



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"History never looks like history when you are living through it."

~~ John W. Gardner

Castle Rock is standing at a 4-way intersection contemplating its direction for the future. Do we stand still, look back and hold onto the past? Do we look forward and travel into situations where uncertainty may occur? Do we turn left or turn right hoping it is the right thing to do because we are not going back nor going forward, but at least we are moving?

Discussions about expansion and growth in the community are weaved into everyday discussions with a variety of opinions and emotions being expressed through public hearings with Council, community meetings, at the local coffee shops and brewers and through social media. No matter what decisions we make over the next months and years, it can be stated with certainty that things will not remain static and that change will occur. Castle Rock is a community that has never stood still during its entire history. I offer, it is important for Castle Rock to plan for change and act. We need to ensure decisions that guide us into the future, which quickly



Bill Detweiler, Director
Development Services

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

becomes our history, is for the mutual benefit of residents and commerce that make our community great.

*H*istory is being made, and it is a very exciting time.

I hope everyone is filled with anticipation and excitement as the spring season arrives and we push into the warm weather months summer offers.

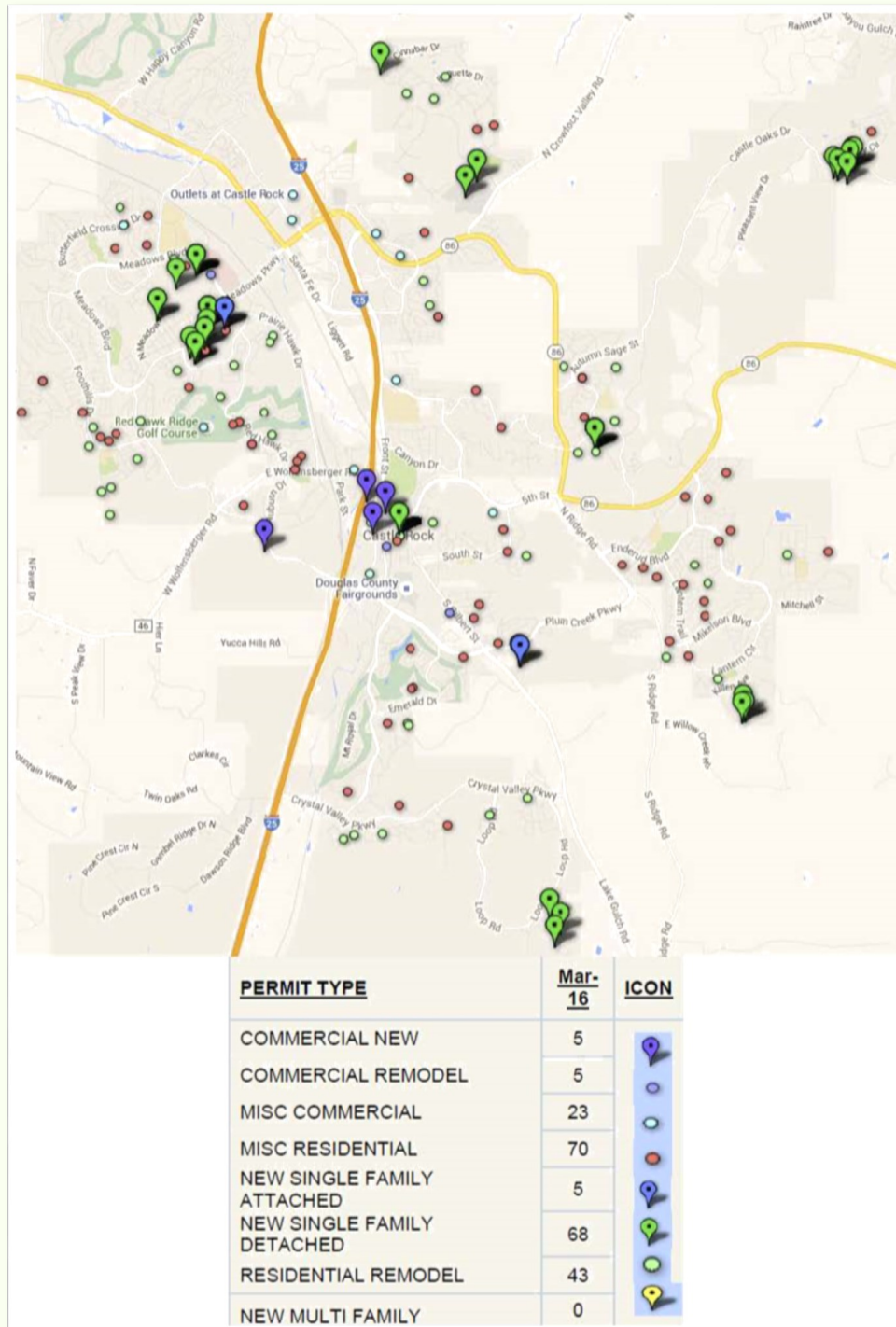


Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - MARCH

Below is a town-wide map depicting permit and construction activity for the month of March, 2016. 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



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE



Dan Roberts
Development Review Manager

Development Review Manager

Tara Vargish, Assistant Director, announced on March 8th that Dan Roberts would be joining the DS team on March 14th as Development Review Manager.

Dan will oversee and lead the Technical Review Committee, as well as work directly with applicants on administrative land use applications.

Tara noted, *"This position is critical to our plan review process, coordinating with internal teams and working closely with our external development partners."*

Dan has over 10 years of executive management experience in development review, public works, permitting and construction management and over 20 years of

experience as a licensed Professional Engineer in the State of Colorado.

Dan and his wife have lived in Castle Rock for 7 years. They spend most of their time watching their two grandsons play lacrosse and trying to keep their two adolescent dogs from running off after rabbits and deer.

Long Range Project Manager

On March 31st, it was announced that Julie Kirkpatrick had accepted the position of Long Range Project Manager effective April 4th.

Julie has been with the Town since 2011, both part-time and full-time. She began her tenure with the Town's Recreation Center, in various capacities, prior to her current work with Development Services. Julie is a Registered Landscape Architect in Pennsylvania, Delaware and Colorado with over 15 years of public and private sector experience in various development projects and processes. Prior to coming to the Town, Julie worked for Northpoint Engineering in Newport, Delaware.

As the Long Range Project Manager, Julie will be charged with the development of the Town's long-range comprehensive plan, will facilitate downtown development projects and work with various external stakeholders such as the DDA and EDC.



Julie Kirkpatrick, PLA, ASLA
Long Range Project Manager

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Rocky Mountain Land Use Institute Conference

The 25th Annual Rocky Mountain Land Use Institute Conference was held on March 10-11 at the University of Denver, Sturm College of Law. The theme for this year's conference was, "Western Places / Western Spaces: Examining the Past - Exploring the Future."

"The Rocky Mountain Land Use Institute was established to conduct education and research programs on legal and public policy issues related to land use and development. For 25 years, RMLUI has been leading a discussion in the West about the challenges presented by growth and innovative ideas for addressing them." (law.du.edu/documents/rmlui/RMLUI25_Program.pdf)

Attendees from Development Services included:

- Bill Detweiler, DS Director
- Tara Vargish, DS Assistant Director
- Sandy Vossler, Senior Planner
- Julie Kirkpatrick, Planner II
- Donna Ferguson, Planner I
- Larry Hearold, Plan Review Project Coordinator
- Mark Mantua, Development Review Engineering Technician
- Sean Davin, Construction Project Manager
- Michael Fronczak, Planning Commission Chair
- Mark Luongo, Planning Commission Vice Chair and Design Review Board Vice Chair
- Vicki Sikes, Planning Commissioner

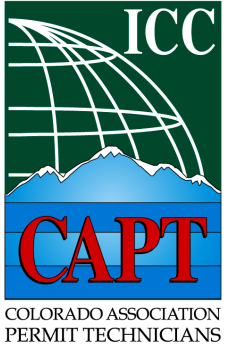


Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2016 Colorado Chapter ICC Educational Institute

The Colorado chapter of the International Code Council hosted its 31st annual Educational Institute the week of February 29th through March 4th at the Hyatt Regency Denver Tech Center.



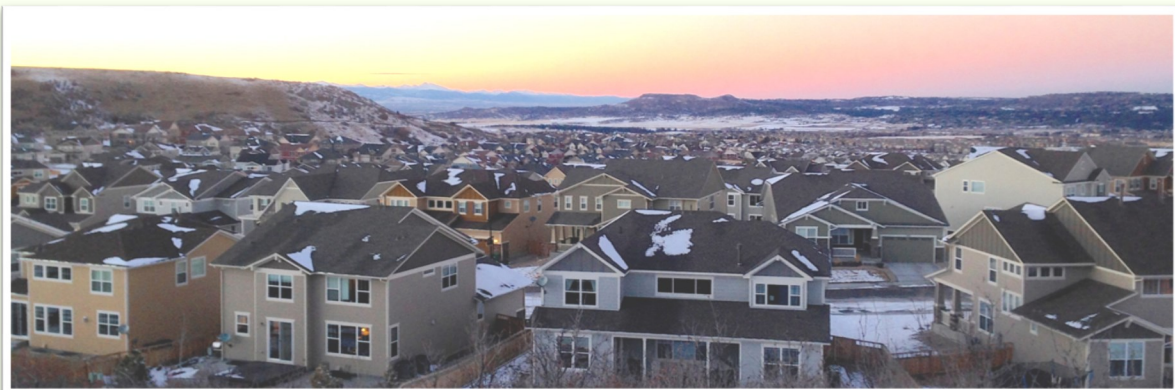
The Educational Institute offered 62 full-day classes in 13 different course paths with instruction by some of the best instructors in the country. Class offerings included a number of new classes as well as updated versions of the most popular classes, all based on the 2015 International Codes and the 2014 National Electrical Code.

Our own Joseph Montoya, Chief Building Official, presented two courses, “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
- Bill Snider, Combo Building Inspector
- Josiah Flamm, Combo Building Inspector
- Lenore Bennett, Combo Building Inspector
- James Sanchez, Building Inspector
- Amy Shalz, Building Inspector
- Andy Blake, Plans Examiner
- Kyle Sipes, Plans Examiner
- Dena Paulin, Development Services Technician
- Lynda Halterman, Permit Specialist
- Diane Maki, Permit Specialist
- Cindy Brooks, Permit Specialist



Implementing the Community Vision through Development Activities

KUDOS AND PEOPLE

Customer Service Kudos

After responding to a barking dog concern for a Town resident, Mary Shaw, Zoning Manager, received the following email:

“THANK YOU SO MUCH!!!! You probably don’t get many thank you’s, so here’s mine!”, Rafe Beck.

Way to go, Mary!

Mary Shaw, Zoning Manager



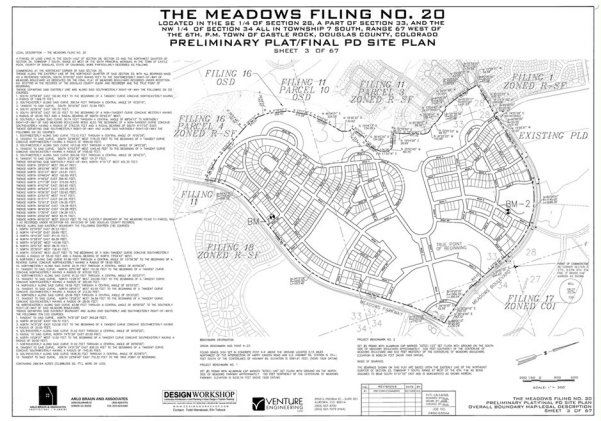
Development Review Team

On March 9th, Bill Detweiler, DS Director, announced that effective immediately, Tara Vargish, Assistant DS Director, will take over the leadership and coordination of the Development Review Team.

Congratulations, Tara!



Tara Vargish
DS Assistant Director



DS Enterprise Team Luncheon

Bill Detweiler, DS Director, hosted a DS Enterprise Team meeting on March 7th. Castle Rock Development Company provided lunch for the team, and Jim Riley, President, was the guest speaker.

Mr. Riley spoke to the group about the history of The Meadows along with future plans for this master-planned community, specifically the Meadows Town Center.



**Far Left:
Jim Riley,
President, Castle
Rock Development
Company,
talking with the DS
Enterprise Team;
Left: Members of
the DS Enterprise
Team**

Implementing the Community Vision through Development Activities

KUDOS

New ICC Designations

Joseph Montoya, Chief Building Official, announced on March 15th that Amy Shalz, Building Inspector, had passed the ICC Residential Electrical Inspector exam.

Joseph noted, *"Hip Hip Hooray!! This bolsters our bench strength in the electrical arena."*



James Sanchez
Building Inspector

On March 28th, Joseph Montoya, Chief Building Official, announced that James Sanchez, Building Inspector, had passed the ICC Residential Electrical Inspector exam.

Joseph went on to say, *"This is really good news as now all of the Town's inspectors are certified in electrical inspections. Nicely done, James!"*

Bill Detweiler, DS Director, added, *"Another example of how our team provides outstanding customer service through a well-trained and highly competent staff."*

On March 31st, James Martino, Assistant Chief Building Official, announced that Dena Paulin, Development Services Technician, acquired her first ICC certification as a Permit Technician.

James added, *"Thank you, Dena, for your hard work and dedication!"*

The ICC exams require significant study and preparation. While the exams are challenging, these certifications ensure our Building Division personnel are highly skilled and proficient in their positions.

"Fifty states and the District of Columbia have adopted the I-Codes at the state or jurisdictional level. Federal agencies including the Architect of the Capitol, General Services Administration, National Park Service, Department of State, U.S. Forest Service and the Veterans Administration also enforce the I-Codes. The Department of Defense references the International Building Code® for constructing military facilities, including those that house U.S. troops around the world and at home."

(iccsafe.org/about-icc/overview/about-international-code-council)

Hats off to Amy, James and Dena! Congratulations!



Amy Shalz
Building Inspector



Dena Paulin, Development
Services Technician



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Burt at Castle Rock PD Zoning Amendment

Property owners, Plum Creek Investment Group, LLC, and Schoolhouse Castle Rock, LLC, made application to amend the zoning regulations of the Burt at Castle Rock PD in order to increase the permitted uses to include warehouse and light industrial uses. This PD Zoning Amendment will be scheduled for upcoming public hearings with Planning Commission and Town Council.

Ridge Estates Annexation

Crystal Valley Development Corporation submitted an annexation petition for Ridge Estates, located east of Bell Mountain Ranch, south of Crystal Valley Ranch and north and west of Sellers Creek Ranch. This 70-acre parcel was formerly known as Sellers Ridge Estates and has an annexation petition that has since expired. The site is currently zoned Agricultural 1 in Douglas County. This Annexation proposal will be scheduled for required public hearings with Planning Commission and Town Council.

Crowfoot Station Feeder at Well Site

IREA requested a 15-foot wide easement across the eastern boundary of a Town-owned well site, located off of Founders Parkway just north of the Terrain / Castle Oaks development. The easement will allow IREA to extend an underground feeder from the Crowfoot Substation to the northern Terrain subdivisions. This feeder will provide redundancy of service and keep pace with the rapid growth of the Terrain and Liberty Village areas.



Calvary Church Annexation

Calvary Chapel Castle Rock, Inc., submitted an annexation petition for a 5.4-acre parcel located at the northwest corner of 5th Street and Woodlands Boulevard. The vacant site is currently zoned Rural Residential within Douglas County. This Annexation proposal will be scheduled for upcoming public hearings with Planning Commission and Town Council.



CALVARY
CASTLE ROCK

Auburn Villas Site CDs and Erosion Control Plans

Auburn Ventures II, LP, submitted site infrastructure construction documents (CDs) and associated erosion control plans (GESG) for the proposed Auburn Villas development to be located west of Auburn Drive, just south of the existing Auburn Ridge senior multi-family development. The site has an associated Site Development Plan application being processed through public hearings for this use. The CDs include the associated utilities, parking and required landscaping for the site. The site CDs and GESG applications are under administrative review, but are not eligible for approval until after the SDP application is finalized.



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Meadows Town Center Multi-Family SDP

Garrett Companies submitted a Site Development Plan application for the Echelon at The Meadows, a multi-family development located west of Meadows Boulevard across from the hospital. Garrett Companies and Castle Rock Development Company are proposing 240 for-rent apartments on the 14.1-acre site. The plan includes 25 buildings, one being a clubhouse, with the remaining 24 buildings housing 10 apartments each.



Rendition of Front Elevation
Echelon at The Meadows

The multi-family campus also proposes internal green spaces, pocket parks, a pool, a dog park and public paths in and through the site to connect to adjacent residential and commercial properties. This use is permitted under the current zoning of The Meadows 4th Amendment PD. This Site Development Plan proposal will be scheduled for required public hearings with Planning Commission and Town Council.

Meadows Town Center, Lot 1, Block 11, Meadows Filing 20 Plat

Castle Rock Development Company submitted a plat application for an existing lot in the Meadows Town Center, located west of Meadows Boulevard, south of Coriander Street and north of the platted right-of-way for Bilberry Street and Saffron Drive. This plat includes vacating an odd triangular portion of the un-built Bilberry Street and incorporating it into the adjacent lot. Because this triangular portion of right-of-way has not been constructed or opened to the public, the vacation of this area can be reviewed and approved administratively along with this Plat. This plat application is under administrative review and does not require public hearings.

Brooklyn Veterinary Clinic Site CDs and Erosion Control Plans



Brooklyn Veterinary Clinic submitted the site infrastructure construction documents (CDs) and associated erosion control plans (GESC) for a new 8,247 square foot general practice animal hospital in the vicinity of Prairie Hawk and Fence Post Drives, on the north side of Prairie Hawk Drive. The 1.5-acre site is legally known as The Meadows Filing 17, Area 4, Amendment 10, Lot 6E and is zoned Commercial Office Industrial (COI).

The property recently had the Site Development Plan approved through public hearings for their proposed facility housing 7 exam rooms, a treatment center, surgery suite and dental facility in addition to a boarding facility with 20 dog runs and a dedicated cat room. As part of the boarding facility, the pet daycare will also include a fenced exterior exercise yard. The site CDs and GESC applications are under administrative review and do not require public hearings.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Hillside Plat, CDs and GESC

Wolfensberger Property Group submitted an application for a Plat and related infrastructure Construction Documents (CDs) and Erosion control plans (GESC) to create 58 lots on a portion of their property located at the northeast corner of Coachline Road and Wolfensberger Road.

The applicant has a Site Development Plan already under review that is proposing to develop a mixed residential community for seniors, age 55 and older, for a total of 130 units. The related SDP will be scheduled for upcoming public hearings. The Plat, CD and GESC applications are under administrative review, but are not eligible to approve until after the SDP application is finalized.

Enderud Boulevard Landscaping Improvements

The Villages at Castle Rock Metro District #4 submitted landscape and irrigation plans to improve the landscaping along the north side of Enderud Boulevard at the intersection with Ridge Road. The improvements include a new fencing along this area with masonry columns and enhanced landscaping plantings. This application is under administrative review and does not require public hearings.



Promenade Block 3A Plat



Promenade at Castle Rock, LLC, submitted a Plat for Block 3A to create four commercial lots. This site is located north of the intersection of Promenade Parkway (currently under construction) and the existing Castlegate Drive West. The existing Primrose School property is located to the west of this property. This plat application is under administrative review and will not require public hearings.

Promenade Block 5 CDs and Erosion Control Plans

Promenade at Castle Rock, LLC, submitted site infrastructure construction documents (CDs) and associated erosion control plans (GESC) for the proposed 24 Hour Fitness facility to be located off New Abbey Lane, just north of the existing Christian Brothers Automotive site and west of the Primrose School.



The site recently had the Site Development Plan approved through public hearings for this use. The CDs include the associated utilities, parking and required landscaping for the site. The site CDs and GESC applications are under administrative review and do not require public hearings.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Promenade at Castle Rock Update

Bill Detweiler, DS director, provided the following Promenade at Castle Rock development activity update on March 9th to the Mayor, Town Council, and members of the Downtown Development Authority and the DS Boards and Commissions:

Block 1: This site is adjacent to I-25 on the north end of the site. Building foundations are nearly complete and steel structure is rising. There are several tenants within this structure such as T•J•Maxx and Sports Authority. The current schedule notes this building will be complete by mid-summer in time for the Castle Rock Parkway ribbon cutting.

TJ-maxx®



Block 3: This site is the multi-family project in the northwest corner of the site adjacent to the existing multi-family development and Castle Rock Parkway. The developer is close to pulling construction permits. An approximate 8 to 12 month construction time frame is envisioned with a possible opening in early 2017. (See proposed elevation below.)



Block 4: This site is Sam's Club which is adjacent to I-25 and just north of the Outlet Mall. Permits were pulled and grading activity is aggressively underway. Building construction will take 10 to 12 months, dependent upon weather.

Block 5: 24 Hour Fitness Center and the Les Schwab Tire Center will comprise this site. Building permits are ready for both structures. 24 Hour Fitness is slated for public hearing with Town Council on March 15th due to interface regulations.



Block 6: This site is the location of the King Soopers Marketplace. Building permits are approved, preliminary site work is underway and building construction will take 10 to 12 months to complete, likewise dependent upon weather.

Blocks 7 & 8: This site includes properties adjacent to and on the north side of Meadows Boulevard. A majority of the site and building work is complete, and the buildings are nearly full with a variety of restaurants and service uses. You will see ongoing construction activity as tenant space is completed and site landscaping and parking lot landscaping occurs when warmer weather arrives.



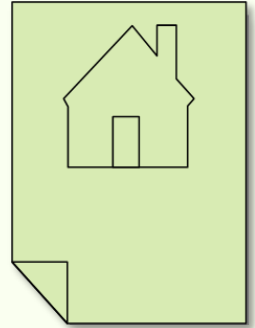
Proposed Elevation of Multi-Family Units

Implementing the Community Vision through Development Activities

PROJECTS - TOWN COUNCIL

12 South Cantril Street Plat

Dennis Hipp, owner of 12 South Cantril Street, submitted a replat of a portion of Lot 2 and all of Lots 3-6 of the Craig and Gould's Addition to Castle Rock, 18th Amendment. The purpose of the plat is to convert 5 lots into 4 lots, allowing for buildable areas on each one. These properties are located in the R-3 Multi-Family Residential zone district. This application is under administrative review and does not require public hearings.



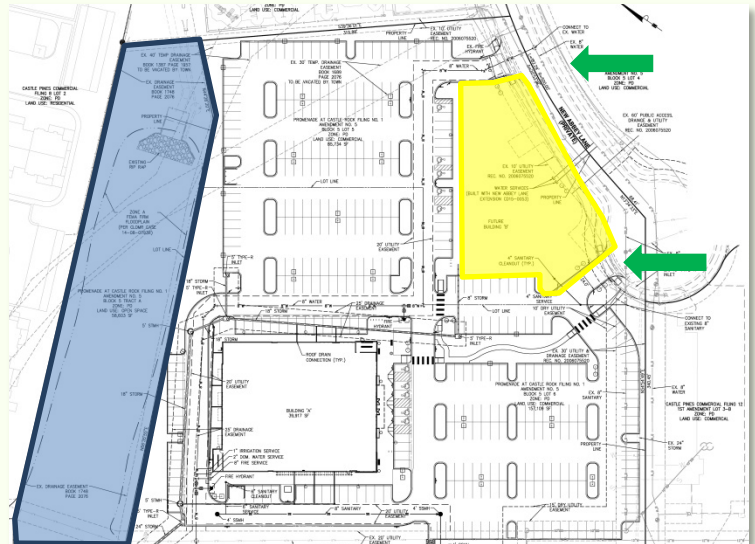
Town Council Actions

Promenade: Site Development Plan for Lots 5 & 6, Block 5, Promenade at Castle Rock, Filing No. 1, Amendment No. 5 (Fitness Center)

This site is located on New Abbey Lane within the Promenade Planned Development. Surrounding uses include commercial / retail to the east and south. U.S. Highway 85 is located to the west and a drainage channel in excess of 100 feet wide (highlighted in blue) separates the site from a multi-family development to the north.

There will be two points of access to the site (green arrows) to provide effective vehicle circulation and appropriate emergency access. All access drives are from New Abbey Lane.

A future building pad is located on Lot 5 (highlighted in yellow). A Site Development Plan Amendment will be submitted once construction of a building on Lot 5 is proposed. The parking requirements are premised on the fitness center use on Lot 6 and potential retail or restaurant uses on Lot 6. A minimum of 263 spaces are required and 377 spaces are being proposed. The parking lot and access drives will be completed with construction of the fitness center.



Proposed Promenade Site Development Plan
(Fitness Center)

Town Council voted to approve this Resolution on March 15, 2016.

WHAT'S NEW - TOWN COUNCIL

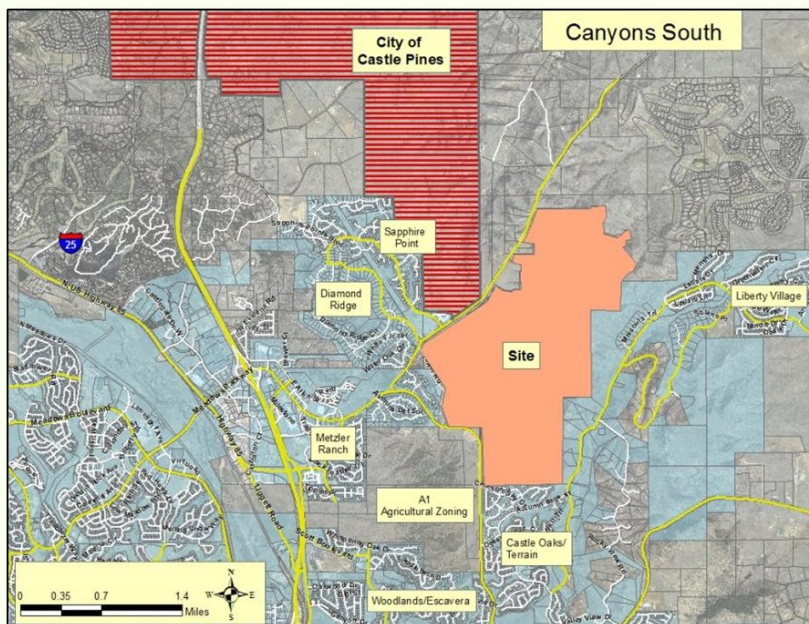
Town Council Actions (Continued)

Fourth Amendment to the Intergovernmental Agreement Between the Town of Castle Rock and the County of Douglas to Replace the Intergovernmental Development Plan

The Douglas County and Town of Castle Rock Intergovernmental Agreement (IGA) is a mutually binding, comprehensive agreement intended to plan for land use within areas established by the Agreement. The IGA was initially approved by the Douglas County Commissioners and Town Council in 2004. In accordance with the IGA, the Town, the County, or a landowner may request an amendment to the IGA.

The Canyons South property is currently noted as “Region D” in the IGA. “Region D” was created to recognize the property is located within the growth and annexation areas of the Town and to acknowledge that the property was zoned by the County Commissioners for 968 residential units. The current IGA provides an ability to request annexation into the Town of Castle Rock at 968 units, with the Town having previously committing to water availability at that density. The Canyons South development team is proposing an increase in density to 1,508 residential units and is requesting that the property be annexed into the Town. In accordance with the IGA, increasing the density above 968 residential units, whether it is located in the County or in the Town, requires an IGA amendment approved by the County Commissioners and Town Council.

On March 8th, Town Council approved Resolution No. 2016-019 Approving the Fourth Amendment to the Intergovernmental Agreement between the Town and the County to replace the Intergovernmental Development Plan. The Douglas County Board of Commissioners considered this amendment on March 22nd and voted 3-0 to approve the Fourth Amendment to the IGA.



Vicinity Map of Region D,
the Canyons South Property

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission Activities

Promenade - Lots 5 & 6, Block 5, Promenade at Castle Rock, Filing No. 1, Amendment No. 5 (Fitness Center)

The Promenade project includes a variety of service-related commercial uses and multi-family development. The fitness center under consideration is consistent with the underlying Promenade Master Plan and fits well into the overall development theme for the project.

The fitness center is located adjacent to an existing multi-family development, and therefore, falls within the Interface Regulations adopted by Council to mitigate the impacts between residential and non-residential development.

This Site Development Plan consists of two lots and proposes a new fitness center and future building pad site with associated parking and landscaping. The site is addressed off of New Abbey Lane and generally located east of U.S. Highway 85, west of Castlegate Drive West and north of Promenade Parkway. Surrounding uses include business / commercial, multi-family and child daycare.

On March 10th, Planning Commission voted to recommend approval of this Site Development Plan to Town Council with conditions.

Code Amendment - POS Zoning District

On March 10th, the Planning Commission held a public hearing on a Code amendment presented by the Parks and Recreation Department to repeal and reenact the Public Open Space (POS - 1 and POS - 2) Zone Districts. The purpose of the modification is to better align the permitted uses allowed within these zone districts with the types of facilities that currently exist within Town park properties. This zone district will be renamed "Public Land District (PL-1 and PL-2)."

PL-1 is intended zoning for active town parks and municipal facilities, such as Philip S. Miller Park, while PL-2 is focused on more passive open space uses.

Planning Commission voted to recommend this Code amendment to Town Council.



Vicinity Map
Promenade Lots 5 & 6, Block 5



WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission Activities (Continued)

P. S. Miller House Site Development Plan, Amendment No. 1



Vicinity Map
210 Front Street

The property owner, longtime resident and Castle Rock business owner, Dave Hieronymus, proposes to construct an 18' x 18', two-story building for office use at the rear of the lot and behind the existing building at 210 Front Street. Because an office use is being proposed adjacent to residential use to the east, the Site Development Plan must be reviewed for conformance with the Residential / Nonresidential Interface Regulations.

The first floor of the proposed building would contain a two-car garage and the second floor would contain a loft space. The loft space is intended to be used as an office; however if approved, it could also accommodate a residential use. This two-story building will be

detached from the existing building on the site and its garage doors will face the alley.

Planning Commission voted to recommend this SDP amendment to Town Council on March 24th.



210 Front Street

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

'Tis the Season for New Board Appointments

The Development Services department supports five Boards and Commissions, and each of our Boards and Commissions has upcoming vacancies. If you're a resident of the Town and you are interested in volunteering and serving your community, please consider the following:

Board of Building Appeals

The Board of Building Appeals hears and decides appeals of orders, decisions and determinations made by the Chief Building Official relative to the application and interpretation of the Town-adopted building codes and regulations, as well as the Town's contractor registration ordinance.

The Board of Building Appeals meets the first non-holiday Monday of March, June, September and December. This Board has two vacancies with terms expiring May 31, 2018.



Board of Adjustment

The Board of Adjustment is responsible to hear and decide requests for variances from strict enforcement of the zoning and sign codes including requests for accommodations for persons with disabilities. Additionally, the Board is responsible for hearing appeals to any decision or determination made by an administrative official. Decisions of the Board of Adjustment are final, subject to judicial review.

The Board of Adjustment meets the first Thursday of each month. This Board has two vacancies expiring, May 31, 2018.

Design Review Board

The Design Review Board reviews all development applications that require a Downtown site plan to achieve the goals and objectives of the Downtown Master Plan, the Downtown Overlay District and the Historic Preservation Plan.

The seven member board is comprised of two Downtown property owners, two representatives each from the Downtown Development Authority and Historic Preservation Board, and one representative from the Planning Commission.

The Design Review Board meets on the 2nd and 4th Wednesdays of each month. This Board has one vacancy for a downtown property owner expiring May 31, 2018.



WHAT'S NEW - BOARDS & COMMISSIONS

Board Appointments (Continued)

Historic Preservation Board

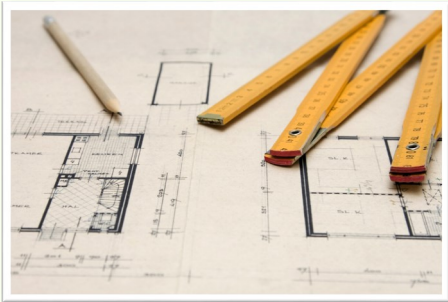
The Historic Preservation Board works to protect and preserve the history of Castle Rock through recommendations to Town Council for designation of historic structures as landmarks at the local level.



The Historical Preservation Board reviews and approves new construction and design renovation requests within the Craig and Gould neighborhood to maintain the historic and cultural heritage of this area.

Three of the seven board members must be residents or property owners within the Craig and Gould neighborhood. Additionally, three of the seven board members are required to have an educational background or experience in archaeology, architecture, history or planning.

The Historic Preservation Board meets on the 1st Wednesday of each month. This Board has three vacancies with terms expiring on May 31, 2018.



Planning Commission

The Planning Commission reviews development requests, zoning change requests and other related land proposals for future orderly growth and development in the Town of Castle Rock, as outlined in the Municipal Code.

The Planning Commission holds public hearings, may request modifications to proposals and works to reach consensus on an advisory recommendation to Town Council.

The Planning Commission meets the 2nd and 4th Thursdays of each month. This Commission has three vacancies with terms expiring on May 31, 2018, and one vacancy with a term expiring on May 31, 2017.

Interested in Volunteering?

- Interested applicants may contact Sally Misare, Town Clerk, at 303-660-1367 or smisare@crgov.com
- Submit your application as soon as possible
- Applicant interviews will be held in May, 2016
- Town Council will appoint the new Board and Commission members



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The April 13th luncheon will be sponsored by Oakwood Homes and the agenda includes:

- 2015 Plumbing Code updates;
- Additional discussion regarding the Fire Resistive presentation in March;
- Reminders from David Van Dellen, Stormwater Manager, regarding bonding around the grade; and
- An open discussion.



Upcoming contractors luncheons:

- Wednesday, May 11th (Sponsored by CalAtlantic Homes)
- Wednesday, June 8th (Sponsored by Century Communities)
- 11:30 am to 1:00 pm
- Council Chambers, 2nd Floor, Town Hall



Interested in attending or sponsoring a luncheon? Our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact our Building Counter at buildingcounter@CRgov.com or 720-733-3527.



Easter Dot

Thank you for your contributions to Dot. All contributions will be donated to the Douglas / Elbert Task Force in December.

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Development Services Video

Development Services has a new video entitled, “Business of Development Services - Building Your Business in Castle Rock,” attached to our primary web page. The video provides an overview of the development procedure within the Town and how Development Services coordinates this process.

This video was produced by KerrieAnne Mukhopadhyay, Community Relations Specialist and video guru, and required a number of months to assemble. Please check out the department’s primary web page and view her outstanding work.



Screen shot from
Development
Services' new video

States with the Lowest Property Taxes

More good news for Castle Rock homeowners — *msn | money* published a March 31st article summarizing a *WalletHub* study that “analyzed and compared data from the U.S. Census Bureau to identify the states with the lowest property taxes.” Colorado came in 8th nationwide for the lowest property taxes. Colorado tied for 8th position along with Wyoming and Arkansas.

Facts on Colorado included:

- Effective Real-Estate Tax Rate: 0.62%
- Annual Taxes on \$176K Home: \$1,097
- State Median Home Value: \$239,400
- Annual Taxes on Home Priced at State Median Value: \$1,495



The state with the lowest property taxes is Hawaii.

To view the entire article, please visit: msn.com/en-us/money/taxes/15-states-with-the-lowest-property-taxes/ss-BBqCsuU?li=BBnbfcN#image=1

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

On The Home Front

In the March 6th edition of *The Denver Post*, columnist Mark Samuelson reviewed D. R. Horton's development, Park Preserve, that nestles next to the P. S. Miller Park and connects to over 10 miles of trails that "*wrap the scenic Buttes to the west.*" This development is being marketed to those homeowners who desire an active lifestyle. Mr. Samuelson's column, "On The Home Front," depicted the P. S. Miller Park as an "*adventure park*" which is roughly a mile from the subdivision and remarked on the trails, soccer fields, kids' adventure sites and the ever-popular Challenge Hill. Additionally, the article notes that the location offers excellent access to the I-25 and is close to Castle Rock's historic downtown.

To read the article in its entirety, please visit:

denverpost.com/ci_29604492/d-r-horton-picks-an-ideal-setting-beside

THE DENVER POST



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

*"People grow through experience
if they meet life honestly and
courageously.
This is how character is built."*

*~~ Eleanor Roosevelt,
American First Lady
(1884 - 1962)*

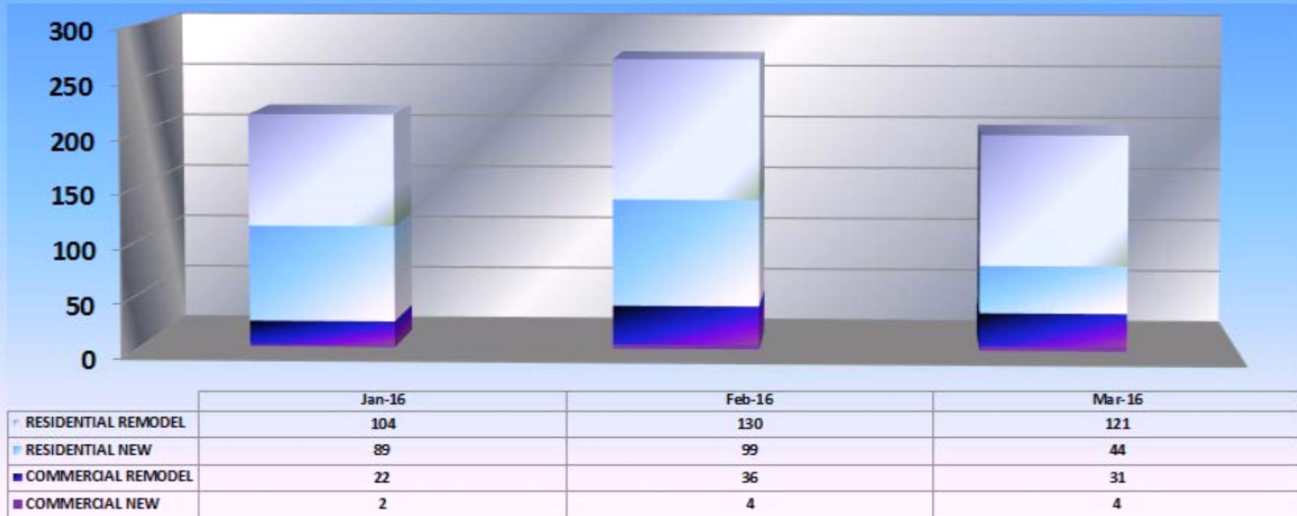
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Implementing the Community Vision through Development Activities

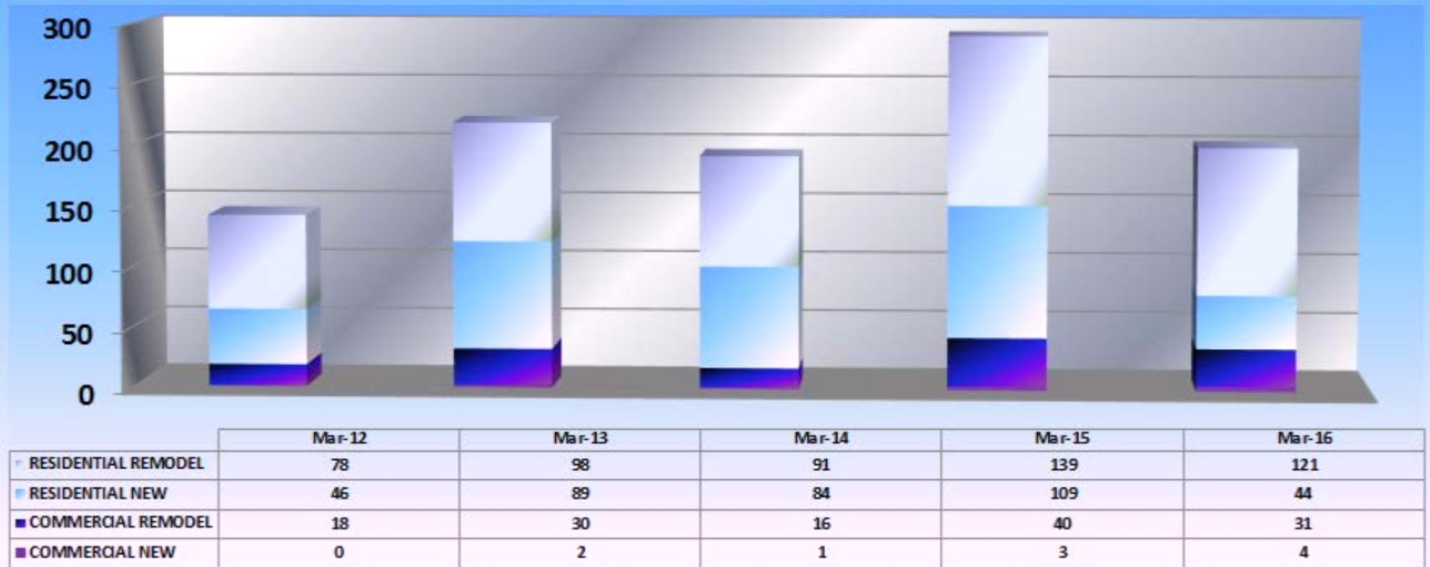
CORE SERVICE LEVELS

Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH MARCH 2016**



**BUILDING PERMIT APPLICATIONS RECEIVED
MARCH 2012 - 2016**

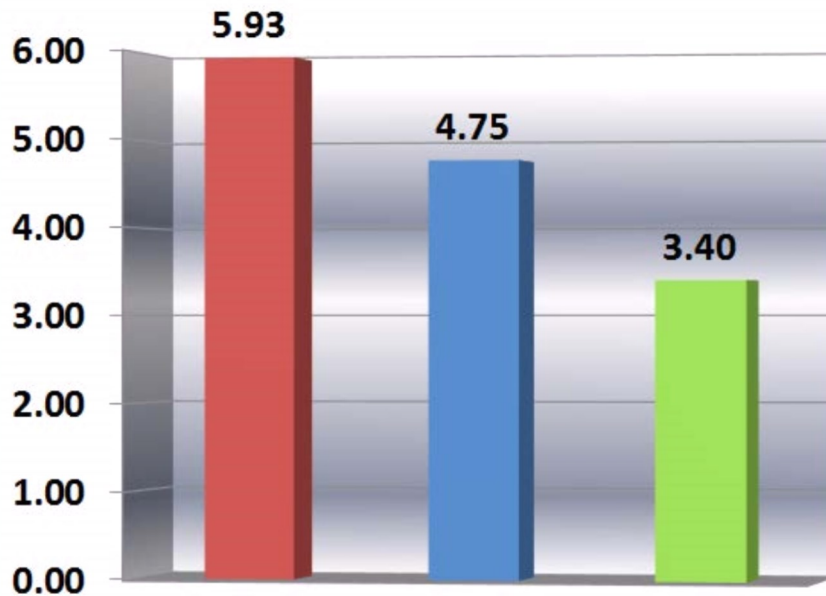


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

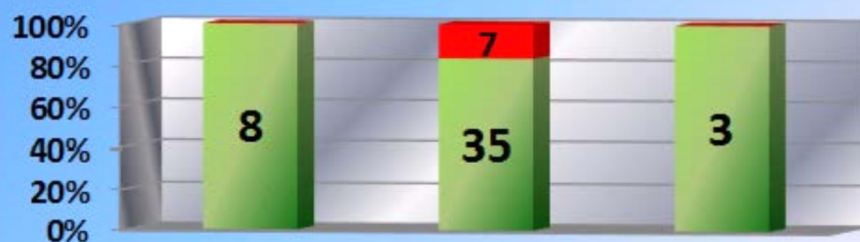
**MONTHLY FEES COLLECTED IN
DEVELOPMENT SERVICES (\$MILLION)
DOWN 29% FROM LAST YEAR**



	Mar-14	Mar-15	Mar-16
Total	5.93	4.75	3.40

BUILDING PERMIT REVIEW MARCH 2016

(7 late due to staff training)



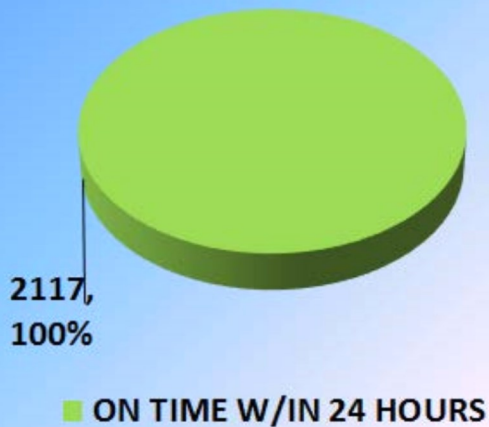
	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
LATE	0	7	0
ON TIME	8	35	3

Implementing the Community Vision through Development Activities

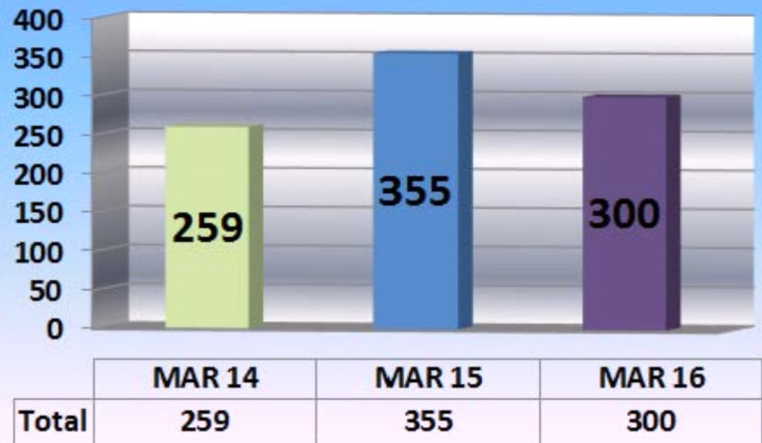
CORE SERVICE LEVELS

Building Division

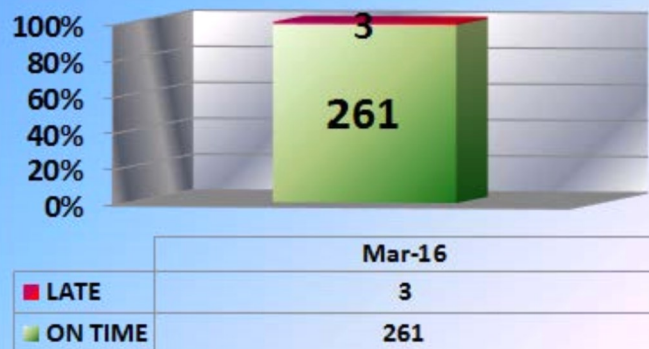
BUILDING INSPECTIONS MARCH 2016



BUILDING PERMITS ISSUED DOWN 15%

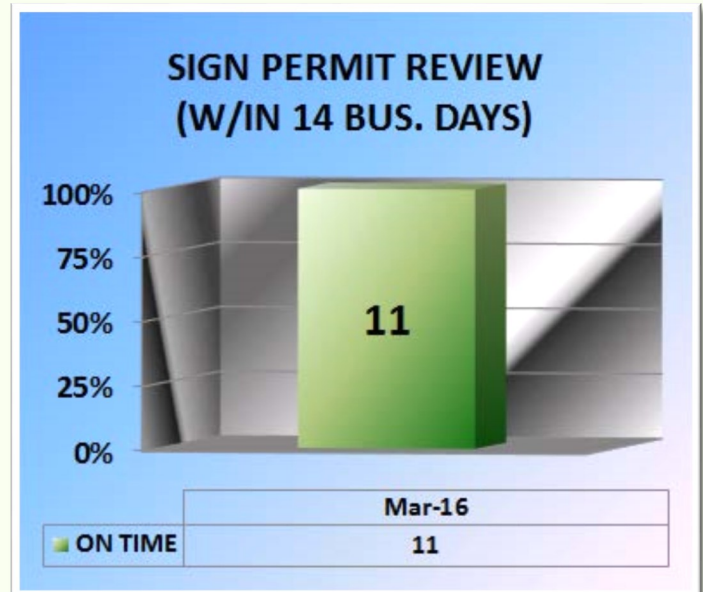
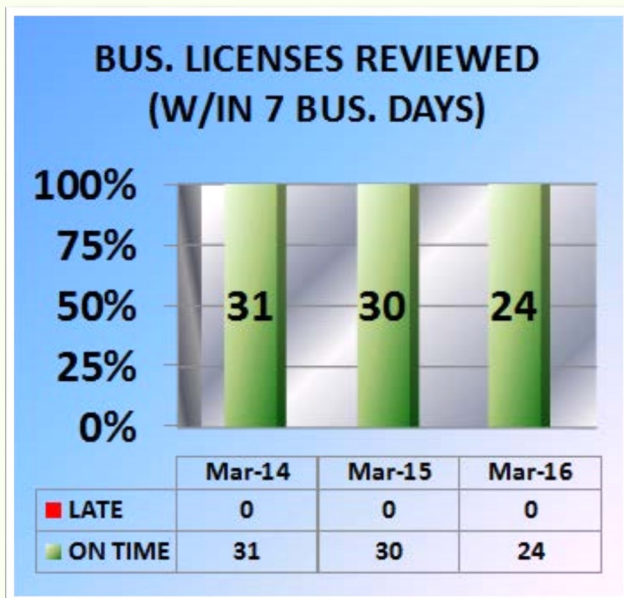
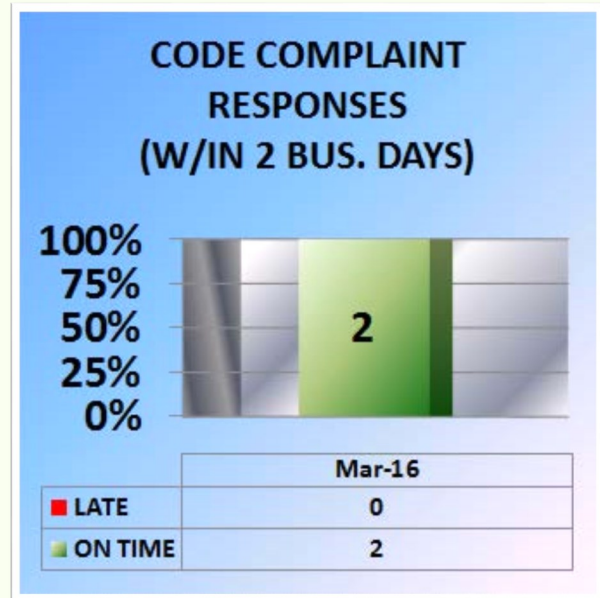
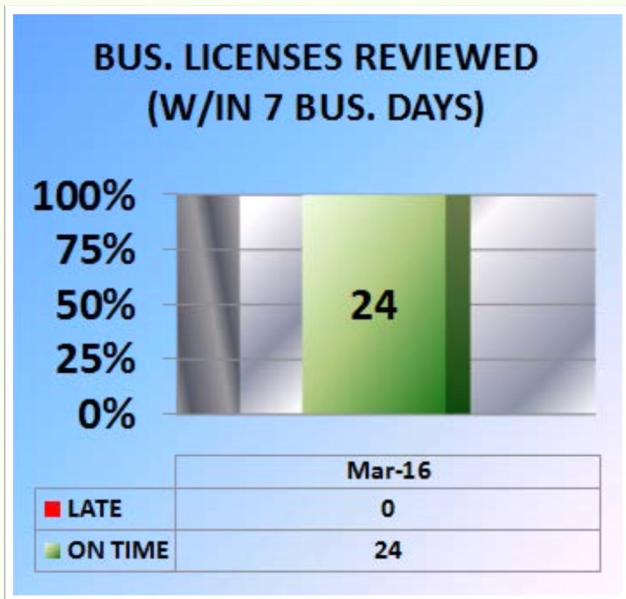


FEES CALCULATED (W/IN 3 DAYS) (3 late due to staff training)



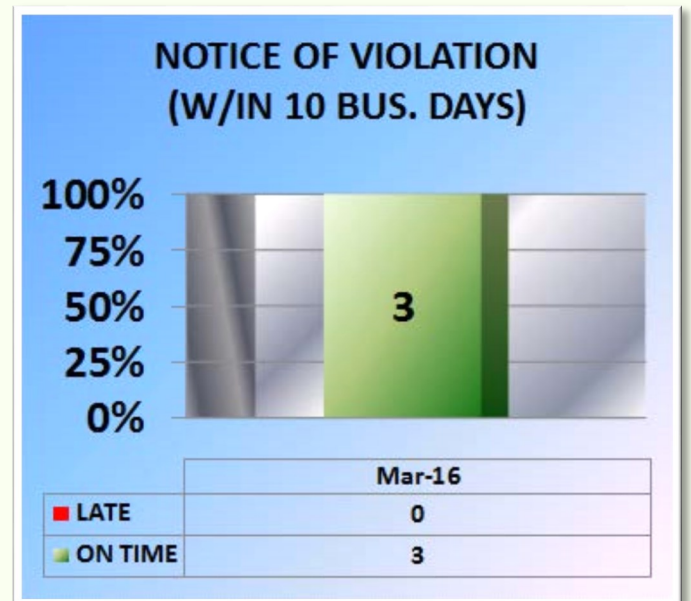
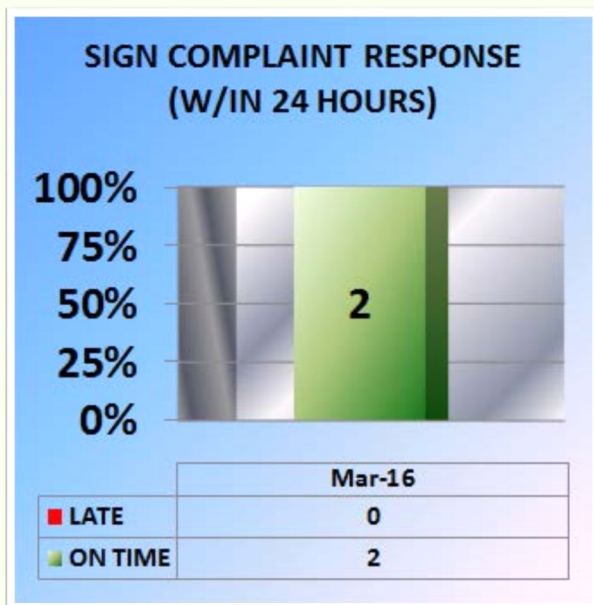
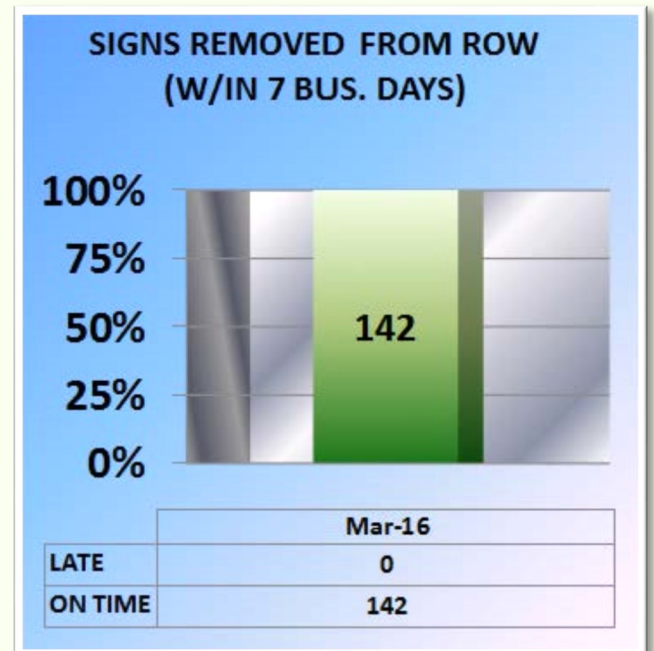
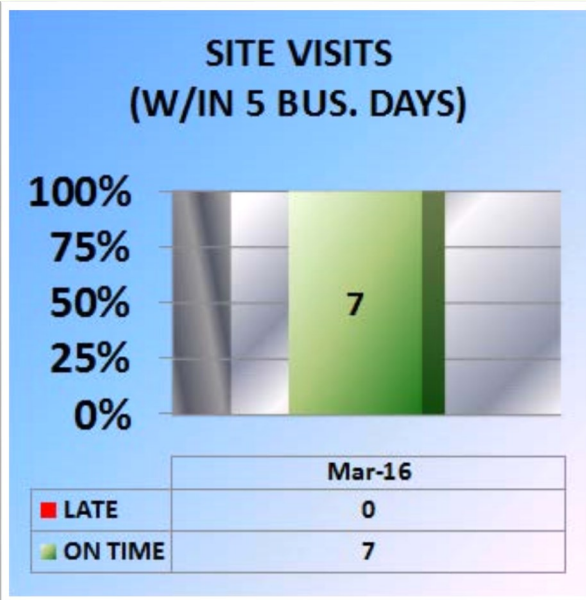
CORE SERVICE LEVELS

Code Compliance

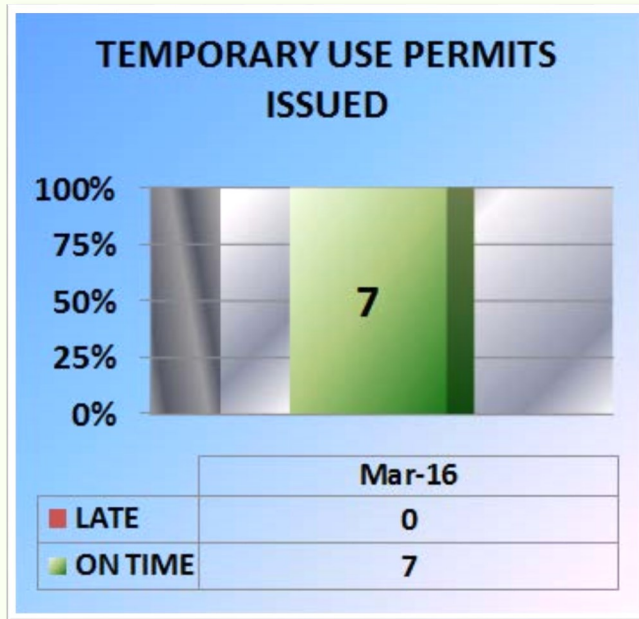


CORE SERVICE LEVELS

Code Compliance

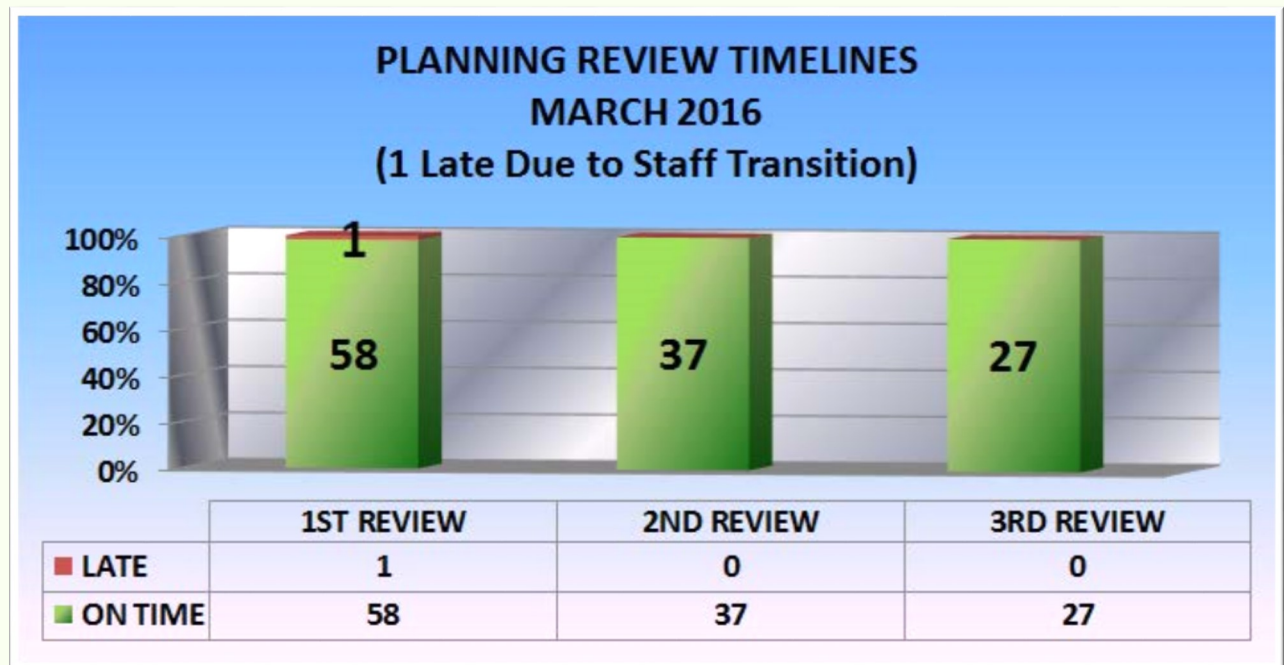


CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

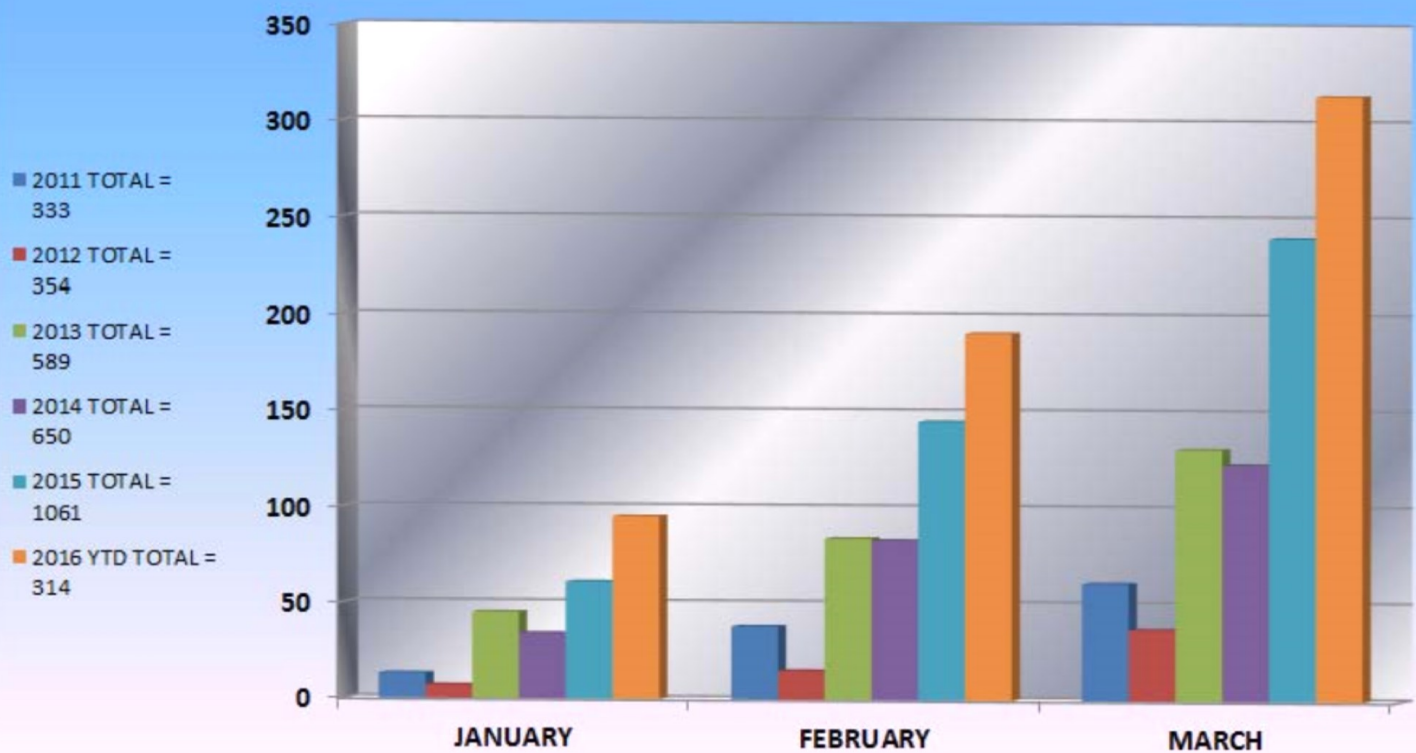


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

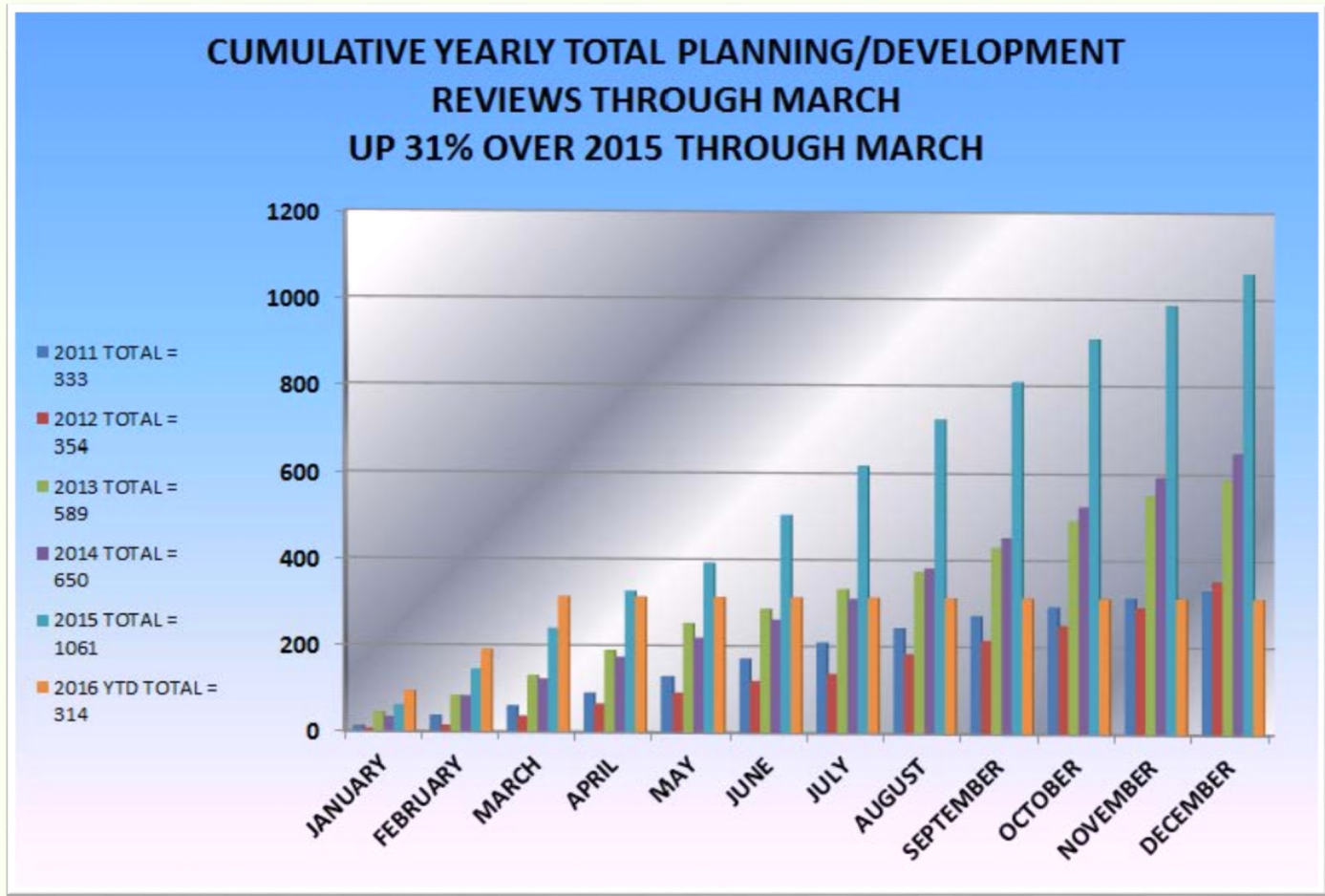
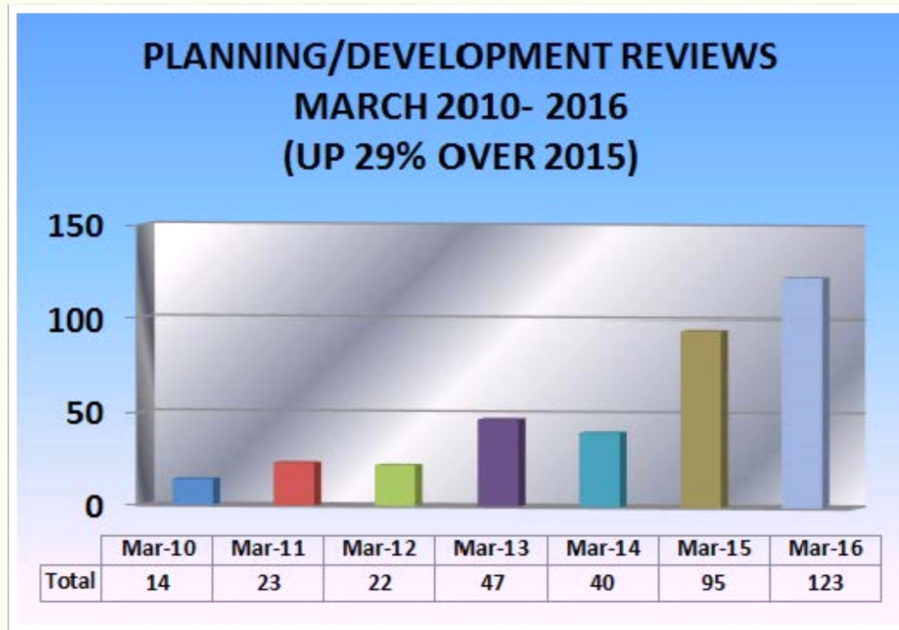
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS THROUGH MARCH UP 31% OVER 2015 THROUGH MARCH



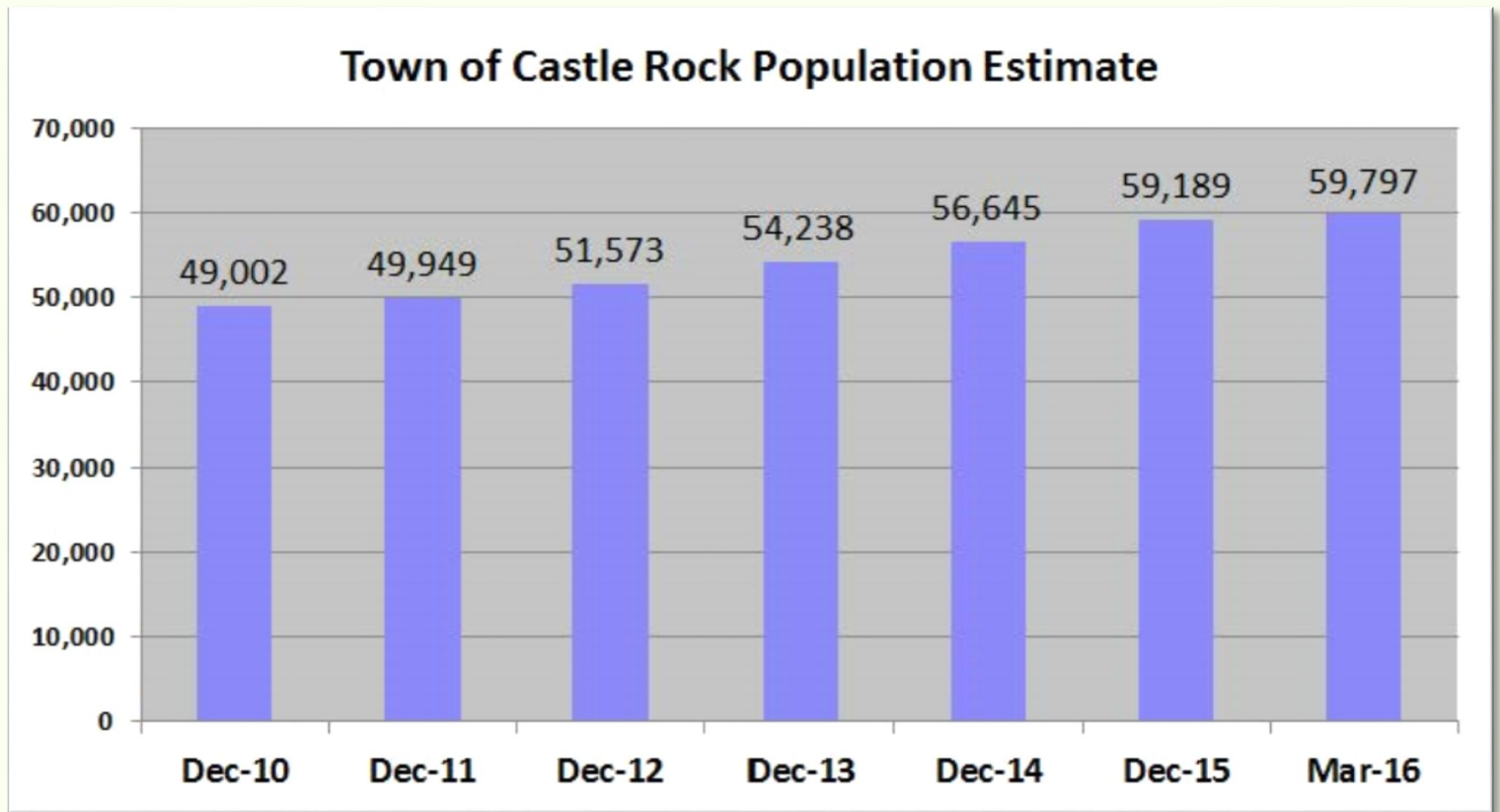
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities