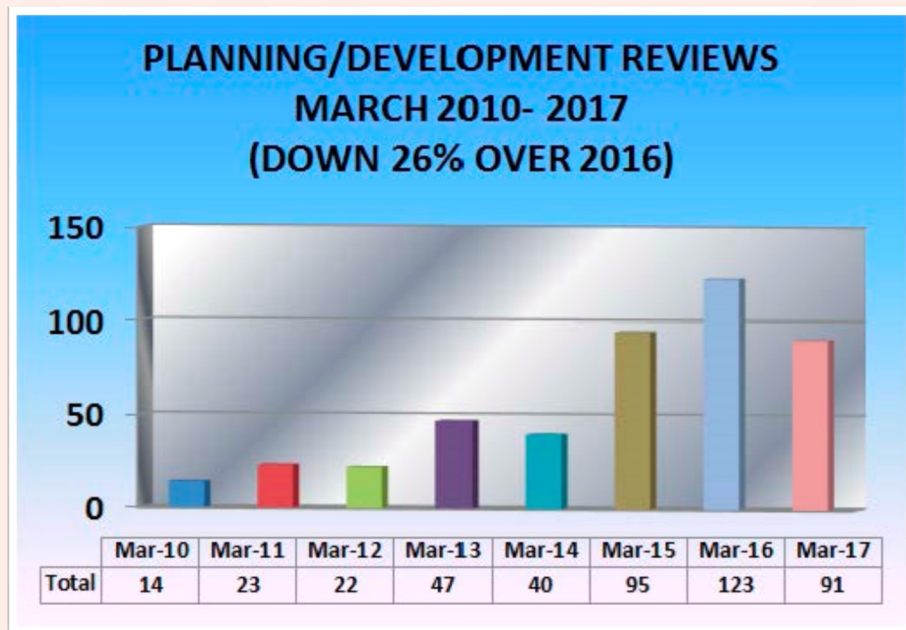
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 34% OVER 2016 THROUGH MARCH



Implementing the Community Vision through Development Activities

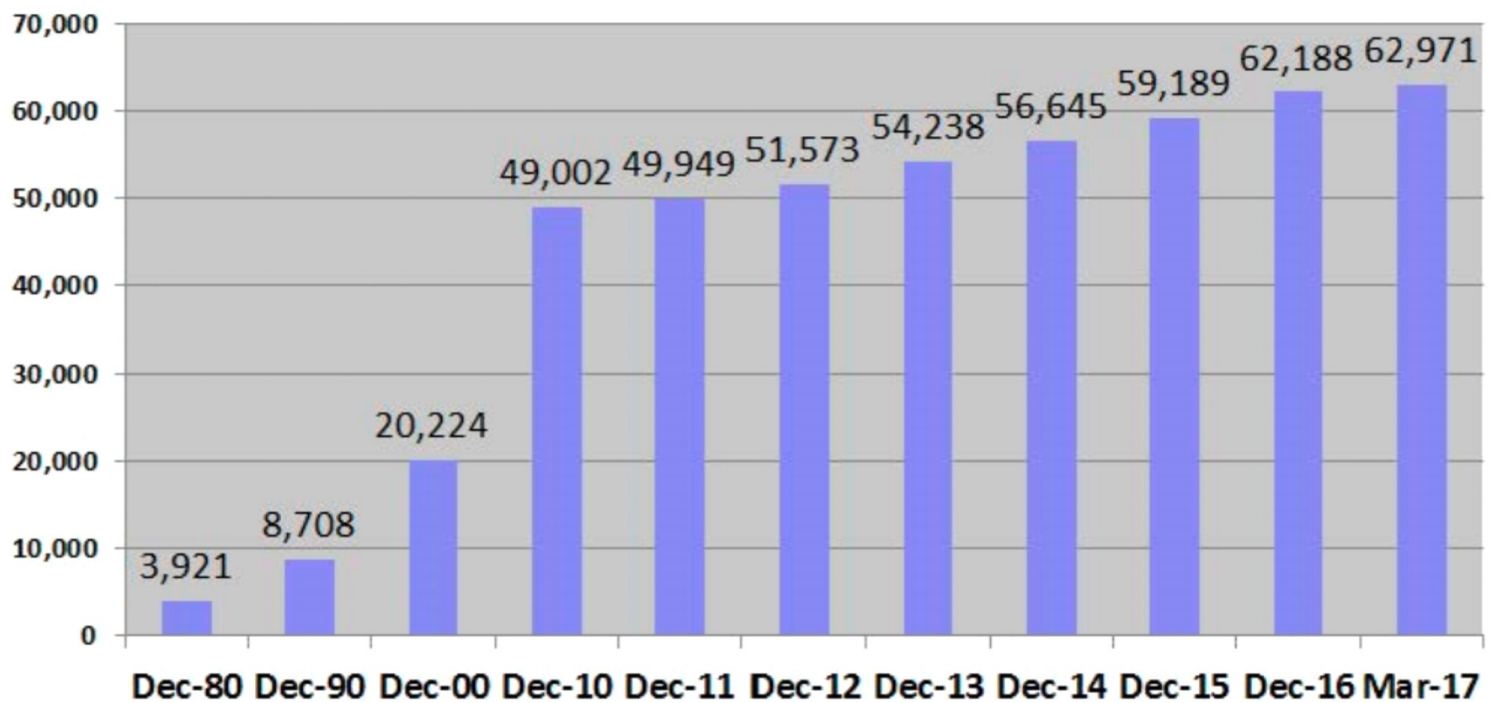
DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities