



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"As Autumn clutches the forests green in a hasty and eager clasp; the leaves are true to the Summer they love, and they wither and fade in his grasp." ~ J. J. Britton

*W*h oh, western skies are darkening and snow is on its way as the weather man warns us about below zero temperatures. Watching children run about in Halloween costumes with candy sacks and raking leaves

in a short sleeve shirt seem like a distant memory. Yikes, winter has arrived!!!

*A*lthough delayed by spring season rain, the development community had an excellent summer and fall construction season. Weather permitting, we anticipate a heightened level of building activity throughout the winter holiday season as contractors close in buildings and prepare for cold weather activities.

*S*taff continues to meet weekly with the Promenade Team as site and building activities continue on schedule. Commercial buildings located adjacent to Meadows Boulevard are almost finished, and the opening of Kneaders Bakery & Café will soon be followed by grand openings for Tokyo Joes and Café Rio. Site work is approximately 70% complete on the north end of the project and final grading and individual business site preparedness will occur within the next two months.

For all the latest information on development activity, please visit:
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

October residential permit activity fell below comparative numbers in 2014 for the second straight month. However, total permit issuance remains above 2014 numbers and we anticipate issuing approximately 850+ residential permits in 2015. Good news related to commercial permits as we have nearly tripled the number of commercial permits issued when compared to 2014 numbers.

Staff is delaying adoption of the 2030 Vision and Master Plan until January to allow for final adjustments following open house programs in November and continued fine tuning of the document with our consultant team from Clarion Associates.

You will notice several good news stories about staff activities in the monthly report. I am extremely proud of the Development Services team and the assistance they provide to help our development community partners achieve success.

I hope everyone has a safe and enjoyable Thanksgiving Holiday weekend.

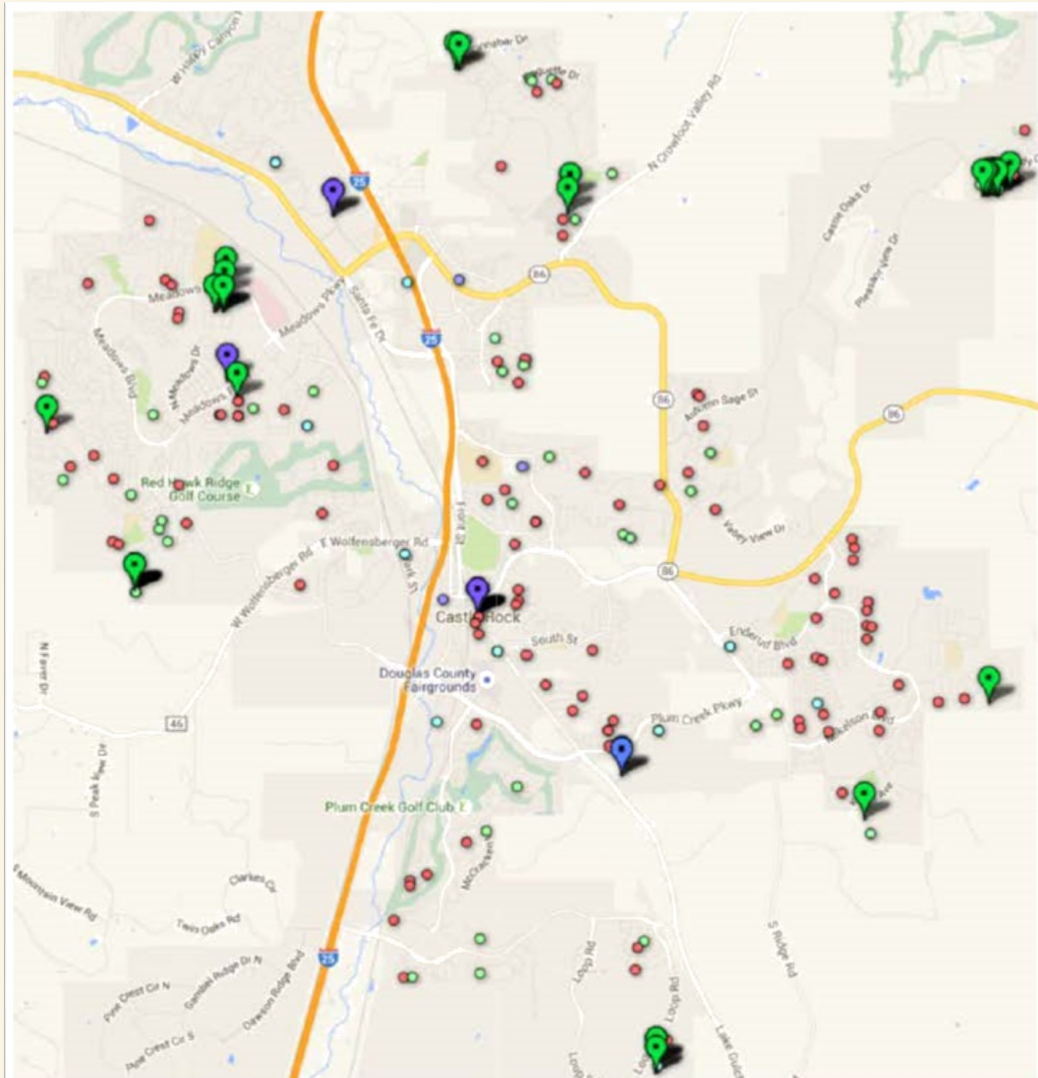
The End



PERMIT ACTIVITY MAP

Below is a town-wide map depicting permit and construction activity for the month of October, 2015. December's map will show 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>Oct-15</u> | <u>ICON</u> |
|----------------------------|---------------|-------------|
| COMMERCIAL NEW | 7 | |
| COMMERCIAL REMODEL | 4 | |
| MISC COMMERCIAL | 33 | |
| MISC RESIDENTIAL | 111 | |
| NEW SINGLE FAMILY ATTACHED | 3 | |
| NEW SINGLE FAMILY DETACHED | 45 | |
| RESIDENTIAL REMODEL | 43 | |
| NEW MULTI FAMILY | 0 | |

KUDOS

Terrain Kudos

Craig K. Campbell, Vice President West Region, Starwood Land Ventures, LLC, wrote the following to Dave Corliss, Town Manager:

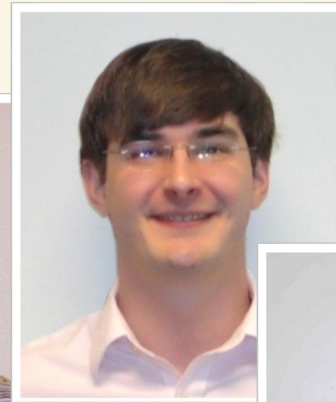
"I want to thank you and your staff for assisting Starwood in achieving unanimous approval regarding the Terrain PDP/Zoning and DA amendments. Your leadership team and their staff have been very professional, reasonable and timely in working on our project. Having developed thousands of lots in both Colorado and Arizona, I have experienced all spectrums of the entitlement process. The Town of Castle Rock certainly stands out as an entity that strives to meet its commitments and one that works to develop strong partnerships. For that I am very thankful and grateful.

I would like to compliment and thank a few individuals directly:

- *Julie Kirkpatrick, Planner II, Development Services;*
- *Tara Vargish, Assistant Director, Development Services;*
- *Jacob Vargish, Development Supervisor, Public Works;*
- *Jeanne Stevens, Engineering Manager, Utilities;*
- *Kurtis Cotten, Plan Review Engineer, Utilities; and*
- *David Van Dellen, Stormwater Manager, Utilities.*

I look forward to continue working with your staff as we move to the next stages of Terrain's life cycle."

Hats off to everyone who worked on the Terrain amendments!



From the left ...

Tara Vargish, Julie Kirkpatrick, Jacob Vargish, Jeanne Stevens, Kurtis Cotten and David Van Dellen

Implementing the Community Vision through Development Activities

KUDOS



Kyle Sipes
Plans Examiner

Our Own “Film Star”

On October 7th, the Town introduced its new website, and included on the new site are several videos relating to different Town-related topics.

The Town is extremely proud of its nearly 75 miles of trails. Our residents use these trails frequently, and as a result, our Parks and Recreation Department receives numerous calls on trail etiquette. In response to the residents’ requests for information, a video was produced entitled, “Trail Etiquette.” One of the stars of this video is our own Kyle Sipes, Plans Examiner. Kyle is an enthusiastic mountain bike racer and the event organizer of the “Race the MAC” mountain bicycle racing series.

Please take a moment to view the “Trail Etiquette” video. Kyle is available for autographs ...

Impressive riding, Kyle!

“Star” Editor

In response to her receipt of last month’s DS Monthly Report, Heidi Hugdahl, Assistant Town Attorney, wrote, *“I am not sure who puts the Monthly Report together, but exceedingly nice job!”*

Denise Hendricks, Administrative Supervisor, returned, *“Thank you Heidi! Pam Cox, Sr. Office Assistant, is my “star” editor. She creates them from start to finish.”*



Pam Cox
Sr. Office Assistant

Great work, Pam!

Ring the Bell!



On October 9th, Kneaders Bakery & Café received its Certificate of Occupancy. Sean Davin, Construction Project Manager, noted that there was *“nothing but glowing thanks / comments from the general contractor, Colorado Commercial Contracting of Colorado Springs, about Town Staff.”* Tara Vargish, Assistant Director, wrote, *“Great job to all – and for your coordination in the field, Sean!”*

Way to go, Sean, and all who worked on the Kneaders project!

Sean Davin
Construction Project Manager



Implementing the Community Vision through Development Activities

KUDOS

Customer Service Superstar

A recent fire at an apartment complex in Town left several residents displaced. One of those residents went to the Fire and Rescue Department on the Monday following the weekend fire to see how she could retrieve the cats who remained in her apartment after the hasty evacuation. Fire and Rescue contacted Department Services, and Tim Moroney, Building Inspector Supervisor, met the resident at the apartment complex, and she was able to recover her pets.



Tim Moroney
Building Inspector Supervisor

Well done, Tim!

Applause Award

Development Services nominated the GIS Team of the Division of Innovation and Technology for the Applause Award for their work on the Comprehensive Master Plan map project, and the award

was presented on
October 19th.



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



Amy Hart-Dayton, GIS Manager; Stevie Francies, GIS Analyst and Jeff Caldwell, GIS Specialist

Kudos on great work and thanks for assisting on the Comprehensive Plan project!



Building Counter is "Sweet"

On October 16th, a very happy customer of the building counter treated the Permit Specialists to ice cream sundaes. What a great way to end the week!

Congratulations on a fine job!

Implementing the Community Vision through Development Activities

KUDOS

Maze of Terror

Nanci Simmons, Castle Rock Maze of Terror, was extremely happy with her dealings with the Town's Zoning Division in her efforts to secure a temporary use permit, and she wrote to Mary Shaw, Zoning Manager:



“Thank you so much for all of your help. Is there someone that I can tell how great this has been? Your supervisor / boss? You all have been fantastic to work with. I have worked with ALOT of municipalities - hands down you have been the nicest and the easiest.”

Nice job, Mary!

Parking Resolution



Castle Rock resident, L. Lee, noted to Lenore Bennett, Zoning Inspector, *“Thank you! I really appreciate your following through and resolving an issue with parking on Oman and Gilbert. I had raised awareness once a year for three years and you got it done. Thank you so much for caring about our community.”*

Great work, Lenore!

Lenore Bennett
Zoning Inspector



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Plan Review Project Coordinator

On October 22nd Tara Vargish, DS Assistant Director, announced that Larry Hearold had accepted the position of Plan Review Project Coordinator. Larry has worked for the past year in the Plan Review Engineer Technician position. That work, along with his previous experience in the private sector in Austin, Texas, made him well-qualified for this new position.

Larry will be responsible for processing administrative land use applications, including Site Development Plans, Construction Documents and GESD, and working closely with the Plan Review Team in all departments.



Larry Hearold
Plan Review Project Coordinator

Economic Development Council Hosts Broker Luncheon



Bill Detweiler, Director
Development Services

Also on October 22nd, Bill Detweiler, Director of Development Services, presented at the broker luncheon hosted by the Castle Rock Economic Development Council (EDC) at Del Frisco's Double Eagle Steakhouse in the Denver Tech Center.

The luncheon is intended to present an overview of Castle Rock's economic climate, allow the Town and individual development teams to present information on the Town's infrastructure improvements and growth of residential, commercial and industrial space and allow opportunities for the attendees to network.

Participants include Denver metro area commercial brokers, investment teams, development teams and representatives from the construction industry. This is the 7th consecutive year for the event and past events have resulted in creation of new partnerships and several high profile development projects in downtown and along the I-25 corridor.



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Urban Land Institute Fall Meeting

Bill Detweiler, DS Director, joined *“more than 6,000 leaders from around the world and from every sector of real estate and land use”* in attending the Fall Meeting of the

Urban Land Institute held October 5th through 8th in San Francisco, California.



This year's meeting theme was *“Connect with the World of Real Estate,”* and featured speakers included former U.S. Secretary of

State Condoleezza Rice, John Stumpf of Wells Fargo, Hamid Moghadam of Prologis, Brian Chesky of AirBnB, and California Governor, Jerry Brown.

Always on the cutting edge of trends, ULI affords its attendees the latest in local and global real estate and land use advances.

fall.uli.org/



ULI Fall Meeting
Connect with the world of real estate



DDA Visits City of Golden

On October 22nd, Bill Detweiler, DS Director, and members of the Castle Rock Downtown Development Authority visited the City of Golden to meet

with Steve Gulick, DDA Executive Director, and Mark Heller, past Director of the Golden Urban Renewal Authority. Mr. Gulick and Mr. Heller presented an overview of the Golden URA

program and the variety of successful projects including road and bridge infrastructure,

construction of mixed use 4- and 5-story buildings and façade

improvements all funded through the use of Tax Increment Financing.

Following the presentation, Mr. Gulick provided a walking tour of downtown Golden and pointed out improvements and renovations that have occurred over the past 20+ years. Mr. Gulick noted the URA program ended in 2014 following the State-mandated 25-year period, and that Golden recently enacted a Downtown Development Authority (DDA) program that will continue with the programs and projects initiated by the Golden URA program.



Bill Detweiler, Director
Development Services



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Board and Commission Legal Training

Bob Slentz, Town Attorney, and Heidi Hugdahl, Assistant Town Attorney, presented Legal Training to the members of the five Boards and Commissions supported by Development Services. On October 8th, members of the Board of Building Appeals, the Board of Adjustment, the Design Review Board, the Historic Preservation Board, the Planning Commission and several staff members enjoyed an Italian dinner followed by a detailed discussion of the responsibilities and procedures that are assumed by the members of each Board and Commission once they are appointed by Town Council.



Above,
Bob Slentz
Town Attorney;
Right, Heidi
Hugdahl,
Assistant
Town Attorney



New Historic Preservation Board Member



Lucia McConnell
Historic Preservation
Board Member

On October 6th, Town Council appointed Lucia McConnell to the Historic Preservation Board. Lucia is a resident of Castle Rock's historic Craig & Gould's neighborhood. Ms. McConnell brings seasoned experience as she has served several terms as a previous board member, and she continues to be an advocate of valuing our local heritage. Lucia is the owner of Colorado Art & Framing Gallery, and she works with a local artist to paint and publish many iconic images of Castle Rock. She is past president of the Castle Rock Historical Society, has worked in business management and maintains a Colorado real estate license. Ms. McConnell will fulfill a vacancy with a term expiring in May, 2016.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Terrain Filing 2

SLV Castle Oaks, LLC, submitted a Plat application and associated Construction Documents to create 155 single-family residential lots, including roadways, open space and associated infrastructure. The proposed 60.7-acre project is located east of Ridge Road and west of Autumn Sage Street on Highway 86. The associated Site Development Plan for this area (Planning Areas 45 and 46) is currently scheduled for public hearings. This Plat and Construction Document application is under administrative review and does not require Public hearings.



Meadows Filing 20

TWDD, LLC, submitted a Construction Document application to construct a retail / office building and associated infrastructure within the Meadows Town Center. The proposed 2.15-acre project is located on Meadows Boulevard, east of Bilberry Street, west of Ambrosia Street and is described as Lot 1A and Tract A of Meadows Filing 20, Phase 1, Amendment 2. This site has a previously approved Final PD Site plan. This project is under administrative review and will not require Public hearings.

IREA Easement

IREA is requesting a 20-foot wide easement across Town-owned property located in downtown Castle Rock (a portion of vacated Second Street and alley) in order to serve a new 4-story, mixed use building known as Mercantile Commons, which is currently under development review. The easement request will be scheduled for upcoming public hearings with Town Council.



P. S. Miller House Site Development Plan

This property, located at 210 Front Street, is within the PS Miller Planned Development. The



210 Front Street

proposed SDP amendment would allow a loft-style office space above an enclosed garage. Access stairs to an exterior entrance would be located on the south side of the building. The building would be constructed on the site of a garage that was removed several years ago, with access provided by the existing alleyway. There is an existing office use on the property. This site is located adjacent to a residential use, requiring public hearings with both Planning Commission and Town Council.

WHAT'S NEW - PROJECTS

282 Malibu Street

Malibu Ventures, LLC, submitted a Site Development Plan application to construct two commercial / light industrial buildings. The proposed 0.678-acre project is located on Malibu Street north of Caprice Drive and south of Park Street. This project is under administrative review and does not require Public Hearings.

Mercantile Commons Construction Documents

Mercantile Commons, LLC, submitted a Construction Document application to construct a four-story mixed use building and the associated infrastructure. The proposed 0.248-acre site is located at 230 Third Street, which is west of Wilcox Street and east of Jerry Street. The associated Site Development Plan for this site is currently under review and will have a public hearing before the Design Review Board. The Construction Document application is under administrative review and does not require Public hearings.

Promenade Block 8 Signage Development Plan

Promenade at Castle Rock, LLC, submitted a Site Development Plan Amendment to establish a master signage program for Block 8. A monument / wall sign is proposed at the corner of Meadows Parkway and Factory Shops Boulevard for the overall Promenade development. Due to the dimensions of this sign, this Site Development Plan Amendment will go through upcoming public hearings at Planning Commission and Town Council.



WHAT'S NEW - PROJECTS

Your Priorities Are Our Priorities

On October 21st, staff conducted two Open Houses at Town Hall seeking input from Castle Rock residents on the 2030 Comprehensive Master Plan. Staff included:

- Tara Vargish, DS Assistant Director
- Teri Whitmore, Planning Manager
- Sandy Vossler, Senior Planner
- Julie Kirkpatrick, Planner II
- Donna Ferguson, Planner I
- Tom Reiff, Transportation Planner, Public Works
- Ryan Germeroth, Transportation Planning & Traffic Engineering Manager, Public Works



The Town of Castle Rock is a world class community that embraces its small town character. Together the Town and its residents identified four cornerstones on which to focus future development and defined those in Castle Rock's first vision statement:

- ⇒ **Town identity**
- ⇒ **Responsible growth and development**
- ⇒ **High quality community services**
- ⇒ **A healthy, growing economy**



2030 Comprehensive Master Plan Open House

Based on community feedback, these cornerstones are still important to the community and will remain the same as we plan our future.

Residents were also able to contribute ideas and opinions through an online survey, a paper comment form and two additional Open Houses held November 7th at the Philip S. Miller Activity Complex.

A draft 2030 Comprehensive Master Plan can be viewed online at CRgov.com/compplan.

The community can also follow the process and learn about upcoming meetings on [Facebook.com/CRgov](https://www.facebook.com/CRgov) and [Twitter@CRgov](https://twitter.com/CRgov).

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Promenade at Castle Rock

The Promenade at Castle Rock continues to move along. Jeremy Herndon, LEED AP, Senior Project Engineer, W. E. O'Neil Construction Company of Colorado, provided the following aerial photos of the progress.



Implementing the Community Vision through Development Activities

WHAT'S NEW - COMMUNITY

Trick or Treat Street

As in previous years, Development Services participated with a booth at the very popular Trick or Treat Street, an event sponsored by the Downtown Alliance. Several members of the department manned the booth and passed out candy to the costumed kiddies. As the month of October was also National Community Planning Month, the Planning division staff provided a Town map for the children to “pin” their house along with a rug featuring a roadway system complete with toy cars.



Tara Vargish, Assistant DS Director, noted,

“A big thanks to the DS Admin team for planning, preparing and shopping for Trick or Treat Street today! And thank you to all the staff volunteering to work the booth!”

True to Halloween in Colorado, the weather was chilly, but everyone had a great time!



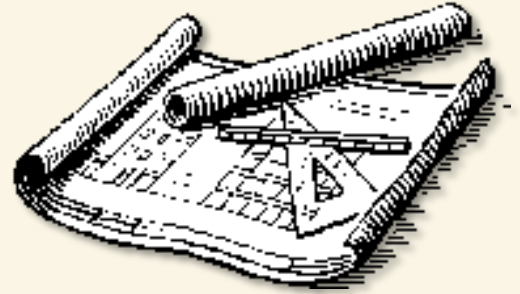
Implementing the Community Vision through Development Activities

WHAT'S NEW - COMMUNITY

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 - COMMUNITY

Code Enforcement Awareness Month

The month of October was Code Enforcement Awareness Month.



Mary Shaw
Zoning Manager

Within the Town, Lenore Bennett, Zoning Inspector, and Mary Shaw, Zoning Manager, are the contacts for code enforcement questions or situations. Our Zoning division is dedicated to providing for the safety, health and welfare of our residents through the enforcement of the Town codes.

Some common code enforcement issues are:

- ⇒ Construction noise;
- ⇒ Weed maintenance;
- ⇒ Parking on residential property;
- ⇒ Storage of inoperable vehicles;
- ⇒ Accumulation of rubbish or trash; and
- ⇒ Snow and ice removal.



Lenore Bennett
Zoning Inspector



The Zoning division can be contacted at Zoning@CRgov.com or 720-733-3559.



Implementing the Community Vision through Development Activities

CONTRACTORS LUNCHEON

Contractors Luncheon

No Contractors Luncheon will be scheduled for December. The next Contractors Luncheon is scheduled for:

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

Put us on your calendar and begin the new year with a great lunch and the latest Town updates!

If you are interested in attending a luncheon or sponsoring a luncheon, Lynda Halterman, Permit Specialist, will be happy to assist you. Please contact our Building Counter at 720-733-3527 or buildingcounter@CRgov.com.



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



"Be thankful for what you have; you'll end up having more. If you concentrate on what you don't have, you will never, ever have enough."

~~Oprah Winfrey

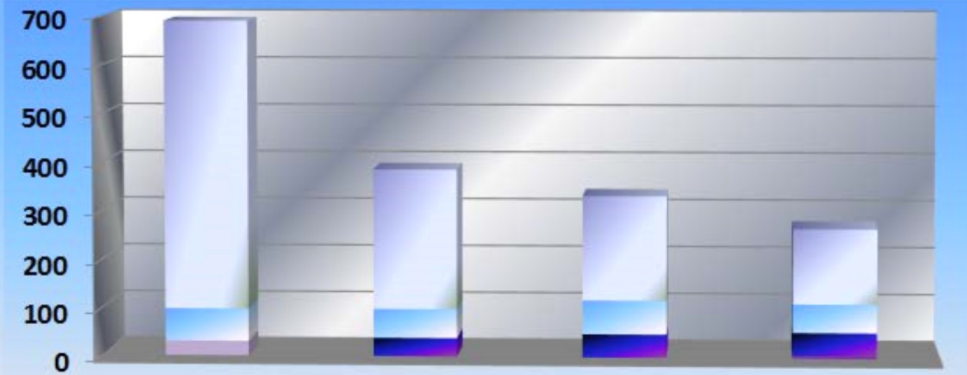
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

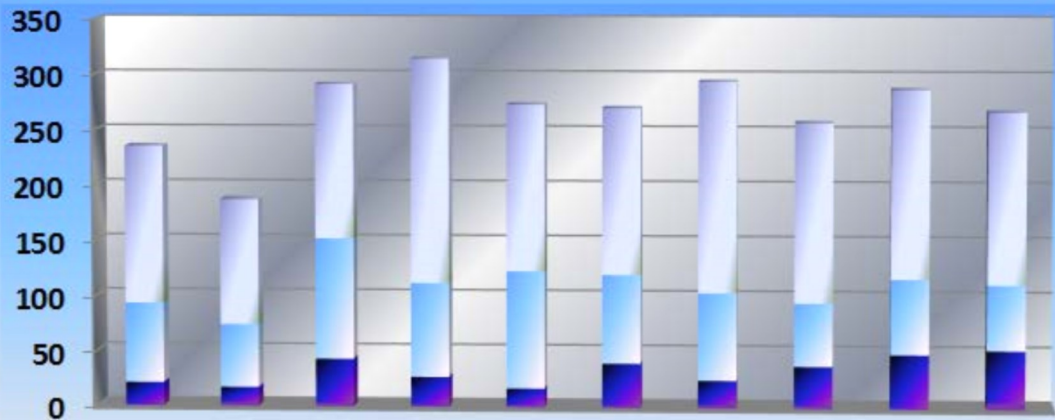
Building Division

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



| | Oct-12 | Oct-13 | Oct-14 | Oct-15 |
|---------------------|--------|--------|--------|--------|
| RESIDENTIAL REMODEL | 594 | 288 | 215 | 155 |
| RESIDENTIAL NEW | 67 | 60 | 70 | 59 |
| COMMERCIAL REMODEL | 30 | 37 | 48 | 47 |
| COMMERCIAL NEW | 0 | 1 | 0 | 6 |

**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH OCTOBER 2015**



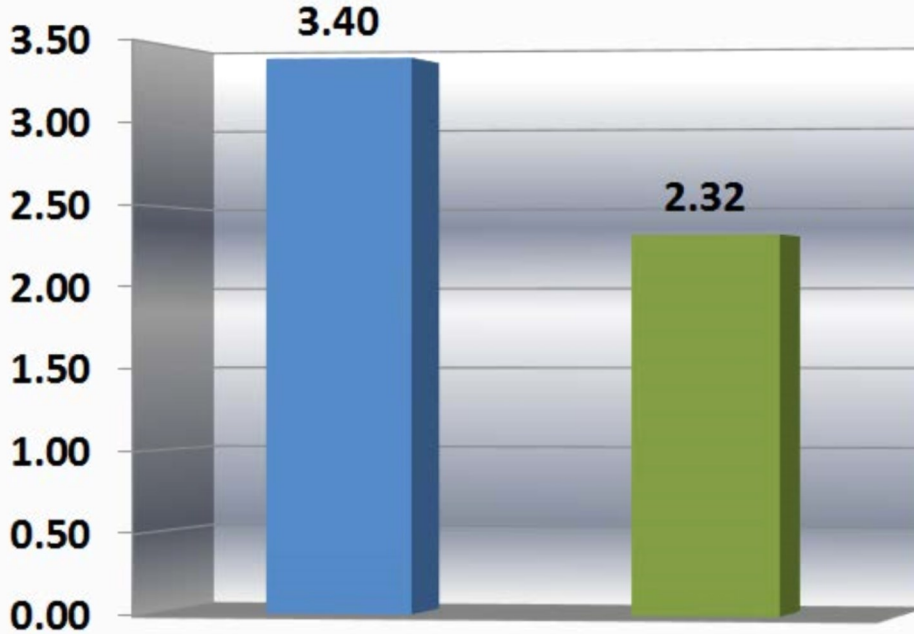
| | Jan-15 | Feb-15 | Mar-15 | Apr-15 | May-15 | Jun-15 | Jul-15 | Aug-15 | Sep-15 | Oct-15 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| RESIDENTIAL REMODEL | 142 | 113 | 139 | 202 | 150 | 150 | 190 | 162 | 170 | 155 |
| RESIDENTIAL NEW | 72 | 57 | 109 | 85 | 106 | 80 | 79 | 57 | 68 | 59 |
| COMMERCIAL REMODEL | 20 | 14 | 40 | 25 | 15 | 38 | 22 | 35 | 48 | 47 |
| COMMERCIAL NEW | 1 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | 1 | 6 |

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

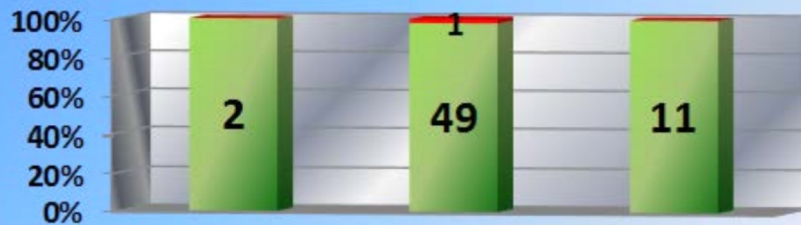
**Building
Division**

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



| | Oct-14 | Oct-15 |
|-------|--------|--------|
| Total | 3.40 | 2.32 |

**BUILDING PERMIT REVIEW
OCTOBER 2015
(1 late due to staff shortage)**

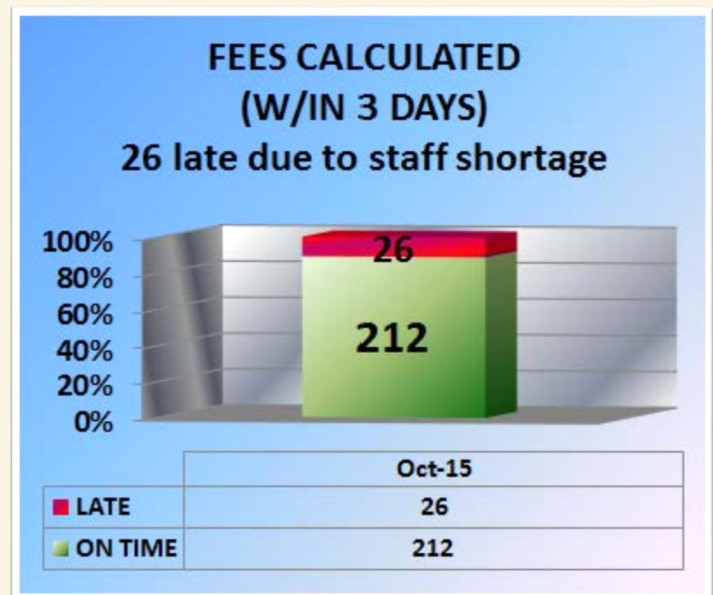
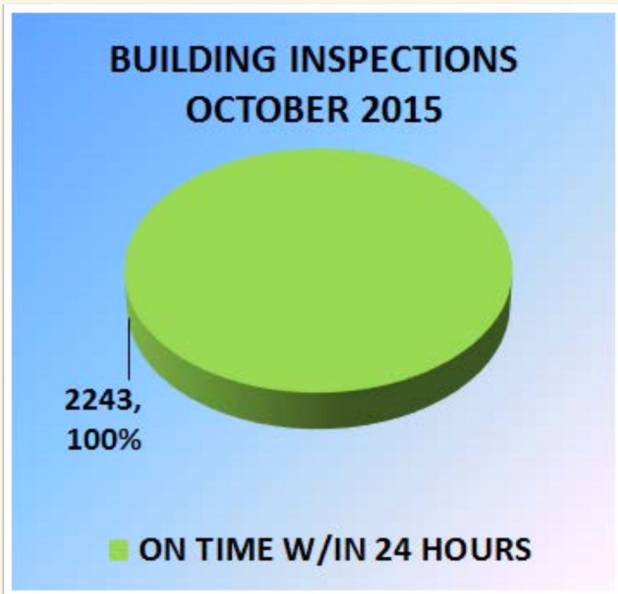
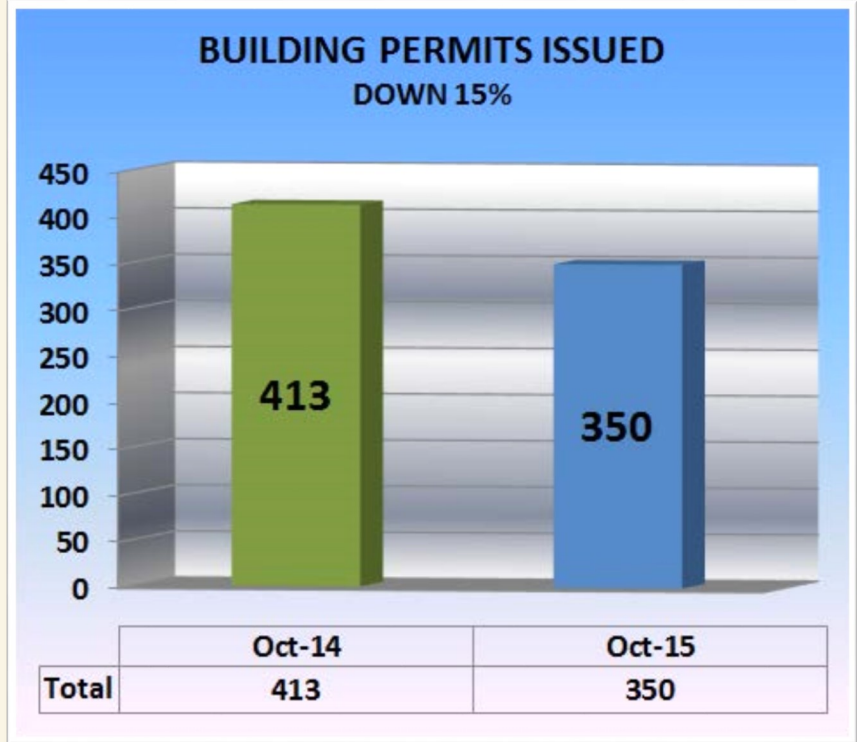


| | COMMERCIAL TENANT (W/IN 10 BUS. DAYS) | DECK & BASEMENT (W/IN 5 BUS. DAYS) | RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS) |
|--|--|---------------------------------------|--|
| ■ LATE | 0 | 1 | 0 |
| ■ ON TIME | 2 | 49 | 11 |

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

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



| | Oct-13 | Oct-14 | Oct-15 |
|---------|--------|--------|--------|
| LATE | 0 | 0 | 0 |
| ON TIME | 18 | 29 | 105 |

Code Compliance

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



| | Oct-15 |
|---------|--------|
| LATE | 0 |
| ON TIME | 105 |

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



| | Oct-15 |
|---------|--------|
| LATE | 0 |
| ON TIME | 11 |

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

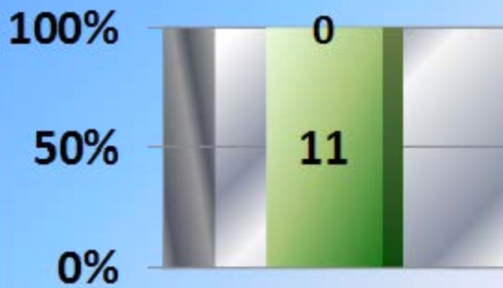


| | Oct-15 |
|---------|--------|
| ON TIME | 14 |

CORE SERVICE LEVELS

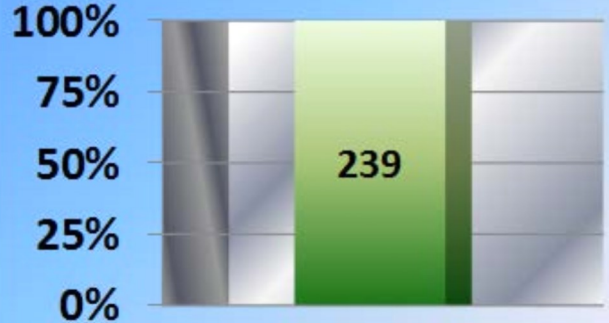
Code Compliance

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



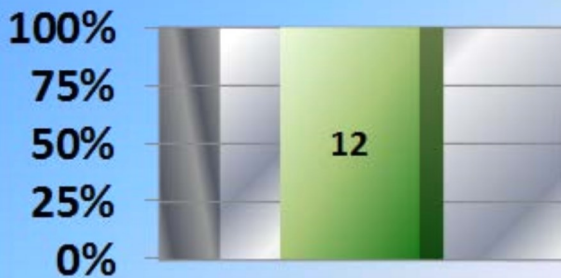
| | Oct-15 |
|---------|--------|
| LATE | 0 |
| ON TIME | 11 |

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



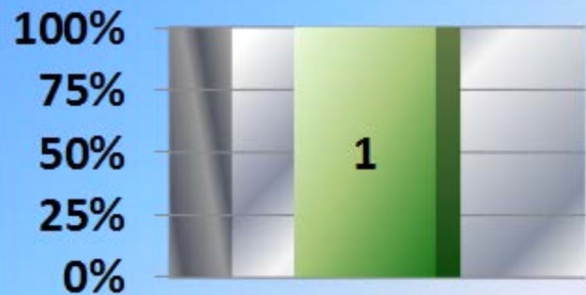
| | Oct-15 |
|---------|--------|
| LATE | 0 |
| ON TIME | 239 |

SITE VISITS (W/IN 5 BUS. DAYS)



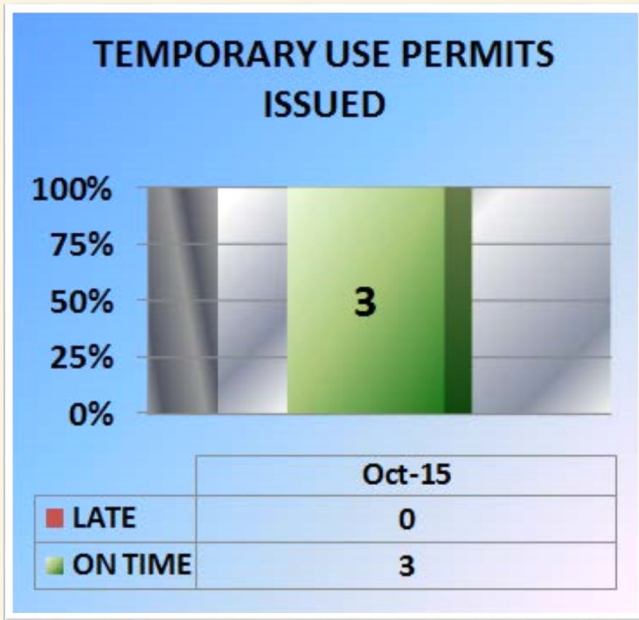
| | Oct-15 |
|---------|--------|
| LATE | 0 |
| ON TIME | 12 |

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



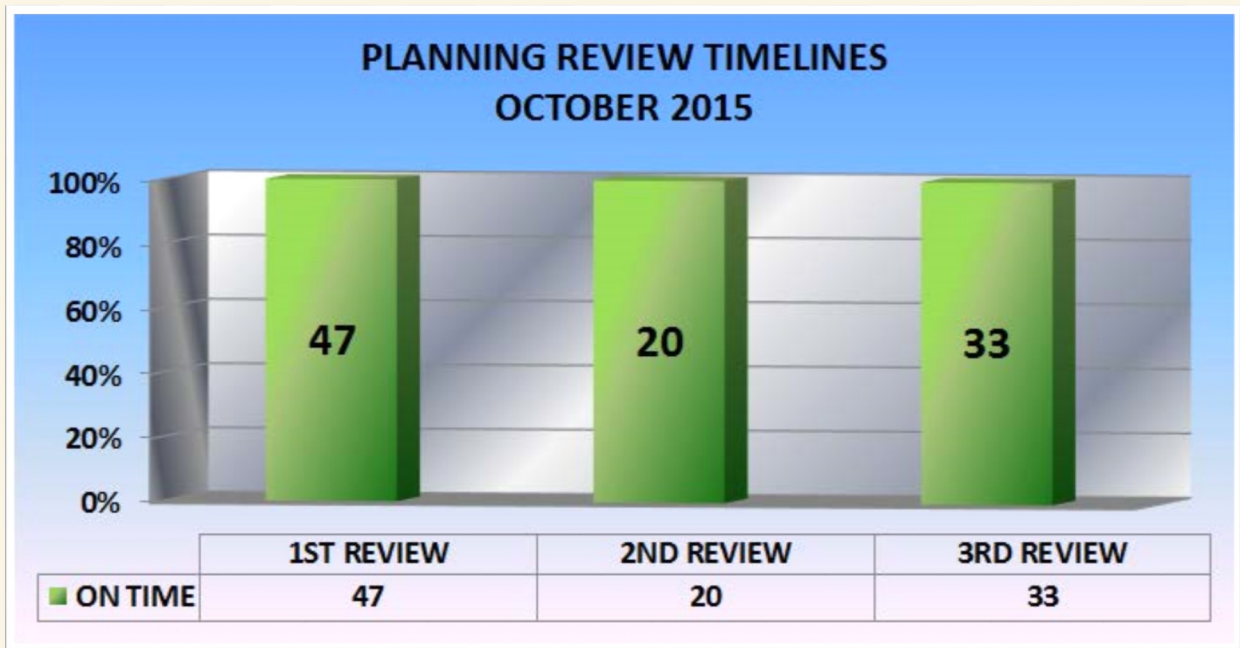
| | Oct-15 |
|---------|--------|
| LATE | 0 |
| ON TIME | 1 |

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

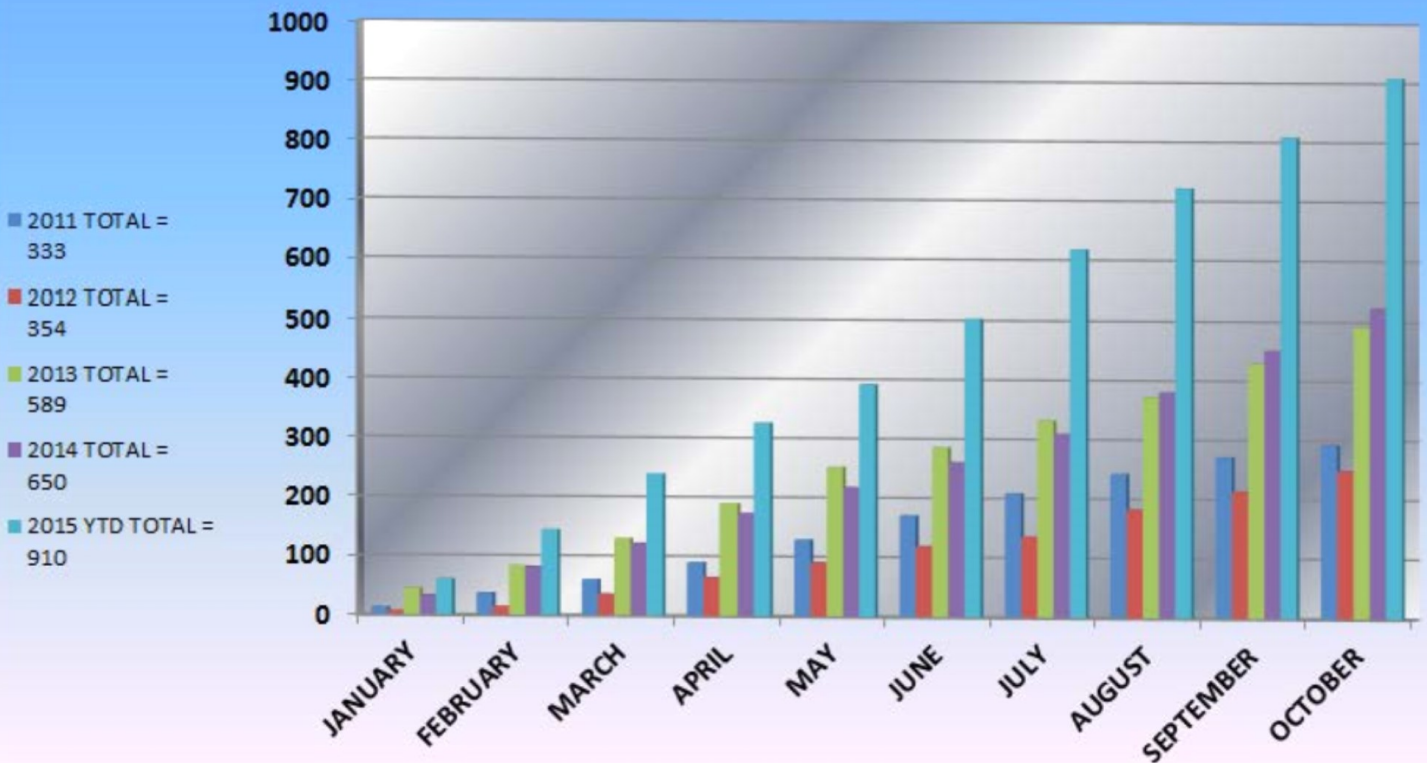


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

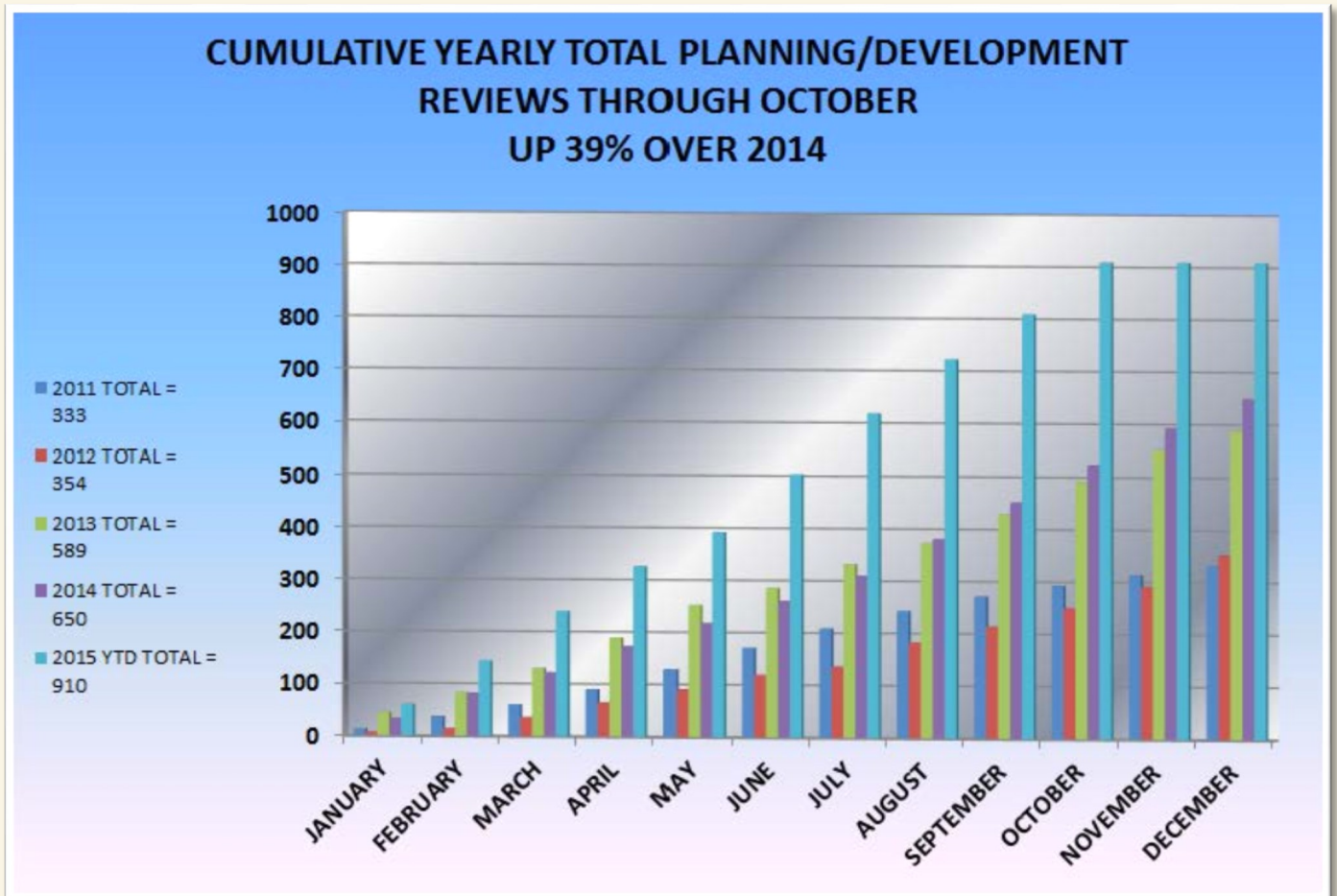
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS THROUGH OCTOBER UP 39% OVER 2014



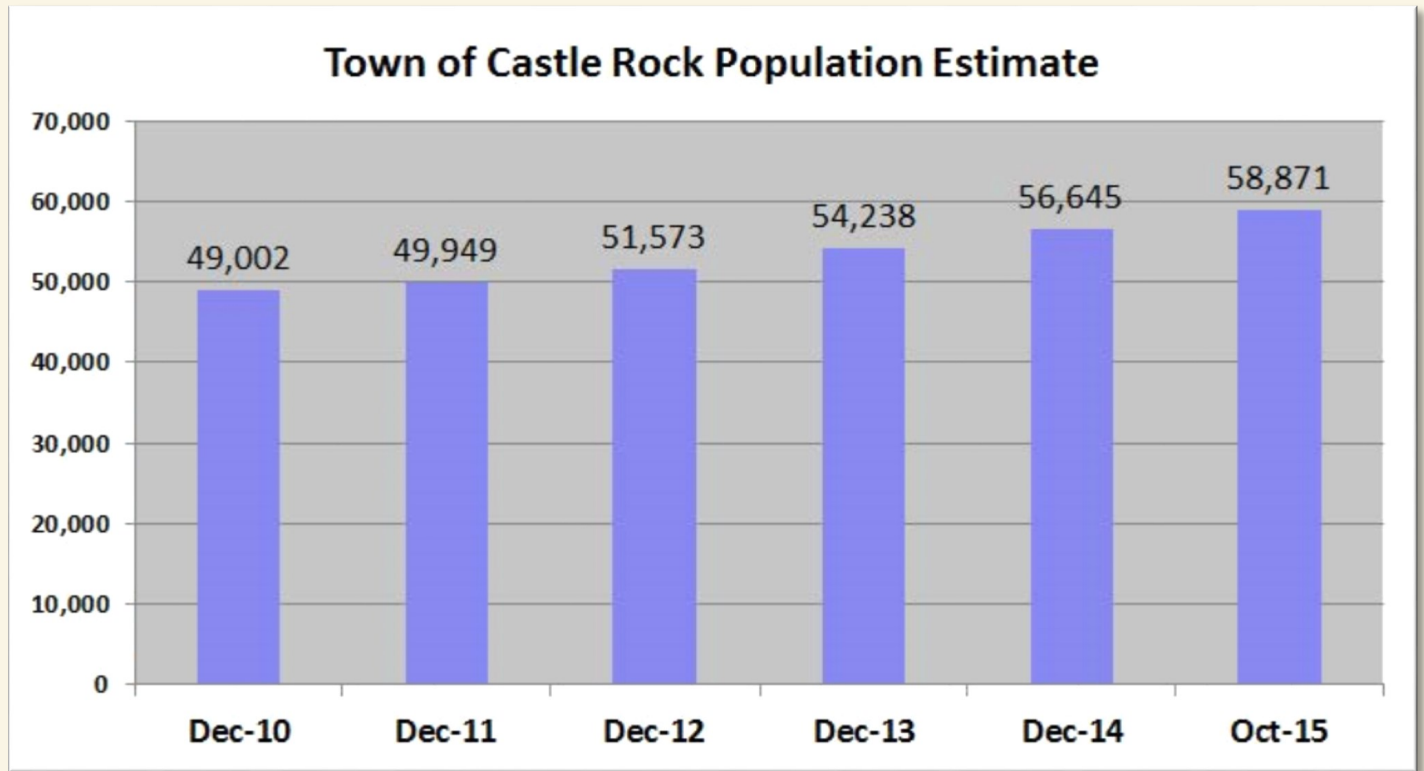
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities