



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"I do not think that there is any other quality so essential to success of any kind as the quality of perseverance. It overcomes almost everything, even nature."

~~ John D. Rockefeller

As we close out 2015, it is time to reflect on the accomplishments of our outstanding team and the many things that we learned. Perseverance was clearly exhibited by all staff involved to maintain and exceed expectations of our development community partners and Town residents. It is now time to anticipate the variety of opportunities for success that will be presented to us in 2016.

I believe it is important to recognize the hard work and dedication by Town staff. Without staff assistance, the significant increases in activity could not occur nor could our customers continue to publicly identify and acknowledge staff assistance and accomplishments. To all members of the Development Services Department and Development Services Enterprise Team, 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. You are great ambassadors for Castle Rock — your work matters!!!



**Bill Detweiler, Director
Development Services**

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES



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. Another great year for investment in Castle Rock.



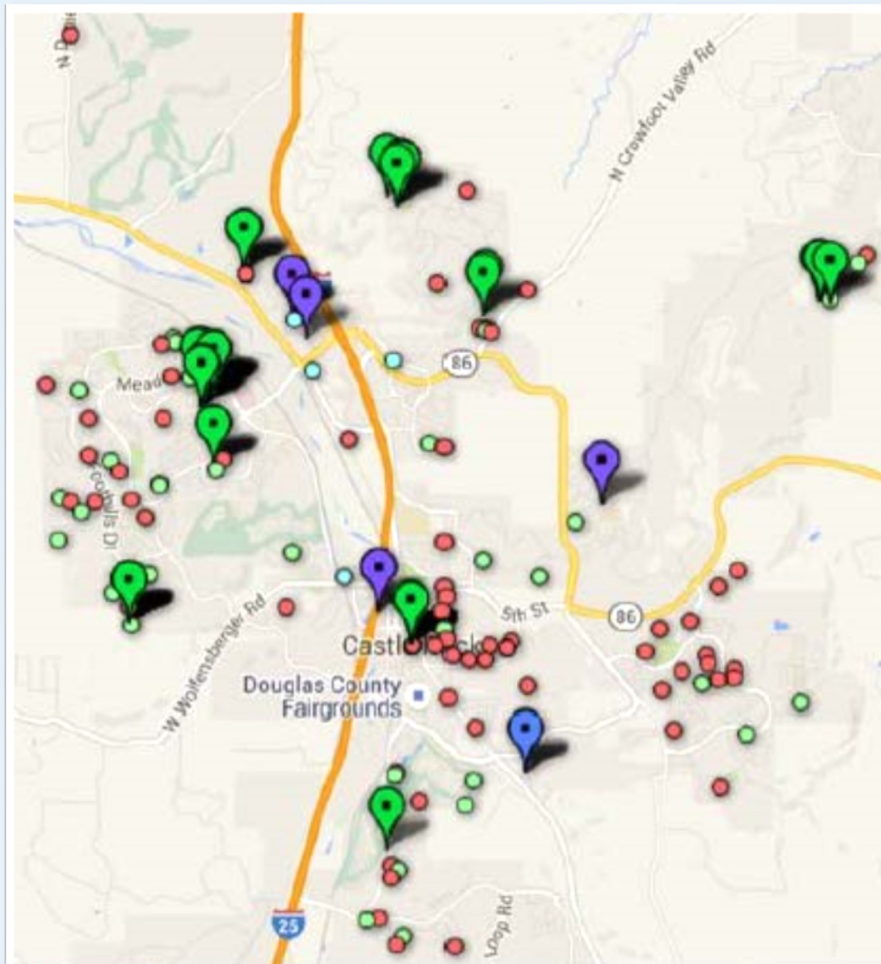
I hope everyone had a safe and enjoyable Christmas and New Year holiday season. Please join me in welcoming the New Year with the anticipation and curiosity that it deserves.



PERMIT ACTIVITY MAP - DECEMBER

Below is a town-wide map depicting permit and construction activity for the month of December, 2015. 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



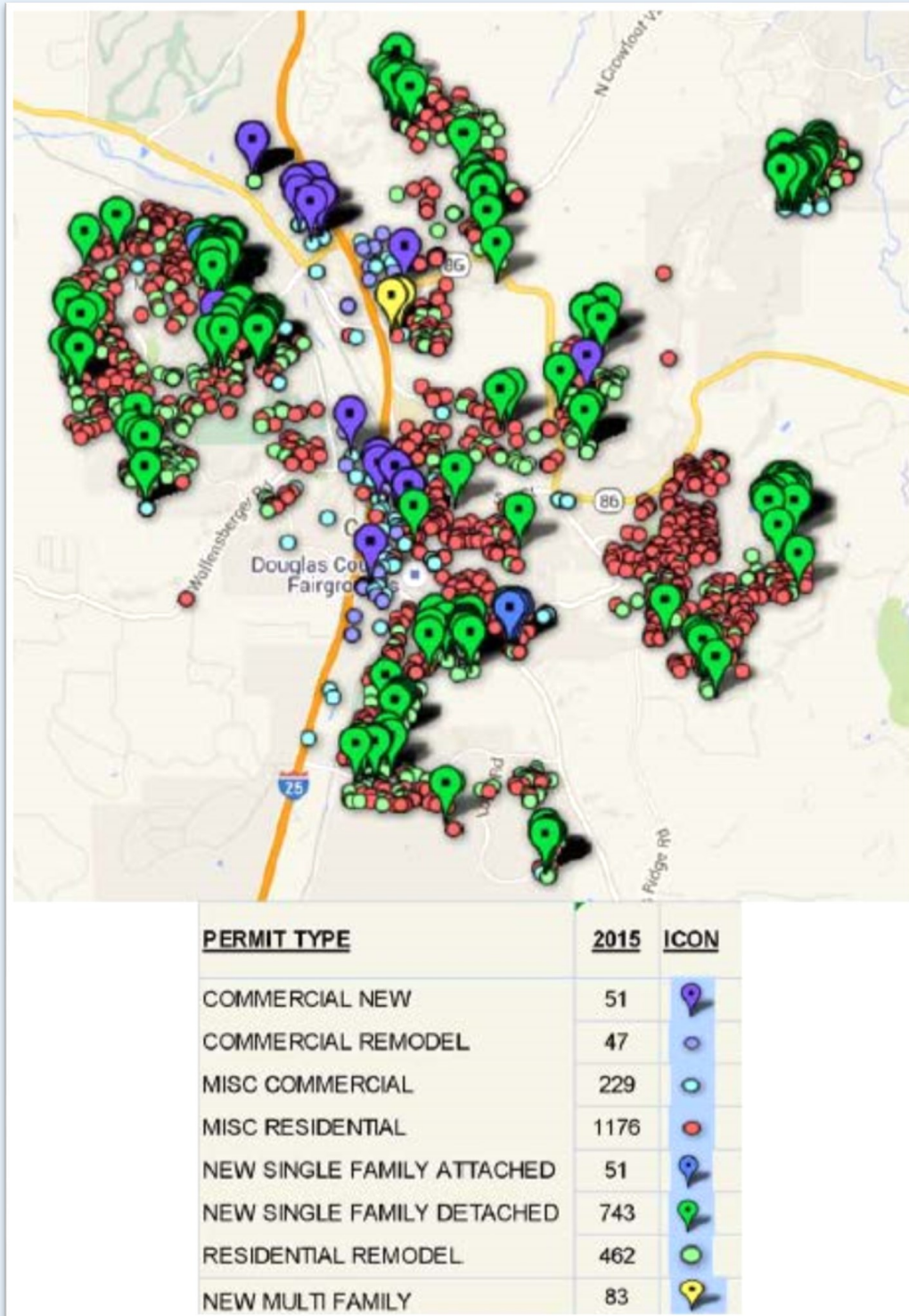
<u>PERMIT TYPE</u>	<u>Dec-15</u>	<u>ICON</u>
COMMERCIAL NEW	10	
COMMERCIAL REMODEL	0	
MISC COMMERCIAL	13	
MISC RESIDENTIAL	69	
NEW SINGLE FAMILY ATTACHED	4	
NEW SINGLE FAMILY DETACHED	59	
RESIDENTIAL REMODEL	34	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - 2015

Below is a town-wide map depicting permit and construction activity for 2015. 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

Farewell and Best Wishes

Development Services bade farewell to Marshall Hall, Combination Building Inspector, and wished him the best on December 4th as he left the Town to accept the position of Plans Analyst with the City and County of Broomfield. Joseph Montoya, Chief Building Official, noted, *"I wish Marshall well on this next step in his career, and I am also excited for him as he takes this step from the field to the office. GOOD LUCK Marshall! We can replace your position but we can never replace you. You embody the Town's visions and values, and it truly has been a pleasure working with you."*

Marshall will be missed by the department, by our customers and our community partners.



**Best Wishes,
Marshall!**



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

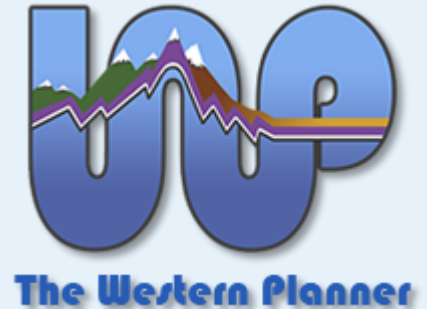


Bill Detweiler, Director
Development Services

Western Planner Appointment

Bill Detweiler, DS Director, has been appointed to serve as the State of Colorado representative on the Western Planner Editorial Board.

Bill, along with the other Board members will review and decide which articles are selected to be published in the monthly Western Planner magazine. The Editorial Board includes representatives from Arizona, Alaska, Idaho, New Mexico, North Dakota, Oregon, South



Dakota, Utah, Washington and Wyoming.

Bill noted, *"I believe this provides Castle Rock with a higher level of visibility within the Western Planner sphere of influence and gives professionals in Colorado a contact to help prepare and publish articles for Western Planner."*

Town A-Team Meeting

The DS Admin Team (From the left, Julie Parker, Sr. Office Assistant; Denise Hendricks, Administrative Supervisor; Sharon Chavez, Sr. Office Assistant; Pam Cox, Sr. Office Assistant) attended the Town A-Team December meeting at Siena at the Courtyard on December 17th.

The Town's A-Team, consisting of the administrative staff from each department, meets semi-monthly. The meetings, each of which are sponsored by different departments, consist of an educational item or project, Town updates and a roundtable discussion.



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Land Use Law Conference

Tara Vargish, Assistant DS Director, attended the 21st Annual Conference on Land Use Law organized by Thomas J. Ragonetti, Esq., of the law firm of Otten Johnson Robinson Neff + Ragonetti. The conference, entitled “Persistent Issues on the Front Range,” was held December 3rd and 4th in Denver.

Topics included:

- Are we destined to sprawl?
- Water and Development: Will it Continue to be a Major Hindrance?
- Affordable Housing: Have We Made a Dent?

Speakers included experts representing the Arvada Urban Renewal Authority, Colorado Housing and Finance Authority and the Denver Regional Council of Governments.

Tara was able to attend various discussions and network with her peers and others in the land use profession.



Tara Vargish
Assistant DS Director

Crisis Center Donation

During 2015, Development Services and their customers contributed \$136.37 to Dot, the department’s mascot. Each year, the donations to dot are contributed to the Crisis



Center.

“The Crisis Center exists to end domestic violence through advocacy, education, and prevention; while helping communities live free of violence.

Advocacy: The Crisis Center tirelessly advocates for our clients and community as it relates to ending violence.

Empowerment: The Crisis Center seeks every opportunity to ensure our clients have the inner strength to be sustainable.

Prevention / Intervention: The Crisis Center seeks to establish and provide useful resources to mitigate all of the circumstances that lead to violent outcomes.

Service / Education: The Crisis Center offers a wide variety of programs, events and ways to learn how to end the cycle of violence.” thecrisiscenter.org



Implementing the Community Vision through Development Activities

KUDOS

Years of Service Awards

On December 9th, Dave Corliss, Town Manager, and the department heads recognized those employees celebrating significant employment anniversaries at the annual Years of Service celebration. DS employees included:

- Judy Hostetler, Real Property Specialist - 25 years
- Marshall Hall, Combo Building Inspector - 10 years
- Tara Vargish, Assistant DS Director - 5 years
- Mary Shaw, Zoning Manager - 5 years

At the DS holiday party held on December 18th, Bill Detweiler, DS Director, recognized the following employees completing their first year of service:

- Kyle Sipes, Plans Examiner
- James Sanchez, Building Inspector
- Lenore Bennett, Zoning Inspector
- Lynda Halterman, Permit Specialist
- Larry Hearold, Plan Review Project Coordinator



Beginning far left:
Judy Hostetler,
Marshall Hall,
Tara Vargish,
Mary Shaw,
Kyle Sipes,
Lynda Halterman,
Lenore Bennett,
Larry Hearold, and
James Sanchez

Congratulations everyone!

Implementing the Community Vision through Development Activities

KUDOS

2015 Golden Hammer Award

On December 18th, as a part of the DS holiday party, Bill Detweiler, DS Director, and Sean Davin, Construction Project Manager and recipient of the 2014 Golden Hammer Award, passed on the award to Dean Paulin, Development Services Technician. This award is presented annually to the DS employee who has best represented the Development Services Department's mission, vision and values during the year.

Hats off to Dena!



Sean Davin, Construction Project Manager, and Dena Paulin, Development Services Technician

New ICC Certification



Amy Shalz
Building Inspector

Joseph Montoya, Chief Building Official, announced on December 3rd that Amy Shalz, Building Inspector, achieved her first ICC certification as a Residential Building Inspector.

“The International Code Council is a member-focused association ... dedicated to developing model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures.”

iccsafe.org

Well done, Amy!



Customer Service Star

Castle Rock resident Jeannine Branvold spoke to Tara Vargish, DS Assistant Director, about 209 Gilbert Street while Tara was Planner of the Day (POD). Tara transferred Ms. Branvold to Mary Shaw, Zoning Manager. Jeannine indicated to Mary that Tara was “wonderful on the telephone” and provided excellent customer service.

Great job, Tara!



Tara Vargish
Assistant Director
Development Services

Implementing the Community Vision through Development Activities

KUDOS

Monthly Report Accolades

At the December 15th Town Council meeting, Mayor Paul Donahue commented on the Town departments' monthly reports.

He noted, *"I really enjoy getting those, and I just want to give kudos to the department heads and whoever in your departments are putting these together. I can tell that there's pretty significant effort in getting that information to Council in a way that makes sense, that is illustrative of what's going on in your department."* The reports are *"telling us what's going on in the department, who's getting recognized ... and it's done in such a way that I want to go through all of the reports and make sure that I catch up on everything that's going on"*.

Mayor Donahue ended his comments by thanking the department heads and asking them to pass that thanks on from Council to everyone who puts the monthly reports together.



Mayor Paul Donahue



Denise Hendricks
Administrative Supervisor

Denise Hendricks, Administrative Supervisor, wrote to Mayor Donahue, *"Bill Detweiler, DS Director, passed along your very generous comments to us from the last Council meeting on how much you appreciated the work that goes into the department reports. I wanted to thank you for your comments and to also let you know that Pam Cox, our Sr. Office Assistant, is the person who writes all the articles and sets up the design for each of our reports, and puts it all together. I coordinate / supervise the reports and do the editing, but she deserves ALL the credit for doing such a professional job each month. I am so very proud of her!"*



Pam Cox
Sr. Office Assistant

Mayor Donahue responded, *"My thanks to Pam and yourself for the reports. I like the personal touches as well as the information layout. I greatly appreciate the effort you have put into them. It does make a difference to us!"*

Congratulations! Excellent job, Pam!

KUDOS

Eight ICC Certifications!

2015 was a remarkable year for Lenore Bennett, Zoning Inspector, as she earned a total of eight (yes, 8!) ICC Certifications. Previously we reported on her attainment of Residential Plans Examiner, but while we weren't looking, Lenore achieved:

- ICC/AACE Property Maintenance and Housing Inspector (01/10/2015)
- ICC/AACE Code Enforcement Officer (09/30/2015)
- Residential Building Inspector (05/30/2015)
- Residential Mechanical Inspector (12/12/2015)
- Residential Plumbing Inspector (12/12/2015)
- Residential Electrical Inspector (12/19/2015)
- Residential Combination Inspector (12/22/2015)



Lenore Bennett
Zoning Inspector

This is an amazing accomplishment, as ICC Certifications require considerable study time and the exams are very difficult.

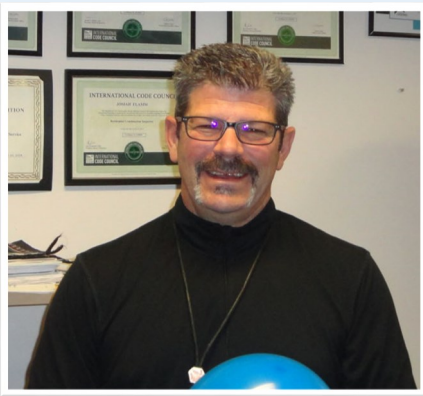
“The International Codes[®], or I-Codes[®], published by ICC, provide minimum safeguards for people at home, at school and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. Building codes benefit public safety and support the industry’s need for one set of codes without regional limitations.” iccsafe.org



What a feat! Outstanding, Lenore!

Value Award

Marshall Hall, Combination Building Inspector, was recognized with a Town Value Award on December 4th for his commitment to integrity, honesty and a high standard of conduct and professionalism.



Marshall Hall
Combination Building
Inspector

**High five and
congratulations,
Marshall!**

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Promenade - MOD Pizza

MOD Pizza received its Certificate of Occupancy and is scheduled to open for business on January 4th.

MOD Pizza, founded in 2008 in Seattle, cooks custom pizzas in less than 3 minutes with ovens that reach 800 degrees.



Promenade - Jersey Mike's

Jersey Mike's Subs received its TCO on December 30th.

Founded in Point Pleasant, New Jersey, Jersey Mike's Subs has been serving authentic Northeast-style sub sandwiches since 1956.

Sam's Club Canopy Changes - Site Development Plan Amendment

Sam's Club submitted an amendment to their previously approved Site Development Plan to add a canopy-covered pickup area on the northwest corner of the building along with small changes to the signage lighting at the fuel canopy. The canopy-covered pickup area will allow patrons to pull up and load merchandise into their vehicles. The canopy architecture will match the building. The fuel canopy signage has been revised to eliminate the overhead light bar and the signage will be internally illuminated now. These changes qualify as a minor SDP Amendment; therefore, this SDP is under administrative review and will not have any public hearings.



Promenade Block 5, Fitness Facility, Site Development Plan, Plat and CDs

Promenade at Castle Rock, LLC, submitted a Site Development Plan for a 51,700 square foot fitness facility to be located on New Abbey Lane, just west of the existing Primrose School and north of the Christian Brothers Automotive facility. This site is also located just south of the existing multi-family residential development. The developer has also submitted a Plat and associated roadway construction documents (CDs) to create the lots that are needed for this development. The plat and the CDs are under administrative review and no public hearings will be required. The development is approximately 5.5 acres and has frontage on the east side of State Highway 85. The Site Development Plan is under review and will require future public hearings for interface (located adjacent to existing residential development to the north).



WHAT'S NEW - PROJECTS

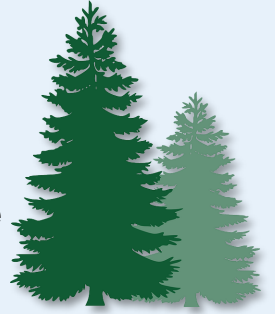


Blackfeather Apartments

A Certificate of Occupancy has been issued for the first of four new apartment buildings at Blackfeather Apartments. A few of the original pad sites had not been built out, and a new developer, Adair Group, Inc., is building on the remaining pads.

Pioneer Ranch Annexation

This proposed annexation consists of 388.4 acres of land located east of I-25, south and west of Founders Parkway. The area is also south of the Hazen Moore and Metzler Ranch developments. The proposed uses include commercial, single- and multi-family residential, with up to 1,123 dwelling units. There are 100+ acres of open space and Public Land Dedication proposed, which includes a future school site. This application is under review and will have future public hearings scheduled.



Meadows Town Center - Townhome SDP Amendment



Lokal Homes submitted a Site Development Plan Amendment for 69 townhomes to be built on the land that is generally south of Castle Rock Middle School and east of the Meadows Suncatcher neighborhood. The proposed townhome lots fit within the current zoning on the property. Some units will be accessed off

of Cyan Court and others off of an existing alley and front on Meadows Boulevard. This SDP Amendment is under administrative review and will not have any public hearings.

Oaks of Castle Rock Filing 2A SDP Amendment and Filing 3 Plat

The Oaks Filing 2A area is 170 acres located south of Plum Creek Parkway, approximately halfway between Lake Gulch Road and Ridge Road. This area is currently undeveloped. It was approved in 2010 for 128 single-family residential units. The ownership has changed and the submitted SDP amendment proposes to split the land into Filing 2A and 2B. This proposal only relates to the 112 units on the Filing 2A area. There are minor changes to roadway layouts and placement of a few lots due to rock outcroppings and connectivity to the future Filing 2B area. Overall, they are proposing to add two new lots to this area, which are proposed to be removed from the Filing 3 area just to the east. The Filing 3 plat to remove 2 lots is under administrative review and will not go through public hearings. The Filing 2A SDP Amendment is residential and will go through future public hearings.



WHAT'S NEW - PROJECTS

Crystal Valley Parkway Westbound Lanes Construction Documents

Crystal Valley Recovery Acquisitions submitted the construction documents to build out the remaining 6,000 linear feet of Crystal Valley Parkway's westbound lanes in the Crystal Valley Ranch subdivision. These plans are under administrative review and do not require public hearings.

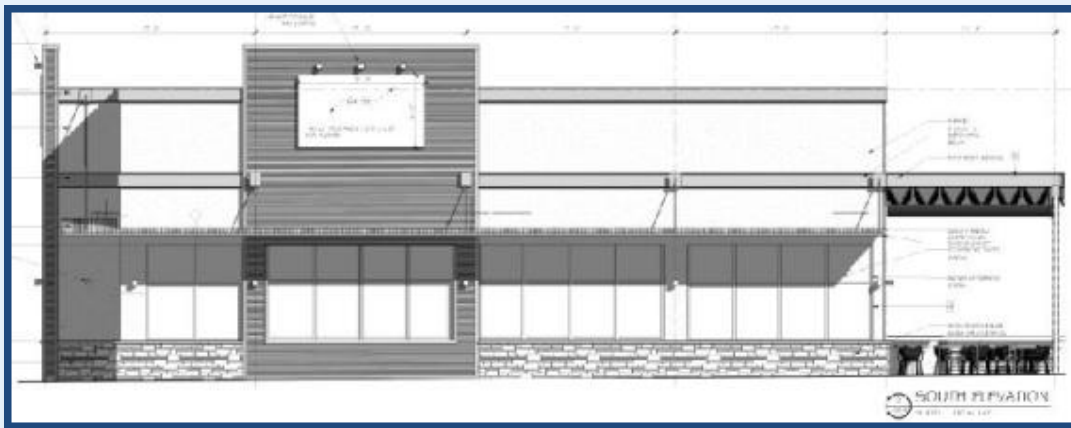


Crystal Valley Ranch Filing No. 7 Water Line Loop Construction Plans

Crystal Valley Recovery Acquisitions submitted construction plans for a waterline loop that would be constructed to support the phased construction of the Filing No. 7 developments. These residential developments have been through previous Town approvals, and there are no layout or density changes requested. This water line loop is needed because both areas are not building out at the same time. The construction plans are under administrative review and no public hearings are required.

301 Jerry Street, Sushi Restaurant, Construction Documents

The proposed sushi restaurant at 301 Jerry Street submitted the site construction documents for their proposed 3,330 square foot Japanese sushi restaurant. The Site Development Plan was approved at a recent Design Review Board public hearing. The site construction plans include new water and sewer connection points to serve the restaurant, along with associated landscaping. These plans are under administrative review and do not require public hearings.



Proposed Elevation From Third Street

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board News:

7 North Lewis Street

At a public hearing before the Historic Preservation Board on December 2nd, the Board voted to approve a design review request for the Triplett House that will allow the property owners to replace an existing garage and addition with a new, two-story addition in the same location.



7 North Lewis Street
Above - Historic Photograph
Right - Current Photograph

Planning Commission News:



Castle Meadows Interchange Overlay Planned Development

The Castle Meadows project, located on the west side of I-25 and adjacent to the Plum Creek interchange, was initially zoned in 1988 for a mixture of commercial, industrial and residential uses. Due to the significant slope and changing topography on the site, implementation of the skyline / ridgeline ordinance in 1999 reduced the areas where development could occur and therefore reduced the amount of potential development approved with the 1988 zoning plan.

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

Planning Commission voted 7-0 to recommend approval to the Town Council on December 10th.



View of the Castle Meadows site looking west from I-25

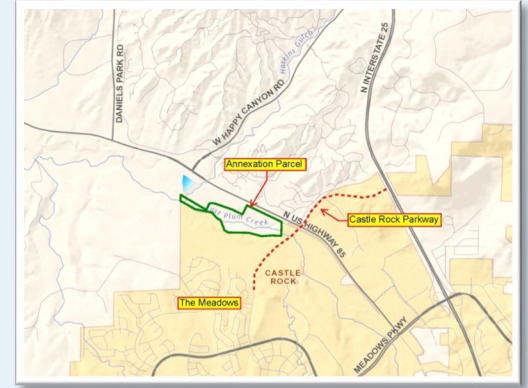
WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission News:

Lower East Plum Creek Annexation and Rezoning

The Town of Castle Rock is proposing 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

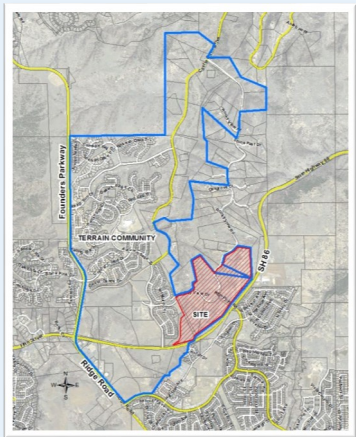
(POS-1). Permitted uses adjacent to the property include open space, commercial, office and retail to the south and east; the Plum Creek Water Reclamation Authority (PCWRA) facility and US Highway 85 to the north and incorporated Douglas County – Agricultural 1 to the west.



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 (USBR). The diversion structure is a structure that 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. The USBR will be scheduled for public hearings for consideration at a future date.

On December 10th, Planning Commission voted 7-0 to recommend approval to Town Council.

Terrain Filing 1 Site Development Plan



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.

The project proposes 367 single-family detached homes over approximately 56 acres. The 46 acres of proposed open space would be dedicated to the HOA to own and maintain. Three acres will be Public Land Dedications to accommodate a future well site and a future fire station. The application also includes an 8-foot, concrete trail adjacent to

State Highway 86.

In order to transition from the Town-owned portion of Rocky View Road to the County-owned portion, the applicant requested the removal of the required walkways on either side of the road and no lighting along the more rural section of the road.

Planning Commission voted 6-0 to recommend approval to Town Council with the recommended variances requested by the developer.

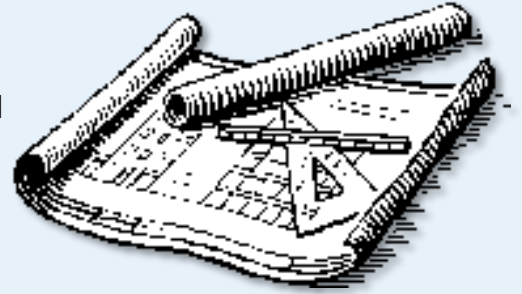
Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

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.



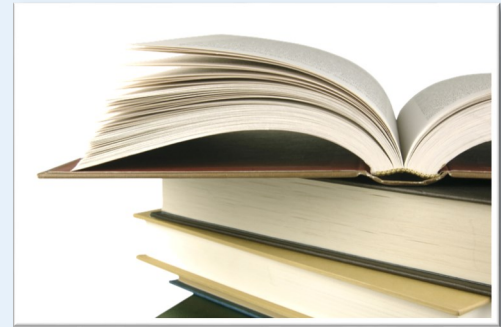
Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council News:

Board of Adjustment Variance Criteria

December 15th Town Council approved Ordinance 2015-54, on second reading, amending Section 17.06.020.B.2 of the Castle Rock Municipal Code revising the criteria for approval of a variance by the Board of Adjustment. The Town's Municipal Code provides the Board of Adjustment with the power to hear and decide appeals from, and review any order, requirement, decision or determination made by an administrative official charged with enforcement of zoning and sign regulations. The purpose of this amendment is to better define and more thoroughly articulate the basis for the Board of Adjustment's findings and decisions related to requests for variances. The members of the Board of Adjustment were in favor of this amendment.



IREA Easement

Also on December 15th, Town Council approved Ordinance 2015-55 allowing IREA a 20-foot wide easement across Town-owned property located in downtown Castle Rock (a portion of vacated Second Street and alley) to serve a new 4-story, mixed use building known as Mercantile Commons.



Neighborhood and Community Meetings

(Items below may be coming to Planning Commission and Town Council at a future date.)

Topic: Assisted Living Facilities in Residential Zones

Dates: February 8 and February 22, 2016

Time: 6:00 pm

Location: Council Chambers, Town Hall

Address: 100 North Wilcox Street
Castle Rock, CO 80104



Topic: Crystal Valley Ranch Filing 15 SDP

Date: January 26, 2016

Time: 6:00 pm

Location: The Pinnacle at Crystal Valley

Address: 2160 Fox Haven Drive,
Castle Rock, CO 80104



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL



Habitat for Humanity

"Habitat for Humanity's vision is a world where everyone has a decent place to live. There are nearly 2 billion people around the world who live in slum housing and more than 100 million are homeless. Habitat helps by building or renovating simple, decent houses in partnership with those in need."

www.habitat.org

Habitat for Humanity, awarded a \$5000 grant from the P. S. Miller Resource program as part of the Town's 2016 budgeting process, acquired two condominiums near the intersection of Plum Creek Parkway and South Gilbert Street. Future owners of these two properties are in the final stages of qualification and should be named by month's end. Rehabilitation of the properties will begin shortly afterward with move-ins expected by spring.

Former Councilman, Clark Hammelman, noted, *"We're hopeful that these properties will be just the first of many, and that we create a long-term relationship between Castle Rock and Habitat for Humanity."*

Homes of the Future

MSN reported on December 29th that, in recognition of its 10th anniversary on home design trends, the American Institute of Architects queried 500 architects on major changes expected in home design in the next decade.



Five main trends were identified:

- *Design features intended to protect homes from flooding, fires and wind damage will become more common even in noncoastal areas;*
- *A move away from building materials that can make the residents sick and toward natural materials, such as wood and brick;*
- *Smart-home automation will catch on further, including being able to control temperature, security and lighting from a smart phone;*
- *Design fixes that will allow people to stay living in their homes longer as the population ages including wider hallways, lower windows and more bungalows; and*
- *Homes that use less electricity and water.*

To view the entire article, please visit: msn.com/en-us/money/realestate/heres-what-architects-see-in-homes-of-the-future/ar-BBo1JLf?li=BBnb7Kv

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Contractors Luncheon

The next contractors luncheon is scheduled for:



- Thursday, January 14, 2016
- 11:30 am to 1:00 pm
- Council Chambers, 2nd Floor, Town Hall
- Sponsored by Simpson Strong-Tie



Start your year out right by 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



"We spend January 1st walking through our lives, room by room, drawing up a list of work to be done, cracks to be patched. Maybe this year, to balance the list, we ought to walk through the rooms of our lives ... not looking for flaws, but for potential."

~~ Ellen Goodman
American Author (1941 -)

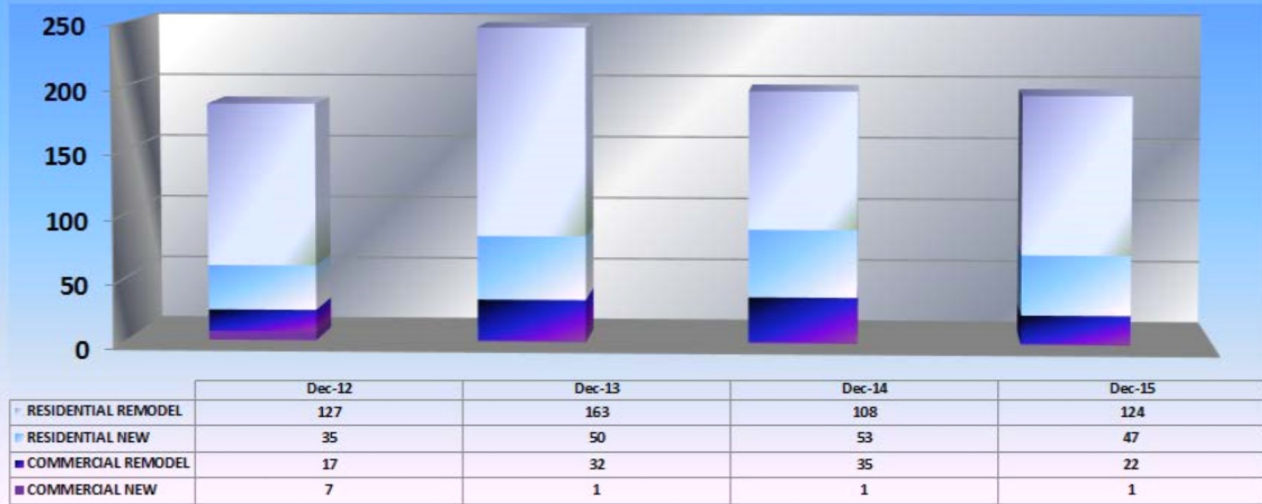
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

Implementing the Community Vision through Development Activities

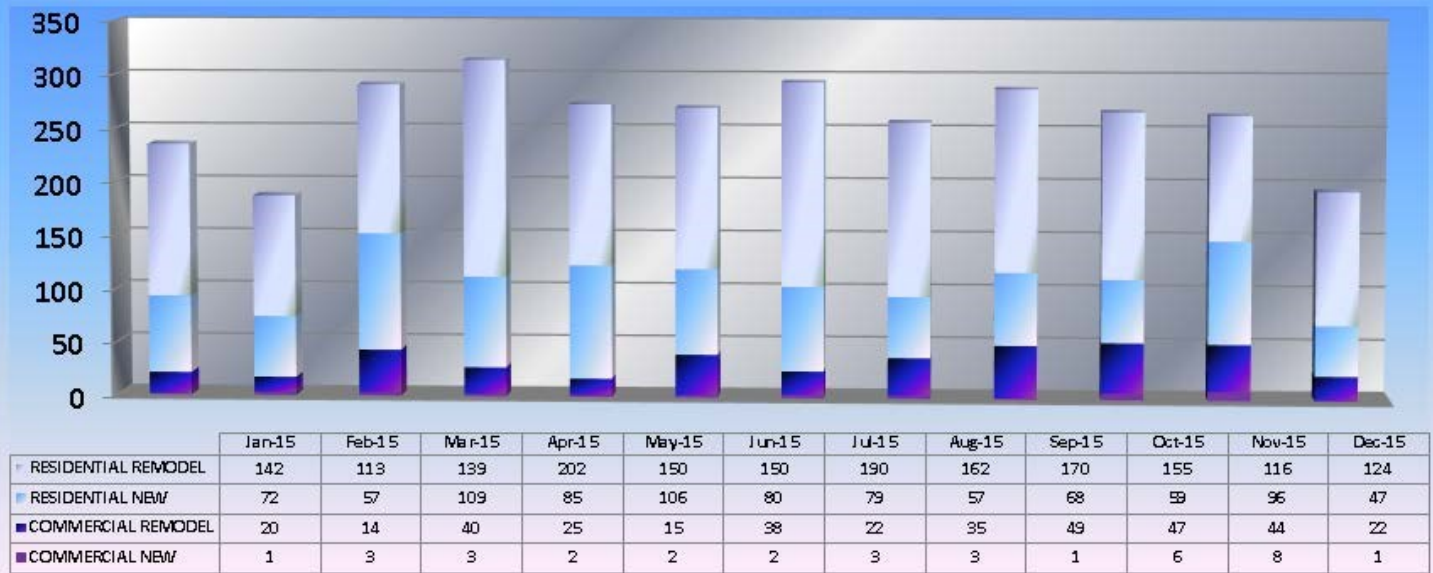
CORE SERVICE LEVELS

Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
DECEMBER 2012 - 2015**



**BUILDING PERMIT APPLICATIONS RECEIVED
2015**

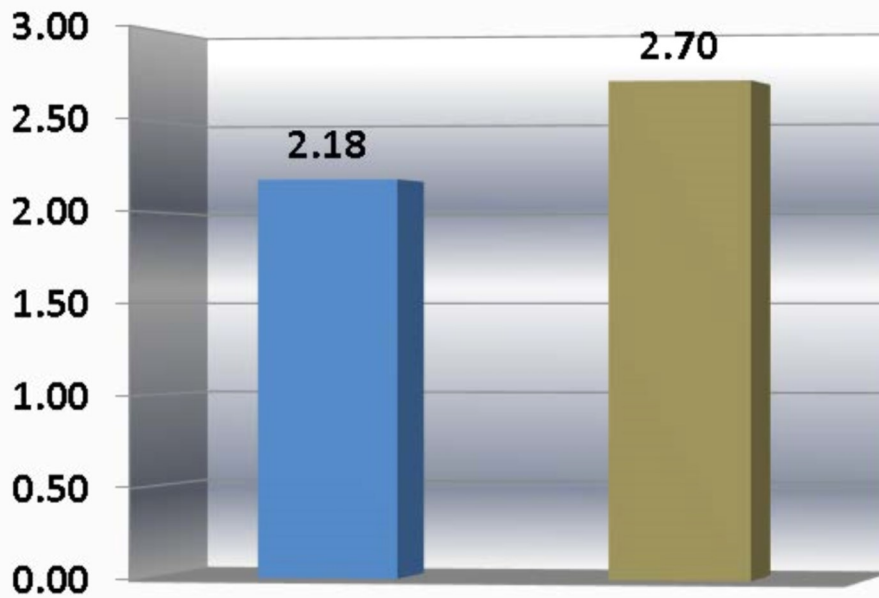


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

**Building
Division**

**MONTHLY FEES COLLECTED IN
DEVELOPMENT SERVICES (\$MILLION)
UP 24% FROM LAST YEAR**



	Dec-14	Dec-15
Total	2.18	2.70

**BUILDING PERMIT REVIEW
DECEMBER 2015**



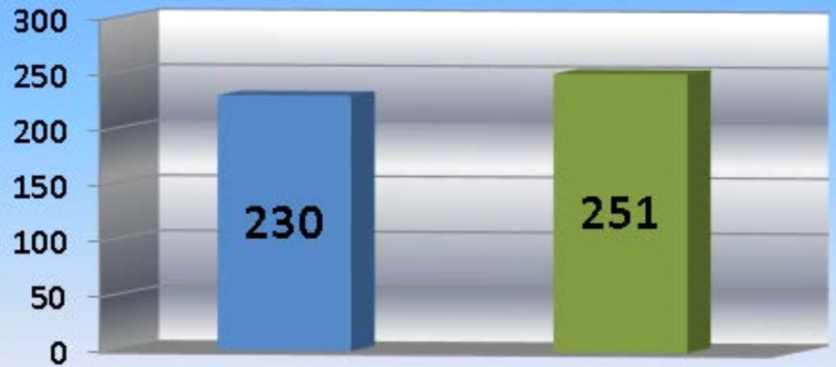
	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
ON TIME	3	39	9

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING PERMITS ISSUED UP 9%

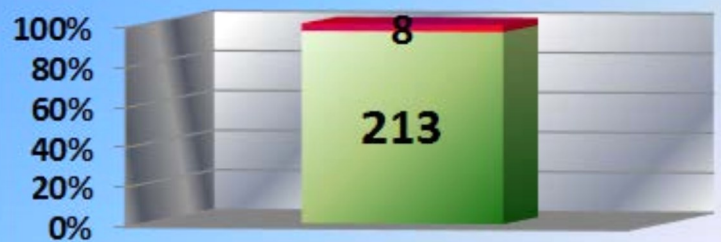


	DEC 2014	DEC 2015
Total	230	251

BUILDING INSPECTIONS DECEMBER 2015



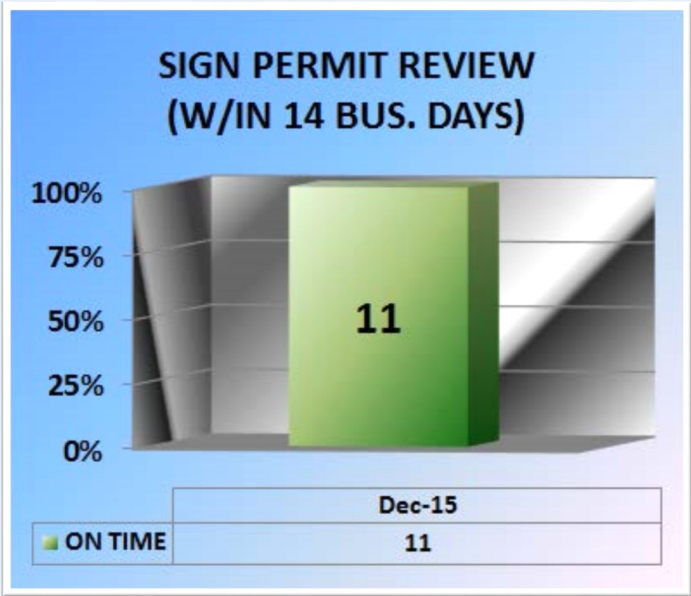
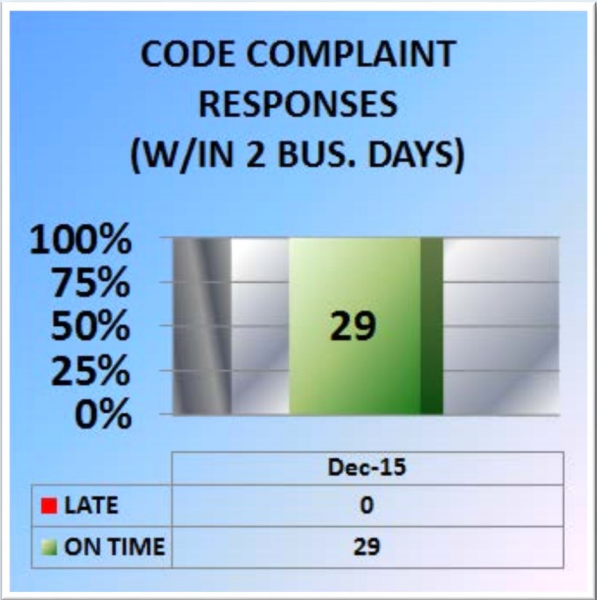
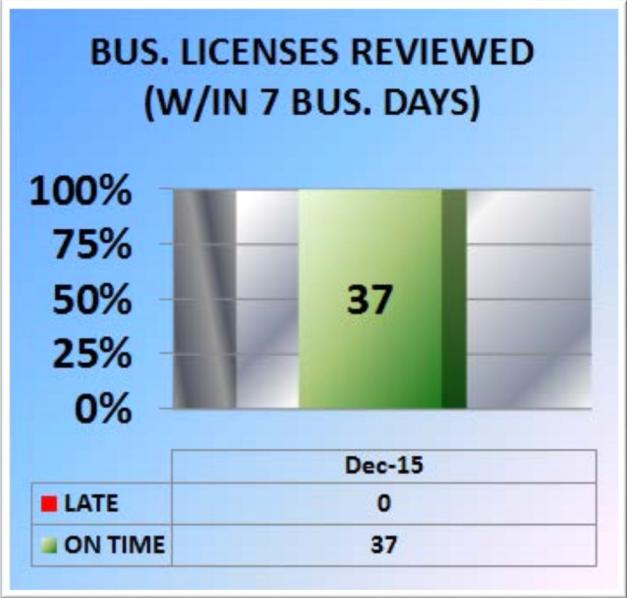
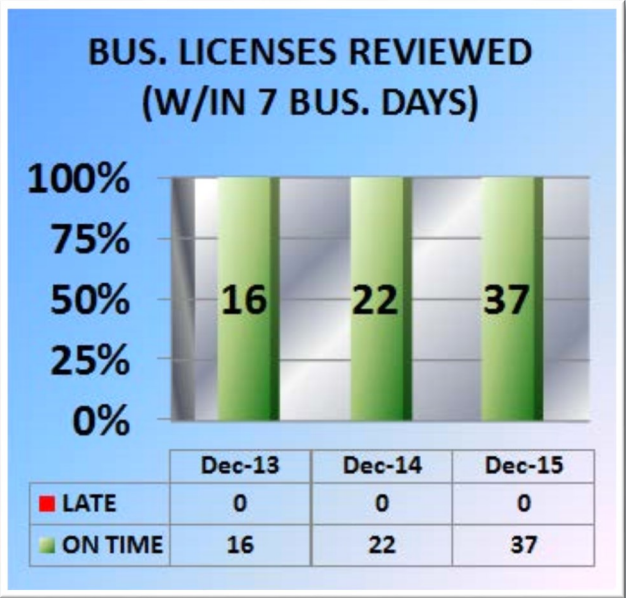
FEES CALCULATED (W/IN 3 DAYS) 8 late due to staff shortage



	Dec-15
LATE	8
ON TIME	213

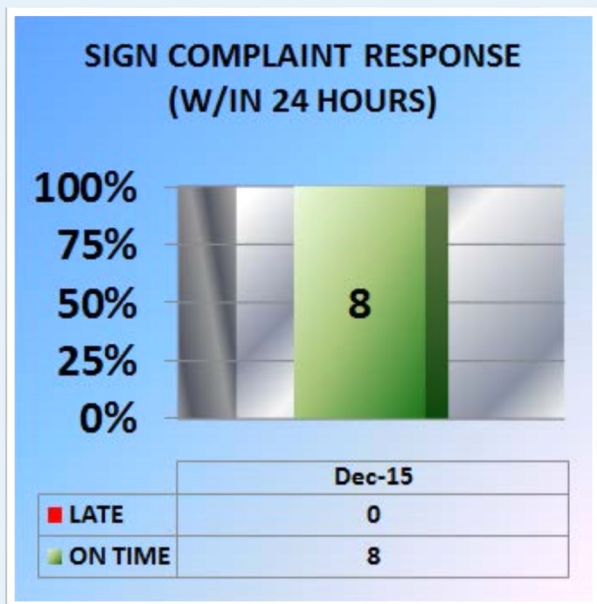
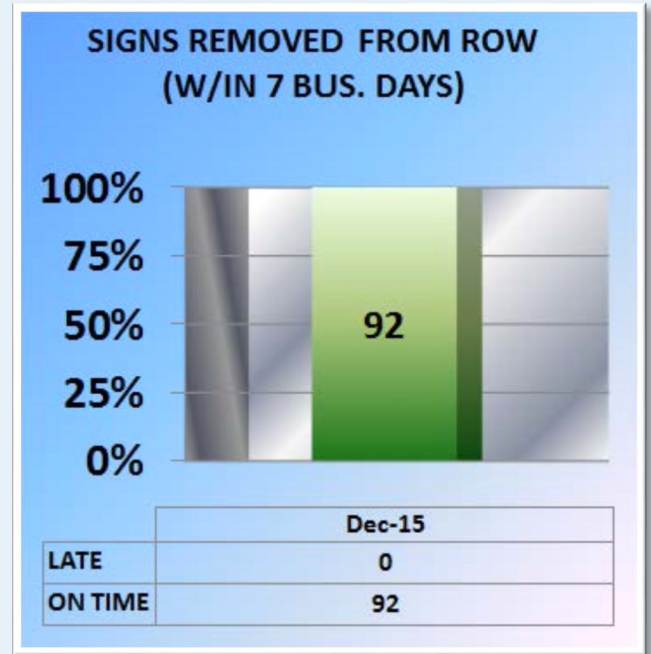
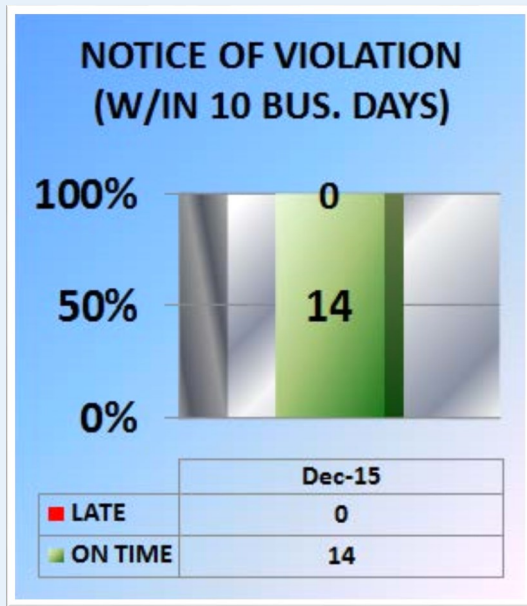
CORE SERVICE LEVELS

Code Compliance



CORE SERVICE LEVELS

Code Compliance



CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

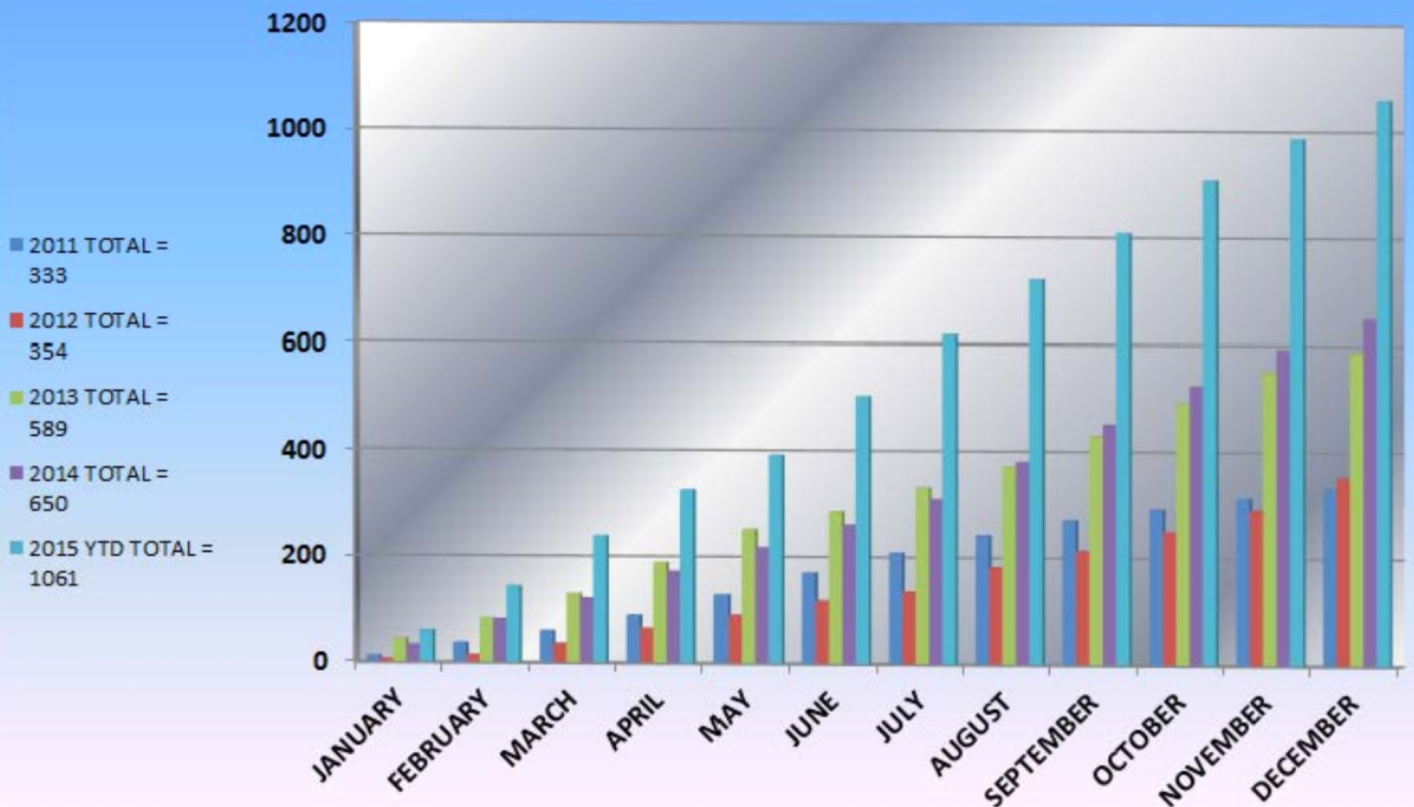


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

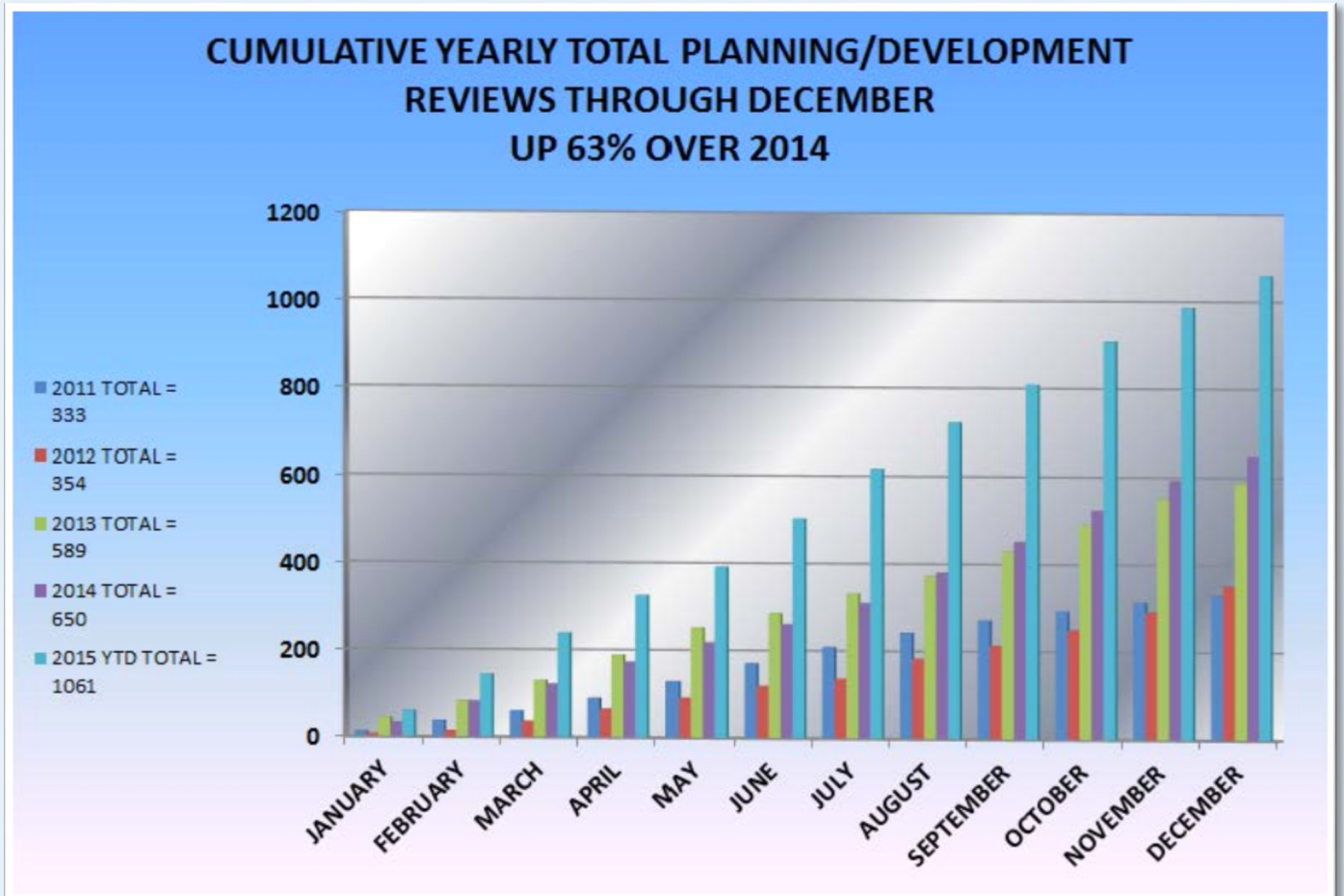
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH DECEMBER



Implementing the Community Vision through Development Activities

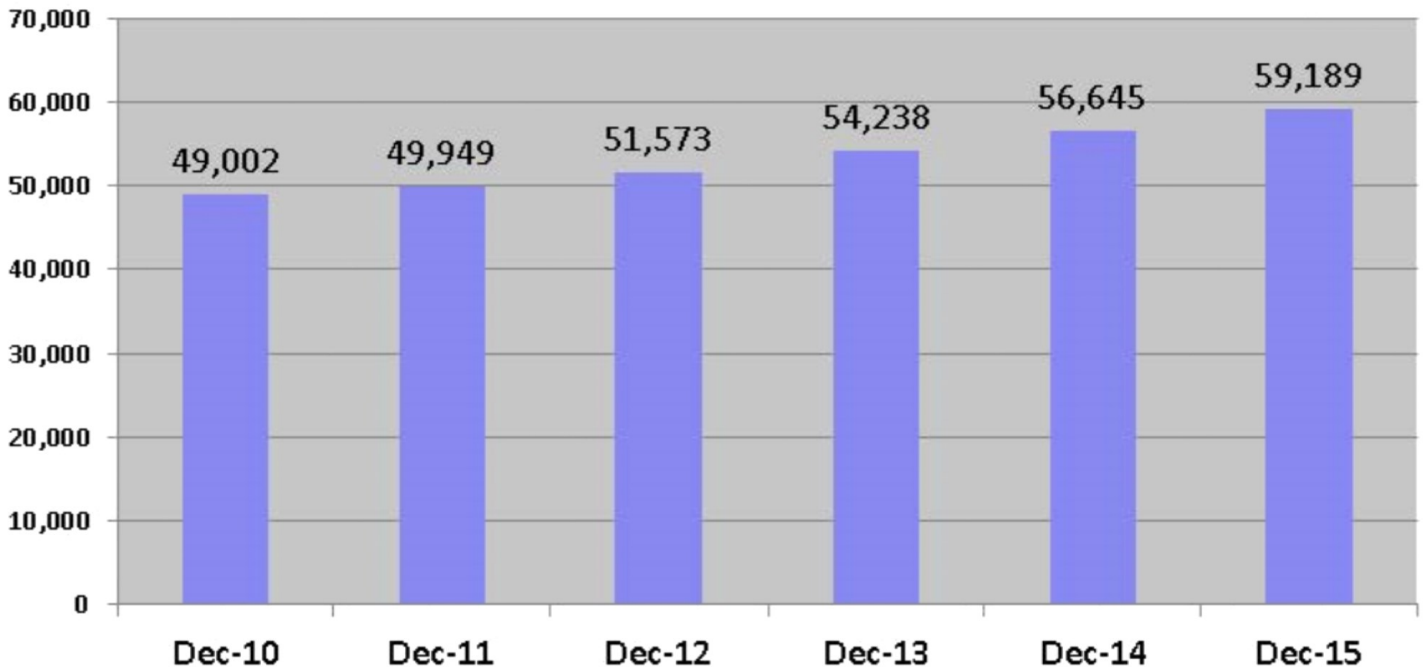
DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities