



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

*"He who knows only his time remains
always a child"*

~~ Cicero



*In today's fast paced world, seeking
refuge from the constant barrage of social media
or the hyperactive 24-hour news cycle is difficult.
I find relief, perhaps as many of you do, hiking*

*alone, sitting in silence watching wildlife pass by or through my favorite pastime, reading.
It is amazing how quickly I can separate from today's world and find my childhood
imagination through the written word and often times discover things unknown.*



*I have spent most of my adult life in the community development profession. It is
helpful to understand the social and environmental impacts associated with community
development by reading historical accounts of the built environment. And, if the
opportunity arises, traveling and experiencing environments transformed from native
countryside to buildings and roads and the social and visual impacts associated with that
change. I also find myself painting a mental image of
what the built environment will look like in the future,*

For the latest in development activity,
please visit:

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

hopefully within my lifetime so I can enjoy the benefits of growth.



ark Twain stated, "History doesn't repeat itself, but it often rhymes."

Recognizing that many themes in community development are renewed, such as new urbanism, reinvented art deco design and the never-ending cycle of post-war housing across America, reading can provide us with insight into what impacted our environment and what can be expected in the near future. The distant future is somewhat harder to predict, but nonetheless, equally as fun. Reading history of the built environment can provide insight into current trends and influence our thoughts on future development activity. Whether it relates to the history of community development, history in general, biographies or mind-candy fiction novels, I hope all of you take time to open the page of a book or flip through your electronic reader and escape into the always expanding world of our mind's imagination. And, so you will not "remain always a child."



e are looking forward to the final steps of adoption of the Town's 2030 Vision and Comprehensive Plan update. We have learned a great deal traveling around and discussing ideas and themes associated with Castle Rock's future. We recently went through a series of open houses and public presentations to introduce the plan and seek feedback. I believe all involved found benefit in our discussions. We look forward to seeking assistance and action from the Planning Commission and Town Council to adopt the plan very soon.



nterest in our community is at an all-time high. Residents of Castle Rock and our neighbors in the County are seeking information and expressing opinions about ongoing development activity and the pace of growth and change in our community. That is a good thing - it is a healthy thing. Public input on development activity provides an opportunity for exchanging ideas and providing information. Recently the Town

DEVELOPMENT TALES

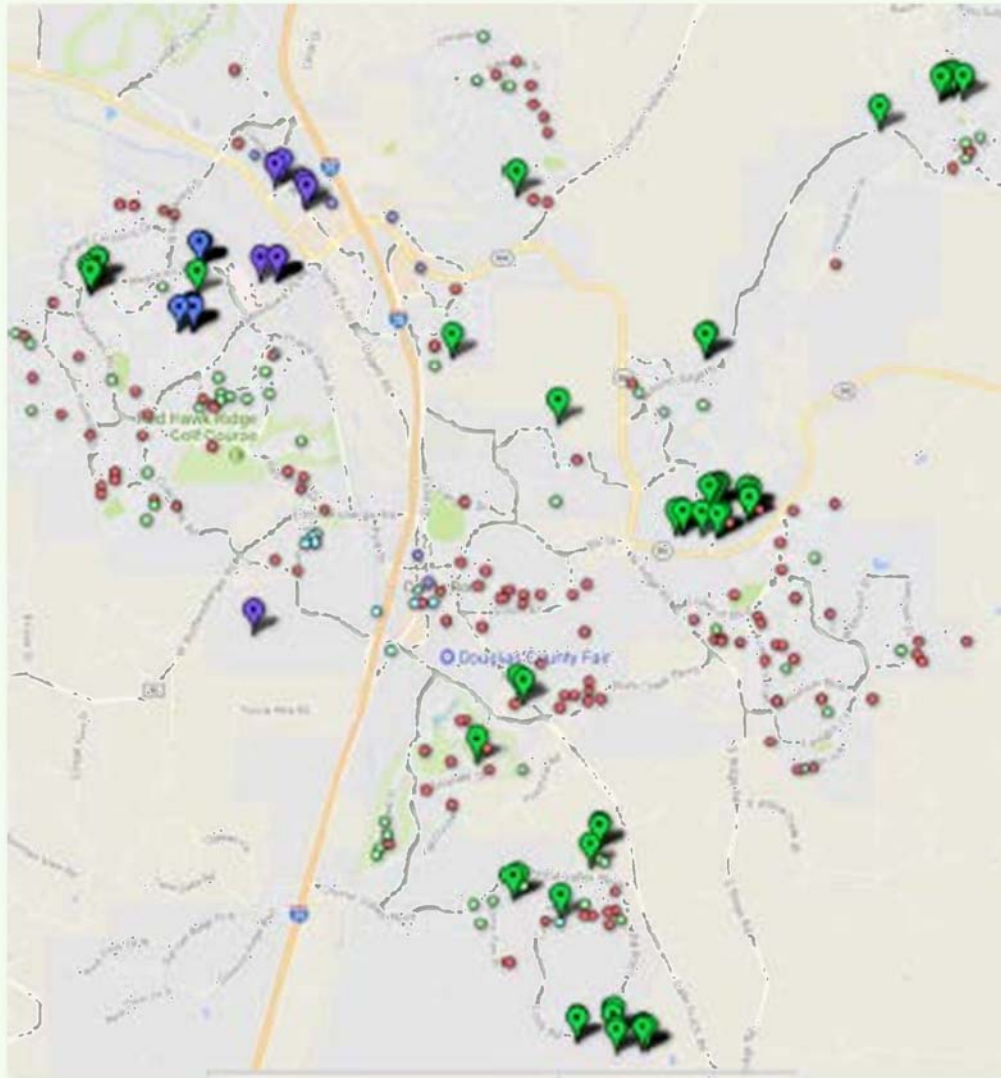
implemented a “Fact or Fiction” program on its web page to respond to questions or rumors and to ensure accurate information is provided. Social media is a great way to spread information and a great way to communicate in real time. Unfortunately, sometimes that information is slightly off center or with a slight bent towards a position on one side or the other of a disagreement. Exchanging ideas and thoughts is healthy, but it is better for all involved if the information being transferred is correct.

***T**ime flies as the kids are almost back in school, and the summer days are starting to get a bit shorter. Stay safe and enjoy the beautiful Rocky Mountain summer.*



PERMIT ACTIVITY MAP - JULY

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



| PERMIT TYPE | JULY 2017 | ICON |
|----------------------------|-----------|------|
| COMMERCIAL NEW | 17 | |
| COMMERCIAL REMODEL | 9 | |
| MISC COMMERCIAL | 37 | |
| MISC RESIDENTIAL | 138 | |
| NEW SINGLE FAMILY ATTACHED | 17 | |
| NEW SINGLE FAMILY DETACHED | 57 | |
| RESIDENTIAL REMODEL | 51 | |
| NEW MULTI FAMILY | 0 | |

Implementing the Community Vision through Development Activities

KUDOS

Applause Award

In our effort to continually improve our customer service, this Building division team worked hard to improve our residential Certificate of Occupancy procedure.

The team reviewed and streamlined CO processes resulting in a savings of employee hours and a savings to Town resources.

More importantly, this new method will result in significant time savings for our customers. The CO checklist is now printed on the back of the residential permit cards and requests for COs along with the receipt of COs is now electronic through eTRAKiT, allowing our customers to skip a visit to the Building Counter.

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

Great job, Cindy, Dena, Diane, Phil and Lynda!

Customer Service Superstars

A local realtor emailed on July 21st: "I wanted to take a minute and declare Diane Maki and Cindy Brooks, Permit Specialists, heroes of the week! After a long and frustrating process with ... a builder, ... you ladies helped us cross the long awaited finish line with big smiles. This transaction was for a first time home buyer – who has no idea how much effort went into crossing that finish line – and who gets to close on their home today. They get to close today because of Diane and Cindy. Ladies your communication the last 48 hours has been amazing. You called even when I didn't expect an additional follow up. I mean I LOVE Castle Rock ... and I have been selling real estate for over 15 years ... but when you come across folks that really understand what customer service is about, you HAVE to acknowledge it. An additional thank you for those beyond Diane and Cindy that obliged their urgent request. I cannot thank you enough. I will be bragging about this to everyone!"

Hats off to Diane and Cindy!



Cindy Brooks, Permit Specialist; Dena Paulin, Development Services Technician; Diane Maki, Permit Specialist; Phil Kranz, DS Enterprise Business Analyst and Lynda Halterman, Permit Specialist

APPLAUSE
award



Cindy Brooks (left) and Diane Maki (right), Permit Specialists

KUDOS

Exceptional Customer Service

A local restaurant owner recently had business at the Building Counter. When he finished, he dropped by the Finance window and asked Kellie Helm, Sr. Customer Service Representative, to pass on that Diane Maki, Permit Specialist, was *“nice and pleasant”* and *“wonderful to work with.”*

Great job, Diane!

Diane Maki
Permit Specialist



Employee Picnic Kudos

Kudos to Parks and Rec for a great employee picnic on July 26th at the Pavilions at Philip S. Miller Park. Trolley service was available to employees from the Service Center and from Town Hall, and the picnic fare of hamburgers, hotdogs and veggie burgers was enjoyed by all. The program included updates from the Parks & Rec Staff and Town updates from Dave Corliss, Town Manager.



Thank you Parks & Rec Staff!

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Safety Leader & Healthy Living Representative

Cara Reed, Neighborhood Liaison, has been nominated as DS Safety Leader as well as the DS representative to the Healthy Living Team.

The department Safety Leaders work with Human Resources to remind employees of safety issues, i.e., lifting heavy objects, clutter and spills, protective gear for those working in the field, etc. Additionally the Safety Team assists with the annual Workers Compensation audit.

The Healthy Living Team *“empowers and motivates Town of Castle Rock employees to make healthy choices and adopt a healthy lifestyle through education and activities.”* The team provides monthly educational programs and challenges to the employees in coordination with the Town’s health insurer.



Cara Reed
Neighborhood Liaison

Combination Building Inspector



The Building Division announced the arrival of a new Combination Building Inspector, Jeremy Overmyer. Jeremy comes to us with over fifteen years of construction experience along with ICC Certifications for Residential Building Inspector, Commercial Building Inspector, Residential Electrical Inspector and Building Plans Examiner.

Jeremy Overmyer
Combination Building
Inspector

Building Inspector

Jon White, Building Inspector Supervisor, announced the arrival of Brett Wilkie, Building Inspector. Brett joins DS with over 20 years of electrical experience, most of which were spent running his own business

When Brett is not at the Town, he enjoys hunting, fishing and spending time with his wife and two children.



Brett Wilkie
Building Inspector

Jon White, Building Inspector Supervisor, noted, *“We are excited to have Jeremy and Brett join our team, and we will capitalize on their expertise to continue providing world class service to our customers”.*

PROJECT UPDATES

Meadows Filing 20, Phase 2, Amendment 4 Plat, Site Development Plan and Construction Documents

Castle Rock Development Company submitted an application for a re-plat, Site Development Plan and Construction Documents for the Meadows Filing 20, Phase 2, Amendment 4. This site is located on the north and west side of North Meadows Drive along the edge of the Native Legend Open Space. The plan is for 63 single-family residential lots with associated infrastructure and landscaping. This project is under administrative review and does not require public hearings.



Vicinity Map
Meadows Filing 20, Phase 2,
Amendment 4

Apex Community School Site Development Plan

The Apex Community School will be a 34,500 square foot, two-story facility housing classrooms, common areas and other spaces for the education of students



from kindergarten through 8th grade.

The school will be constructed on a vacant parcel of land bounded by Celestial Avenue, Freelark Street, Distant Rock Avenue and Elegant Street. The parcel will accommodate the new building, driveway, parking and landscaping. This project is under administrative review and will not require public hearings.



Vicinity Map
Apex Community School

Castlelock Storage Subdivision Filing 1 Plat

Arbroath, LLC, is proposing the development of 18.63 acres of the Hangman's Gulch property. This site is located on the west side of Liggett Road just north of Hangman's Gulch. The concept is to build a self-storage facility on the 3.29 acres of Lot 1 of the property, and RV storage is planned for the 2.284 acres of Lot 2. The remaining 9.626 acres of Lot 3 is currently not planned for development. This project is under administrative review and does not require public hearings.



Vicinity Map
Castlelock Storage Subdivision
Filing 1 Plat

PROJECT UPDATES

Promenade Block 2, Lot 1A-2 Site Development Plan

Alberta Development Partners, LLC, submitted a Site Development Plan for a multi-tenant building located in Block 2 of The Promenade at Castle Rock on the south side of Castle Rock Parkway. The site plan includes one, three-tenant building with a drive-through, parking, preliminary utility plan and associated improvements. This project is under administrative review and will not require public hearings.



Vicinity Map
Promenade Block 2, Lot 1A-2

Promenade Block 2, Lot 1A-6 Site Development Plan (Chick-Fil-A)



Chick-Fil-A proposes to build a new 4,526 square foot restaurant with seating inside for 122 guests. A dual-entry drive-through is proposed with patio

seating to be determined. The site will include 50 parking spaces and a 16-car stack. The landlord will install access roads, common area curbs and sidewalks and finish grading of the site. This project is under administrative review and does not require public hearings.



Vicinity Map
Chick-Fil-A

Castle Pines Commercial Filing 4, Lot 5, Site Development Plan Amendment



Vicinity Map
810 New Memphis Court

P&B, LLC, submitted a Site Development Plan Amendment to 810 New Memphis Court for an addition to the existing building. The 1,894 square foot addition will enlarge the present 9,542 square foot building. The site plan also provides for updated landscaping, signage and associated site improvements. This project is under administrative review and will not require public hearings.

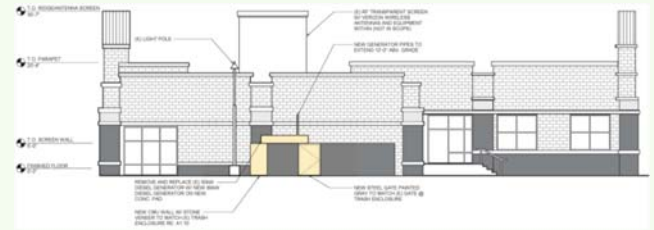
PROJECT UPDATES

729 Barranca Drive - Use By Special Review



Verizon submitted a Wireless Use by Special Review Minor Amendment application for 729 Barranca Drive. The application proposes to update the

existing generator located at ground level adjacent to the building. As a result, an increase in the generator enclosure space of approximately 66 square feet will be required. This Use By Special Review is an administrative process.



Elevation - 729 Barranca Drive

519 North Wilcox Street SDP



Proposed Elevation
519 North Wilcox Street

Located at the southwest corner of 6th and Wilcox Streets, applicant is proposing a new brewery on the property which includes Augustine Grill. While the existing buildings would remain, the newer addition to the Victorian structure will likely be removed. The new brewery, “Wild Blue Yonder”, would be located on the northeast corner of the property and would measure approximately 3,450 square feet with additional outdoor seating and associated landscaping. The Design Review Board will consider this application at a future public hearing.

Epoque (Heckendorf Ranch) Planned Development Plan

The Forum Real Estate Group has submitted a Major Amendment to the Heckendorf Ranch PD Plan Amendment No. 4, which would change the standard of development for height of multi-family developments from 35 feet to 50 feet. The applicant’s request for height increase is to enable a pitched roof resulting in a design that is more consistent with the architectural context of the surrounding community. The project site is a total of 13.99 acres located at the northwest corner of Plum Creek Boulevard and Crystal Valley Parkway. This application is currently under review, and public hearing dates have not been scheduled.



Vicinity Map
Epoque Planned Development Plan

Don't forget ...

Keep informed on development in the Town
Visit: CRGov.com/Development Activity

WHAT'S NEW - TOWN COUNCIL

Use By Special Review (Philip S. Miller Park)



Vicinity Map
Verizon Wireless
Use by Special Review
Philip S. Miller Park

Verizon Wireless requested approval of a Wireless Use by Special Review application in order to install three wireless service facilities at Philip S. Miller Park located at 1375 West Plum Creek Parkway. If approved, the wireless service facility would increase capacity coverage for the residents and business owners of Castle Rock who utilize the Verizon Wireless network.

On June 22nd, the Planning Commission made a recommendation of approval by a vote of 5-0. The Planning Commission asked about requiring the accommodation of co-location of other wireless service providers on the proposed light poles. Staff responded that it was considered, but in order to accommodate co-locations, the poles would

need to be taller and wider to structurally support the additional equipment. The wider and taller light poles would stand out compared to the proposed design. Staff felt that it was a fair compromise to not require co-location in exchange for a more stealth design.

On July 18th, Town Council approved this Use by Special Review via Resolution 2017-056 by a vote of 6-0.

Use By Special Review (Butterfield Crossing Park)

Verizon Wireless is requesting approval of a Wireless Use by Special Review application in order to install a wireless service facility at Butterfield Crossing Park located at 3950 Butterfield Crossing Drive. If approved this wireless service facility would also increase capacity coverage for the residents and business owners of Castle Rock who utilize the Verizon Wireless network.

On June 22nd, the Planning Commission voted to recommend this Use By Special Review to Town Council by a vote of 5-0. The Planning Commission inquired about the area that the new wireless facility would serve. The applicant stated that the facility would serve the surrounding subdivision. The applicant added that the new wireless facility would provide a higher level of service to their customers in the area compared to the service currently received. The new wireless facility would benefit the overall network by offloading those customers off the macro site currently serving the area to the new wireless facility.

On July 18th, Town Council voted 6-0 to approve this Use by Special Review via Resolution 2017-057.



Vicinity Map - Verizon Wireless
Use by Special Review
Butterfield Crossing Park

WHAT'S NEW - TOWN COUNCIL

Castle Rock Industrial Park Annexation, Zoning and Development Agreement

The applicant requested that these items be tabled. Town Council tabled these items on July 18th by a vote of 6-0

Your Storage Center of Castle Rock Annexation - Substantial Compliance Hearing

Cactus Moon Maizeland, LLC, submitted a Petition for Annexation for two parcels of land which are located along the I-25 Frontage Road between Brookside Circle and South Perry Street. The Petition was filed with the Town Clerk on June 13, 2017. The proposed annexation area is 1.457 acres and is a vacant site zoned Rural Residential under the jurisdiction of Douglas County.

Petitions for Annexation require public hearing before Town Council for review and determination of its substantial compliance with the applicable requirements of the Colorado Municipal Annexation Act.

Once Town Council concurs a Petition for Annexation is in substantial compliance with the Act, the Act mandates that Town Council set a date for its Eligibility Hearing. The Eligibility Hearing determines if the allegations made in the petition are supportable and eligible to advance through the Town's annexation and zoning process. Upon approval of the Substantial Compliance Resolution the Eligibility Hearing for this petition will be scheduled for September 5, 2017.

Substantial Compliance and Eligibility hearings only determine whether or not a Petition for Annexation may move forward to the Town's annexation and zoning process. It is at the Town's annexation and zoning hearings that Town Council determines whether or not it is in the Town's interest to annex the property.

On July 18th, Town Council found this Petition for Annexation in Substantial Compliance via Resolution No. 2017-058, and the Eligibility Hearing was scheduled for September 5th.



Vicinity Map
Your Storage Center of Castle
Rock Annexation

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Crystal Valley Ranch Filing No 17 Site Development Plan

Crystal Valley Ranch is a master-planned subdivision located in the southeast portion of the Town of Castle Rock. It is planned for a maximum of 3,475 dwelling units. To date, approximately 1,300 lots have been platted. Crystal Valley Development Company is proposing a Site Development Plan

for 120 single-family detached units and 1.9 acres of open space and landscape tracts. Amenities will include a neighborhood park and trail connections to the Crystal Valley trail systems and the Pinnacle Recreation Center.

Filing No. 17 is located southeast of the West Loop Road / Fox Haven Drive intersection, and the Pinnacle recreation center is located to the northeast of the property.

The proposed use and density are permitted by the Crystal Valley Ranch Planned Development (PD) zoning, and all staff comments have been addressed through the review process.

Planning Commission voted 5-0 to recommend this



Vicinity Map
Crystal Valley Ranch Filing 17

Site Development Plan to Town Council.

Design Review Board Vacancy

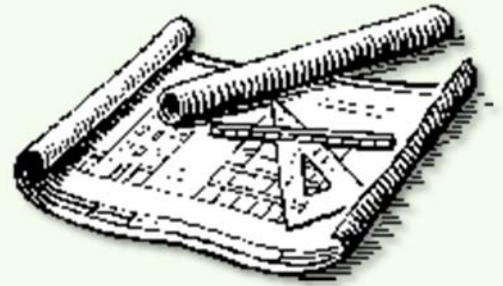
Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board.

This volunteer appointment requires a 2-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.

Interested? Please contact Lisa Anderson, Acting Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.



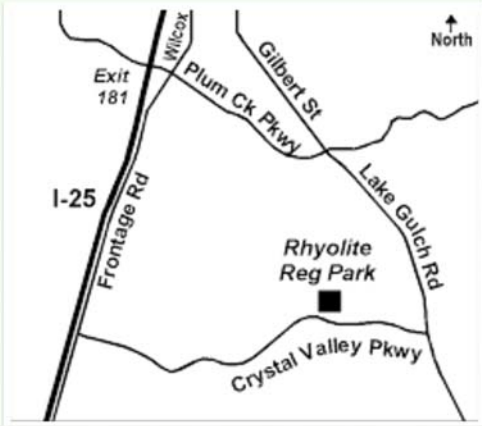
WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

Our Contractors Luncheon remains as popular as ever with attendance hovering between 50 and 70 customers per event.



There is no lunch scheduled for the month of July, but be sure to mark your calendar for the August 9th cookout, 11:30 a.m. to 1:00 p.m., Rhyolite Park.



Vicinity Map
Rhyolite Regional Park

If you're interested in sponsoring or attending a luncheon or have any questions, the DS Admin Staff will be happy to assist you. Please contact the DS Admin Staff at 720-733-2200 and press "0".

Please enjoy these photos from the 2016 cookout:



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2030 Vision and Comprehensive Master Plan Presentations

In preparation for the adoption of the 2030 Vision and Comprehensive Master Plan, presentations during July included the Enterprise Team and the DS Board and Commission members.

Additionally, the web page went live at: CRGov.com/CompPlan

The web page includes a draft of the Plan for review, a link for questions or comments, a link to sign up for emails about the Plan along with a brief overview of the background and outreach and a description of the Four Cornerstones.

Please note that public comment on the web page will end on September 1st.



Julie Kirkpatrick
Long Range Project Manager and
Staff Liaison for the 2030 Vision and the
Comprehensive Master Plan

Is Renting Becoming Out of Reach?

As reported by the National Low Income Housing Coalition, the average Fair Market Rent (FMR) for a two-bedroom apartment in Colorado is \$1,143. In order to rent this two-bedroom apartment, and without paying more than 30% of income on housing, a household would need to earn \$3,809 monthly or \$21.97 per hour.

With minimum wage in the State at \$9.30 per hour, household members would need to work 95 hours per week to afford that two-bedroom rental home at Fair Market Rent.

There are a fair number of rental households in the State - approximately 722,202 or 36% of the total households.

The five most expensive areas in Colorado to live are Pitkin County, Denver Metropolitan Area, San Miguel County, Summit County and Eagle County.

To view this article and its statistics in its entirety, please visit:

gallery.mailchimp.com/2c80b161f25711b86e11f25fe/files/1bcd807b-e54c-4127-b42b-52641d9053f0/OOR_2017_CO.pdf



WHAT'S NEW - GENERAL



Town Hall Addition
July 28, 2017

Town Hall Addition Update

The work on the interior is coming along at a great pace. The walls on the first floor are nearly complete except for the final sanding, second floor walls are 90% complete and third floor walls are 70% complete. Windows are being installed, and they will match the windows in Town Hall.

The building exterior will be delayed by approximately 30 days because of a manufacturing error on the concrete block color. New block is being manufactured. Masons, however, will begin to install the Rhyolite base early in August so that the base will be in place when the new concrete block arrives.

The systems furniture contract has been signed and installation of the systems furniture is expected in September and October.

Discussions will be taking place in August to determine the sequencing of how work groups will move in to the new addition along with all of the moves scheduled within Town Hall. Stay tuned!

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 see our customers as invited guests to a party, and we are the hosts. It's our job every day to make every important aspect of the customer experience a little bit better."

~~ Jeff Bezos
CEO of Amazon.com
(1964 -)

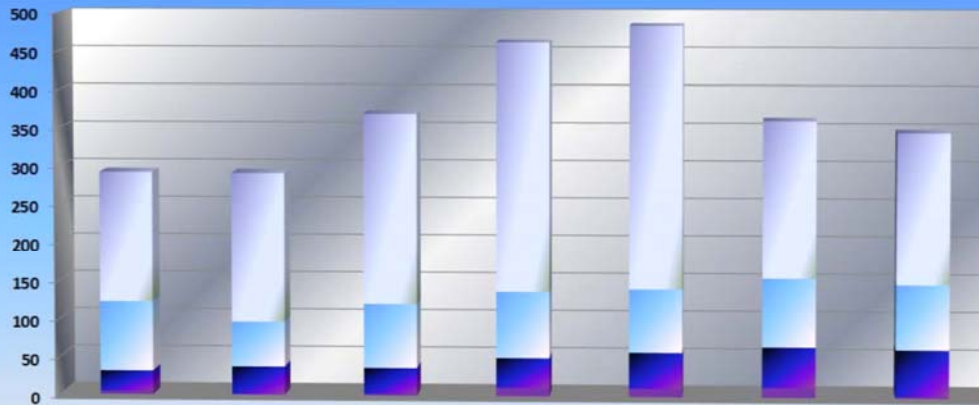
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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

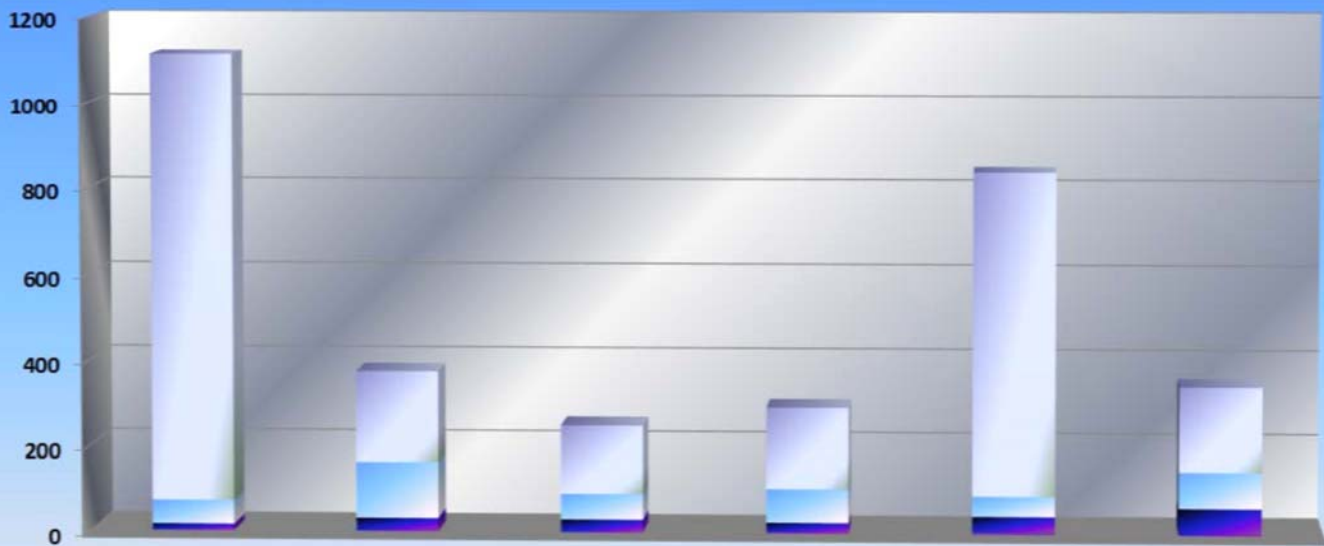
**Building
Division**

**BUILDING PERMIT APPLICATIONS RECEIVED
2017 THROUGH JULY**



| | Jan-17 | Feb-17 | Mar-17 | Apr-17 | May-17 | Jun-17 | Jul-17 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|
| RESIDENTIAL REMODEL | 170 | 195 | 249 | 325 | 343 | 205 | 198 |
| RESIDENTIAL NEW | 91 | 59 | 84 | 87 | 83 | 90 | 85 |
| COMMERCIAL REMODEL | 27 | 36 | 34 | 39 | 47 | 53 | 61 |
| COMMERCIAL NEW | 4 | 1 | 2 | 11 | 11 | 13 | 2 |

**BUILDING PERMIT APPLICATIONS RECEIVED
2012 - 2017 JULY**



| | Jul-12 | Jul-13 | Jul-14 | Jul-15 | Jul-16 | Jul-17 |
|---------------------|--------|--------|--------|--------|--------|--------|
| RESIDENTIAL REMODEL | 1043 | 213 | 160 | 190 | 752 | 198 |
| RESIDENTIAL NEW | 56 | 131 | 60 | 79 | 47 | 85 |
| COMMERCIAL REMODEL | 15 | 30 | 30 | 22 | 37 | 61 |
| COMMERCIAL NEW | 0 | 1 | 0 | 3 | 5 | 2 |

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

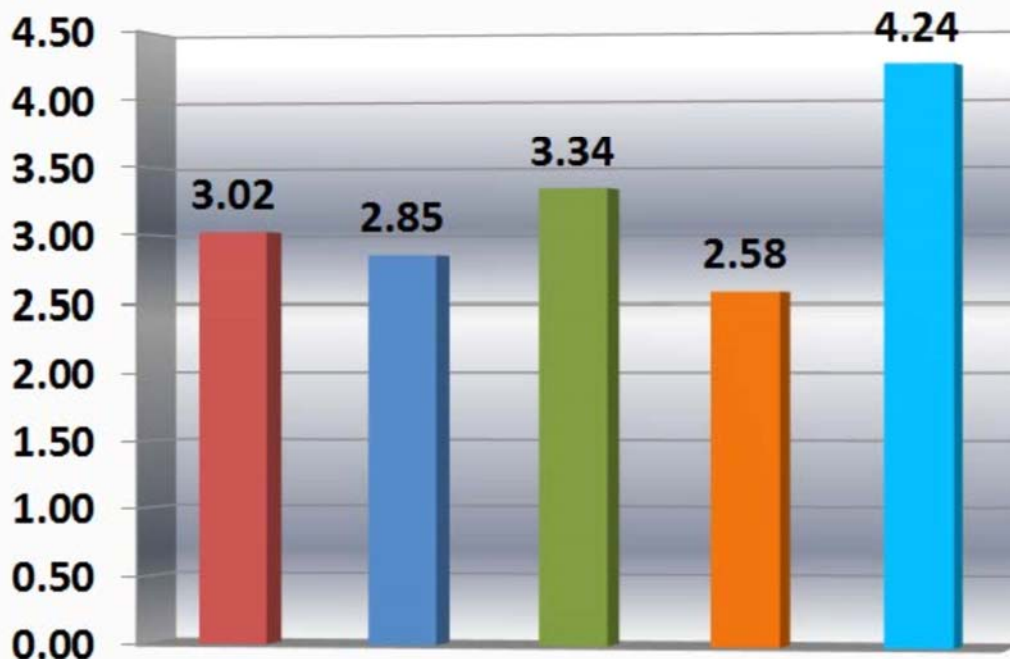
Building Division

BUILDING PERMIT REVIEW JULY 2017 (1 LATE DUE TO VOLUME)



| | COMMERCIAL TENANT (W/IN 10 BUS. DAYS) | DECK & BASEMENT (W/IN 5 BUS. DAYS) |
|---------|--|---------------------------------------|
| LATE | 0 | 1 |
| ON TIME | 16 | 45 |

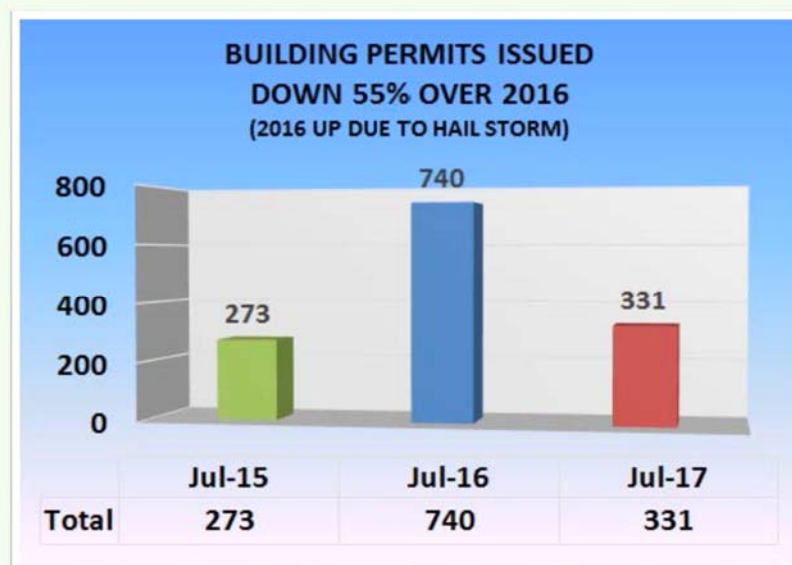
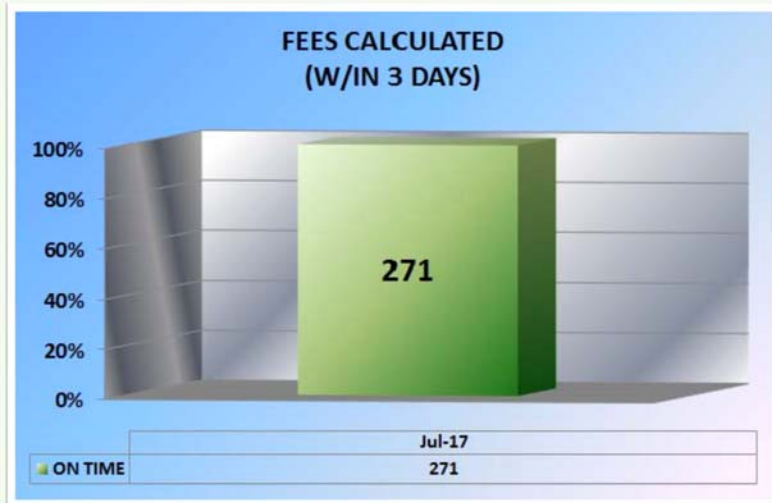
MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 64% FROM LAST YEAR



| | Jul-13 | Jul-14 | Jul-15 | Jul-16 | Jul-17 |
|-------|--------|--------|--------|--------|--------|
| Total | 3.02 | 2.85 | 3.34 | 2.58 | 4.24 |

CORE SERVICE LEVELS

Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

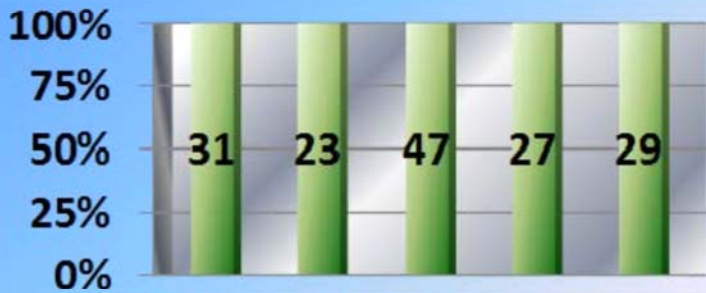
Code Compliance

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



| | Jul-17 |
|-----------|--------|
| ■ LATE | 0 |
| ■ ON TIME | 29 |

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



| | Jul-13 | Jul-14 | Jul-15 | Jul-16 | Jul-17 |
|-----------|--------|--------|--------|--------|--------|
| ■ LATE | 0 | 0 | 0 | 0 | 0 |
| ■ ON TIME | 31 | 23 | 47 | 27 | 29 |

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



| | Jul-17 |
|-----------|--------|
| ■ ON TIME | 11 |

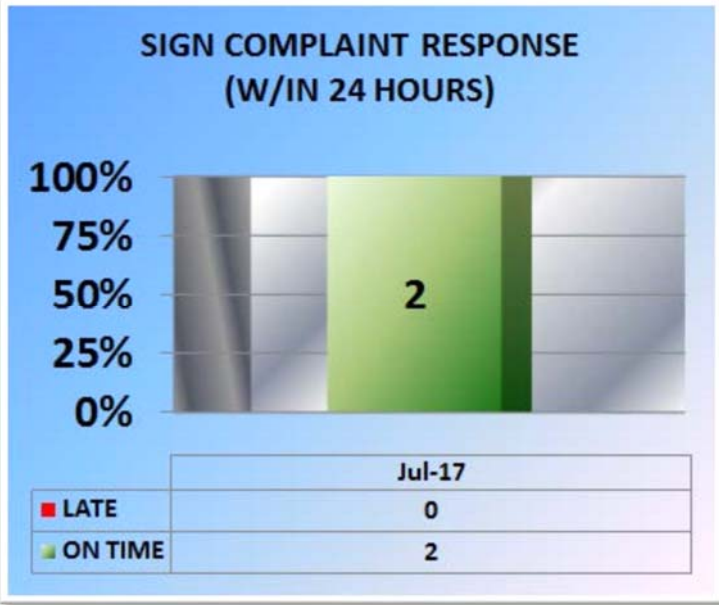
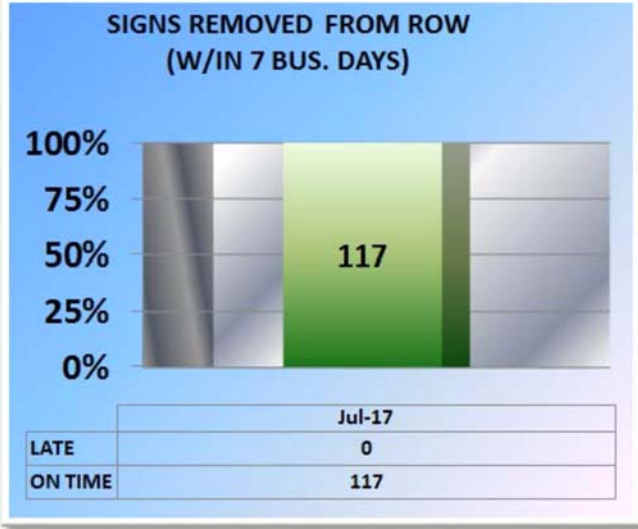
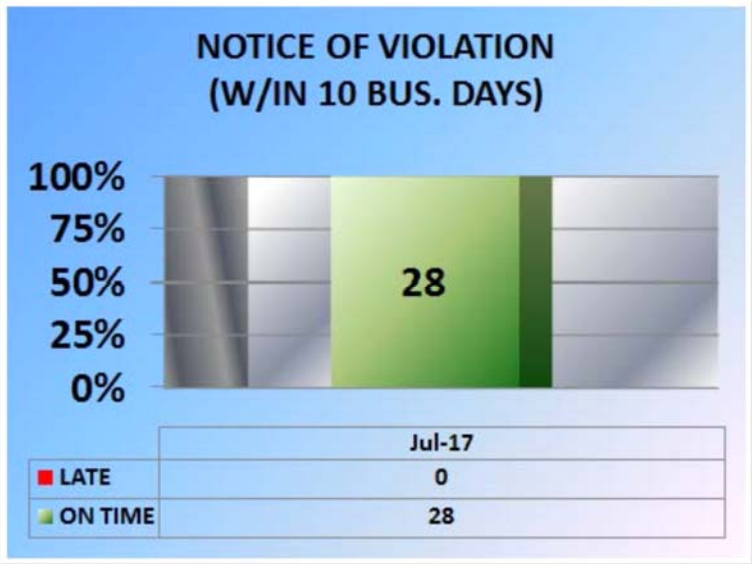
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



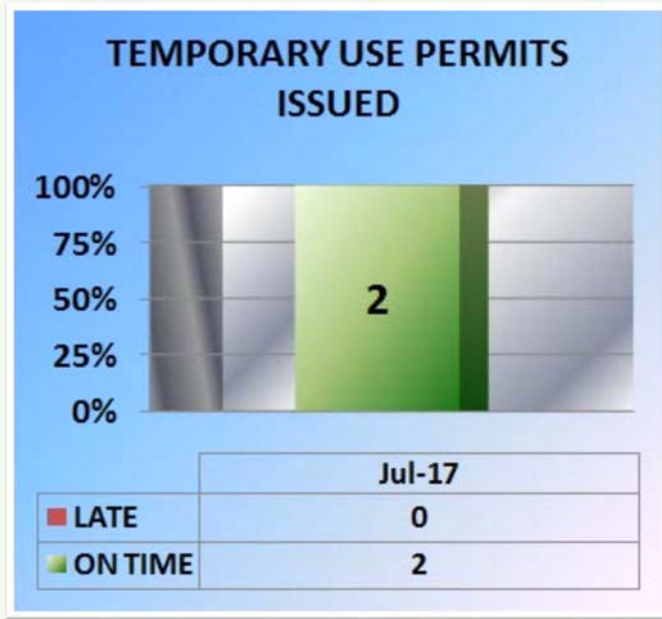
| | Jul-17 |
|-----------|--------|
| ■ LATE | 0 |
| ■ ON TIME | 28 |

CORE SERVICE LEVELS

Code Compliance



CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

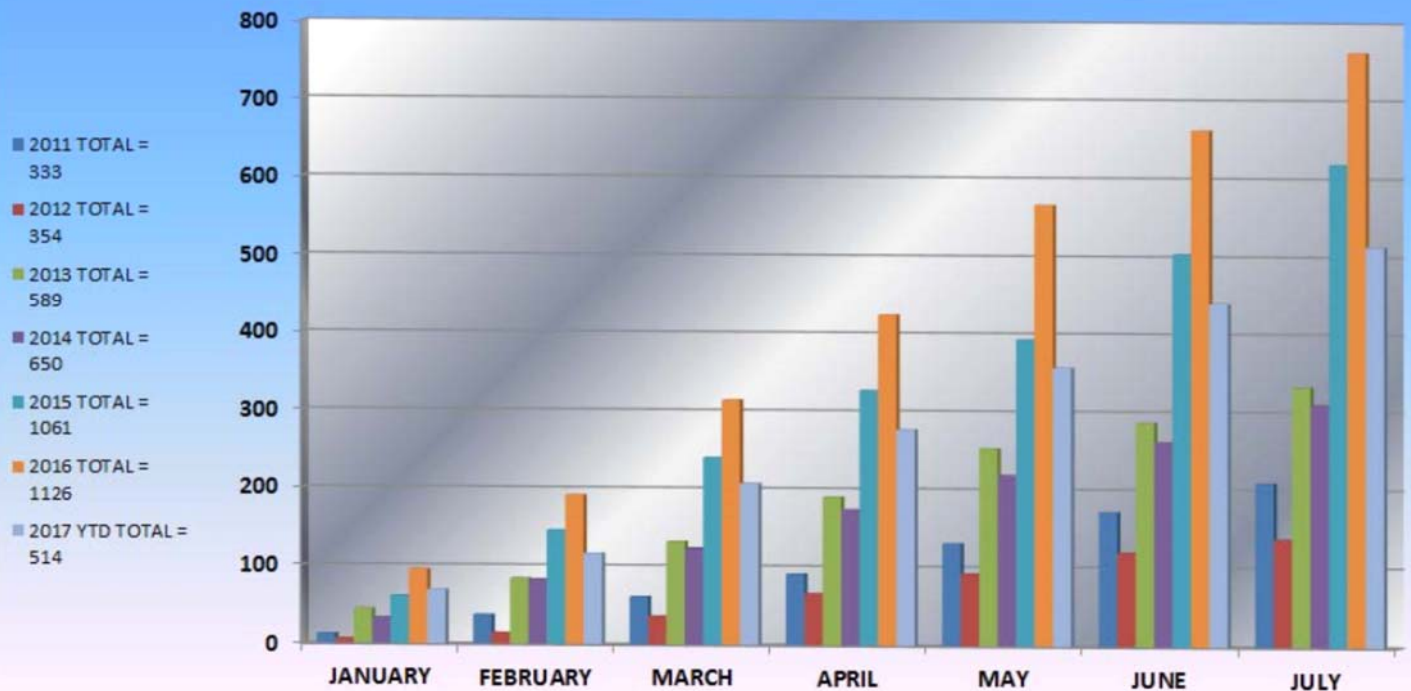


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

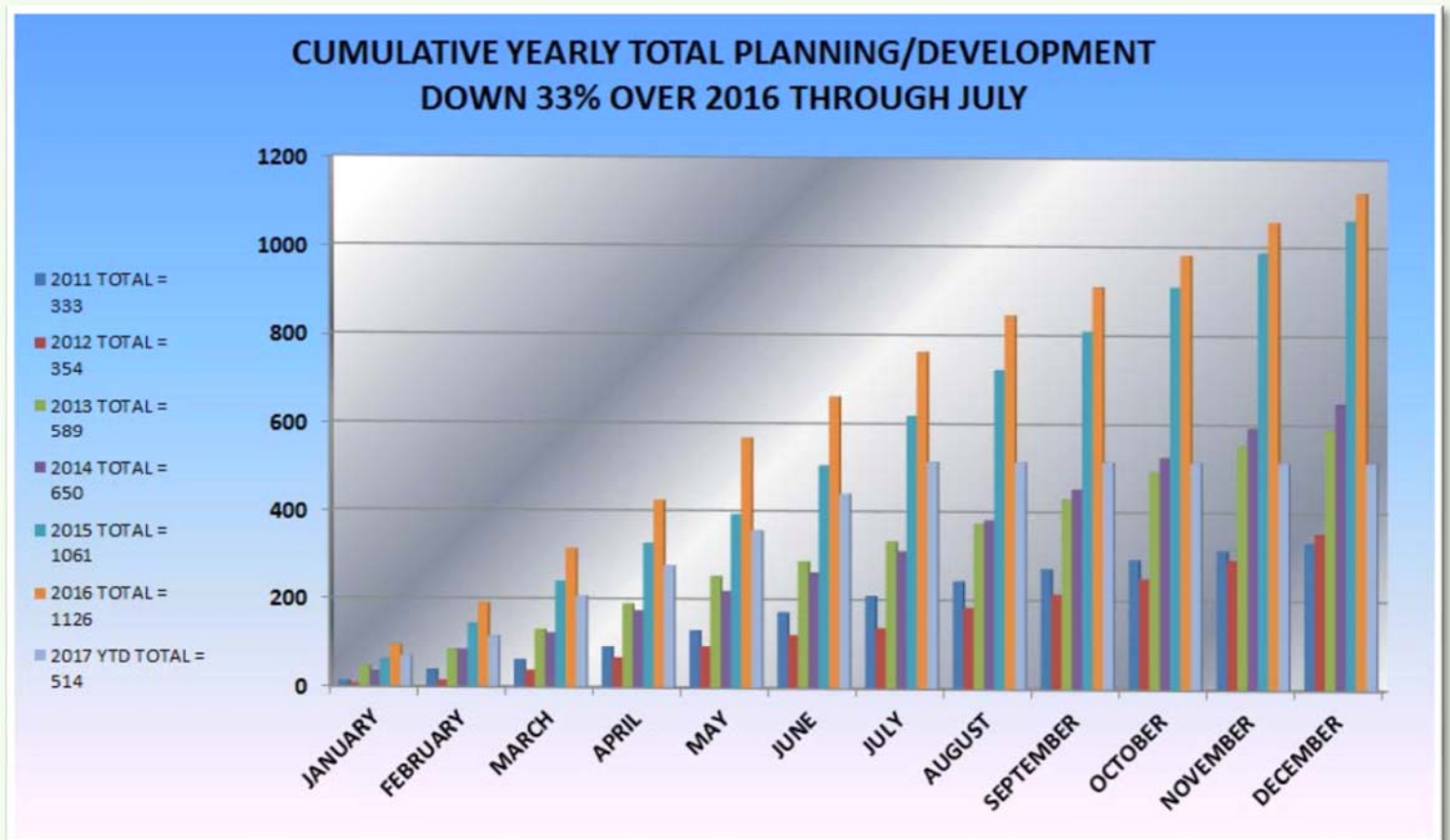
Planning Division

**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 33% OVER 2016 THROUGH JULY**



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