



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*

*"Do not go where the path may lead,  
go instead where there is no path and  
leave a trail."*

*~~ Ralph Waldo Emerson*



*n many ways Castle Rock is blazing a  
community growth-related trail through use of  
innovative planning and financial methods to  
ensure growth pays for growth.*



*he Development Services Enterprise program is the only one of its kind in the  
State of Colorado. There are numerous other community development related enterprise  
programs, but those programs are limited to building plan review and building inspection  
activities while all other development-related resources are funded through General Fund  
programs. Castle Rock is different. The Development Services Enterprise program funds  
all resources needed to process and take action on land use applications, plats,  
infrastructure design plan review, site construction design plan review, building plan  
review and field inspections for all construction-related activity. Resources needed to  
complete the tasks noted above are funded through*




Bill Detweiler, Director  
Development Services


For the latest in development activity,  
please visit:


[www.CRgov.com/DevelopmentActivity](http://www.CRgov.com/DevelopmentActivity)

# DEVELOPMENT TALES

*development application fees, not taxpayer monies in the General Fund. The Town's ability to create and successfully maintain the Development Services Enterprise program since 2001 is another indicator that we are adhering to the theme of several generations of Town Council, "growth pays for growth."*

 *he Denver metro area is experiencing one of the highest growth rates nationwide, and as reported by experts through data gathering and national surveys, Colorado is within the top 5 states where millennials and retirees relocate. Consistent with statewide growth, Castle Rock is experiencing unprecedented residential and commercial growth for the 6th straight year. Statewide factors, along with the great standard of living Castle Rock offers, contribute to sustained growth in our community. We use the Vision 2020 Policies and Goals and the Comprehensive Master Plan to guide us through such activity, and based upon discussions and surveys completed over the last 4+ years, respondents note that we are headed in a good direction and a majority of our residents are pleased with the path we are taking.*

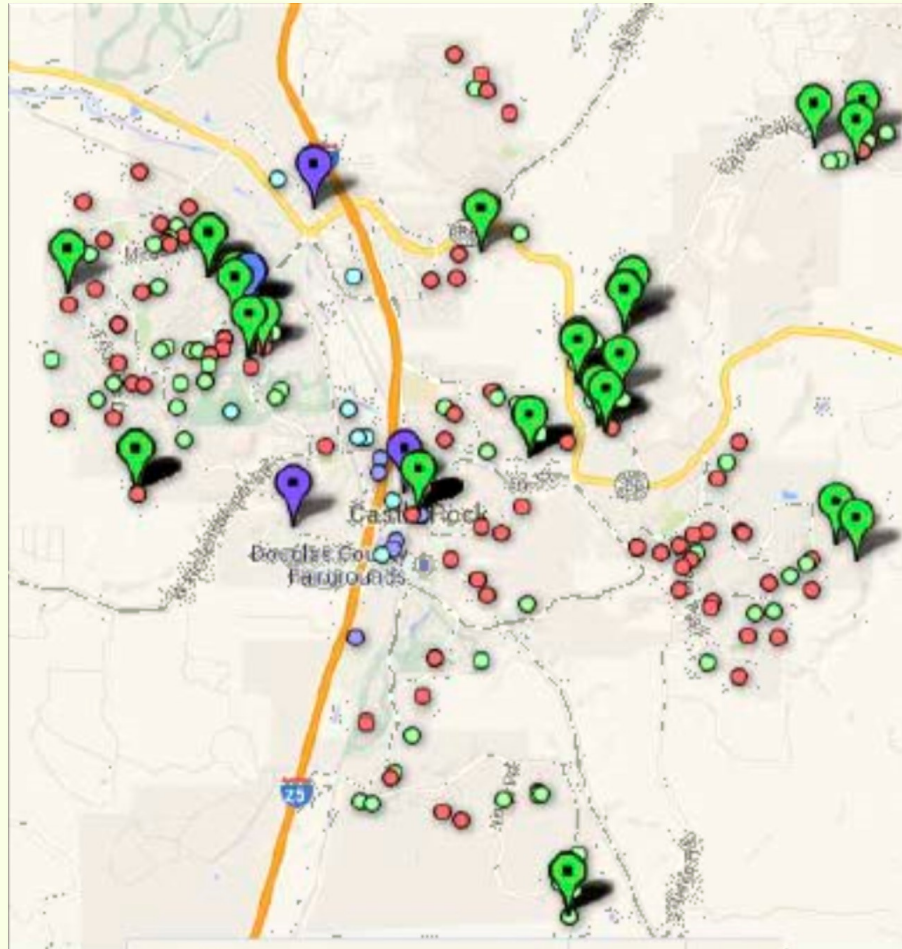
 *he Development Services team is the tip of the spear for all community-related growth, and we look forward, on a daily basis, to serve our residents, business owners and development teams who share in the success of building and maintaining our great community.*

 *am ending this month's briefing with sad news. Long-time resident and champion of the Town's history and heritage, Bob Lowenberg passed away on June 3rd. Bob was a valuable member of our community through his teaching and coaching at Douglas County High School and his tireless work on historic preservation matters. Bob served admirably on the Historic Preservation Board where he was a valuable asset to his fellow Board members. On behalf of the entire Development Services team, our thoughts and well wishes go to his family and friends. Bob will be missed.*

# PERMIT ACTIVITY MAP - MAY

Below is a town-wide map depicting permit and construction activity for the month of May, 2016. An additional map is published each December showing the cumulative activity for the year. Our goal is to show the areas of Town where the most, or least activity, is occurring.

To view this map online, please visit: [CRgov.com/buildingreports](http://CRgov.com/buildingreports)



PERMIT TYPE	MAY 16	ICON
COMMERCIAL NEW	4	
COMMERCIAL REMODEL	9	
MISC. COMMERCIAL	13	
MISC. RESIDENTIAL	98	
NEW SINGLE FAMILY ATTACHED	3	
NEW SINGLE FAMILY DETACHED	71	
RESIDENTIAL REMODEL	60	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities



# WHAT'S NEW - PEOPLE

## T. J. Kucewesky



T. J. Kucewesky  
Development Services  
Technician

T. J. Kucewesky joined Development Services on May 9th as a Development Services Technician.

T. J. is an ICC Certified Permit Technician and brings a strong site development and project management background to DS. He also has extensive experience in entitlement and development processes in the private sector.

## Kevin Wrede

Development Services welcomed Kevin Wrede on May 23<sup>rd</sup> as the new DS Planning Manager. Kevin has worked in current / long range

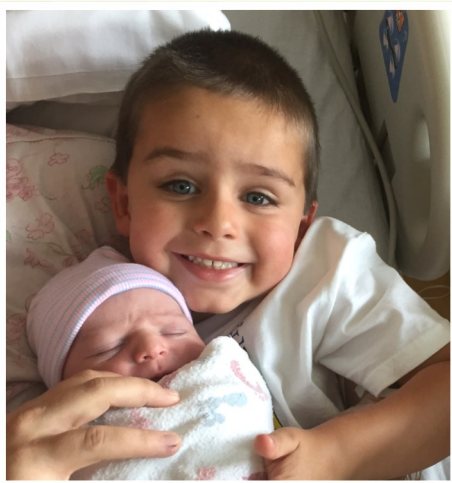
planning and Special District management for the past 19 years in Denver, Littleton, Arapahoe County, Arvada and Boulder, helping communities manage desired development outcomes while providing exceptional customer service. We are very excited to put Kevin's experience to work here in the Development Services Department.

Kevin currently lives in Greenwood Village with his wife and two daughters. He spends most of his free time traveling the country with his daughters as they participate in competitive basketball tournaments. Kevin and his wife love renovating older homes when they get the chance.



Kevin Wrede  
Planning Manager

## Zachary James Kranz



Phil Kranz, DS Enterprise Business Analyst, and his wife, Sonya, welcomed Zachary James Kranz on May 1st.

Zachary weighed 7 pounds, 7 ounces and was 19 inches long. Phil, Sonya and big brother, Tommy, are thrilled with Zach's arrival.

Tommy and Zachary Kranz



From the left:  
Sonya, Tommy, Phil  
and Zachary Kranz



# WHAT'S NEW - PEOPLE

## 2016 Planning Refresher Workshop

On May 21st, Bill Detweiler, Director, presented at the 2016 Planning Refresher Workshop. This free workshop for Planning Commissioners, elected officials and planners is presented by the Colorado Department of Local Affairs in collaboration with APA Colorado, Colorado Counties, Inc., Colorado Municipal League and the Denver Regional Council of Governments. This year's seminar was held at the American Mountaineering Center in Golden.



In collaboration with:



Agenda items included:

- Planning Essentials
- Meetings, Decision Making, Ethical Issues
- Scenarios
- What's New in Planning - Hot Topics



Bill Detweiler  
Director



Summertime Flower Boxes in Downtown Castle Rock

Implementing the Community Vision through Development Activities

# KUDOS



## 1259 Park Street

Ring the Bell for the Tripp Construction building TCO!

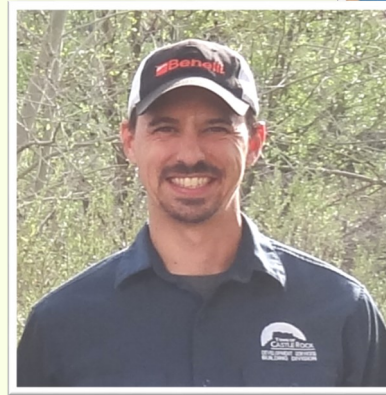
Sean Davin noted on May 5th, *"If you are not aware of this building, it's located at 1259 Park Street. This is a nice looking building with some nice finishes. I want to give a "big / huge" shout out to Bill Snider and Josiah Flamm, Combination Building Inspectors, on the help they provided to the contractor during construction. Our Building Inspectors just don't inspect - they mentor and provide our stakeholders with world class customer service. Thanks guys!"*

Bill Detweiler, Director, added, *"Great work by all involved. Thanks again for your efforts to make Castle Rock a great place to invest and succeed."*

**Hats off to Bill and Josiah!**



Above: Bill Snider,  
Combination Building  
Inspector  
Left: Josiah Flamm,  
Combination Building  
Inspector



## Healthy Living Team News

The Why Weight? year-long weight maintenance challenge sponsored by the Town's Healthy Living Team continues – the third round of weigh-ins were held May 11th at the Employee Breakfast.



Eighteen teams of five employees each weighed in March 8th. The nine-week weight-maintenance challenge ended the week of May 9th, and seven full teams weighed back in for their results.

In first place, the "Wild Cards" from Development Services: Tara Vargish, Assistant Director; Julie Kirkpatrick, Long Range Project Manager; Lynda Halterman, Permit Specialist; Sandy Vossler, Senior Planner; and Mary Shaw, Zoning Manager.

**Way to go Tara, Julie, Lynda,  
Sandy and Mary!**

**HEALTHY LIVING TEAM**

*—Town of Castle Rock—*

**Implementing the Community Vision through Development Activities**



# KUDOS

## New ICC Certifications



Diane Maki, Permit Specialist, received her first ICC Certification as a Permit Technician on May 11th.

Additionally, the week of May 13th, Joseph Montoya, Chief Building Official, obtained two additional ICC Certifications (his 12th and 13th!) - Fuel Gas Inspector and Residential Mechanical Inspector.

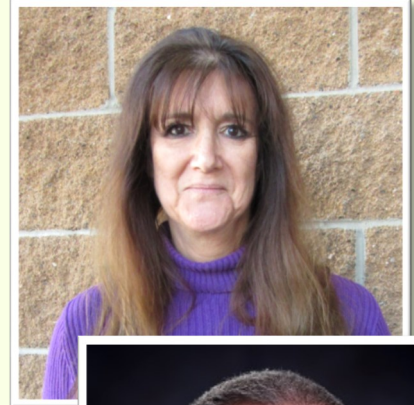


Diane Maki, Permit Specialist  
and Joseph Montoya,  
Chief Building Official

Tara Vargish, Assistant Director, wrote, *"Thank you Joseph for continuing to lead a fantastic Certified Building Division!"*

Cindy Brooks, Permit Specialist, passed the ICC exam for Permit Technician, earning her first ICC Certification on May 26th.

Bill Detweiler, Director, noted, "We clearly have the best front counter staff in the whole state ..."



Cindy Brooks, Permit  
Specialist  
and James Martino,  
Assistant Chief Building  
Official

In January, James Martino, Assistant Chief Building Official, tested for and received three additional ICC Certifications - Fire Inspector I, Fire Inspector II and Fire Plans Examiner (his 14th, 15th and 16th!).

These exams require lengthy study time and are noted for their difficulty.



*"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)*

**High five to Diane, Joseph, Cindy and James!**



***Did you know that as of May 31st our Building and Zoning division employees held a total of 84 ICC Certifications?***

**Implementing the Community Vision through Development Activities**



# WHAT'S NEW - PROJECTS

## Arbors PD Zoning Amendment

Paragon Engineering, on behalf of the property owner, submitted an application to amend the zoning regulations of the Arbors Planned Development. The amendment proposes to increase the maximum building height for multi-family and assisted care, convalescent or retirement buildings to 55 feet (from 40 feet) and to decrease the minimum setback requirement for assisted care, convalescent or retirement buildings to 20 feet (from 40 feet). The application will require public hearings before the Planning Commission and Town Council.



## Bronco Hut



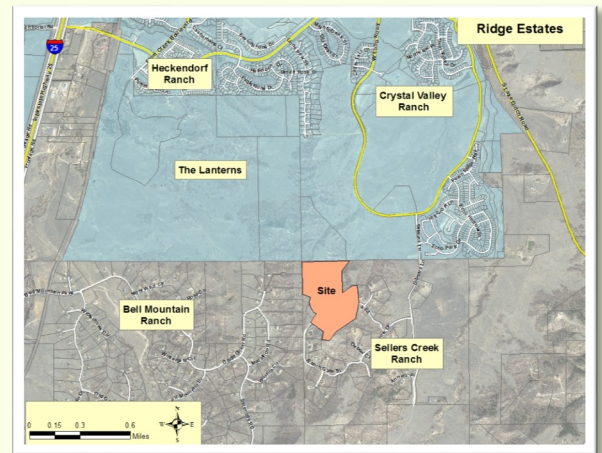
JR Engineering, on behalf of the property owner, submitted an application to construct a commercial building at 1141 Atchison Court. This building was part of the original plan for this site which was approved in 2010. It is proposed to be 10,000 square feet, up from the original plan for a 7,500 square foot building. This application is under administrative review and will not require public hearings.

## Ridge Estates Planned Development

Crystal Valley Development Corporation submitted a Planned Development Plan for Ridge Estates, located east of Bell Mountain Ranch, south of Crystal Valley Ranch and north and west of Sellers Creek Ranch.

This 70-acre parcel was formerly known as Sellers Ridge Estates, and has an annexation petition currently under consideration. The site is currently zoned Agricultural One (Ag1) in Douglas County.

This Planned Development proposal will be scheduled for required public hearings with Planning Commission and Town Council.



Ridge Estates Vicinity Map

# WHAT'S NEW - PROJECTS / BOARDS

## Calvary Church Zoning

Calvary Chapel Castle Rock, Inc., submitted a request to zone a 5.4-acre parcel located at the northwest corner of 5<sup>th</sup> Street and Woodlands Boulevard. The vacant site is currently zoned Rural Residential within Douglas County. This zoning request will run parallel with the annexation proposal for the property and will be scheduled for upcoming public hearings with Planning Commission and Town Council.



## 865 Barranca Drive



Castle Rock Auto Dealers submitted an application for a Use By Special Review for the Motospa Car Wash site located at 865 Barranca Drive. This application is proposing to establish an on-line auto dealership / brokerage business out of the existing car wash business. The new business will be in addition to the car wash business, using two parking spaces and a small office space already existing upon the site. A vehicle sales use type is a

permitted use in the Metzler Ranch Planned Development zone district only after review and approval by the Planning Commission.

## Historic Preservation Board:

### 111 Cantril Street - Grant Application

The property owners requested a local rehabilitation grant to assist with the cost of new cedar siding that would replace the synthetic siding that was removed last year so that new wood windows could be installed throughout the house. The property owners have been working on the home for the last year and are attempting to make it look more like it did originally by replacing the previous windows with double-hung wood windows, adding a new entry door and a French door on the side of the house.

The Historic Preservation Board voted unanimously to award a grant in the amount of \$9000 for cedar siding for the Hammond House located at 111 Cantril Street.



111 Cantril Street

Implementing the Community Vision through Development Activities

# PROJECTS - TOWN COUNCIL

## Town Council:

### National Historic Preservation Month

At the May 3rd Town Council meeting, Councilman George Teal, read into the record a Proclamation declaring the month of May be “National Historic Preservation Month.” Town Council unanimously approved the Proclamation.



Additionally, the Castle Rock Historical Society sponsored its 7<sup>th</sup> Annual Trolley Tour on Saturday, May 14th, with tours departing from the Castle Rock Museum. This year’s focus was “History in our Neighborhood.” The trolley visited areas outside of Downtown Castle Rock including Rhyolite Park and other quarries, the old towns of Douglas and New Memphis and other points of interest along the way.

### May 10th Special Meeting

On May 3rd, Town Council called a special meeting to occur on May 10th for the purpose of conducting Board and Commission applicant interviews. Development Services supports five Boards and Commissions.

### Relocation of Garage - 17 South Lewis Street

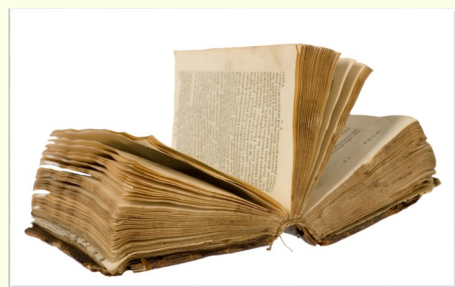
Also on May 3rd, Town Council authorized the relocation of the garage located at 17 South Lewis Street via Resolution 2016-053. The property is located in the historic Craig and Gould neighborhood on the west side of Lewis Street, north of the Fairgrounds and south of South Street. It is surrounded by single-family homes and vacant land. The applicants, Craig and Nancy Ferris, requested permission to relocate the building so that a new three-car garage could be constructed.



Vicinity Map  
17 South Lewis Street

### Code Amendment - §17.42.090 (Design Review Board)

The Design Review Board (DRB) reviews and acts on land use applications and variances authorized within the Council approved Downtown Overlay District. Currently the DRB terms begin on September 1 and terminate on August 31 of the following calendar year. An Ordinance amendment was requested to change the DRB appointment time and terms to ensure consistency with all other Boards and Commissions serving the Council and community. Approval of this ordinance would mean the DRB terms would start in June and end in May of the following year.



On May 17th, Town Council approved the changes to the appointment time and terms of the Design Review Board via Ordinance 2016-011.

Implementing the Community Vision through Development Activities



# WHAT'S NEW - TOWN COUNCIL

## Town Council:

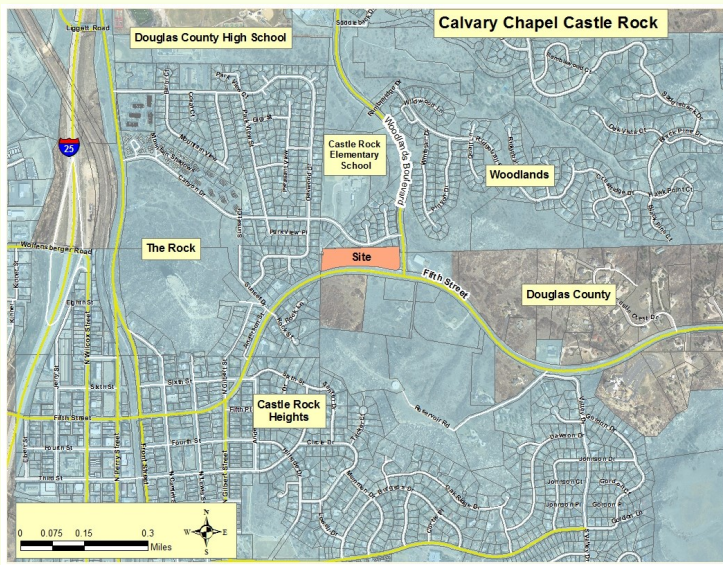
### Calvary Chapel Castle Rock and Ridge Estates Annexations - Substantial Compliance

Town Council held public hearings on May 3rd to determine if the Annexation Petitions for Calvary Chapel Castle Rock and Ridge Estates were in Substantial Compliance with the applicable requirements of the Municipal Annexation Act.

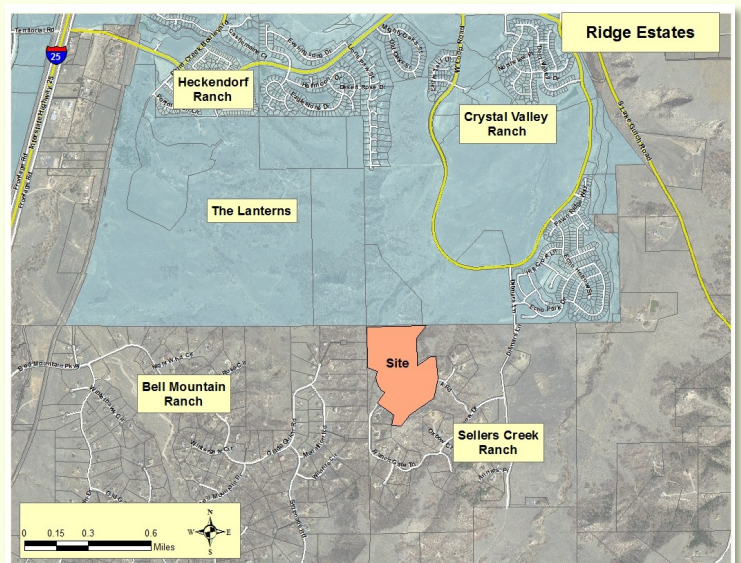
After Council concurs that a conforming Annexation Petition has been submitted, the Act mandates that the Council set an Eligibility Hearing date to determine if the allegations made in the petition are supportable and that the property is eligible for annexation.

The Substantial Compliance and Eligibility Hearings determine whether proposed annexation applications may later be annexed to the Town. The Town Council, however, has no obligation to approve an annexation simply because the property is eligible for annexation. Council will determine whether it is in the Town's interest to annex these properties when the annexation and zoning ordinances are considered at public hearing later this year.

Town Council resolved that both Annexation Petitions were in Substantial Compliance and set both Eligibility Hearings for June 21, 2016, by means of Resolutions 2016-55 and 2016-56.



Left: Calvary Chapel Castle Rock Annexation Vicinity Map



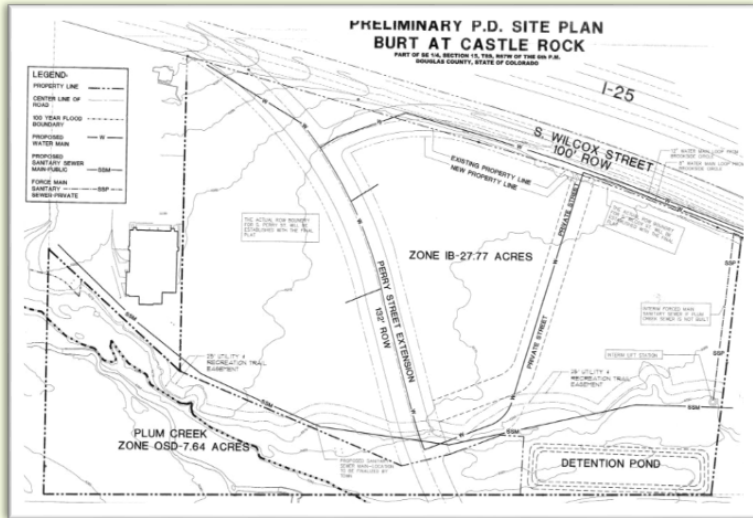
Right: Ridge Estates Annexation Vicinity Map

Implementing the Community Vision through Development Activities

# WHAT'S NEW - TOWN COUNCIL

## Town Council:

### Burt at Castle Rock PD Zoning Regulations



Preliminary PD Site Plan  
Burt at Castle Rock

This property was annexed into the Town of Castle Rock and zoned Burt at Castle Rock PD in 2004. It is a 35.41 acre site which contains 27.77 acres of Integrated Business use area (IB) and 7.64 acres of Open Space Dedication use area (OSD)

The property owners are proposing to revise the existing Burt at Castle Rock Planned Development (PD) Zoning Regulations in order to expand the permitted uses and design guidelines of the PD. It is their goal to include light industrial uses and increase both the floor area ratio and the building coverage allowances of the PD in order to accommodate more mixed, yet

complimentary, uses for the site. The Burt at Castle Rock PD is located south of Downtown Castle Rock along South Wilcox Street where it intersects with South Perry Street.

On May 17th, Town Council passed Ordinance 2016-013 approving this PD modification with a request to coordinate construction with the World Compass Academy.

### Historic Preservation Board Appointments

By means of Appt 2016-003 on May 17th, Town Council re-appointed Lucia McConnell and Bob Lowenberg and appointed new Board member, Shaun Martin, to the Historic Preservation Board. Each person will serve a two-year term.



From the left:  
Lucia McConnell,  
Bob Lowenberg  
and Shaun Martin

Implementing the Community Vision through Development Activities



# WHAT'S NEW - TOWN COUNCIL

## Town Council:

### Pinon Manor Apartments PDP, Zoning Regulations and Development Agreement

The applicant is the developer and owner of Pinon Manor Apartments, located just southeast of Downtown Castle Rock. The applicant purchased the triangle piece of property to the south of his apartments and has submitted an application to the Town to rezone his existing apartments and the newly acquired property to a Planned Development (PD) zone district, to be known as the Pinon Manor Apartments PD.

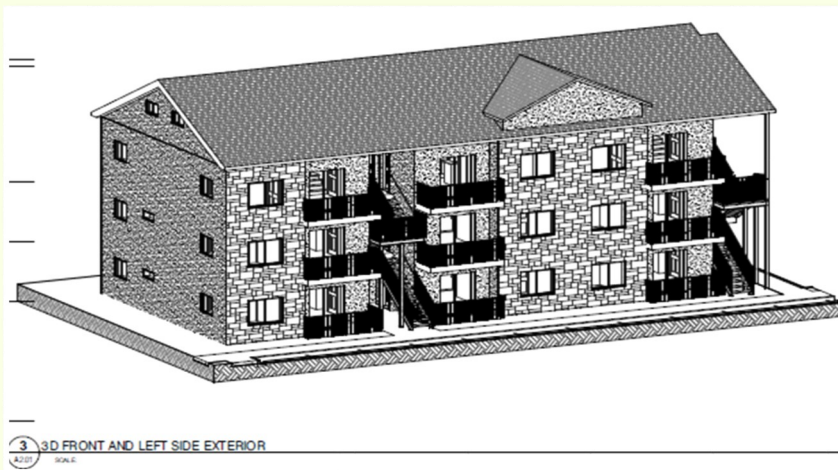
The applicant is proposing to remove his four Pinon Manor Apartment buildings on 2.16 acres from the existing zone district and combine it with the recently purchased 1.09 acre property to the south to create the Pinon Manor Apartments PD. The new zoning regulations would permit the development of three new market rate apartment buildings on the new property. The new apartment buildings would provide an additional 20 dwelling units. In total, the new PD will be 3.25 acres in size and contain 52 dwelling units.

Open space is proposed on the west side of the new property along South Gilbert Street. The developer also intends to fence the apartment complex and make improvements to the façade of the existing buildings to match the new proposed buildings. It is the applicant's goal is to create a refreshed and distinct apartment complex which will provide additional housing choices to the residents of Castle Rock.

Town Council passed Ordinance 2016-012 and Resolution 2016-059 on May 17th approving the project.



Pinon Manor Apartments PD  
Vicinity Map



Artist's Rendition of the  
front and left side exterior of  
Pinon Manor Apartments

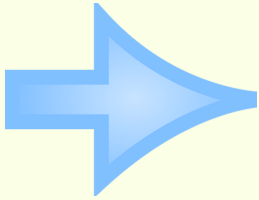
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# WHAT'S NEW - BUILDING / GENERAL

## Contractors Luncheon

Upcoming contractors luncheons:



- June 8th, Council Chambers  
11:30 to 1:00 p.m.  
Sponsored by Century Communities
- NO JULY LUNCHEON
- Wednesday, August 10th (Cook-out sponsored by DS Building Division)  
(Rhyolite Park)



Interested in attending or sponsoring a luncheon? Our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact our Building Counter at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527.

## On the Home Front

## THE DENVER POST

Mark Samuelson, columnist for The Denver Post, took note of the Town twice this month in his feature column, "On The Home Front."

On May 20th, Mr. Samuelson made note of CalAtlantic Homes' ranch-style floorplans in The Meadows remarking on their patio ranch villas and patio homes. Ranch-style homes are enjoying a reemergence of popularity as buyers across the spectrum pursue a low-maintenance lifestyle. The Meadows master-planned community is located near the new Castle Rock Adventist Hospital and numerous cafés and restaurants.



To view the complete article, please visit: [dphomes.today/2016/05/20/as-calatlantic-readies-low-maintenance-ranches-in-the-meadows-both-younger-and-older-buyers-say-they-want-single-level-living/](http://dphomes.today/2016/05/20/as-calatlantic-readies-low-maintenance-ranches-in-the-meadows-both-younger-and-older-buyers-say-they-want-single-level-living/)



May 27th found Mark Samuelson visiting the Taylor Morrison Homes' site in the master-planned community of Terrain. Taylor Morrison, recently named as 2016's Most Trusted Homebuilder by Lifestory Research, has 101 sites in Terrain and offers family-size, two-story homes and walk-out ranches. Terrain's amenities include the Swim Club, numerous parks and hundreds of acres of open space and trails.

To view the entire article, please visit: [dphomes.today/2016/05/27/getting-a-second-chance-while-prices-climb-in-castle-rock-taylor-morrison-opens-attainably-priced-models-at-terrain/](http://dphomes.today/2016/05/27/getting-a-second-chance-while-prices-climb-in-castle-rock-taylor-morrison-opens-attainably-priced-models-at-terrain/)

**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - GENERAL

## Continuing the Conversation - Growth in Castle Rock



Tara Vargish, Assistant Director  
and  
Sandy Vossler, Senior Planner

The April 5th Town Council agenda included a Discussion / Direction item on Growth in Castle Rock. As a continuation of that conversation, the Town sponsored four community Open Houses.

On May 11th, at the second Open House held at the Recreation Center, Tara Vargish, Assistant Director, and Sandy Vossler, Senior Planner, represented Development Services.

About 77 residents attended and expressed their thoughts, opinions and concerns about traffic, water, annexation and other issues. All of the Town departments participated with information available.

Additional Open Houses focusing on Town growth will be held:

- ⇒ June 20 - Terrain Swim Club
- ⇒ June 28 - The Grange in The Meadows

Residents can also submit their views online at:

- ⇒ [CRgov.com/growth](http://CRgov.com/growth)

**OPEN HOUSES:** *Continuing the conversation*  
**about GROWTH IN CASTLE ROCK**

## 2017 Budget Open House

Bill Detweiler, Director, represented Development Services at the Town's 2017 Budget Open House on May 24th held in Council Chambers. A second Open House is set for June 13th at the Recreation Center.

The Open House informed residents about budget-related issues such as financing priorities, past and projected revenues and expenditures, TABOR impacts on our community and preparation for the adoption of the 2017 budget in September.

Department heads and Town staff were on hand to answer questions. Bill noted that he answered questions mostly on general development.

Residents are also able to express their thoughts at:  
[CRgov.com/2017Budget](http://CRgov.com/2017Budget)



Bill Detweiler  
Director

**Implementing the Community Vision through Development Activities**



# WHAT'S NEW - GENERAL

## 17th Annual Employee Appreciation Breakfast

The 17th Annual Employee Appreciation Breakfast was held May 11 at the Recreation Center. Department heads and Town Council members cooked breakfast for the employees of the Town and served from 7 to 9 am. This annual employee appreciation event is always well-attended and everyone enjoys an array of menu choices.





**Let the boss do the work!**

Department heads and Town Council members are cooking breakfast. All you have to do is show up and enjoy some good food.

**Wednesday, May 11**  
7 to 9 a.m.  
Castle Rock Recreation Center  
Panorama Hall

- Breakfast burritos
- French toast
- Eggs and bacon
- Hash browns
- Coffee, tea and juice

**A special thank you for your hard work – don't miss it!**

**TOWN OF CASTLE ROCK**  
**HEALTHY LIVING**  
**365**

**HEALTHY BREAKFAST OPTION!**

Colorado companies should be generally agreed to donate containers of its yogurt as a healthy alternative breakfast for those attending this year's event.

To top the yogurt off – or for a delicious healthy cereal – the Healthy Living Team will be offering an array of healthy fresh fruit at the breakfast, as well.

We hope you consider integrating these healthy choices into your breakfast. Those who check in at the Healthy Living Team's table will earn 15 wellness points, as the breakfast is the May wellness event.

Log on to [CastleRockReport.com/HealthyLiving](http://CastleRockReport.com/HealthyLiving) for more information about Healthy Living 365.

**nosa** finest yoghurt



**HEALTHY LIVING TEAM**  
—Town of Castle Rock—

Implementing the Community Vision through Development Activities



# WHAT'S NEW - GENERAL

## Your Town Academy

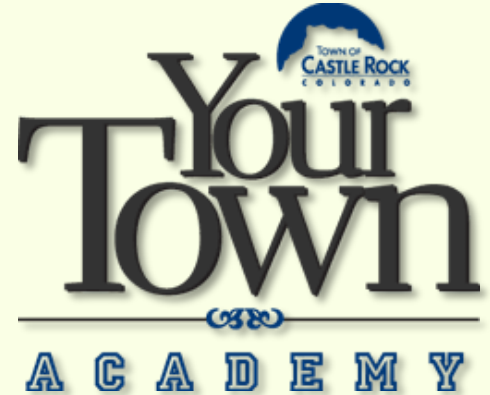
Interested in learning more about your Town? Enroll in the newly formed "Your Town Academy."

Generally, each of the Town's six major departments – Development Services, Fire and Rescue, Parks and Recreation, Police, Public Works / Streets and Utilities / Water – will host an evening of information and interactive demonstrations regarding their service areas. The remaining two classes will contain information about the Town's history, structure, funding and general services.

This eight-week program is available at no charge to adults ages 18 and up.

For additional information and an application form, please visit:

[CRgov/YTA](http://CRgov/YTA)



To view public notices, please visit:

[CRgov.com/notices](http://CRgov.com/notices)

For planning questions, please email:

[Planning@CRgov.com](mailto:Planning@CRgov.com)

For zoning questions, please email:

[Zoning@CRgov.com](mailto:Zoning@CRgov.com)

To view building info, please visit:

[CRgov.com/building](http://CRgov.com/building)

For code information, please visit:

[CRgov.com/CodeCentral](http://CRgov.com/CodeCentral)

*"Experience is not what happens to you; it's what you do with what happens to you."*

*~ Aldous Huxley, English Novelist  
(1894 - 1963)*

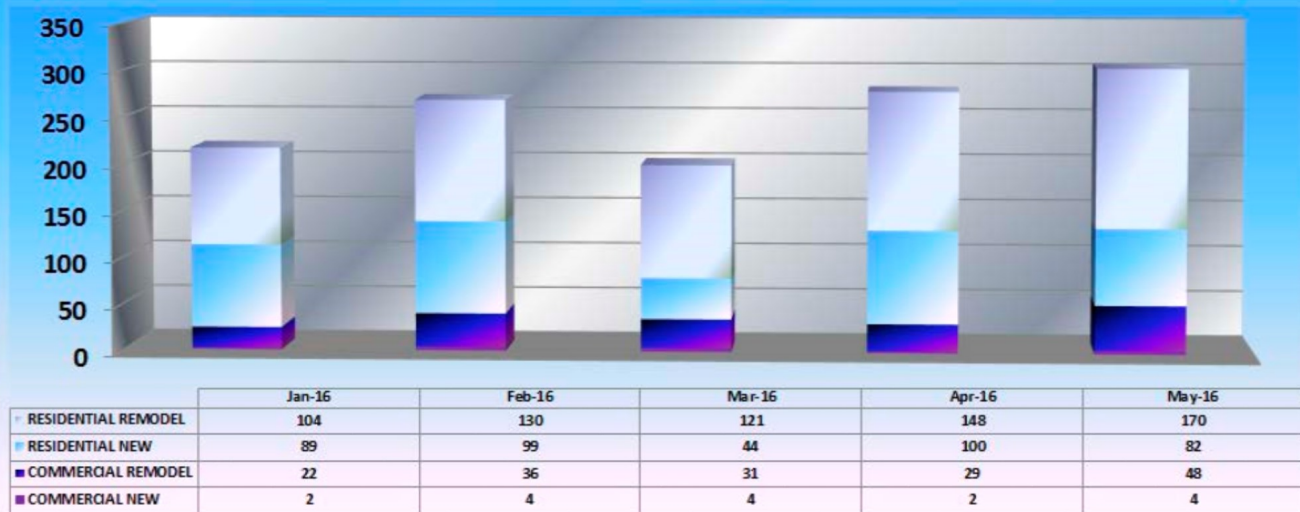
To subscribe to this monthly report via E-mail, please send your request to [Planning@crgov.com](mailto:Planning@crgov.com).

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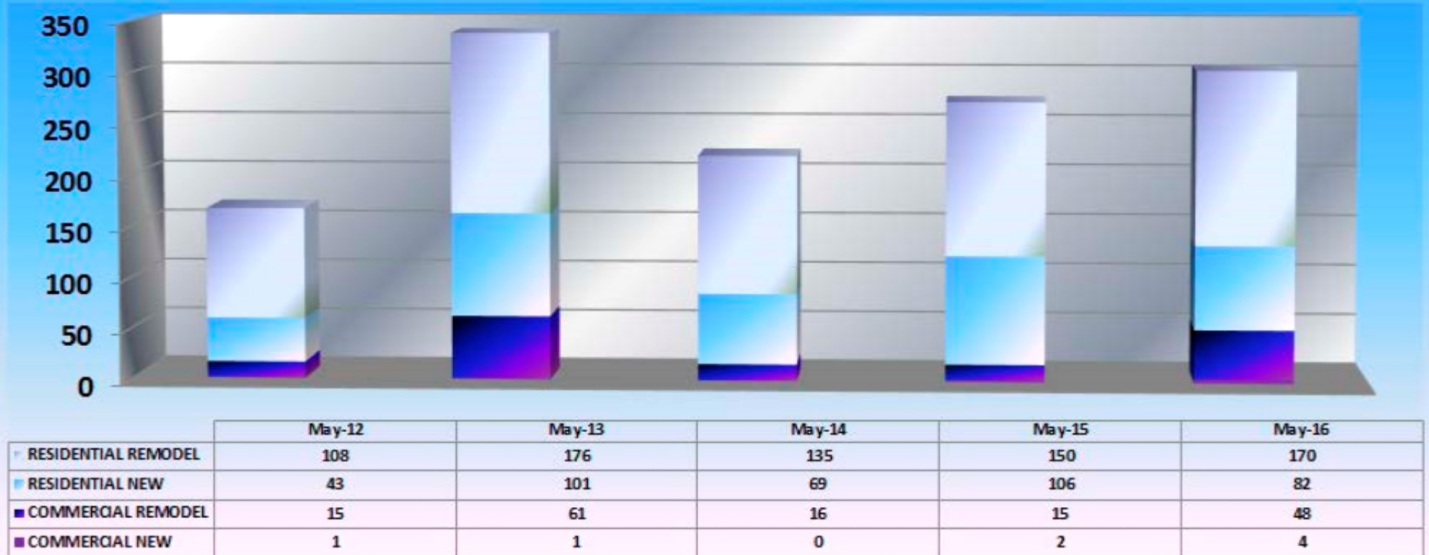
# CORE SERVICE LEVELS

## Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED  
2016 THROUGH MAY**



**BUILDING PERMIT APPLICATIONS RECEIVED  
MAY 2012 - 2016**

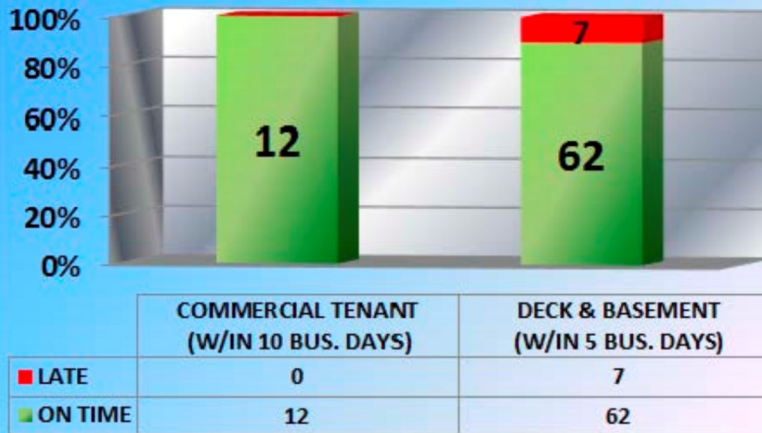


**Implementing the Community Vision through Development Activities**

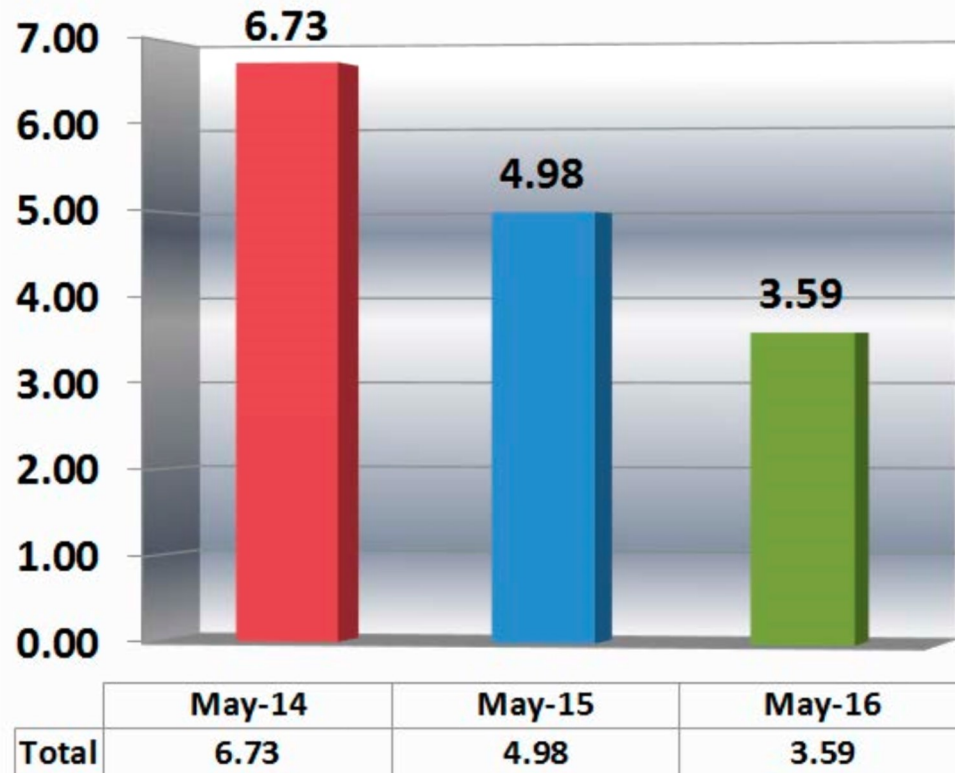
# CORE SERVICE LEVELS

## Building Division

### BUILDING PERMIT REVIEW MAY 2016 (7 late due to staff training)



### MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 27% FROM LAST YEAR



Implementing the Community Vision through Development Activities



# CORE SERVICE LEVELS

## Building Division

### FEES CALCULATED (W/IN 3 DAYS) 4 late due to staff training

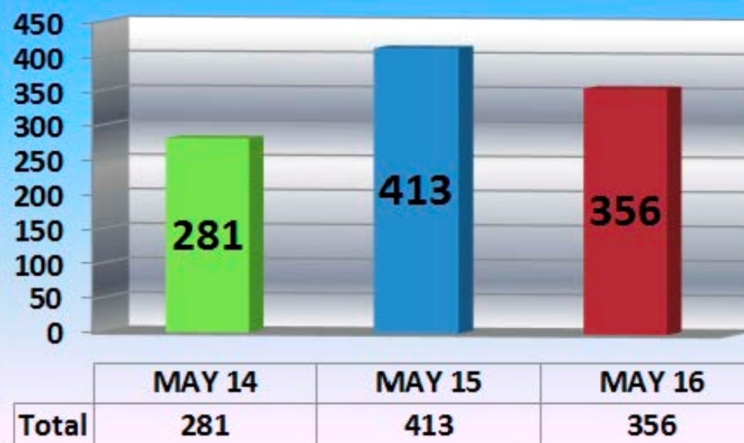


	May-16
LATE	4
ON TIME	357

### BUILDING INSPECTIONS MAY 2016



### BUILDING PERMITS ISSUED DOWN 14%



Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

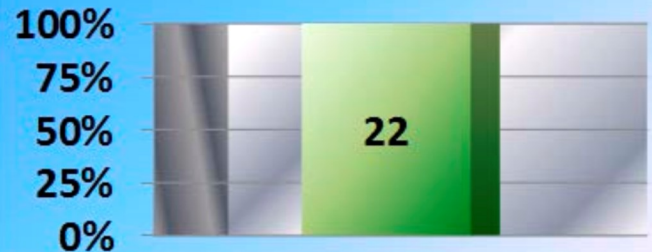
## Code Compliance

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



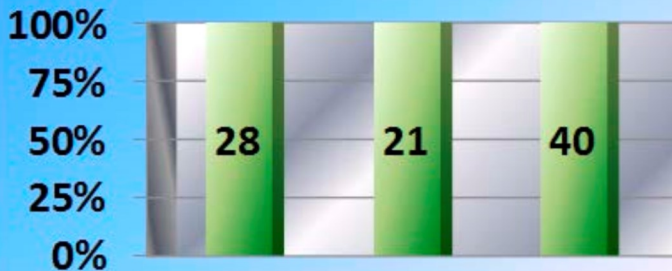
	May-16
LATE	0
ON TIME	40

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



	May-16
LATE	0
ON TIME	22

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



	May-14	May-15	May-16
LATE	0	0	0
ON TIME	28	21	40

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

1 late due to training new staff



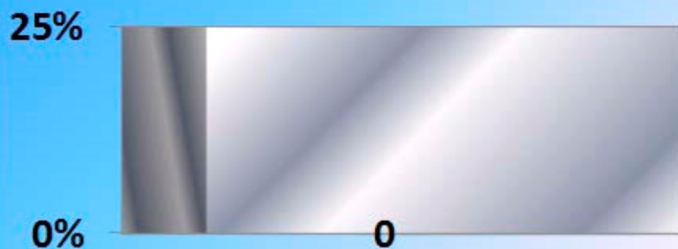
	May-16
LATE	1
ON TIME	17

Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Code Compliance

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



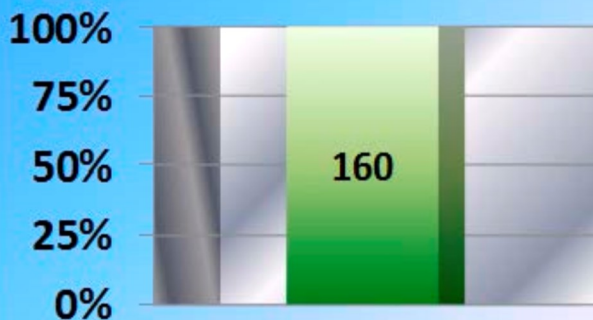
	May-16
LATE	0
ON TIME	0

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



	May-16
LATE	0
ON TIME	23

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



	May-16
LATE	0
ON TIME	160

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

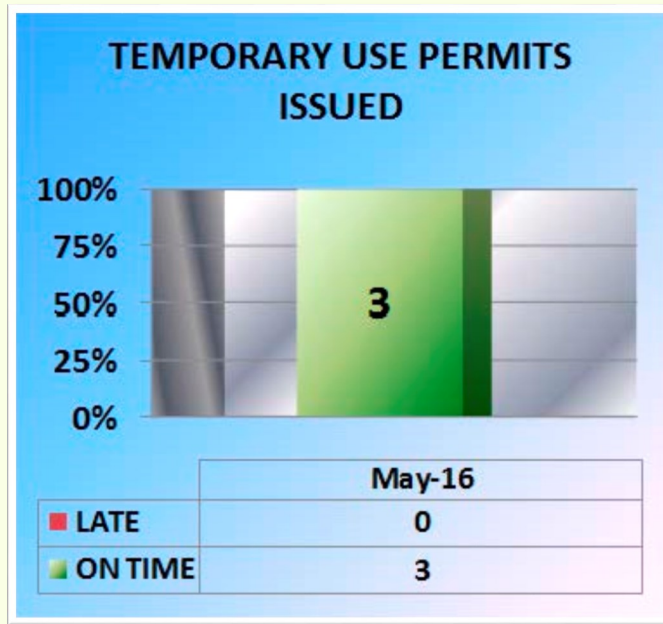


	May-16
LATE	0
ON TIME	2

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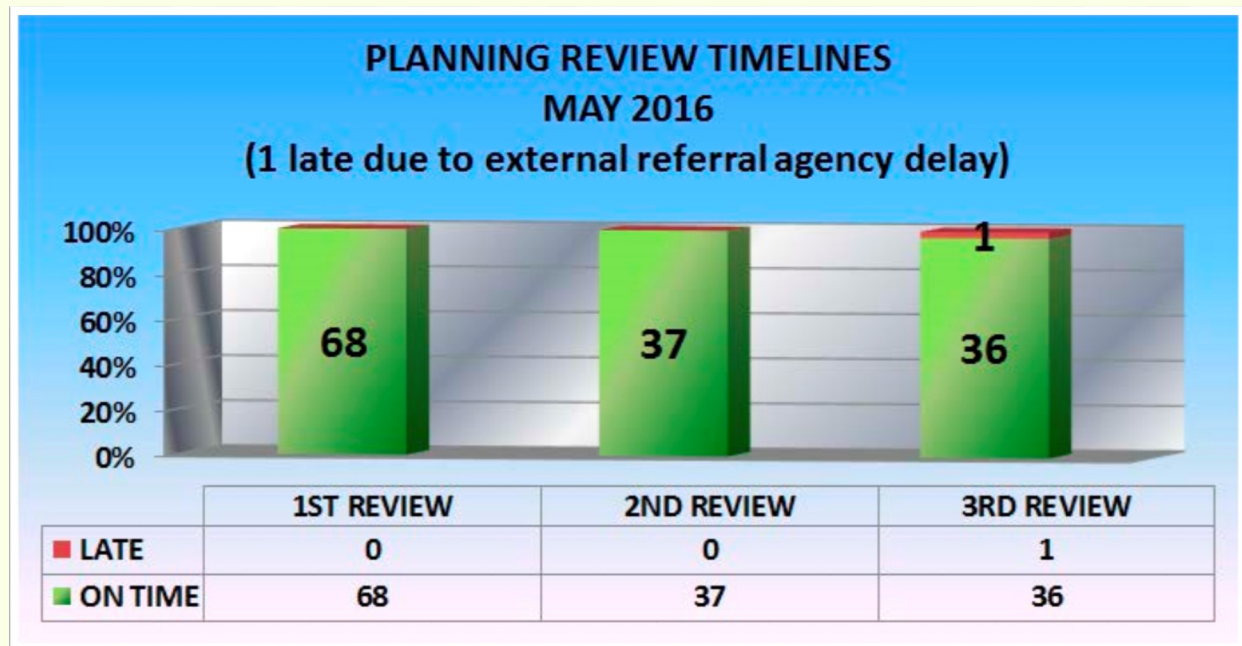


# CORE SERVICE LEVELS



**Zoning  
Division**

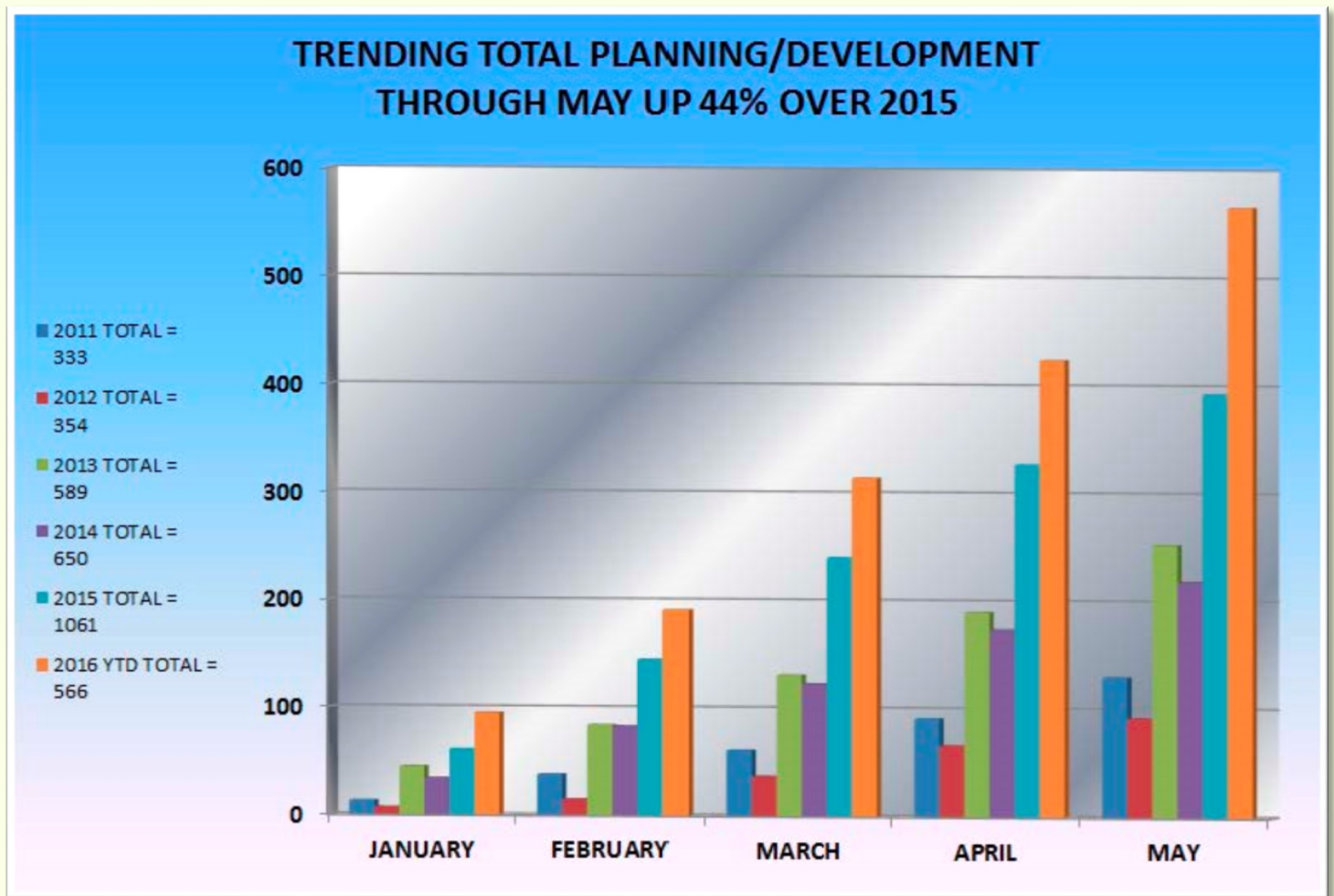
**Planning  
Division**



**Implementing the Community Vision through Development Activities**

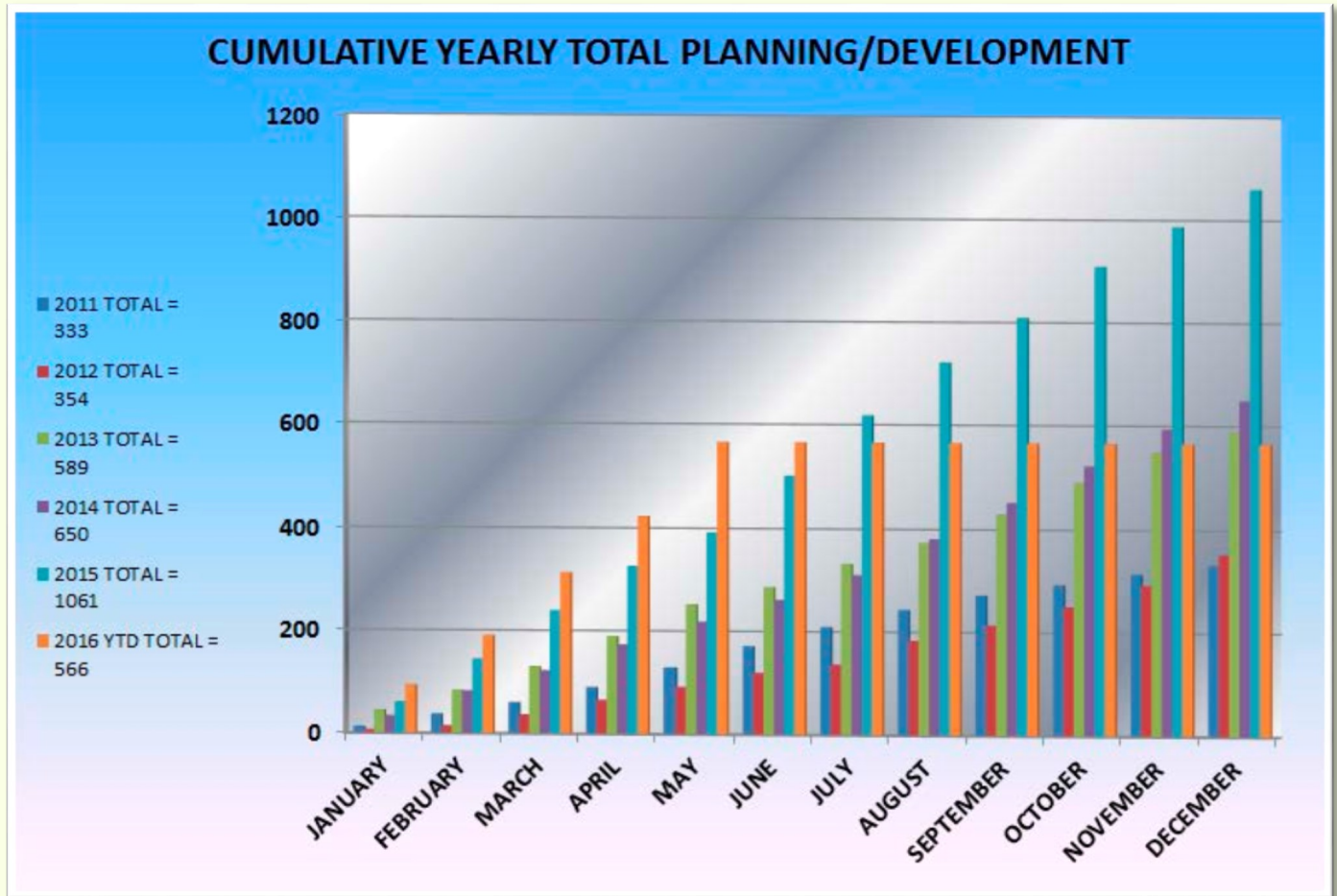
# DEVELOPMENT ACTIVITY

## Planning Division



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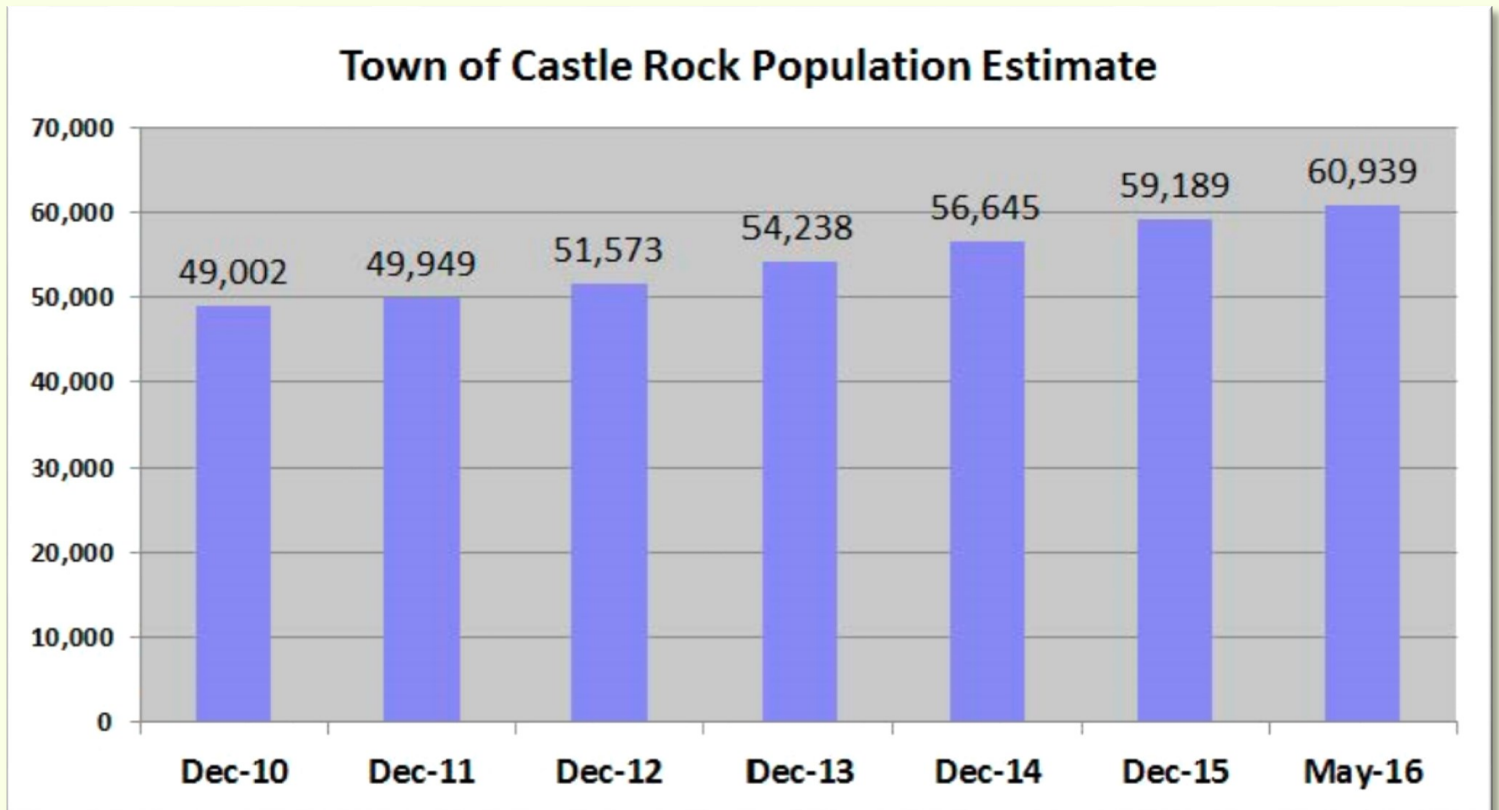
# DEVELOPMENT ACTIVITY



**Implementing the Community Vision through Development Activities**



# POPULATION ESTIMATE



**Implementing the Community Vision through Development Activities**