



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"It came without ribbons! It came without tags! It came without packages boxes or bags! And he puzzled and puzzled till his puzzler was sore. Then the Grinch thought of something he hadn't before!

What if Christmas, he thought, doesn't come from a store?

What if Christmas...perhaps...means a little bit more!"

~~Dr. Seuss

*T*hanksgiving is behind us and the warmth and joy of the Christmas season has arrived. The Development Services team has many blessings to be thankful for during this wonderful holiday season.

*T*he team works hard to implement the theme "first and foremost, we are a customer service agency." The dedication and heartfelt efforts expended to serve our customers resulted in numerous thank you notes and third party recognitions throughout

For the latest in development activity,
please visit:
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

the past year, each identified in the monthly reports. Staff participated in regional and local community events and presentations, provided accurate and timely feedback to all inquiries, and continued safety practices that resulted in no lost work days and no injuries, the key words being “no injuries” to staff. My highest priority is to provide a safe workplace for all staff and we were fortunate that all involved with our team had a safe and prosperous year.

***F**ileen and I are venturing into the heart of Europe for two weeks in December while visiting numerous Christmas Markets in Budapest, Vienna, Prague and Munich. Obviously the trip of a lifetime and we are anxious to learn about each country and share experiences with our travel mates. Wish us luck.*

***I** am forever thankful to work with an outstanding group of professionals, and within the fantastic community of Castle Rock. Merry Christmas, Happy Hanukkah, Happy Kwanzaa, Happy New Year and a joyful holiday season wish to all.*

***S**ee you in 2019!!!*



Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the staff...

The Development Services Enterprise Team is a diverse group with outstanding professional talent. The team works collectively to accomplish the Mission, Vision, and Values of the organization and to achieve the Enterprise program mission, “Implementing Community Vision through Development Activities.” Each month we will recognize two staff members to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

Larry Hearold, Plan Review Project Coordinator



Larry Hearold is a Plan Review Project Coordinator and has been part of the DS Enterprise Team for 4 years. His position acts as a bridge between the developers/applicants and the Town as the developer’s land use applications go through the Town’s Development Review process. Larry shared, *“I have the pleasure of working with developers to steer them in the right direction to obtain approval of their projects in a timely manner. I’m proud to be a part of a team to help shape the Town of Castle Rock.”*

Larry moved to Colorado in 2014 after visiting his sister in Castle Rock in 2013. Larry has been married for 4 years and he and his wife are proud grandparents to Nolan Lopez. They have another grandson on the way named Nathan Lopez. Both Larry’s son and youngest daughter also moved to Colorado to be closer to family.

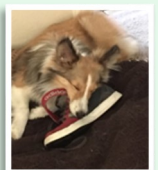
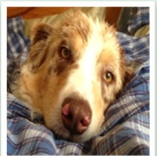
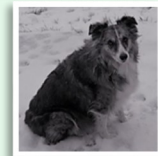
Larry’s favorite hobby is weight training and he tries to make it to the gym 5 days a week. Family is his #1 priority. Larry is a diehard Cowboys fan but also roots for the Broncos, unless they are playing the Cowboys.

Sharon Chavez, Senior Office Assistant

Sharon is a Senior Office Assistant and a member of the DS Administrative Team serving the administrative needs of the department. Sharon was initially hired in 2014 as a temp to assist the department with a large-scale scanning project. Roughly a year later, Sharon was hired permanently as a Senior Office Assistant.

For the past 32 years, Sharon has worked in the customer service industry. She has a diverse customer service background and was employed by a major airlines, an emergency room, an international corporation clearing items through customs, an aggregate company, and in the real estate business as an agent.

Sharon is married with two boys and three dogs. Sharon and her family travels often with her son’s competitive baseball team. She likes to play sports, hike, and go on walks with her dogs, and yes, watch TV.



WHAT'S NEW - PEOPLE & KUDOS

First-Rate Customer Service

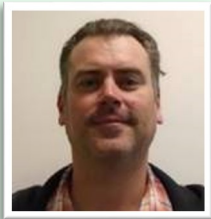
Development Services Technician, Jennifer Bigham, received this note of appreciation from Brandon Edwards, General Manager of Storm Team Construction, *"I just wanted to say thank you with the mid-roof and getting someone over there. I don't expect to have to do it again now that we are back on track, but I do appreciate all of the work you put into helping us out."*



Jennifer Bigham
Development
Services
Technician

Way to go, Jennifer!

Please Make Welcome



Building Inspector Supervisor, Jon White, announced that Jeff Quabeck, joined the Building Division as a Building Inspector on November 19th. Jeff is a Journeyman Electrician with 18 years of experience in the electrical industry.



Jeff Quabeck
Building
Inspector

Welcome, Jeff!

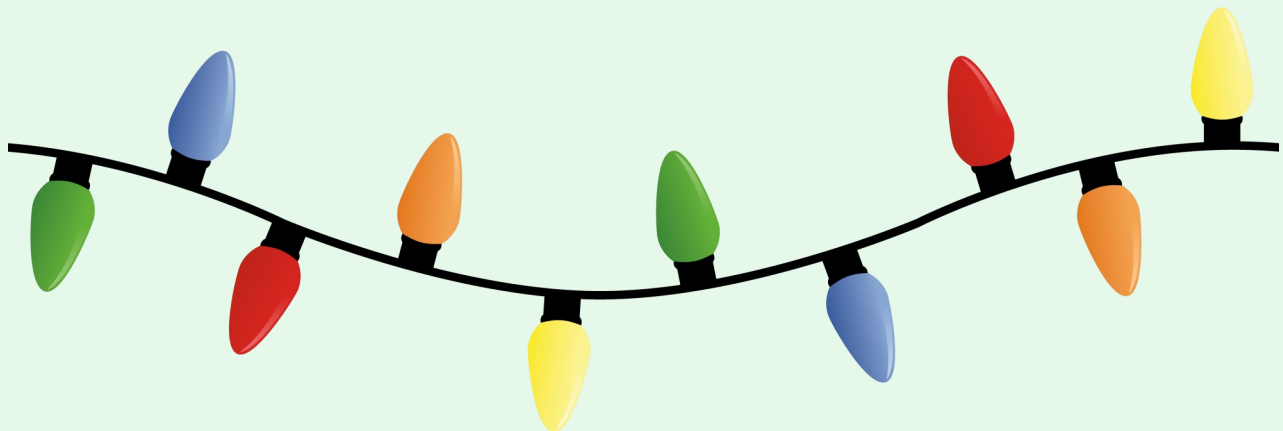
Farewell

Tony Marusiak, Enterprise Team Development Lead Engineer, resigned November 7th. Tony accepted a position with CDOT Region 5 and will be relocating to Durango, Colorado. Tony will be missed by his team mates. We wish Tony the best in his new position.



Tony Marusiak
Development
Lead Engineer

Good luck, Tony!



Implementing the Community Vision through Development Activities

KUDOS

Applause Award

The Town's Parks and Recreation Department recently won the 2018 National Gold Medal Award from the Commission for Accreditation of Park and Recreation Agencies. As part of their Gold Medal application, several Town departments aided in providing information for the successful application. Julie Kirkpatrick, DS Long Range Project Manager, assisted with the application by providing demographic and growth details/statistics.

On November 29th, an Applause Award was presented to Town employees involved in making this award possible.

To learn more about the National Gold Medal Award, please visit: <http://crgov.com/1673/Parks-and-Recreation>.

Congratulations, Team!



Applause Award Recipients
Julie Kirkpatrick, DS Long Range Project Manager (6th from left)

APPLAUSE
award

Congratulations

Implementing the Community Vision through Development Activities

PROJECT UPDATES

November Land Use Submittals (Public Hearings Not Required)

Calvary Chapel

Construction Documents: For 23K square foot building, located at Fifth Street and Woodlands.

Brookside Skilled Nursing

Off-Site Easement Agreement: For storm water management.

East Plum Creek Trail Extension (Town Project)

Development review: For floodplain.

Meadows

Meadows Town Center - Site Plan: For new park area between Viridian and Saffron Street.

North Meadows Parkway Roundabout - Construction and Soil Erosion Control Plans: For future intersection south of the Plum Creek bridge and will serve future commercial-office-industrial parcel on each side of North Meadows Parkway.

Soil Erosion Control Plans Design Revision: For the waterline project between State Highway 85 and Plum Creek, adjacent to North Meadows Parkway.

Lanterns

Subdivision Improvement Agreement: For 106 single-family lot subdivision located immediately south of the Kings Ridge subdivision.

Subdivision Improvement Agreement: For 84 single-family lot subdivision located in the south-central portion of the Lanterns project area.

Liberty Village

Construction Documents and Soil Erosion Control Plans: For 19 single-family lot subdivision, located on Castle Oaks Drive between the two intersections of Pleasant View Drive.

Subdivision Improvement Agreement: To grant additional 30 house permits prior to completion of box culvert and Castle Oaks Drive paving.

Terrain

Upper Sunstone - Construction Documents, Plat, and Soil Erosion Control Plans: For 261 single-family, detached and paired home lots on approximately 56 acres. Located east of Ridge Road and north of Enderud Boulevard.

Crystal Valley Ranch

Utility Easements: In support of future 179 single-family lot subdivision located southwesterly of West Loop Road.

Founders Village

Utility Easements: In support of 194 single-family lot subdivision located northeast of Mikelson Boulevard and Mitchell Street.

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Riverwalk Pedestrian Bridge Installation

On November 11th, Confluence Company, Riverwalk project developer, installed the pedestrian bridge over Sellars Gulch connecting the north and south buildings. Jason Hauser, Construction Inspector, was on-site to supervise the installation. To accomplish this complex undertaking, Wilcox Street from First Street to Third Street was closed to through traffic for several hours, so the semi-trucks and cranes could complete the installation. The entire installation took approximately 12 hours.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

7 N. Lewis Street (Triplett House)

The Historic Preservation Board held their regularly scheduled meeting on November 7th. The Board considered an application for proposed design changes of the 1895 structure by removing an existing addition and garage and building a new addition. With a unanimous vote of 6-0, the Board approved the design review application.



7 N. Lewis Street, NW Corner of South and N. Lewis Streets



Existing Front Façade



Proposed Front Façade



Proposed South Façade

(1949 garage removed and replaced with new addition on left, 1977 addition in middle, 1897 home on right)



Proposed North Façade

(1897 home on left, 1977 addition in middle, 1949 garage removed and replaced with new addition on right)

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Board of Adjustment

Starbuck Sign Variance

The Board of Adjustment held their regularly scheduled meeting on November 1st and considered a sign variance for the Starbucks new store, located at 910 Kinner Street (Wolfensberger and I-25). The Starbucks request included a total of four sign variances. Starbucks requested a 60 foot high pole sign and 103.5 square feet per sign face. Starbucks' request also included setbacks of 20 feet from Wolfensberger and 29 feet from Kinner Street.



The Board unanimously denied (4-0) four variance requests, based on not meeting criteria specified in Municipal Code Section 17.06.020.B2.

Design Review Board

The Barn Antiques and Specialty Shops Roof Sign

The Design Review Board held their regularly scheduled meeting on November 28th.

The Board unanimously approved (6-0) the roof sign application for The Barn Antiques and Specialty Shops, located at 400 Third Street. The new roof sign will use the existing frame and will also add six gooseneck lights on each side of the roof sign.



Site Location
400 Third Street



Existing View of The Barn Antiques and Specialty Shops



Proposed Roof Sign

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The November Contractor's Luncheon was held on November 14th and was sponsored by Lennar Homes. The agenda included:

- Castle Rock Water Demonstration of Meter Tree and Wires
- Adoption of 2018 Codes
- End of Year CO Requirements: CO Request Expectations; Bonding for the DESC Permit; Deferred Planting for Skyline/Ridgeline
- Updated Policy and Procedures Review

The next luncheon is scheduled for:



- **No December Luncheon
HAPPY HOLIDAYS!**
- **Wednesday, January 9, 2019
11:30 a.m. to 1:00 p.m.
Millhouse at P.S. Miller Park
1375 W. Plum Creek Parkway**

If you are interested in sponsoring or attending a luncheon or have any questions, our Development Services Technicians would be happy to assist you. Please contact them at 720-733-3527 or buildingcounter@CRgov.com.

**HAPPY
HOLIDAYS**

Implementing the Community Vision through Development Activities

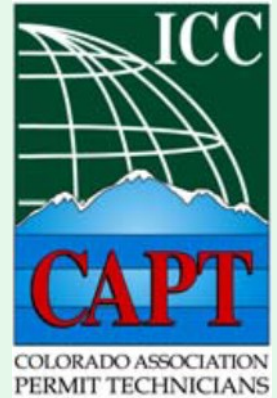
WHAT'S NEW - BUILDING DIVISION

ICC Colorado Association of Permit Technicians Annual Meeting

On November 14th, Development Services Technicians, Jennifer Bigham, Cindy Brooks, Ben Christensen, Diane Maki, and Tracy Shipley attended the annual Colorado Permit Technicians (CAPT) Meeting, hosted by the Town of Parker.

The meeting included training on Chapter 3 of the 2015 International Residential Code, presented by Glenn Mathewson. The section of Chapter 3, Building Planning, provides the necessary criteria for the design and construction of homes. The section is critical for design parameters such as geographic criteria, minimum room sizes, and construction geometry in features like stairways and guards. Chapter 3 sets the general requirements for how a home must be built for the safe use and navigation of the occupants and must be understood prior to applying the more specific code provisions in the following chapters.

CAPT's Mission Statement states, *"The Colorado Association of Permit Technicians (CAPT) is dedicated to the improvement of building safety in areas relating to education, administration, interpretation and enforcement of the permitting and code process."*



Development Services Technicians
Jennifer Bigham, Ben Christensen, Diane Maki
(Top Row Left to Right)
Tracy Shipley and Cindy Brooks
(Bottom Row Left to Right)



Implementing the Community Vision through Development Activities

WHAT'S NEW- GENERAL

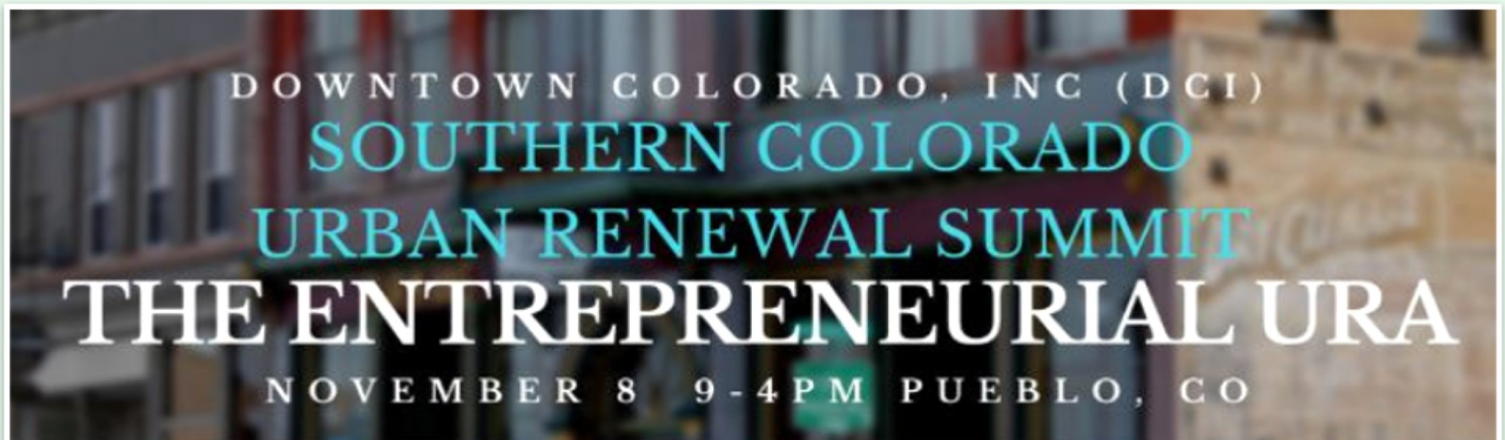
CML/URA Summit

On November 8th, DS Director, Bill Detweiler, attended a CML/URA Summit event in Pueblo that included approximately 60 participants and was conducted at the Pueblo Convention Center. The one-day program involved URA representatives from across southern Colorado. Presenters included Dana Crawford, developer of many areas within LODO in Denver and Larimer Square (the Crawford Hotel is named after her) and Maureen Phair, CEO of the Arvada Urban Renewal Authority.

Representatives from the Pueblo URA program provided an overview of the numerous projects funded by the Pueblo URA including construction of the River Walk project, redevelopment of several old hotels and manufacturing facilities for residential purposes, street and sidewalk improvements downtown along with street trees and street furniture.

Representatives from CML provided an overview of “opportunity zones” and how they can provide incentives for investment and provide a path forward to improve areas in decline. Professor Paul Beneditti provided an overview of the URA guidebook update which details URA State Statute history and recent amendments to the URA Statute, referenced as House Bill 1348.

The event was followed by a tour and boat ride on the River Walk and a walk through of the abandoned Black Hills Energy Power Plant that is being renovated into a hotel and apartment complex.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

CU Denver Job Shadowing Program

Caitlin Jacobshagen, a Masters of Urban Regional Planning student at CU Denver, and participant in their job shadowing program, visited Development Services on November 6th. DS Director, Bill Detweiler, an active participant in job shadowing programs, spent the day with Caitlin showing her around Town Hall followed by an hour driving tour and overview of the community. Bill presented Caitlin with an overview of the Vision, Mission and Values of the Town and Development Services.



Caitlin Jacobshagen, CU Masters of Urban Regional Planning Student and Bill Detweiler, DS Director

Caitlin also met individually with the five DS Division Managers and attended the Technical Review Committee meeting with staff. Bill and Caitlin later met with individual staff to provide her with an overview of long-range and short-range planning activities, historic preservation, downtown development and economic development.

Caitlin's visit was concluded with a summary of the day with Bill and answering her questions.

Home Building Diversity

Colorado Biz magazine recently published an article reporting that homebuilders are marketing smaller, single-family, detached homes. The article begins with a review of Oakwood Homes. Oakwood was the first homebuilder in Castle Rock to offer smaller, single-family, detached homes in the 2009-2011 timeframe when home sales were declining. During those years, Oakwood successfully built and sold many homes based upon a 1,200 square foot, single-story model without a basement in the \$285,000 - \$300,000 price range.



Artist Rendering of Oakwood Homes' American Dream Houses

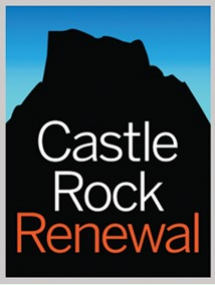
DS Director, Bill Director, noted that, *"The current economy is good and home sales have remained high and consistent for more than five (5) years in Castle Rock. Home values have grown in Castle Rock with an approximate average of \$460,000 for a new single-family, detached home based upon Home Builders Association (HBA) estimates. So, there may be areas in Town that move towards smaller, attached and detached housing options to reduce new home costs, such as those being built in The Meadows Town Center area."*



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Town of Castle Rock/Urban Renewal Authority



On November 6th, Castle Rock Urban Renewal Authority (CRURA) held a public meeting and unanimously approved (6-0) the 2019 CRURA Budget and a Resolution adopting the Town of Castle Rock / CRURA 2019 Loan Agreement as well as the 2018 CRURA Annual Report.

Also on November 6th, Town Council unanimously adopted (6-0) a Resolution approving the Town of Castle Rock/Urban Renewal Authority 2019 Loan Agreement.



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



"How did it get so late so soon? It's night before it's afternoon. December is here before it's June. My goodness how the time has flewn. How did it get so late so soon?"

~~ Dr. Seuss

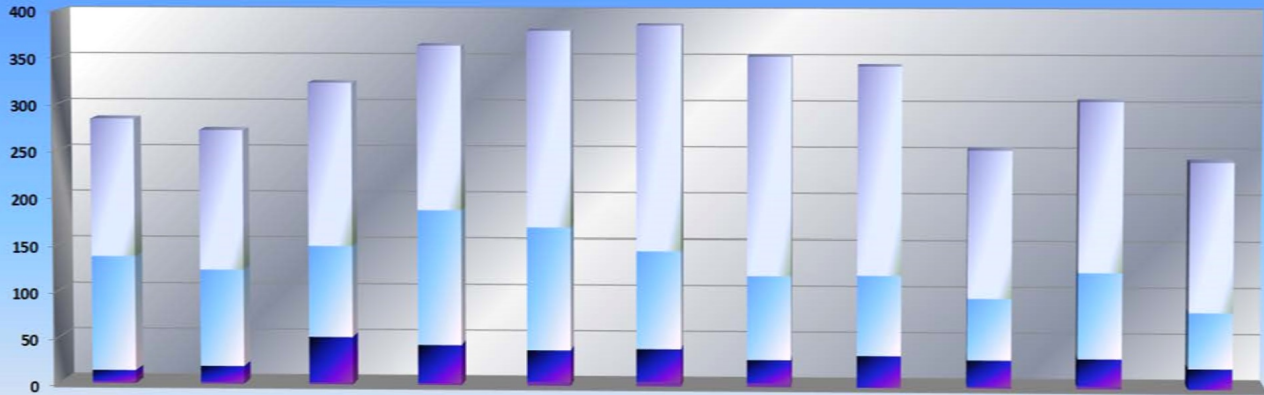
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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED THROUGH NOVEMBER 2018



	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18
RESIDENTIAL REMODEL	147	149	174	176	210	240	233	222	157	181	159
RESIDENTIAL NEW	123	104	98	144	131	105	90	86	66	92	60
COMMERCIAL REMODEL	12	17	49	41	34	35	25	34	28	29	22
COMMERCIAL NEW	2	2	2	2	4	5	4	0	2	3	0

BUILDING PERMIT APPLICATIONS RECEIVED NOVEMBER 2012 - 2018

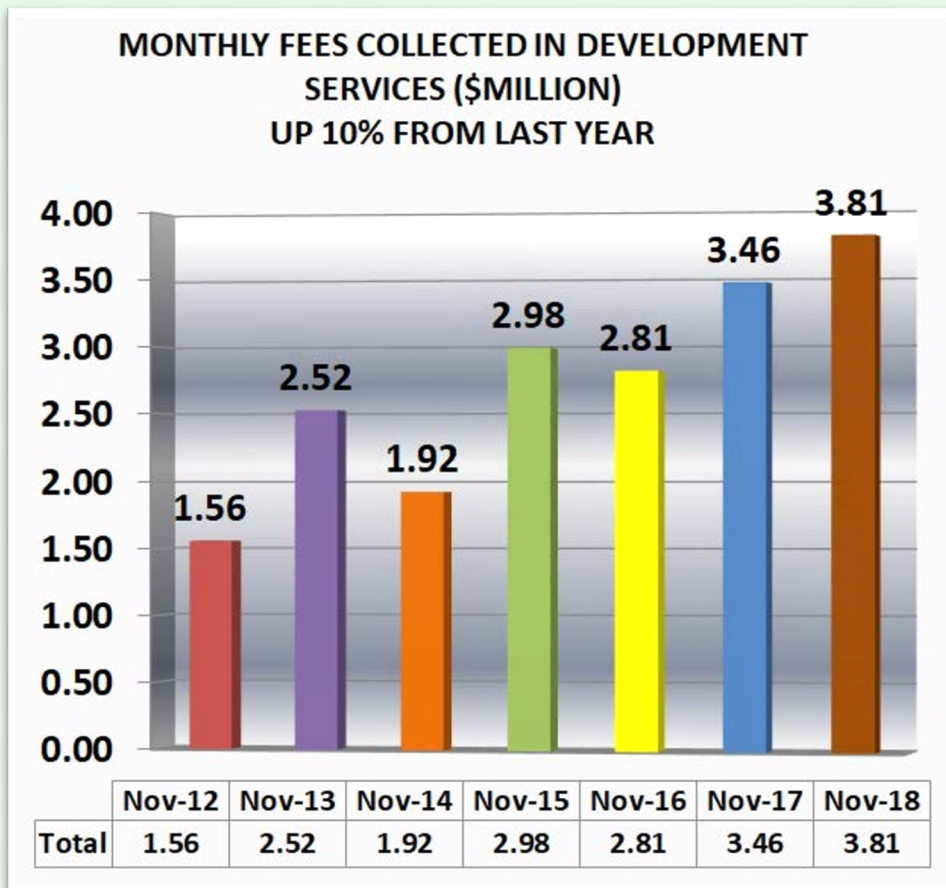
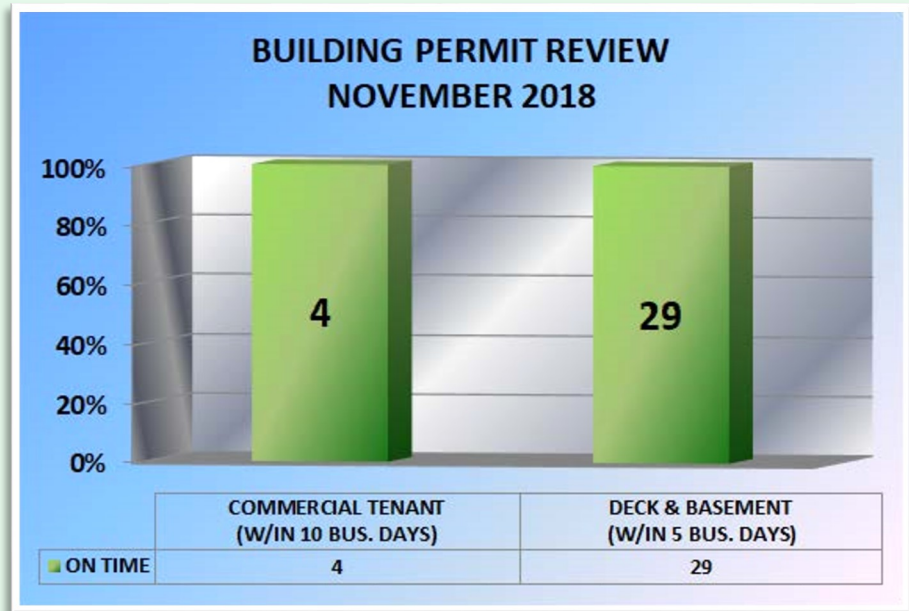


	Nov-12	Nov-13	Nov-14	Nov-15	Nov-16	Nov-17	Nov-18
RESIDENTIAL REMODEL	284	214	96	116	430	153	159
RESIDENTIAL NEW	46	51	43	96	61	69	60
COMMERCIAL REMODEL	30	35	30	44	49	20	22
COMMERCIAL NEW	3	2	1	8	3	3	0

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

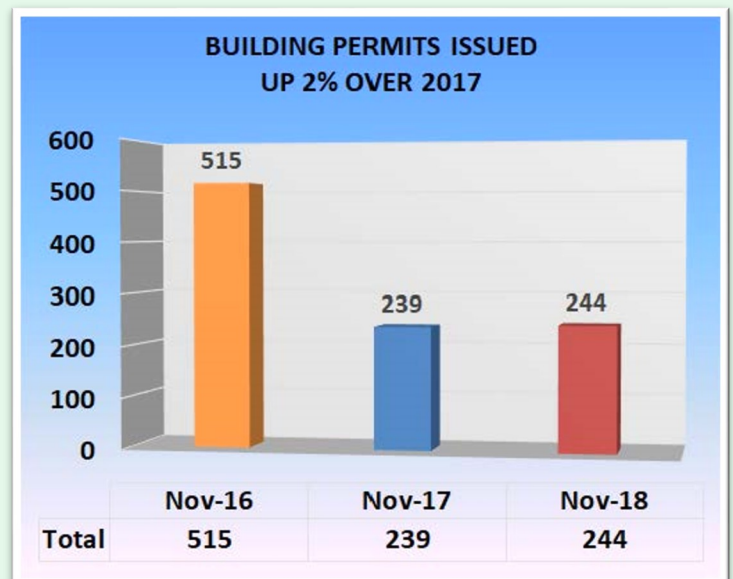
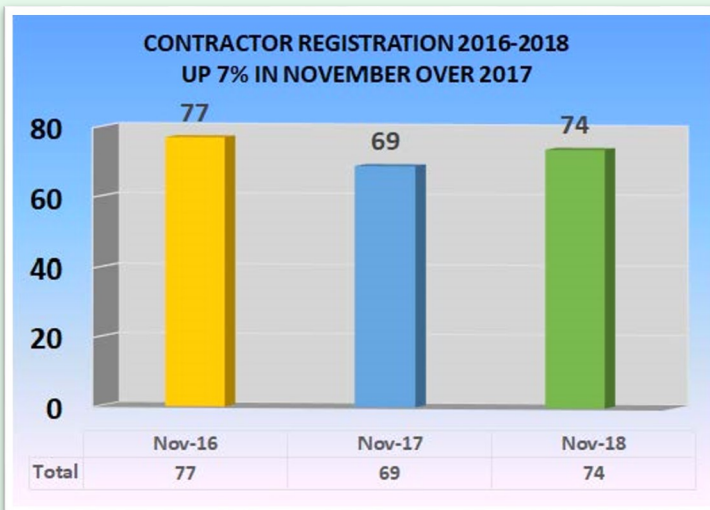
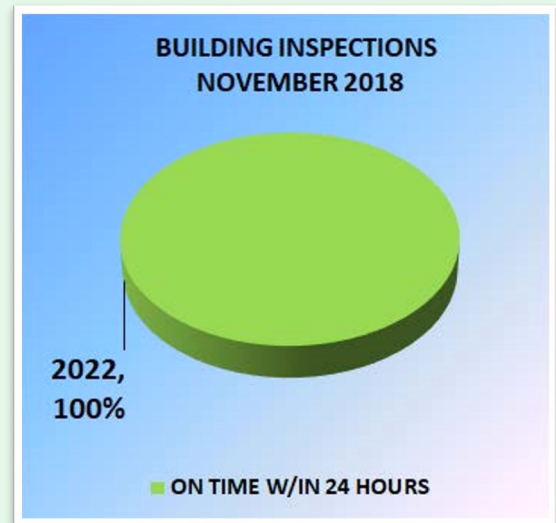
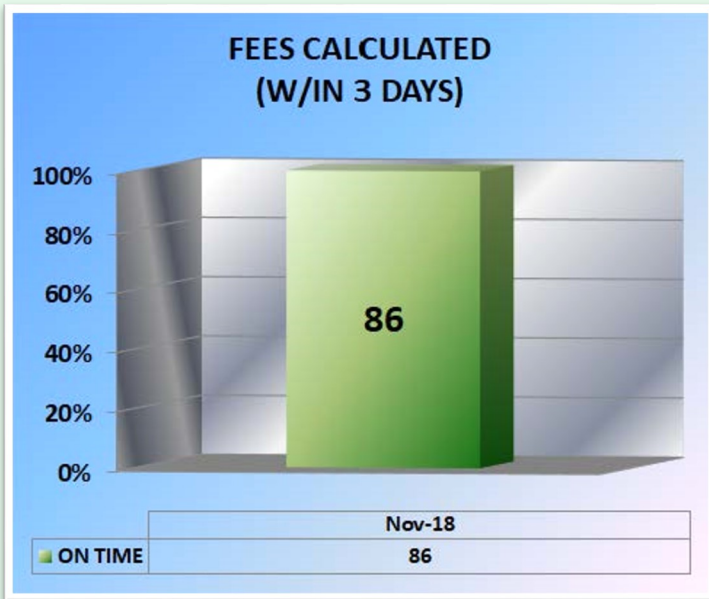
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

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



Nov-18	
LATE	0
ON TIME	3

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



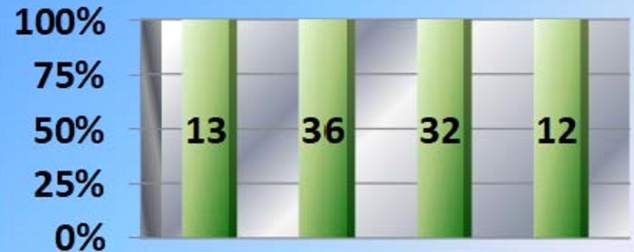
Nov-18	
LATE	0
ON TIME	7

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



Nov-18	
LATE	0
ON TIME	12

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

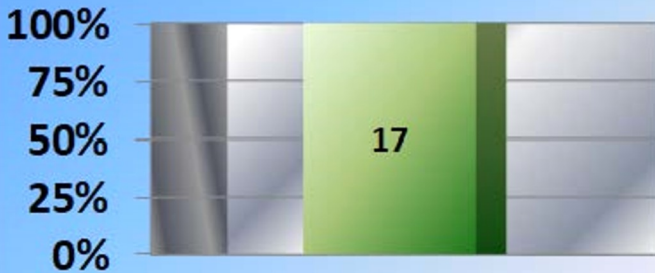


	Nov-15	Nov-16	Nov-17	Nov-18
LATE	0	0	0	0
ON TIME	13	36	32	12

CORE SERVICE LEVELS

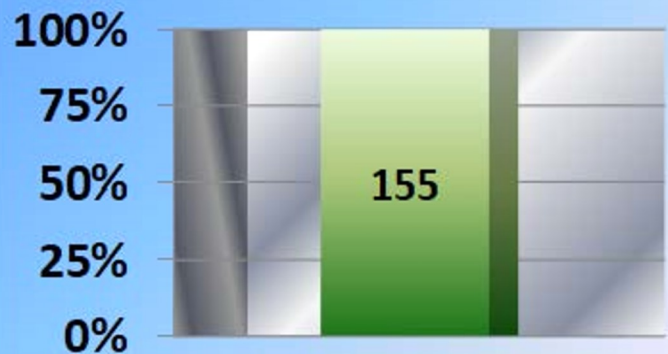
Code Compliance

**SITE VISITS
(W/IN 5 BUS. DAYS)**



	Nov-18
LATE	0
ON TIME	17

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



	Nov-18
LATE	0
ON TIME	155

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



	Nov-18
ON TIME	22

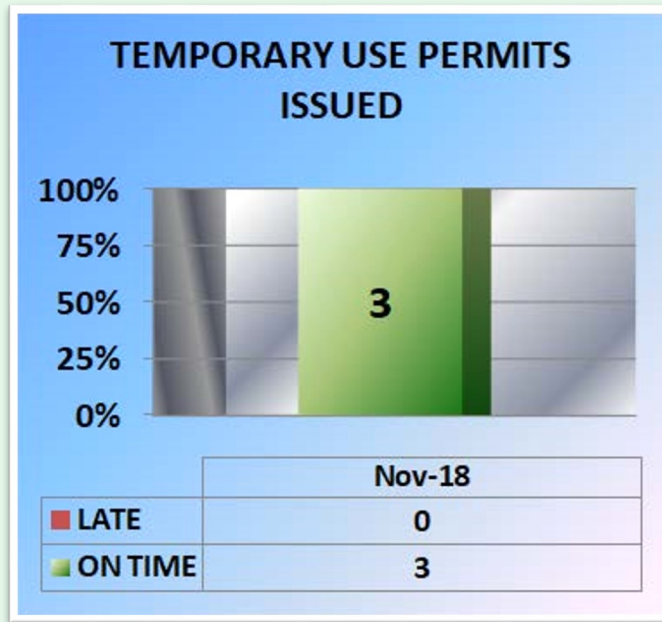
**SIGN COMPLAINT RESPONSE
(W/IN 24 HOURS)**



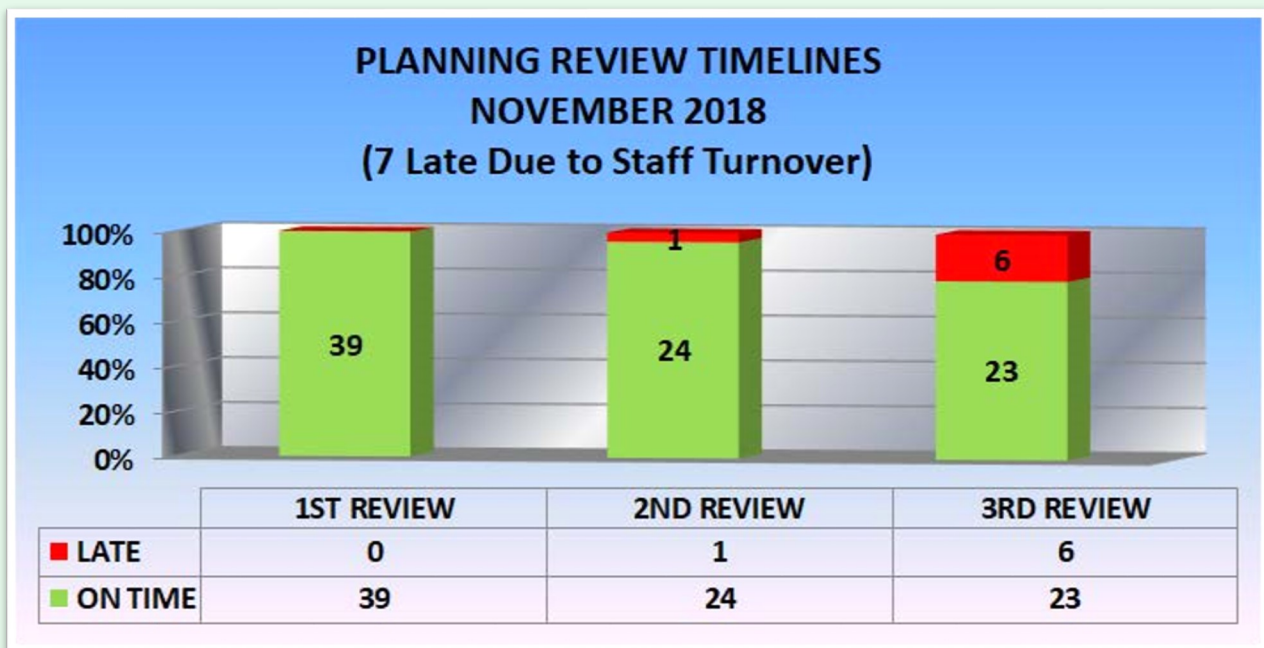
	Nov-18
LATE	0
ON TIME	0

CORE SERVICE LEVELS

Zoning Division



Planning Division

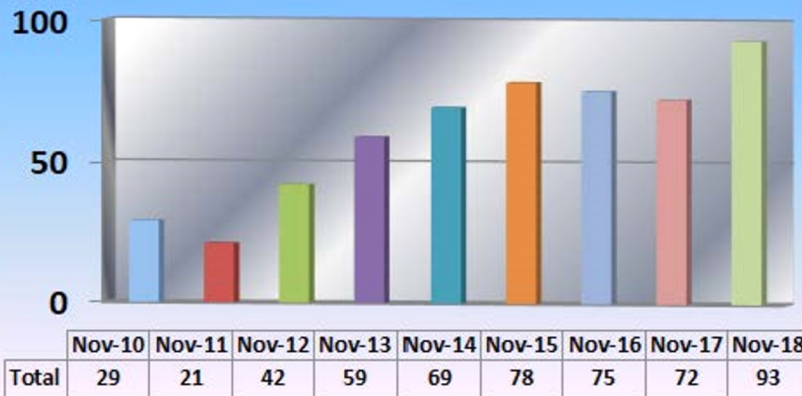


Implementing the Community Vision through Development Activities

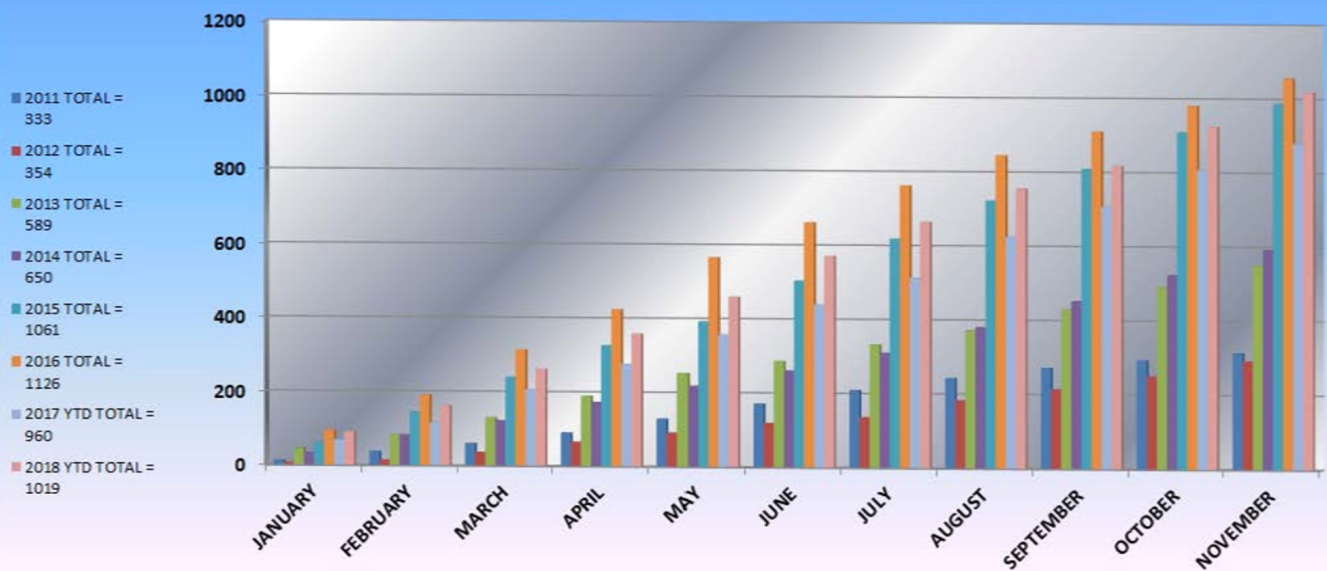
DEVELOPMENT ACTIVITY

Planning Division

**PLANNING/DEVELOPMENT REVIEWS
NOVEMBER 2010- 2018
(UP 29% OVER 2017)**



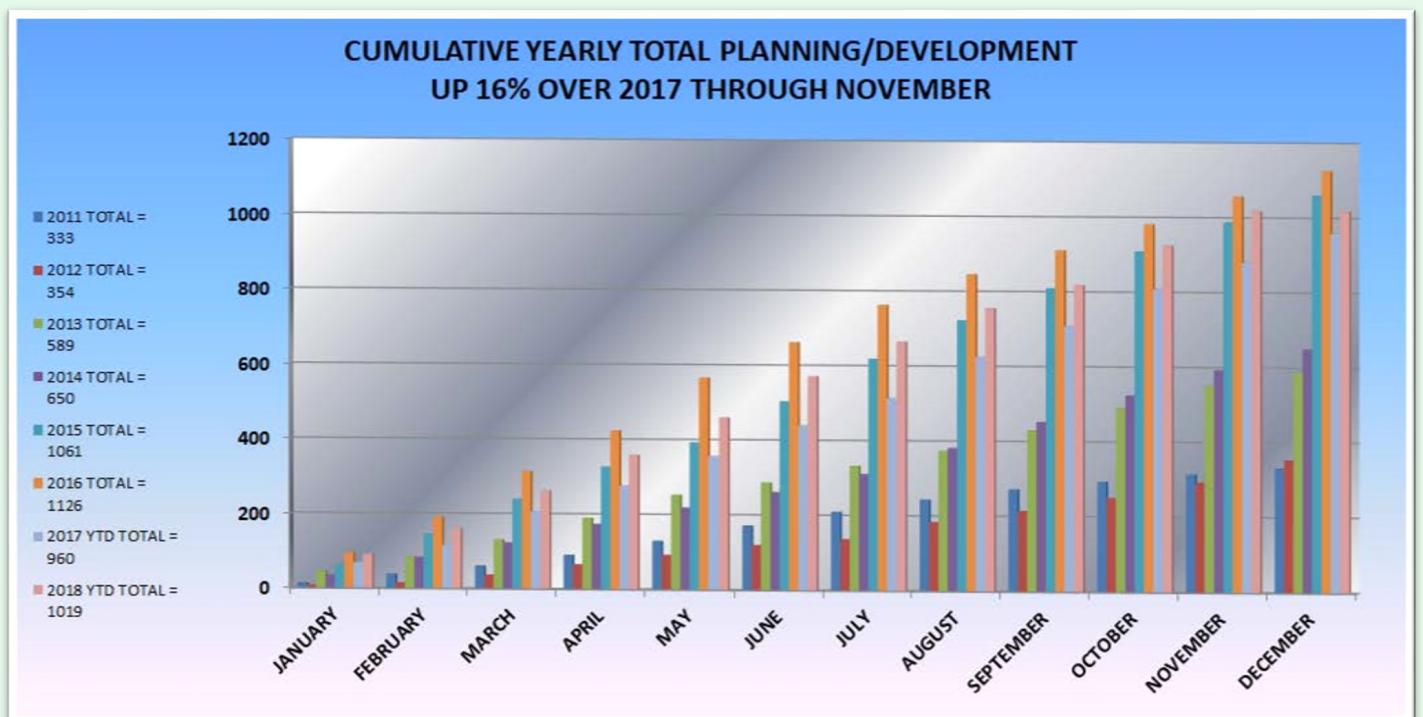
**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
UP 16% OVER 2017 THROUGH NOVEMBER**



Implementing the Community Vision through Development Activities

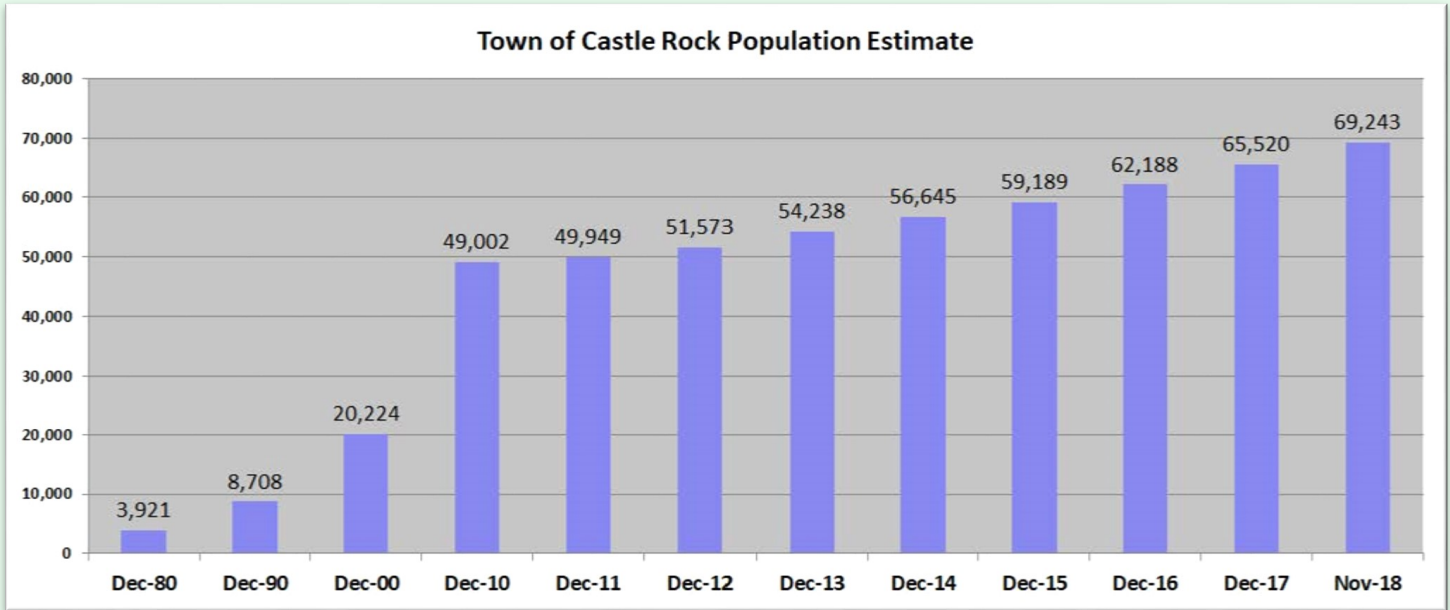
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities