



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover."

~~ Mark Twain



Every January brings a renewed enthusiasm towards building a better tomorrow and veneration towards those who will guide and help us improve. Although trial and error can be a dangerous thing in the fast-paced world of community development in Castle Rock, based upon hard work to build strong relationships and trust, our development community partners and residents understand each risk we take is done so under the guise of improving customer service programs and providing certainty and predictability to all. Significant changes, and yes, numerous risks have been taken during my 10 years with the Town. I offer such changes have resulted in a better environment for all involved with investment and development in Castle Rock to ensure our residents live, work and play in one of the best communities in the western states. Please join me in seeking out additional opportunities, with some

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

risks involved, to ensure Castle Rock continues as an innovator and leader in development activities along the Colorado Front Range.



e anticipate an equal or slightly higher level of residential and commercial development activity in 2016. All signs point towards continued investment in Castle Rock by the national homebuilders within The Meadows, Crystal Valley Ranch, Terrain, Founders Village, Diamond Ridge, Sapphire Point and Liberty Village communities and prospective commercial and industrial development along the I-25 corridor. Construction activity at Promenade will be enhanced by the opening of the Castle Rock Parkway interchange and connection road and the pulling of building permits for King Soopers and Sam's Club. Investment and development plans for the Citadel Station / Castle Meadows URA properties is underway with the expectation that Council approval of the Castle Meadows Interchange Overlay District provides development teams with certainty and predictability on future development plans. Petitions for annexation in the Canyons South, Pine Canyon and Pioneer Ranch development areas provide for future and controlled growth and enables Council to determine the best path forward for our community.



lease join me in wishing our residents and all involved with development activity in Castle Rock a prosperous and jubilant 2016.



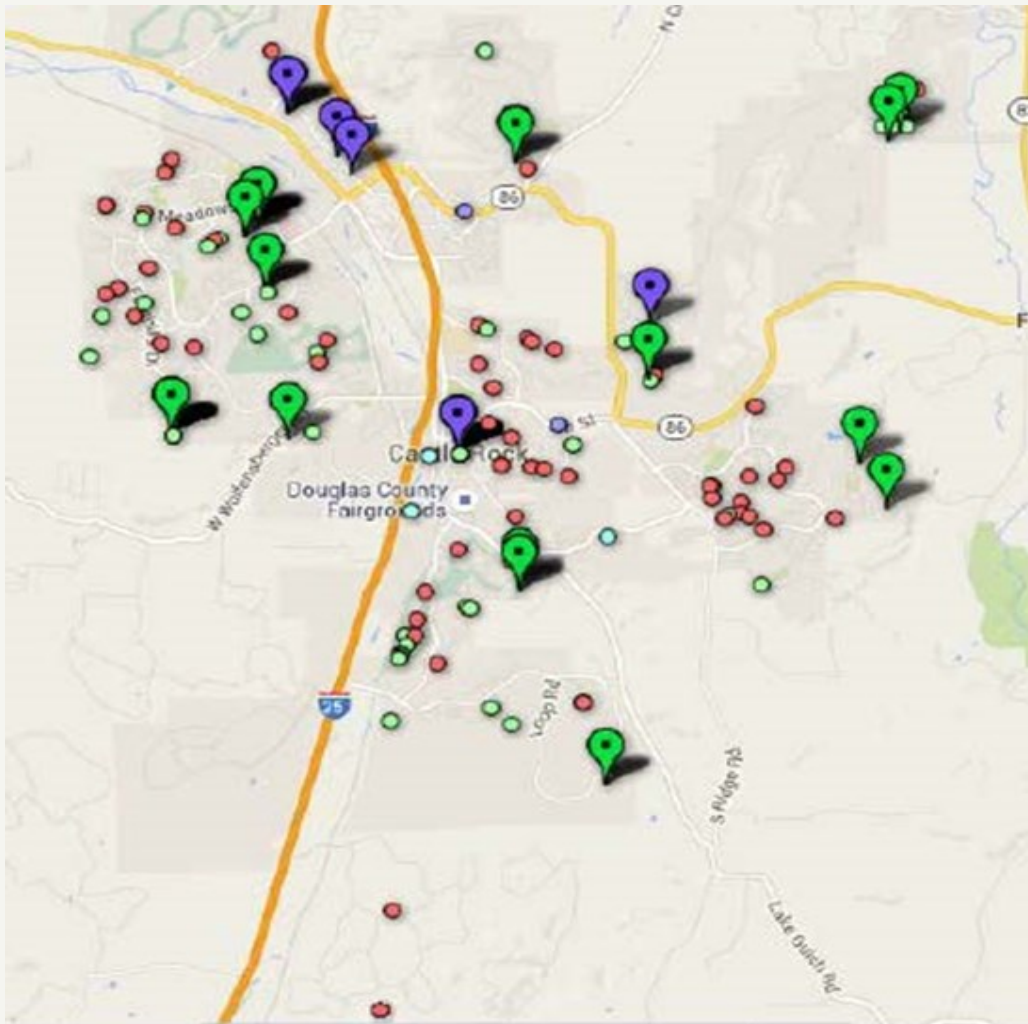
Aerial Photo of Castle Rock
Circa 1949

Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - JANUARY

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



PERMIT TYPE	JAN 16	ICON
COMMERCIAL NEW	11	
COMMERCIAL REMODEL	4	
MISC COMMERCIAL	10	
MISC RESIDENTIAL	65	
NEW SINGLE FAMILY ATTACHED	0	
NEW SINGLE FAMILY DETACHED	57	
RESIDENTIAL REMODEL	48	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Cindy Brooks, Permit Specialist

Cindy is our newest Permit Specialist, hired as a Temp Permit Specialist several months ago, and we are excited to have her as a full time, permanent Town team member! Cindy has past experience in graphic design, advertising and account management with local agencies serving clients from all over the country. Cindy is a long-time resident of Castle Rock, and an avid skier, along with her husband of 40 years, and enjoys hiking, biking and golf. Cindy has one son and a granddaughter.



Cindy Brooks



Joe McGovern

Joe McGovern, DS Technical Coordinator

Joe was welcomed as the new Development Services Technical Coordinator. Joe comes to us with local government experience including application and database knowledge specific to Development Services and public safety. Joe was previously with the City of Frisco, Texas. Joe and his family relocated to Colorado to enjoy a more active, outdoor lifestyle and to be closer to extended family. He is married and a father of four, with 3 daughters and a son.

James Martino, Assistant Chief Building Official

James Martino joined our team as the new Assistant Chief Building Official. James has a multi-faceted, diverse background with his most recent position as Lead General Inspector at the Denver International Airport. James currently holds 15 International Code Council certifications including Building and Residential Plans Review, C-8 Combinations Inspector and Chief Building Official. James is a Colorado native and enjoys cooking (especially BBQ) and spending time with his children and grandchildren.



James Martino



Mark Mantua

Mark Mantua, Plan Review Engineering Technician

Mark joined the department as the new Plan Review Engineering Technician. Mark has general contracting experience and a civil engineering degree from the University of Maryland. Previously with The Whiting-Turner Contracting Company, Mark gained experience in public works projects and plan review.

Mark is a native of Maryland, and spent the past two years completing commercial construction in Arkansas before moving to Colorado. He enjoys an active lifestyle, including snowboarding and kayaking.

Implementing the Community Vision through Development Activities

KUDOS

Compliments from W. E. O'Neill of Colorado

On January 15th, Sean Davin, Construction Project Manager, received the following note from Matt Hoster, Vice President / Director of Operations, W. E. O'Neil:

"Your feedback on our service, and more importantly, our people delivering our service, is always appreciated.

These five buildings took a little longer than anyone had hoped to get completed given the weather we experienced coming out of the ground last spring, but most important - the finished product is something that we are all proud of. I can tell you that our project team could not have turned these buildings over for tenant occupancy without the teamwork and professional participation of the Town.

In turn, I also want to take the opportunity to thank you – personally and professionally.

W. E. O'Neil of Colorado has performed work in nearly every municipality up and down the front range, and the Town of Castle Rock has proven to be a VERY good partner to work with. The high level of coordination, communication and participation provided by the Town of Castle Rock has been both exemplary and a differentiator amongst other municipalities / jurisdictions. We appreciate everything that you do to keep things going out there and look forward to the continuation of the relationship through 2016 and beyond. We certainly have our work cut out for us "up the hill" in the coming months!"

Congratulations, Sean, on a job well done!

Extraordinary Customer Service

Teri Whitmore, Planning Manager, received the following note from Janine Glennon, co-owner of Vista Vino restaurant:



Julie Kirkpatrick
Planner II

"I just want to reach out and express how wonderful Julie was to work with during our patio build. She was so helpful and kind. Being a restaurateur and not a contractor, I was very new to the process.

Her customer service was extraordinary and she went out of her way often to explain processes so I would understand.

I cannot give the amount of compliments in this email as I feel. I am sure she is passionate about her job because that passion is projected out to the client. Thank you."

Hats off to Julie!



Sean Davin
Construction Project Manager

Implementing the Community Vision through Development Activities

KUDOS



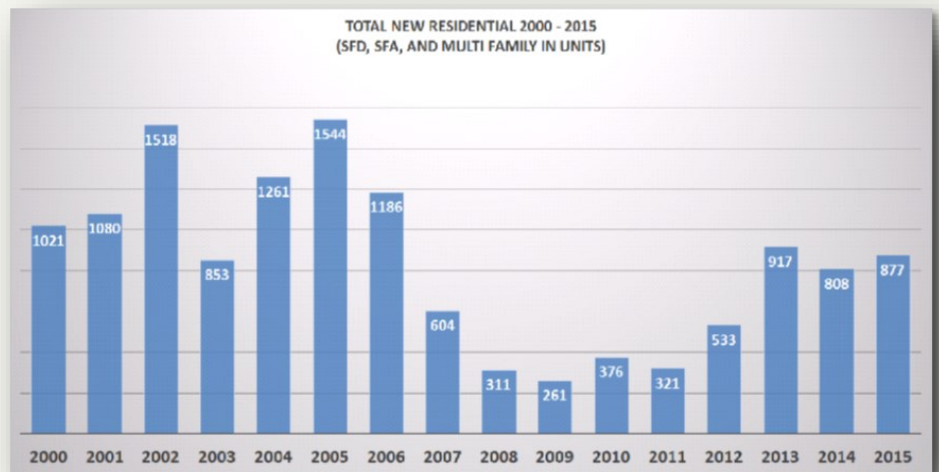
High Five From DS Director to the DRT, TRC and Enterprise Team

Referencing the 2015 year-end permit activity numbers compiled by Phil Kranz, DS Enterprise Business Analyst, Bill Detweiler, Director of Development Services, congratulated Town staff:

“... we had significant increases in residential and commercial permit activity, another sign of the strong economy and the desire of residents and businesses to invest in Castle Rock. Residential permit numbers remain strong — 877 new permits in 2015 compared to 808 in 2014. New commercial permits are off the chart — 51 in 2015 compared to 20 in 2014.

I think it is important to recognize the hard work and dedication by Town staff. Without your assistance, the significant increases in activity could not occur nor could our customers continue to identify and acknowledge staff assistance and accomplishments through all facets of our work.

Please accept my heartfelt thank you and high five for all that you do and the professional manner in which you conduct yourselves on a daily basis. Your work matters!!! I look forward to seeing everyone at our upcoming Enterprise Team meeting to review 2015 activity and celebrate the past years' success stories.”



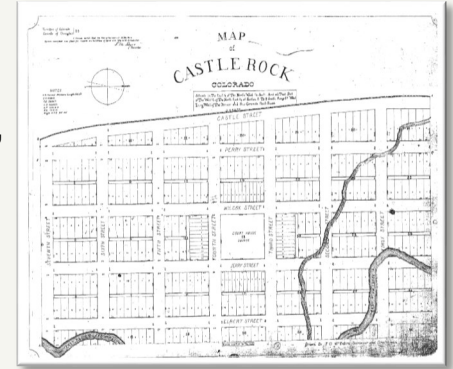
**Kudos to the Development Review Team, Technical Review Committee and the Entire Enterprise Team!
Well done!**

Implementing the Community Vision through Development Activities

KUDOS

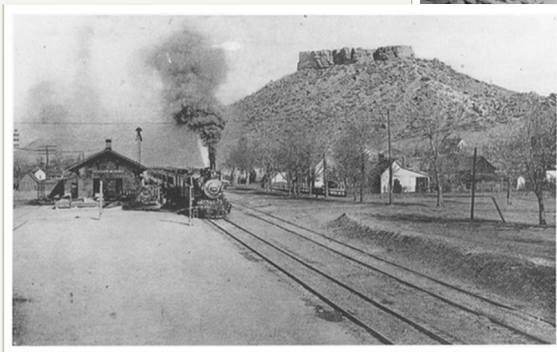
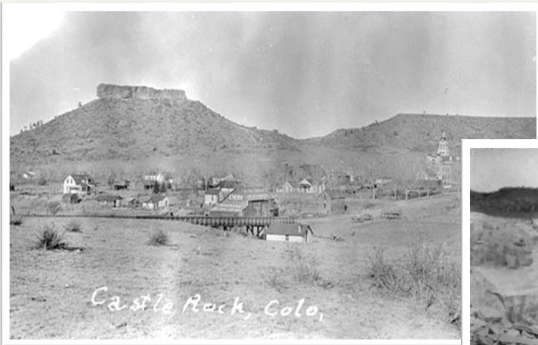
Bill's Excellent Adventure

Bill Detweiler, DS Director, addressed Town employees at the January 27th Monthly Manager's meeting with a presentation entitled, "2015 Year End Review and Predictions for 2016." Bill provided a look back at the past reviewing the Town's history and heritage (with special insights by Judy Hostetler, Real Estate Specialist), followed by division manager presentations outlining each division and how they relate to residential and commercial development within the Town. Bill ended the presentation with a look forward to 2016 and all the anticipation it brings.



Robbie Schonher, Administrative Assistant, Town Clerk's office, wrote to Bill: *"Thank you for presenting today at the Manager's Meeting! The presentation was great ~ fun audience participation, the historical review and period pictures offered a perspective and look back at history most of us have not had the privilege of seeing before. It was a great job of showcasing the Development Services department and all the responsibilities and work associated with the residential and commercial growth that has happened, plus the new activity yet to come in 2016! Thank you again for hosting the monthly meeting. Your entire team did a great job!"*

Bravo to Bill, Judy and the DS Managers for an outstanding presentation!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Promenade at Castle Rock

Ring the Bell for Mad Greens!

Mad Greens received its TCO on January 8th and opened for business on January 11th.

"In 2004, MAD Greens' first restaurant started with the notion that providing healthy, fast and fresh food should be the mainstream, not the alternative. And we still believe this today... We use the freshest ingredients we can find—from salad dressings to sandwich bread. We prep everything in-house, from scratch, because that's the way food should be made." (madgreens.com/eat-better-way-life)



Smashburger Receives CO!

The CO bell rang for Smashburger on January 22nd.

"Our vision is to connect with America's passion for its favorite food on a local level and in a space where "Smashed Fresh, Served Delicious" means dedication to crafting the best-tasting burger around. Our smashed burgers are always made-to-order, never frozen, smashed and seared to perfection on our grill. Our menu is also kid-friendly, vegetarian-approved and topped off with frosty milkshakes." (smashburger.com/us/company/story/)



smash. sizzle. savor.™

Promenade Block 6, Replat

Promenade at Castle Rock, LLC, submitted a replat of the Block 6 area, proposing to take three existing lots and plat them into five lots. A sliver of right-of-way is also proposed to be vacated via this plat, as a future turn lane has been relocated to a different access point and is no longer needed at this location. Because this right-of-way area has not been built yet, it can be vacated administratively with this plat and does not require public hearings.

Promenade Block 5, Les Schwab Tire Center Site Development Plan



Promenade at Castle Rock, LLC has submitted a Site Development Plan for a proposed Les Schwab Tire Center, to be located on the proposed Lot 4 in Block 5 of the Promenade development. The site is located at the corner of US Highway 85 and the newly named Promenade Parkway (previously Atrium Drive). The proposed 10,200 square foot tire center will have associated site infrastructure, parking and site landscaping on a 1.32 acre parcel. This application is under administrative review and does not require public hearings.

WHAT'S NEW - PROJECTS

Promenade at Castle Rock

The Denver Post Your Hub

Joe Rubino, Your Hub reporter for The Denver Post, published an update regarding the Promenade at Castle Rock on January 21st. In interviews with Peter Cudlip, Principal, Alberta Development Partners, LLC, and Mayor Paul Donahue, Mr. Rubino reported that:



- ♦ Six businesses have currently opened (Mad Greens, MOD Pizza, Kneader's Bakery & Café, Tokyo Joe's, Café Rio and Jersey Mike's Subs).
- ♦ Eight additional restaurants and small-footprint retainers and businesses should be open by spring, including T-Mobile, AT&T, Bellco Credit Union, a spa and a nail salon.
- ♦ The completion of the North Meadows Extension will be a significant access point to the Promenade development, and a 312-unit multi-family complex is planned just south of the new roadway.
- ♦ Other projects expected to be open by the end of 2016 are a King Soopers Marketplace, a Sam's Club and a fitness facility.
- ♦ Mayor Donahue noted that he is happy to see the new tenants open for business and that the Promenade will complement what is already in Castle Rock.

To view the entire article, please visit: denverpost.com/dougco/ci_29404425/first-tenants-open-castle-rock-promenade-plans-quick

Site Update

Aerial photo provided by Jeremy Herndon, LEED, AP, Senior Project Engineer, W. E. O'Neil Construction Company of Colorado



The Promenade at Castle Rock (January, 2016)

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Hillside Site Development Plan

Paragon Engineering submitted an application for a Site Development Plan for property located at the northeast corner of Coachline Road and Wolfensberger Road. The applicant is proposing to develop a mixed residential community for seniors, age 55 and older. The SDP proposes a total of 130 units, consisting of single-family and paired homes at a density of 2.57 DU/AC. This application will be scheduled for public hearings by the Planning Commission and Town Council.



216 Malibu Street UBSR



A tenant, Equipment Maintenance Technicians, LLC, is seeking a Use By Special Review for their large equipment repair business at 216 Malibu Street. Equipment Maintenance Technicians services large equipment both off-site and on-site. Their hours of operation are Monday through Friday, 7:00 am to 5:00 pm. The application will require a public hearing for review and approval by the Planning Commission.

220 Malibu Street UBSR Amendment



A tenant, Equipment Rental Source, LLC, is seeking to amend their existing Use By Special Review in order to change the location of a required screening fence at their 220 Malibu Street property. Equipment Rental Source would like to locate the fence at the front of the property rather than middle of the property (the original approved location). The application will require a public hearing for review and approval by the Planning Commission.

Union Bistro Site Development Plan Amendment

Union Bistro is proposing to add new canopies over their outdoor seating area at 3 North Wilcox Street. This project includes adding a steel deck and patio canopies, as well as a small storage shed on the north side of the building. This site is located within the Downtown Overlay District and will have a public hearing at a future Design Review Board meeting.



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

New Submittals (Under Administrative Review, Not Requiring Public Hearings)

Raising Cane's Site Development Plan and Plat



Raising Cane's has submitted a Site Development Plan and Plat for a proposed fast serve chicken restaurant to be located at the northeast corner of Founder's Parkway and Trail Boss Drive, in the Target parking lot. The applicant is proposing a 3,700 square foot building with approximately 600 square feet of outdoor patio dining, and associated parking and landscaping to be located on 1.55 acres.



Meadows Town Center Sewer Reconstruction & Roadway Construction Drawings

Castle Rock Development Corporation has submitted construction plans to remove a section of previously installed sewer and install a new configuration in advance of home construction on Celestial Avenue, just north of Meadows Boulevard in the Meadows Town Center. This work is related to the Oakwood Homes Site Development Plan that is currently under administrative review for 50 single family units.

Prairie Hawk Drive Phase 2 Roadway

Castle Rock Development Corporation (CRDC) has submitted construction plans for the widening of Prairie Hawk Drive starting from New Hope Way and extending south past the intersection with Fence Post Drive. These plans were previously approved in 2006, and have since expired. This work would create the necessary turn lanes for adjacent development, include sidewalk, and have a total of 4 lanes on Prairie Hawk in this area. Prairie Hawk will then taper back to the existing 2 lanes in the area adjacent to Red Hawk.

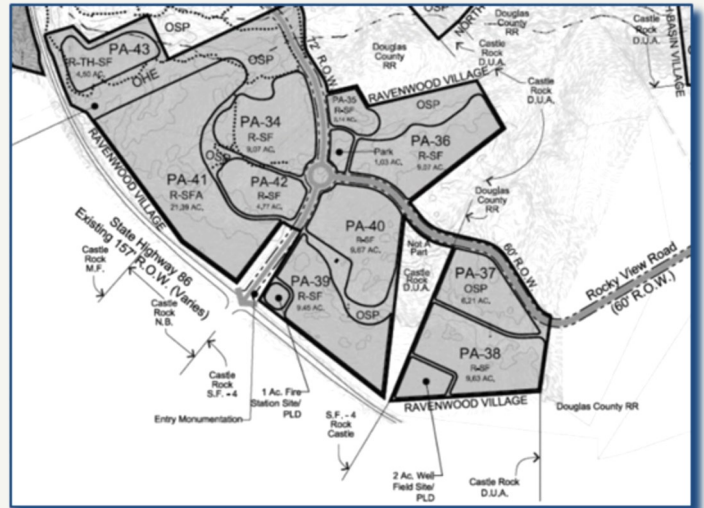
Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

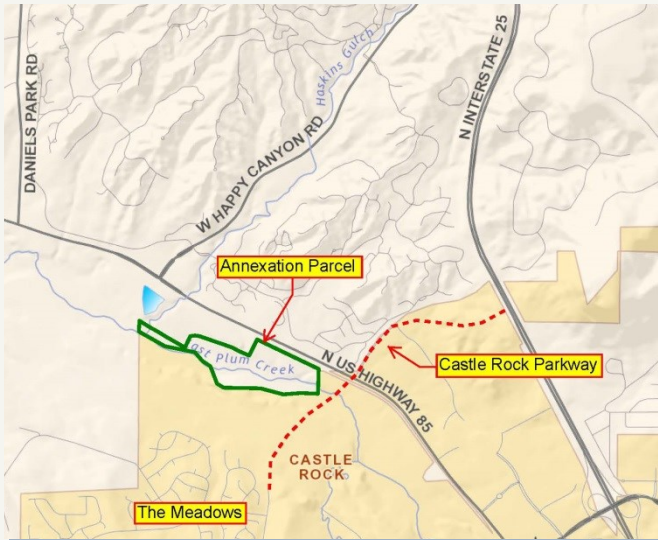
Town Council

Terrain Filing No. 1

The Starwood Development team is rapidly expanding their vision of the Terrain community and the latest development application includes a single-family detached housing product adjacent to State Highway 86. The proposed development will be visible from areas north and south of this critical eastern entry road into Castle Rock. Staff recommended approval of the application, which included a request from the applicant to remove both sidewalks and streetlights along Rocky View Road, north of the intersection with the proposed Coulee Trail, for a length of approximately 1,575 linear feet. Staff supported this request of the applicant as long as the applicant provided cash-in-lieu for one sidewalk and all streetlights. The applicant was agreeable to the cash-in-lieu, details of which will be determined with the Subdivision Improvement Agreement (SIA). Removal of the sidewalks require Town Council approval. Town Council voted to approve this Resolution with proposed conditions on January 5th.



Ravenwood Village, Terrain PDP



Vicinity Map

Annexation and Zoning - Lower East Plum Creek Open Space

January 5th, Town Council approved Ordinances No. 2015-56 & No. 2015-57 on second reading.

The Town of Castle Rock proposed the annexation of approximately 59.9 acres of property located between the Union Pacific Railroad and the Burlington Northern/Santa Fe Railway and north of Castle Rock Parkway. The Town-owned property is proposed to be zoned Parks, Recreation and Open Space -1 (POS-1).

The Town of Castle Rock Utilities Department is planning to construct a diversion structure on the property, along East Plum Creek; a use that is allowed under the POS-1 zoning as a Use by Special Review (UBSR). The diversion structure will allow the Town to pull renewable water out of East Plum Creek. This diversion is a key part of Castle Rock's long-term renewable water plan. Town Council voted to approve the annexation on January 19th.

WHAT'S NEW - PROJECTS

Town Council (Continued)

Castle Meadows Interchange Overlay PDP

The Castle Meadows project, located on the west side of I-25 and adjacent to the Plum Creek Interchange, was initially zoned for mixed commercial, industrial and residential uses. Due to the significant slope and changing topography on the site, implementation of the skyline / ridgeline ordinance reduced the areas where development could occur.

Staff has been working with the applicant team for more than 10 years searching for the most appropriate zoning uses to fully utilize the site. The applicant requested a rezone to the Interchange Overlay District (IOD) because it provides the development team with variety of land use options while removing the skyline / ridgeline standards and allowing development on a majority of the site through use of appropriate engineering practices.

Town Council voted to approve the Ordinance on January 5th.



Castle Meadows IO PDP Vicinity Map



Downtown Overlay District Amendment (Building Height)

Town and DDA staff received feedback about the Downtown Overlay District (DOD) code section that requires investment in landmarked properties when seeking additional building height in the core or north or south districts. Based upon feedback, the existing language is undefined, confusing and in some cases causes conflict between the development community and staff. Staff reviewed the code language and suggests that changes are

necessary to ensure consistency with the Downtown Master Plan.

The proposed language will maintain Design Review Board analysis and decision making on additional building height, and take into account impacts on landmarked properties if they are adjacent to or part of the proposed new building plan. Staff recommended that Council direct staff to research and identify optional funding programs for historic preservation and explore use of TIF to create and replenish a historic preservation fund within the DDA boundary, offering that those options will maintain the goal of the Downtown Overlay District ordinance while incorporating flexibility and clarity of ordinance interpretation.

Town Council voted to approve the Ordinance on January 5th.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Town Council (Continued)

Plat Note for Multi-Family Development Plans

In an effort to encourage a diversity of housing opportunities, with an emphasis on the development of owner-occupied multi-family residential projects, staff brought forward an ordinance (in the form of a plat note) that is designed to balance the risk and exposure to builders and developers of owner-occupied multifamily projects while protecting homeowners where there are legitimate construction concerns. Staff offered that the proposed ordinance language will reduce costs and expenses attendant to construction defect litigation, thereby lowering insurance costs associated to such projects, and thus increasing the likelihood that developers and builders will be willing to undertake such projects.



Staff and the Town Attorney's office researched construction defects ordinances across the Denver metro communities to determine what would work best for Castle Rock. The proposed ordinance incorporates a voluntary plat note (placed on the site development plan) that would provide legal protection to builders and owners of multifamily units while ensuring a reasonable process to resolve construction related concerns.

Town Council voted to approve the Ordinance on January 5th.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

8th Annual DS Board and Commission Appreciation Dinner

Development Services supports five Boards and Commissions (Planning Commission, Board of Adjustment, Historic Preservation Board, Design Review Board and the Board of Building Appeals). In appreciation of their volunteer service, invitations were sent to current Board and Commission members and members that served during 2015 to join Bill Detweiler and the DS staff liaisons for an Italian buffet at Siena at the Courtyard.



Bill Detweiler
Director, Development Services

The event was also attended by Dave Corliss, Town Manager, Jennifer Green, Mayor Pro Tem, Councilmembers Renee Valentine, Chip Wilson, Mark Heath, and Heidi Hugdahl, Assistant Town Attorney. Bill presented a year-end review along with a preview of anticipated projects for the new year.

Chip Wilson, Councilmember, subsequently wrote to Bill Detweiler, the members of the Boards and Commissions and the Downtown Development Authority: *"My sincere thanks to all who attended and for the great job that your team did to put the evening together. It was a very informative evening and a great testimony to the*

incredible job that Development Services does day after day.

I'd like to add an additional thank you to all of our citizens who volunteer to serve on the various boards and commissions. Their time and energy provide a tremendous benefit to those of us on Town Council and the entire community."



Above from the left: Renee Valentine, Town Council; Stu Butler, Design Review Board; Dave Corliss, Town Manager and Chip Wilson, Town Council

Below from the left: Chris Teem, Trisha Hall and Doug Radcliff, Board of Building Appeals members; Joseph Montoya, Chief Building Official and Bill Detweiler, Director, Development Services



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

The Meadows, Filing 17 (Brooklyn Vet Clinic)

Deb Patterson, DVM, and her team would like to build a new 8,247 square foot general practice animal hospital in the vicinity of Prairie Hawk and Fence Post Drive, on the north side of Prairie Hawk Drive. Virtuoso Drive will be extended from Dacoro to Prairie Hawk, and the clinic will access the new section of Virtuoso Drive. The new, locally owned and operated facility will include seven exam rooms, treatment center, surgery suite, dental facility, and a boarding/pet daycare facility. Because the site is located across the street from existing homes, the Residential / Nonresidential Interface Regulations apply and require public hearings for approval.



Brooklyn Vet Clinic
Vicinity Map

On January 28th, the Planning Commission voted to recommend approval of this item to Town Council.



Lot 3, Auburn Ridge, Vicinity Map

Lot 3, Auburn Ridge

The existing senior multi-family development provides housing for individuals with needs different than those commonly found in single-family detached housing neighborhoods. The development plan under consideration expands and continues the multi-family theme initiated by the Auburn Ridge development team. Staff offers that this for-lease, market-rate development is consistent with surrounding neighborhood character and provides good access to adjoining uses and the P. S. Miller Regional Park.

Approval of the Site Development Plan will allow the construction of 96 multi-family dwelling units in eight buildings with a private clubhouse and pool. Parking will include surface parking and enclosed garages.

On January 28th, the Planning Commission voted to recommend approval of this item to Town Council.

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

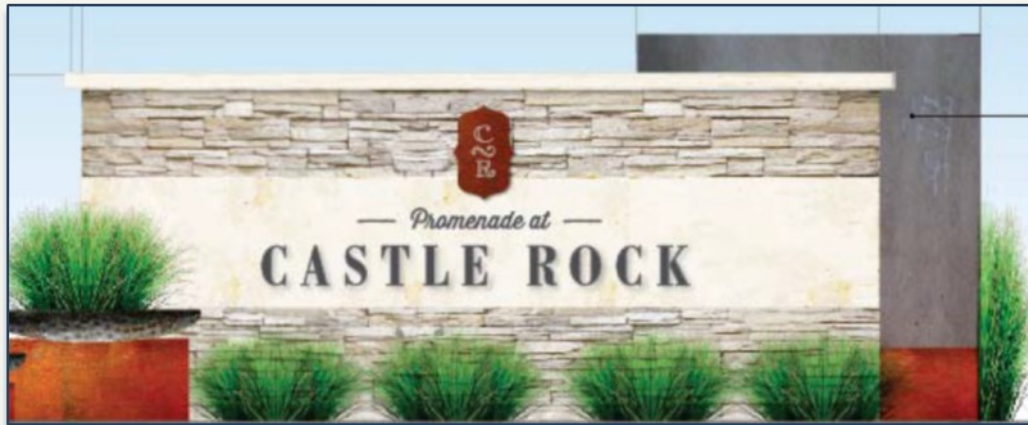
Lots 4-9, Castle Pines Commercial Filing 10A

This Site Development Plan (SDP) Amendment will establish a Master Sign Plan for the subject property and allow the sign face area to exceed 50 square feet. The Promenade Master Sign Plan did not include this property, as this area remains under the Castle Pines Commercial zoning. It is important for purposes of ensuring successful commerce and wayfinding for the public that signs on this property be consistent with the Promenade sign design. The intent of this amendment is to ensure such consistency and to support the Promenade development theme and branding.

The proposed SDP Amendment complies with the substantive intent and provisions of the Town's policies and codes, and the Castle Pines Commercial Planned Development (PD) zoning regulations, and is also consistent with the Promenade at Castle Rock Master Signage and Wayfinding Plan, prepared by the Master Developer and approved by Town Council in December, 2015.

The property is located on the northwest corner of Meadows Parkway and Factory Shops Boulevard.

On January 28th, the Planning Commission voted to recommend approval of the SDP amendment to Town Council.



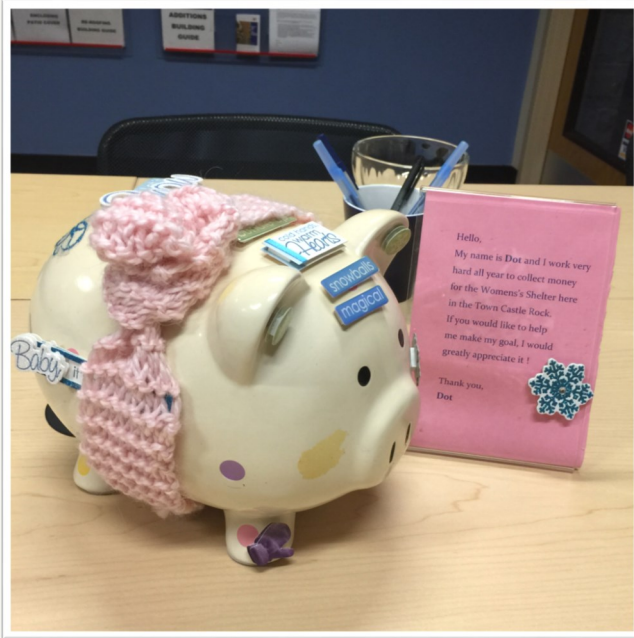
Artist's Rendition of Proposed Monument Sign

WHAT'S NEW - GENERAL

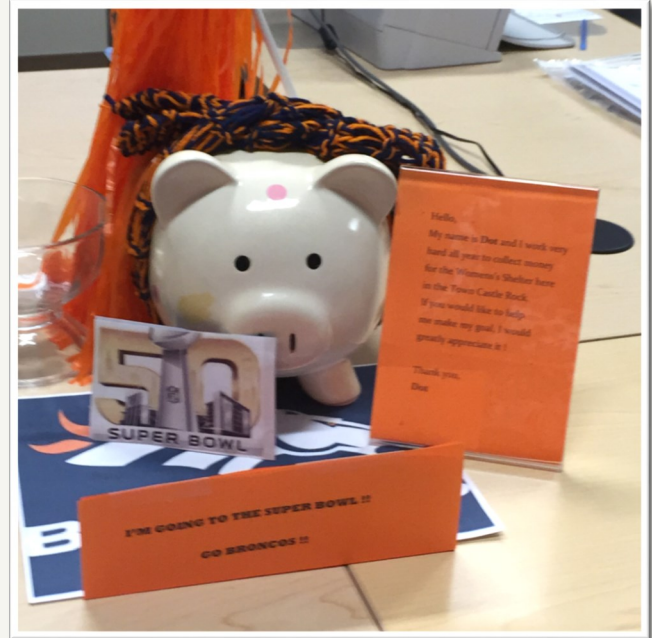
“Dot” Development Services Donation to Crisis Center



“Dot,” the department’s piggy bank, is used to collect change throughout the year for a December donation to the Crisis Center.



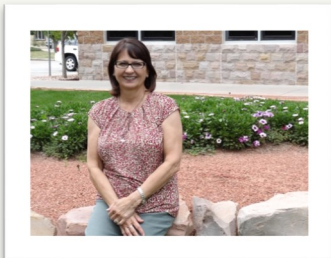
Snow Queen Dot



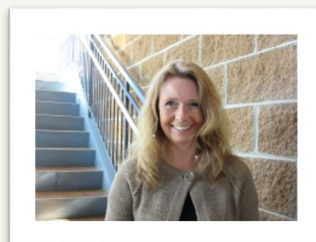
Bronco Fan Dot

Each year, Dot makes the rounds visiting different areas of the department where staff manages collection of donations from employees and customers. This year, Bill Detweiler, DS Director, presented Dot to the Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks. They have done an amazing job so far this year taking up collections toward this very worthy cause.

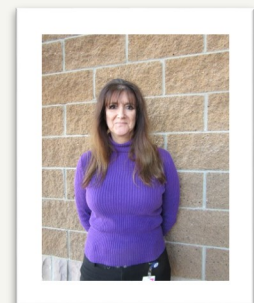
To visit the Crisis Center website: <http://thecrisiscenter.org/>



Lynda Halterman



Diane Maki



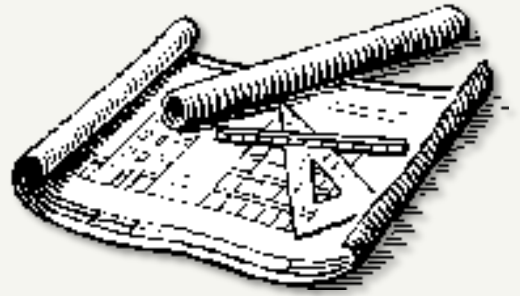
Cindy Brooks

WHAT'S NEW - GENERAL

Board Vacancies

Design Review Board

Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board. This volunteer appointment requires a 3-year term commitment, and applicants must be a downtown Castle Rock property owner.



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.

Historic Preservation Board

Are you interested in preserving local history? The Town currently has a vacancy on the 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 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.



Interested in Volunteering?

Interested applicants may contact Sally Misare, Town Clerk, at 303-660-1367 or smisare@crgov.com.

WHAT'S NEW - GENERAL

18th Ranked “Safest City”



With the release of SafeWise’s latest “Safest Cities” report, the Town finds itself listed as 18th Safest City in Colorado. SafeWise, a home security broker, used the most recently compiled FBI Crime Reports (2013) to assemble its report. Their reports are cited on Mashable, nerdwallet, The Huffington Post, Homes.com and AngiesList.

“The SafeWise report noted that, while Castle Rock’s population has increased 17 percent over the past decade, crime rates remain very low. Castle Rock experienced 77 percent fewer violent crimes and 63 percent fewer property crimes than the average American city. The report also noted Castle Rock’s “excellent climate, bustling downtown and nearly 6,000 acres of open space,” as reasons people are moving here.



~ Town of Castle Rock Community Relations

Other metro cities making the list were Parker (#19) and Centennial (#20).

To view the entire article, please visit: safewise.com/blog/safest-cities-colorado-2015/#badge



Runner Up for Best Suburb

The Town of Castle Rock was rated as a “Runner Up” for the “Best Suburb” in the western U.S. in the February, 2016, edition of Sunset Magazine. Sunset stated that Castle Rock, a former quarry town, has seen its population grow by 65% since 2000, but the Town “has negotiated its growth better than many burbs have.” The article takes note of our commercial growth and our thriving downtown area, along with the Town’s trail system that tie into regional and county trails.

The entire article is available in the February, 2016, edition of Sunset Magazine

Implementing the Community Vision through Development Activities

CONTRACTORS LUNCHEON

Contractors Luncheon

The next contractors luncheon is scheduled for:



- Thursday, February 11, 2016
- 11:30 am to 1:00 pm
- Council Chambers, 2nd Floor, Town Hall
- Sponsored by KB Home

The March luncheon is set for Thursday, March 9th with Richmond Homes sponsoring.

Are you 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.

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



*"Try to be a rainbow
in someone's cloud."*

~~ Maya Angelou
American Poet (1928 - 2014)

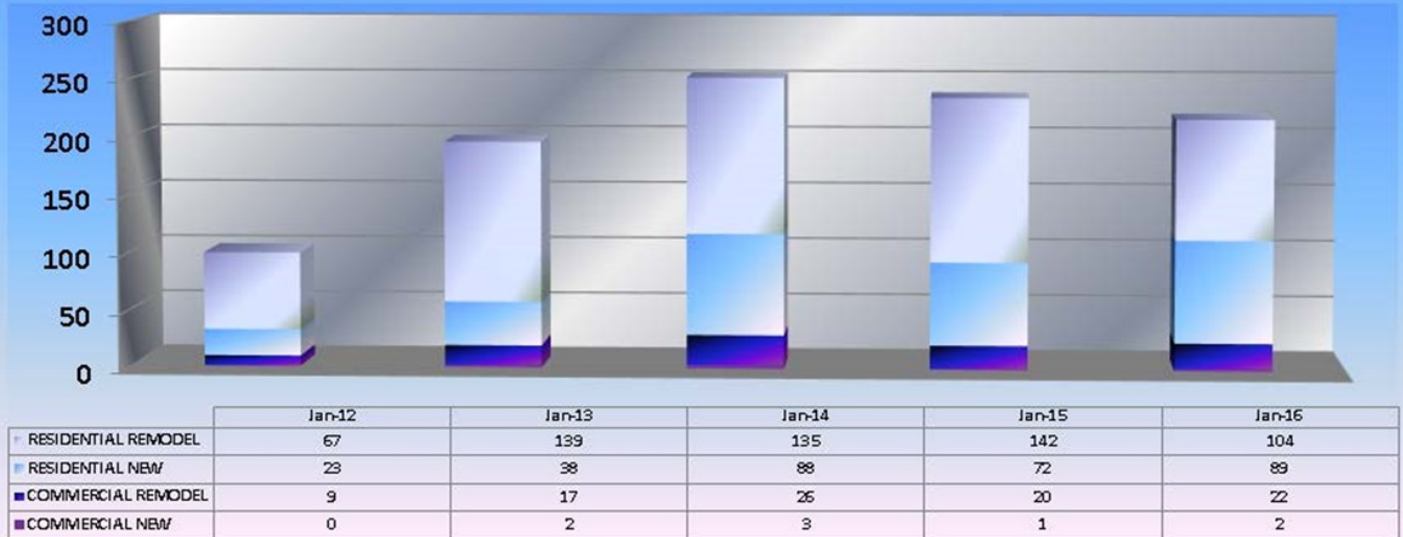
To subscribe to this monthly report via E-mail, please
send your request to Planning@crgov.com.

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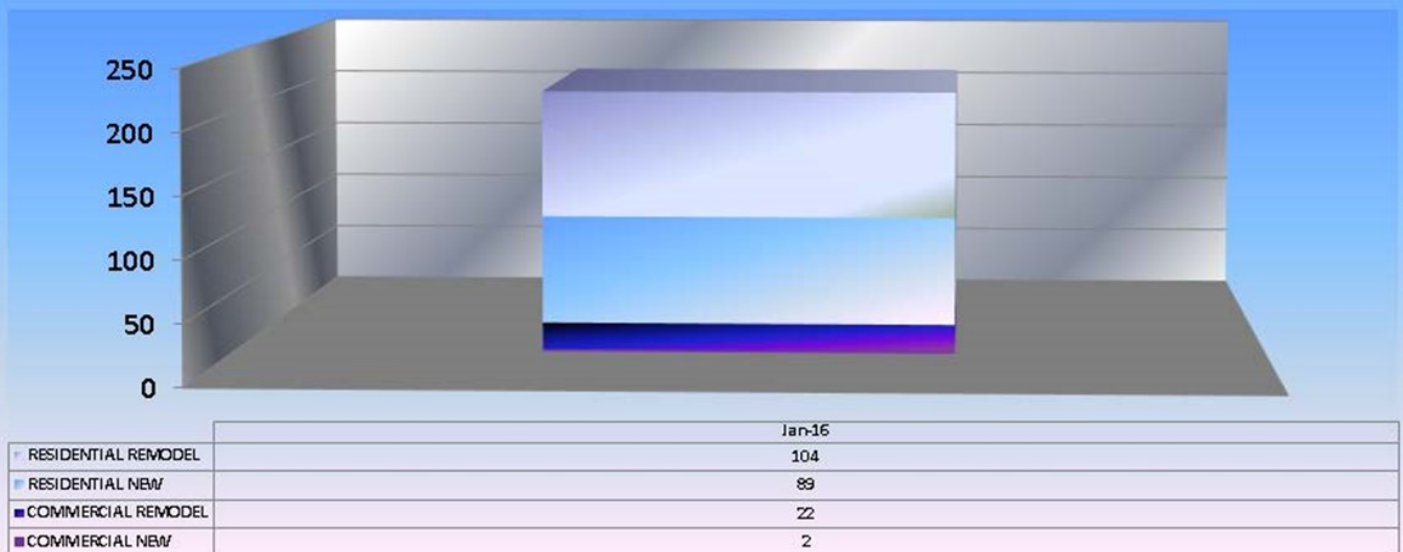
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED JANUARY 2012 - 2016



BUILDING PERMIT APPLICATIONS RECEIVED 2016

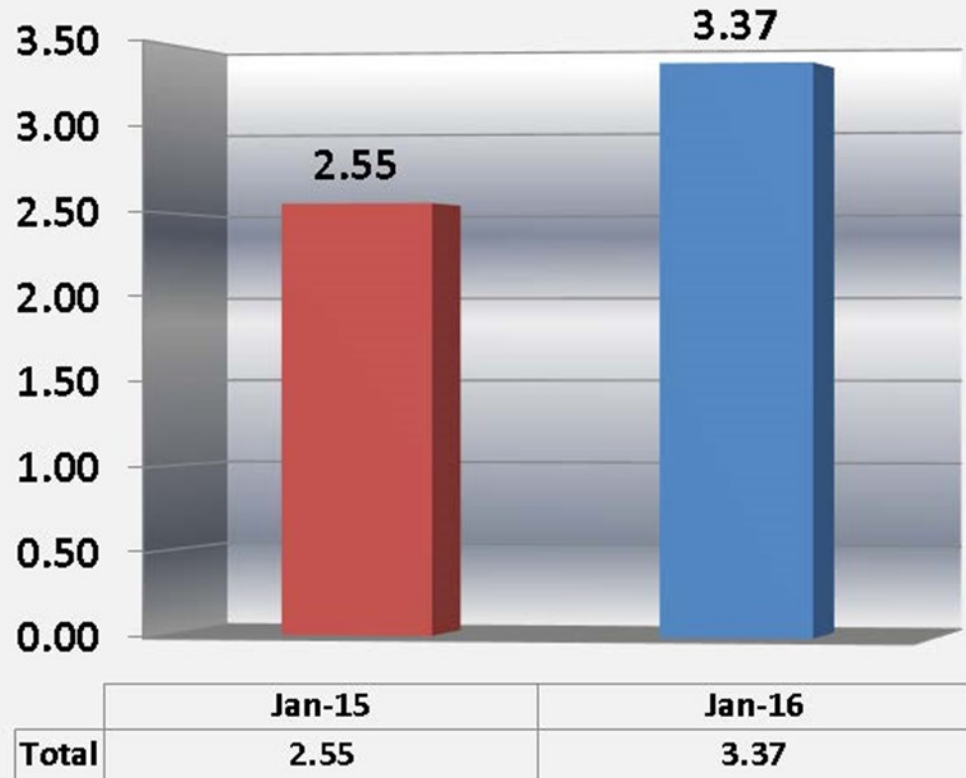


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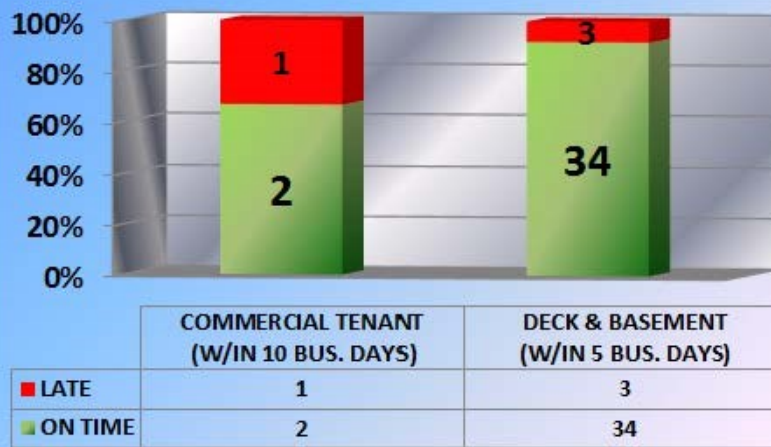
CORE SERVICE LEVELS

Building Division

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 32% FROM LAST YEAR



BUILDING PERMIT REVIEW JANUARY 2016 (DUE TO VOLUME OF ZONING REVIEWS)



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CORE SERVICE LEVELS

Building Division

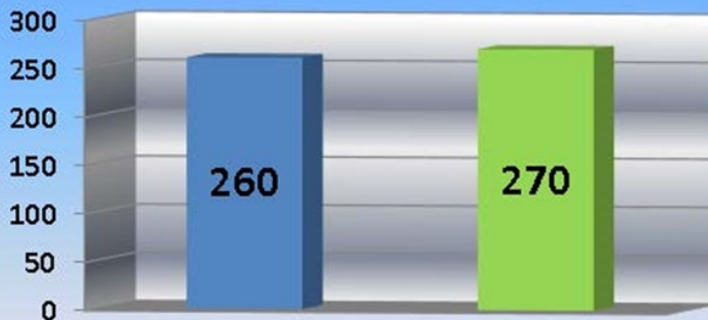
FEES CALCULATED (W/IN 3 DAYS)

5 late due to training new staff



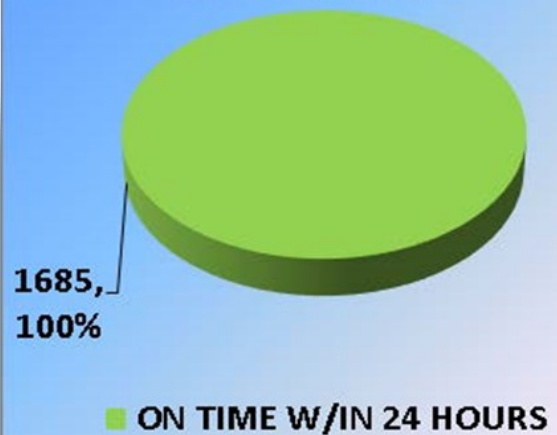
	Jan-16
LATE	5
ON TIME	219

BUILDING PERMITS ISSUED UP 4%



	'JAN 15	'JAN 16
Total	260	270

BUILDING INSPECTIONS JANUARY 2016

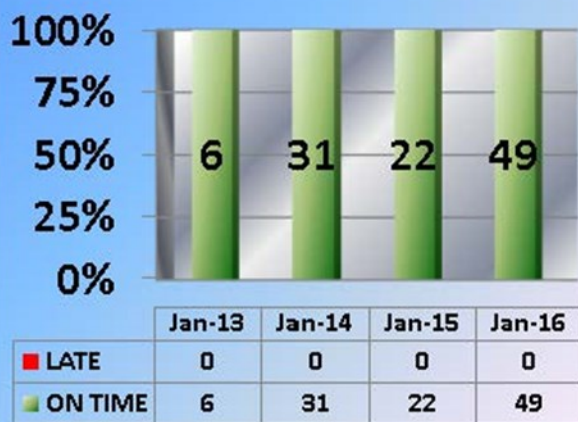


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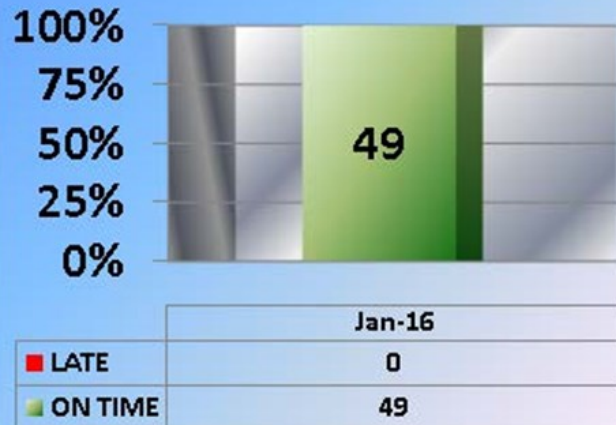
CORE SERVICE LEVELS

Code Compliance

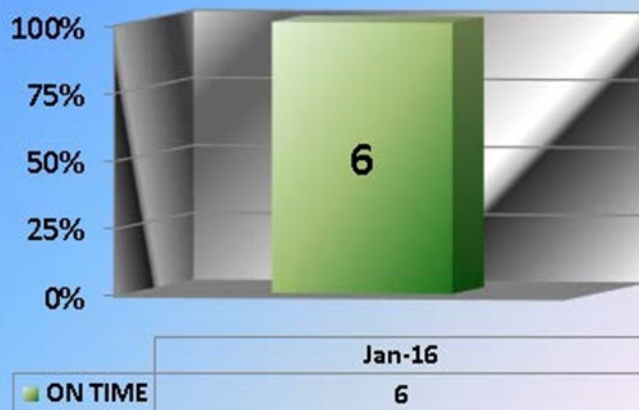
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



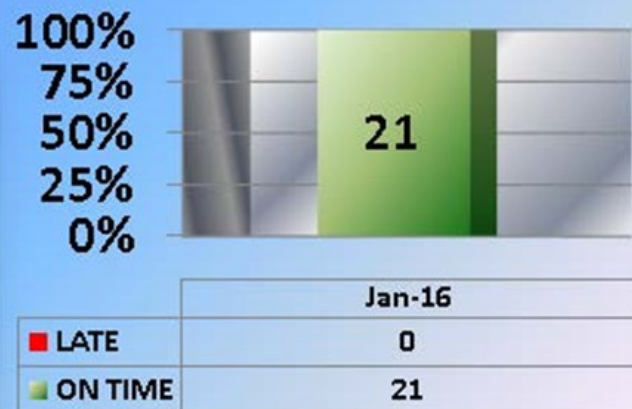
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



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



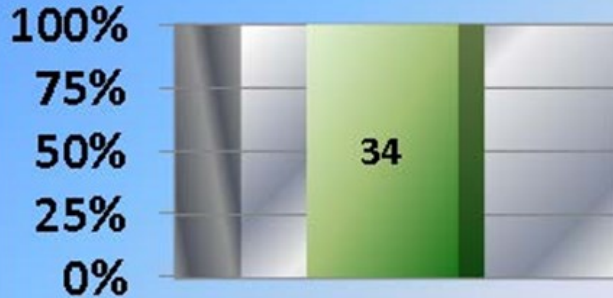
**CODE COMPLAINT
RESPONSES
(W/IN 2 BUS. DAYS)**



CORE SERVICE LEVELS

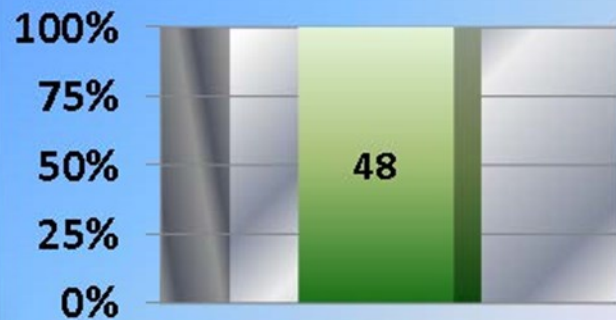
Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



	Jan-16
LATE	0
ON TIME	34

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



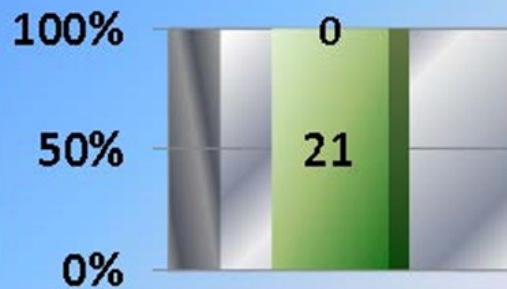
	Jan-16
LATE	0
ON TIME	48

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



	Jan-16
LATE	0
ON TIME	12

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

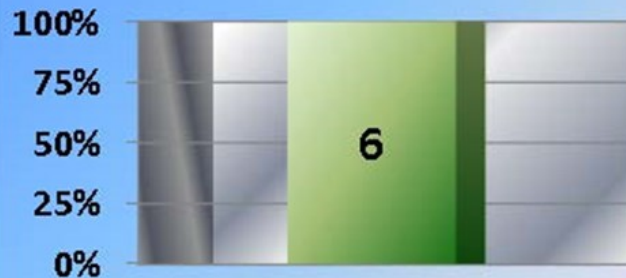


	Jan-16
LATE	0
ON TIME	21

CORE SERVICE LEVELS

Zoning Division

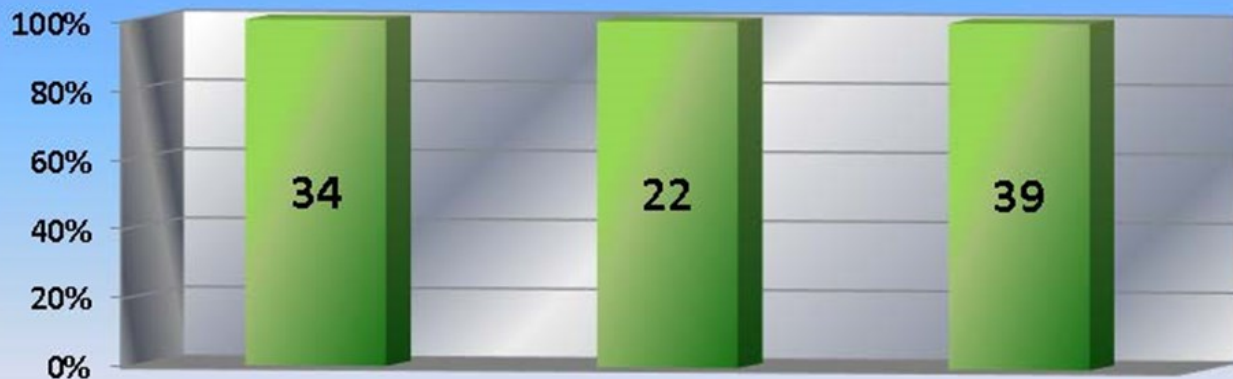
TEMPORARY USE PERMITS ISSUED



	Jan-16
■ LATE	0
■ ONTIME	6

Planning Division

PLANNING REVIEW TIMELINES JANUARY 2016



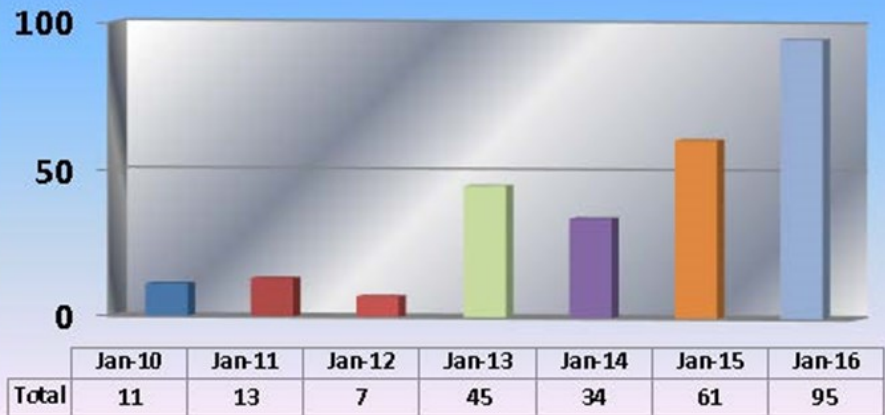
	1ST REVIEW	2ND REVIEW	3RD REVIEW
■ ONTIME	34	22	39

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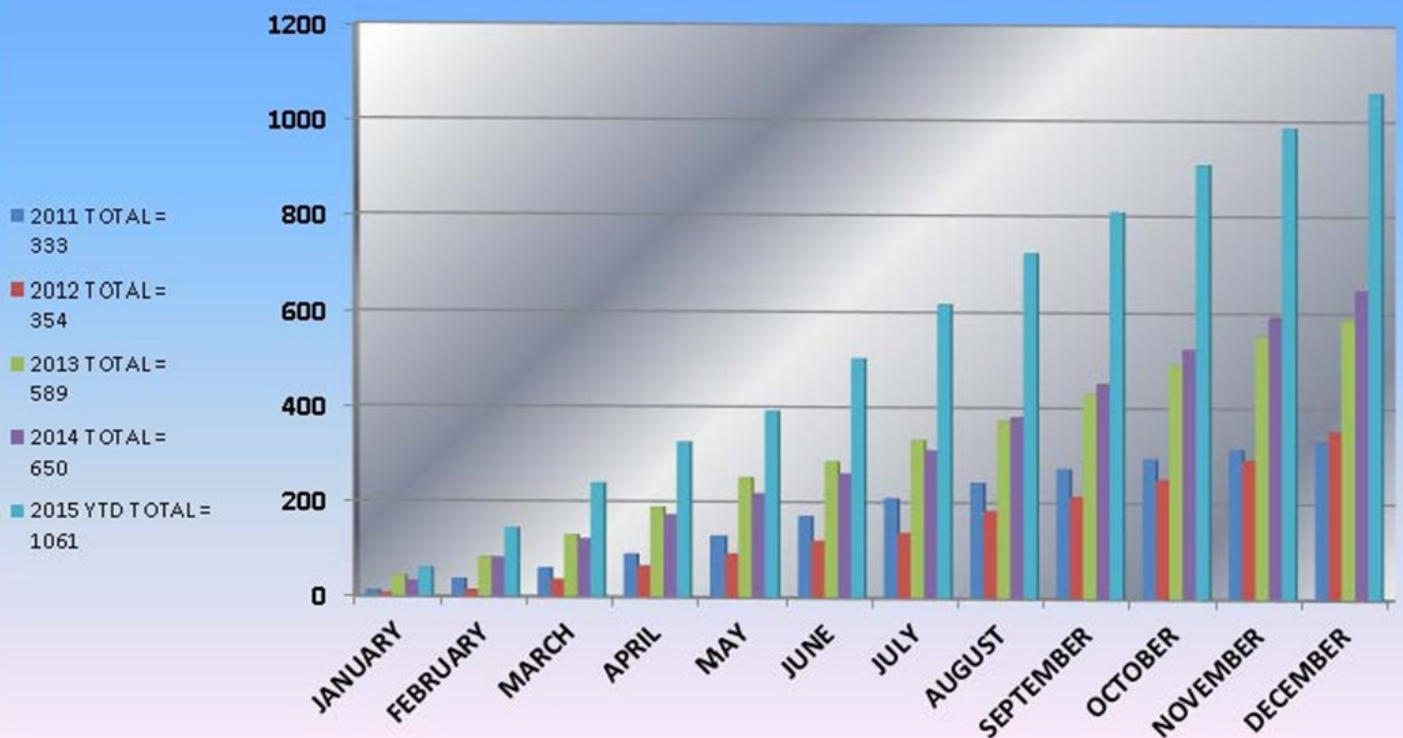
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS DECEMBER 2010- 2016 (55% OVER 2015)

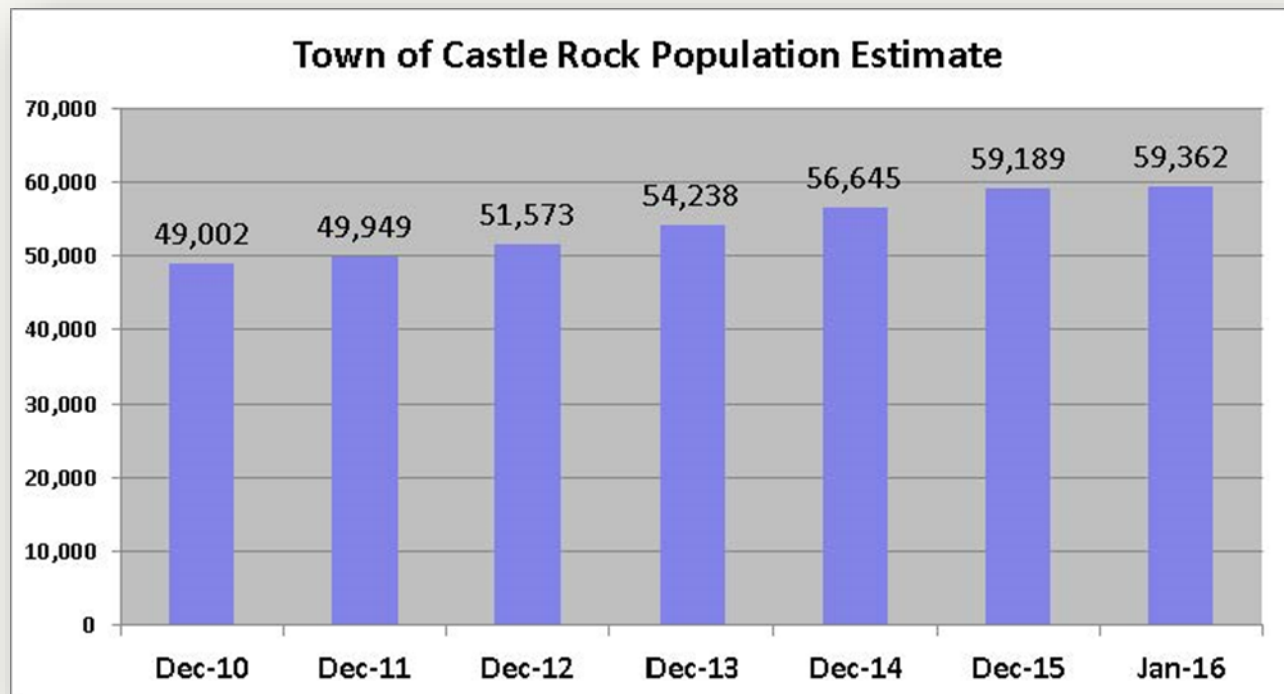


CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS THROUGH JANUARY UP 55% OVER 2015



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POPULATION ESTIMATE



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