



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"It will not always be summer; build barns."

~~ Hesiod

*I*t is fascinating to watch the pace of construction activity in Castle Rock. The relatively mild winters, aside from a snow blizzard every now and then, provide utility line and building contractors an opportunity to work almost every day of the year. The summer months however are best for longer working days and surface construction activities such as asphalt and concrete work. That activity attracts our attention because it impacts driving habits. The necessary, if sometimes a bit frustrating, surface work ultimately provides a variety of travel routes to work and services Town resident's desire, and provides quick access to emergency services when needed. The hum drum of hammers, drills and trucks will soon decrease as the colder weather arrives.

*F*unny how we long for cooler days when the weather is hot and warm days in the midst of a lengthy cold spell. The hazy, lazy days of summer will soon be gone. I must admit a desire for pleasant and blustery fall days.

*W*ith assistance from our Community Relations staff, a direct link was created to the interactive map showing all development activity in Town. The link is found at the top of



Bill Detweiler, Director
Development Services

For the latest in development activity,
please visit:

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

the home page of CRGov, and it is titled, "Development Activity." One click on this title takes you to an interactive map with icons depicting development activity at all stages. There is an icon for projects under discussion, which no formal application has been submitted, icons for residential and non-residential projects currently in the pipeline for public hearings or administrative approval of plats, site plans and building plans, and icons showing active Town street projects, utility projects and parks projects. Updates on construction activity are available from the Town planner noted on the Fact Sheet attached to each icon. Please check out the link and tour around the development activity map.

***W**e are in the final stages of the Comprehensive Plan update. Staff recently conducted a series of open houses, met with the developer roundtable team and met with the Planning Commission to finalize all comments and prepare a final draft for formal public hearings and action by the Planning Commission and Town Council. If everything goes according to schedule plan adoption may occur in October. Stay tuned as we finish off this exciting project.*

***T**he sun is rising later in the morning and setting sooner in the afternoon. There is a chill in the early morning air. The sights and sounds of football games have arrived. The fall season is right around the corner and we look forward to continued strong investment and development activity in our community.*



Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - AUGUST

***Our Permit Activity Map is
being redesigned.
We will publish the
August and September maps in
the October Monthly Report.***

KUDOS

An Anonymous Plumber

On August 9th, the Building Division received the following note and a large package:

"It has come to my attention that for tomorrow's Contractor Luncheon, the Town does not have a dedicated grill to use for the event! I have enjoyed many Contractor Luncheons over the years and would like to pay it forward by providing a grill for tomorrow's event.

It is my understanding the Chief Building Official and Assistant Chief Building Official will provide propane tanks as needed as well as care and future storage for the grill.

It is my sincere wish to remain anonymous with my donation. My thanks will be attending another outstanding event. Sincerely, An Anonymous Plumber"

Brett Wilkie, Building Inspector, got right to work and assembled the grill for the department.

Kudos to our Anonymous Plumber and thanks to Brett for his assembly expertise!



Donated Grill



Jenn Bigham
Development Services
Technician - Zoning

Customer Service Accolades

On August 14th, a contractor customer wrote to Jenn Bigham, Development Services Technician - Zoning:

"Thanks Jennifer! Castle Rock has streamlined the permitting process, in my opinion, due to great communication! I wish more municipalities would catch on!"

Great job, Jenn!

More Customer Service Acclaim

A local realtor emailed Jenn Bigham, Development Services Technician - Zoning, on August 17th with this comment:

"Thank you and thank you for all your help this morning. You all do great work at the Town of Castle Rock and my experiences have always been with exceptional customer service!"

Hats off to Jenn!



KUDOS

Customer Setback Issue Resolved

On August 18th, a future Castle Rock resident wrote to Dave Corliss, Town Manager:

“My wife and I are in the process of designing a home. Yesterday we had a lot setback issue which required attention and a decision by Tammy King, Zoning Manager. My experience ... was outstanding, with timely responses and a favorable outcome delivered before the end of the day. As a future Castle Rock resident, my first interaction with the Town was a positive one.”

Well done, Tammy!



Tammy King
Zoning Manager

New ICC Certification

James Martino, Assistant Chief Building Official, announced on August 18th, that Amy Shalz passed the ICC Building Plans Examiner exam. This is Amy's third ICC Certification.

The ICC exams are known to be difficult and require extensive studying.

“The International Code Council is a member-focused association with over 63,000 members. It is dedicated to developing model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures. Most U.S. communities and many global markets choose the International Codes.” (iccsafe.org)



Amy Shalz
Plans Examiner

Way to go, Amy!

Article Nominated for Readers' Choice Award

Bill Detweiler, DS Director, authored an article featured in the September / October, 2016, edition of The Western Planner magazine, entitled, *“What in the World is ‘Spit Home’ Development?”* This article was featured in the October, 2016, DS Monthly Report.



Bill received notice this month that his article has been nominated for the Readers' Choice award for Western Planner magazine. This award is voted on by the readers of the magazine.



Bill Detweiler, Director
Development Services

If you would like a copy of the article, please email: planing@CRGov.com

Congratulations, Bill!

Implementing the Community Vision through Development Activities

KUDOS



Tammy King
Zoning Manager

Code Compliance Assistance

A Town resident emailed Tammy King, Zoning Manager, and Councilperson, Renee Valentine, with this comment on August 24th:

“Thought you both should know that the property ... in Cobblestone Ranch has been completely cleaned up, with weeds completely removed (not just mowed), and the entire corner area now looking like it should. It has made a remarkable, positive difference in the neighborhood. Thank you so much for working so successfully to improve our community.”

Excellent job, Tammy!

Further Code Compliance Assistance

On August 30th, a Town resident emailed Councilperson Renee Valentine and Tammy King, Zoning Manager, with this observation:

“Apparently, a miracle has occurred within the last couple of days in our Cobblestone Ranch neighborhood. Yesterday afternoon, we noticed the property at ... San Miguel Court (initially brought to your attention in our 08-10-17 e-mail) has been completely cleaned up! All the 4-5’ tall weeds have been completely removed, both front and rear lawns have been mowed and trimmed, overgrown shrubs and trees have been pruned and shaped, and it appears all the dog droppings in the rear yard have been picked up as well. The property looks almost like new, and I’m sure the neighbors in the immediate vicinity are well pleased. Thank you again for the very conscientious response you made to our initial e-mail ... the results speak for themselves, and we deeply appreciate what you’ve done to help keep our development looking as it should.”

Remarkable results, Tammy!

Marathon Leadership Training

DS congratulated Tammy King, Zoning Manager, and Denise Hendricks, Administrative Supervisor, on the receipt of their Marathon Leadership Certificates.

Tammy and Denise attended 6 monthly classes. Sessions included Marathon Leadership, The Adaptable Leader, Decision Making and Critical Thinking, Leading Change, Building High Performance Teams and Conflict Resolution, and were facilitated by David Knapp, Ph.D.

Outstanding Achievement, Tammy and Denise!



Tammy King, Zoning Manager
and
Denise Hendricks, Administrative
Supervisor

WHAT'S NEW - PEOPLE

Part-Time, Temporary Senior Office Assistant

Development Services welcomed back Jackie Jensen. Jackie previously worked as a Sr. Office Assistant for DS from 2010 to 2014. Prior to the Town, Jackie worked five years for Loudoun County Virginia as an election officer, and she worked five years for Jefferson County, Colorado, providing administrative assistance to the County Commissioners.

When Jackie is not at work, she enjoys spending time with her family and two dogs, Cheyenne and Lucy. Jackie's first day with the Town was August 28th.



Jackie Jensen
Part-Time, Temporary
Sr. Office Assistant

DS Presents at Manager's Meeting



Bill Detweiler, Director
Development Services

Development Services was featured at the August 23rd Manager's Meeting. Bill Detweiler, DS Director, discussed the Development Activity Map. He noted that the Map is available by clicking on the new link on the home page of the Town's website and reviewed the information available on this map. Bill also went through the building plans for the new Town Hall addition along with the furnishings for each floor.

Julie Kirkpatrick, Long Range Project Manager, presented the draft of the Comprehensive Plan update along with Vision 2030 and took questions and comments.



Julie Kirkpatrick
Long Range Project
Manager

Colorado Chapter ICC Meeting



Joseph Montoya, Chief Building Official and Colorado Chapter ICC Board member and Andy Blake, Plans Examiner and Colorado Chapter ICC Treasurer, attended the Chapter's Board and training meetings August 23rd through August 25th in Steamboat Springs, Colorado.

The topics of the education sessions included, *"Tiny Houses, Log Homes and Other Unique Structures, the State*

Boiler Inspection Program and Anchoring Systems."



Joseph Montoya, Chief Building Official, and
Andy Blake, Plans Examiner



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Castle Rock Ninja Warrior Event - Healthy Living Team

The Town's Healthy Living Team sponsored the Castle Rock Ninja Warrior Event on August 16th at the Epic Sky Trek at the Philip S. Miller Park.

During the event, Town employees had exclusive use of the new aerial trekking course. While the course will accommodate adventurers of all levels, employees also had the option to take a lap on the 1-mile concrete path. Participants collected stamps along the course to win prizes.

More than 120 employees participated in the event. Winners from Development Services were:

- Keith Johnson, Development Review Manager;
- Cindy Brooks, Permit Specialist;
- Brad Boland, Planner I; and
- Larry Hearold, Plan Review Project Coordinator.



HEALTHY LIVING TEAM
—Town of Castle Rock—



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Historical Eclipse Viewing

The Development Services viewed the historical “total” eclipse on August 21st. The department gathered outside Town Hall; and while the Town did not progress into total darkness as did our neighbors to the north, everyone enjoyed this extraordinary experience.



Implementing the Community Vision through Development Activities

PEOPLE & PROJECT UPDATES



Chosen as Judge for Western Planner Awards

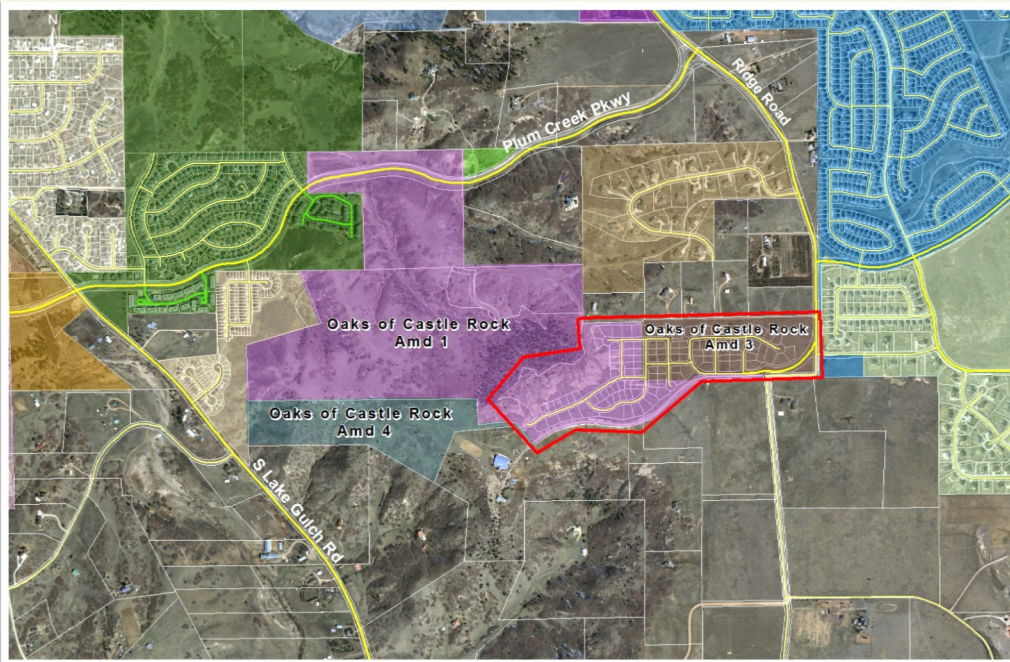
Bill Detweiler, DS Director, has been chosen as one of four judges for the Western Planner Annual Awards. The awards will be presented at the Western Planner conference in Spearfish, South Dakota, September 13th through 15th.

Bill Detweiler, Director
Development Services



Amendment to The Oaks of Castle Rock PDP

Richmond American Homes of Colorado, Inc., submitted an application to amend The Oaks of Castle Rock Planned Development Plan. The site is located off Ridge Road and south of Founders Village. The amendment proposes to increase the number of single-family homes from 117 to 184 with a gross density change from 1.9 dwelling units per acre to 2.9 dwelling units per acre. Public hearings will be scheduled before Planning Commission and Town Council.



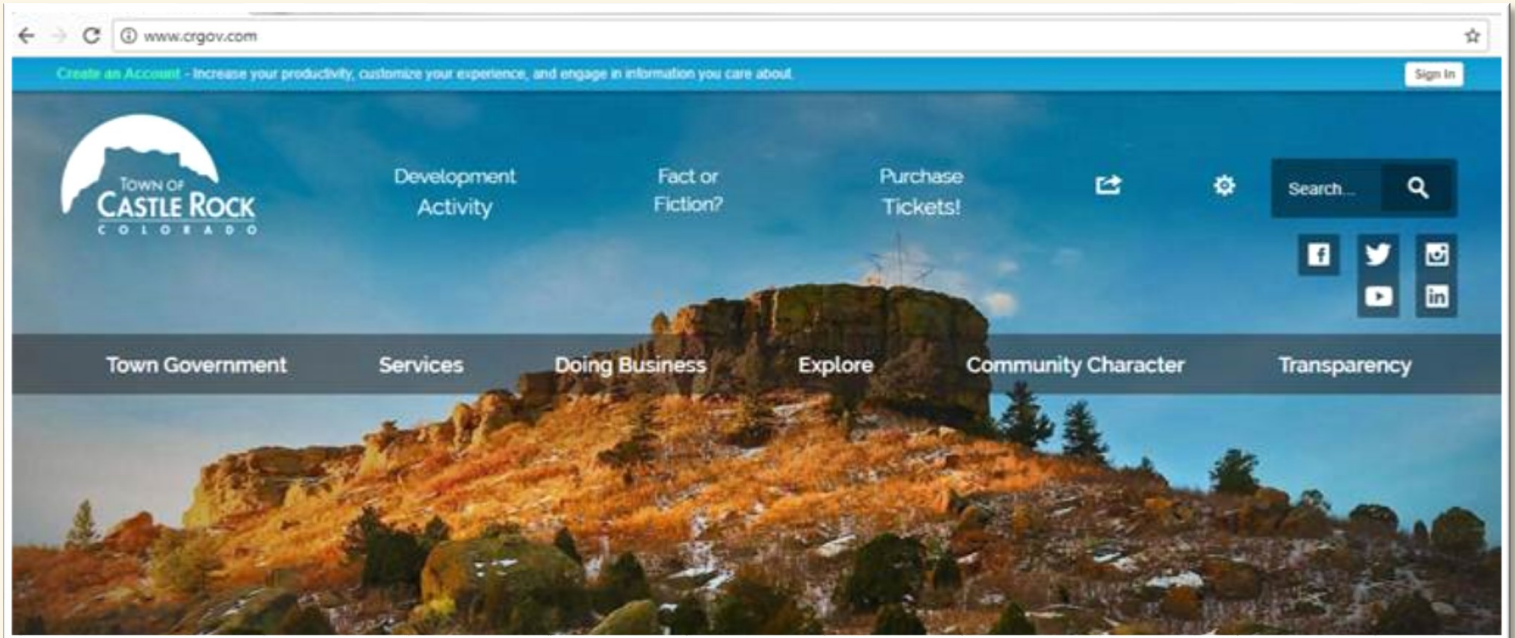
The Oaks
Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Development Activity Map - New Link

We now have a direct link located on the home page of CRGov.com that will take our customers and Town residents directly to the Development Activity Map. Please visit this map to view the development projects in the Town and get more detailed information on each project.



Riverwalk Project Moves Along

The Blue Nectar center was demolished in mid-August in anticipation of construction of the new Riverwalk mixed-use development.

For additional information on this development, please visit the Development Activity Map at: CRGov.com/DevelopmentActivity OR use the new link noted in the article above.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

Riverwalk North and South Construction Documents

Riverwalk Castle Rock, LLC, submitted civil construction documents for the Riverwalk project. The plans are for site constructions of 114 residential apartments in the north building and 114 residential apartments in the south building. Both phases also including 12,800 square feet of retail space and 34,600 square feet of office space. The plans include grading, public infrastructure, landscaping and associated reports. This site is located on the west side of Wilcox Street between Second and Third Streets. This project is under administrative review and does not require public hearings.



Riverwalk Project Progress
August 24, 2017




R I V E R W A L K
CASTLE ROCK

Riverwalk
Artist's Rendition

Lost Coffee Façade Improvements



Proposed Window / Façade Change
Lost Coffee

The owner of Lost Coffee, located at 390 North Perry Street (southeast corner of 4th and North Perry Streets) is proposing to modify their window façade on the side facing Perry Street. The owner is requesting to remove part of the existing window and replace it with a new “garage” door-type window and a new walk-up counter. This project must be approved by the Design Review Board since it is located within the zoning of the Downtown Overlay District and Business / Commercial. A public hearing before the Design Review Board is scheduled for September 13, 2017.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

World Compass Academy Expansion

RTA Architects submitted a Site Development Plan for the Phase 2 portion of the World Compass Academy project located at the southeast corner of South Perry Street and Wilcox Street. The project consists of a 27,90 square foot, two-story building to be connected to the existing facility. The proposed building expansion will include 14 additional classrooms, a cafeteria and an administration area.



The project will expand the current Pre-Kindergarten through 6th grade program to include grades 7 and 8 which will increase the student enrollment from 560 students to approximately 960 students. This project is under administrative review and does not require public hearings.

Sunstone Village (Terrain) Site Development Plan



Vicinity Map

Sunstone Village (Terrain) Site Development Plan

SLV Castle Oaks, LLC, submitted a request for Site Development Plan review. The proposal comprises up to 120 units of an attached, single-family residential product on 44.87 acres located south of State Highway 86 and east of the State Highway 86 and Ridge Road intersection. Access will be gained from State Highway 86.

The site was previously zoned as multi-family / integrated business within the Terrain Planned Development Plan. This Site Development Plan is specific to Planning areas 49 and 50 only.

This Site Development Plan will be scheduled for public hearings with the Planning Commission and Town Council.

Don't forget ...

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

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Crystal Valley Ranch, Filing 15, Amendment 5

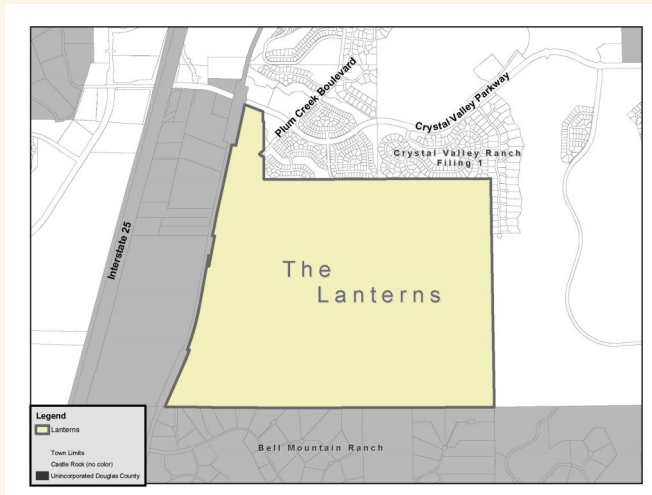
Crystal Valley Recovery Acquisition submitted a plat for Crystal Valley Ranch, Filing 15, Amendment 5. This site is located on the west side of East Loop Road and south of Deer Valley Drive. The plat contains 119 single-family lots with associated tracts and rights-of-way. The construction documents for site improvements, landscaping and infrastructure were also submitted. This project is under administrative review and will not require public hearings.



Vicinity Map
Crystal Valley Ranch, Filing 15,
Amendment 5

The Lanterns Major Amendment to the PD Plan, Zoning and Development Agreement

The Lanterns Planned Development (PD) Plan and Zoning Regulations were amended in 2013. The owner requested an amendment to Section 16, Transitional Use of the PD Zoning Regulations, to allow continued use of the property for agricultural uses until the property is platted. In addition, the owner requested vesting of the PD as permitted under Article 68 of Title 24, C.R.S., and Chapter 17.08 of the Municipal Code.



The Town is requiring an amendment of the PD Phasing Plan and dedication of the Regional Trail Corridor with the approval of the initial development plat or plan. No changes to permitted uses, planning areas or development standards are proposed with this amendment. This item will be scheduled for public hearing before the Planning Commission and Town Council.

Vicinity Map
The Lanterns

Reminder ...

Keep informed on development in the Town
Visit: [CRGov.com/Development Activity](http://CRGov.com/DevelopmentActivity)

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Crystal Valley Ranch, Filing 17, Site Development Plan

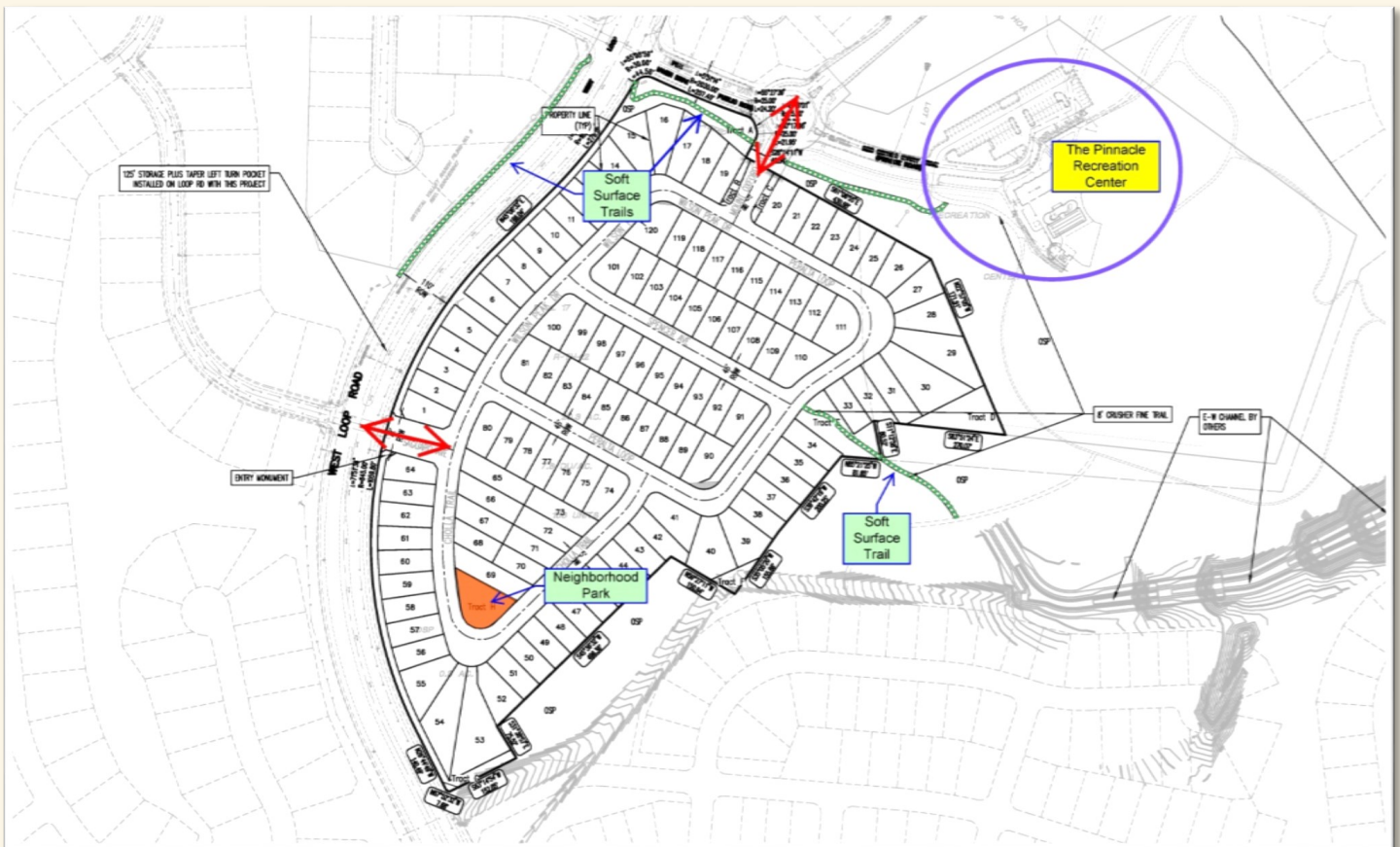
Crystal Valley Ranch is a master-planned subdivision located in the southeast portion of the Town of Castle Rock. It is planned for a maximum of 3,475 dwelling units. To date, approximately 1,300 lots have been platted.

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

Crystal Valley Development Company is proposing 120 single-family lots on approximately 22 acres for a gross density of 5.5 dwelling units per acre. A landscaped neighborhood park will provide a small turf area, a picnic shelter and play boulders. A soft surface trail will be extended along the west side of West Loop Road and south of Fox Haven Drive to provide an east / west connection for the overall Crystal Valley trail system and a link to the Pinnacle Recreation Center. In addition, a trail within Filing No. 17 will connect to the open space and trail system east of the site.

There will be two points of entry to the neighborhood: One from West Loop Road and one from Fox Haven Drive. A monument sign is proposed at West Loop Road and Saguaro Avenue.

This Site Development Plan was approved by Town Council on August 1st by a vote of 7-0.



Vicinity Map - Crystal Valley Ranch, Filing 17, Site Development Plan

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Ordinance Approving Lease Agreements with Verizon Wireless (VAW) LLC

On July 18, 2017, Town Council approved two Use by Special Review applications by Verizon Wireless (VAW) LLC for wireless facilities located at Butterfield Crossing Park and Philip S. Miller Park. Verizon Wireless is proposing lease agreements that run for five years that include four automatically renewing five year terms. Verizon has proposed a yearly total of \$4,200 for the Butterfield Crossing Park site and \$9,000 total for the Philip S. Miller Park sites. On July 18, 2017, Town Council voted 6-0 to approve the leases on first reading.



Verizon Wireless (VAW) LLC has asked the Town to lease space at Butterfield Crossing Park and Philip S Miller Park for the purposes of installing wireless facilities. Within Butterfield Crossing Park, Verizon has requested a 50 square foot lease area. Within Philip S. Miller Park, Verizon has requested three lease areas each being 25 square feet in size. Entering into these lease agreements are conditions of approval for the Use by Special Review for each location.

Town Council voted 7-0 to approve these Lease Agreements on August 1st.

Appointment to Design Review Board

On August 15th, Town Council appointed John Beystehner to the Design Review Board as a representative of the Historic Preservation Board.



John Beystehner

Assignment of Private Activity Bond Volume Cap Allocation

As in year's past, Town Council assigned all of the Town's 2017 Private Activity Bond Volume Cap Allocation to the Douglas County Housing Partnership. In consideration, the Partnership agrees to commit and reserve such allocation to finance projects under the Municipality Development Revenue Bond Act and the Supplemental Public Securities Act, including residential housing facilities for low- and middle-income persons and families.

Town Council approved this assignment via Resolution No. 2017-064 on August 15th by a vote of 7-0.

The Douglas County Housing Partnership is comprised of representatives from the Town of Parker, Town of Castle Rock, City of Lone Tree and Douglas County whose mission is, *"To achieve economically thriving communities by preserving, providing and developing housing choices in Douglas County, Colorado"*.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

Resolution Approving a Request for a Landmark Alteration Certificate for 208 North Cantril Street

Applicants and property owners, David and Brittany Braun, requested approval for the renovation of the historic barn located on the Dyer House property at 208 North Cantril Street. This site is located on the northeast corner of Cantril and Second Streets in the Craig and Gould neighborhood. The property is surrounded by several other single family homes and is one of three designated landmarks on the block. This site was listed on the National Register of Historic Places last year.

The proposed renovations for the barn include a new foundation, a new roof and siding, a replacement door and additional windows.

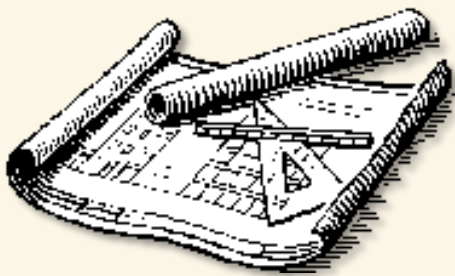
The Historic Preservation Board voted 5-0 to approve this Resolution on August 2nd.

Design Review Board Vacancy

Proposed Barn Renovations
208 North Cantril Street

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.

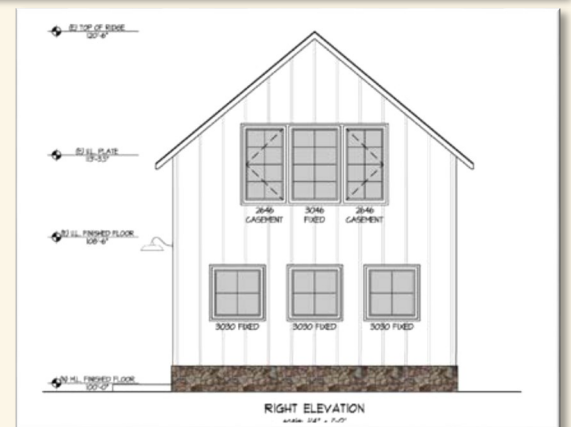
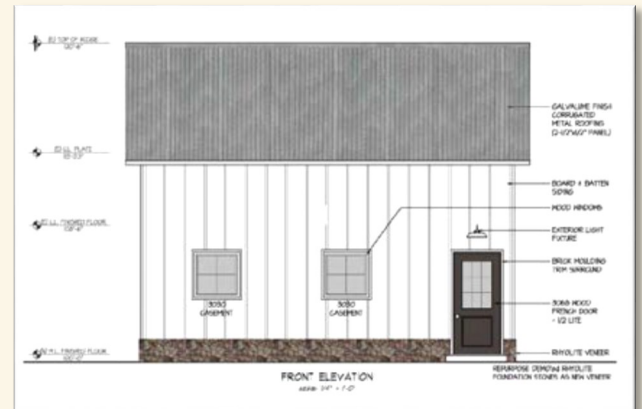


The Design Review Board reviews all development applications that require a Downtown site plan to achieve the goals and objectives of the Downtown Master Plan, the Downtown Overlay District and the Historic Preservation Plan.

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 - BOARDS & COMMISSIONS

Board of Adjustment

Variance - 4077 Deer Valley Drive

Applicant proposed to encroach 6 feet into the required 20-foot rear yard setback for a deck replacement and patio cover. The existing deck was built by a previous owner without the benefit of a permit. There was no opposition to the variance by affected neighbors, the Crystal Valley Design Review Board and the Master Association.

The Board of Adjustment approved this variance at public hearing on August 3rd.

Planning Commission

Festival Park Update

On August 10th, Brian Peterson, Parks Planning & Construction Manager, Parks and Recreation Department, presented an update on the reconstruction of Festival Park and answered questions.

To view renderings of the renovated park, please view: CRGov.com/2388/Festival-Park-Reimagined



Artist's Rendering - Festival Park

Crystal Valley Ranch, Filing No. 11, Site Development Plan

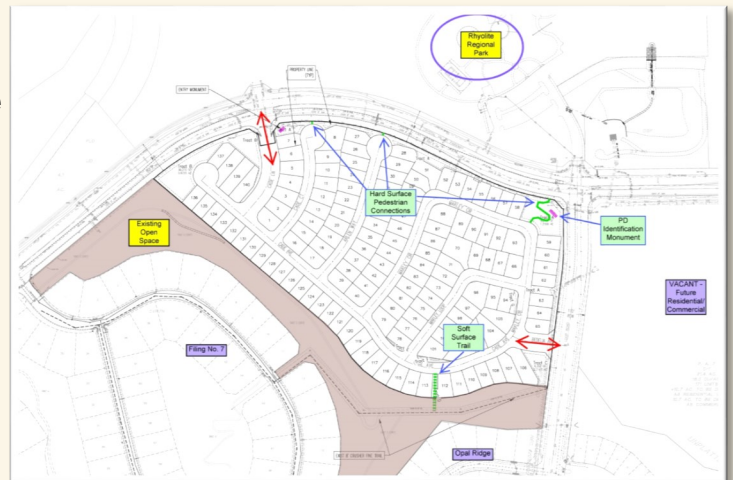
Crystal Valley Ranch is a master-planned subdivision located in the southeast portion of the Town of Castle Rock. While it is planned for a maximum of 3,475 dwelling units; to date, approximately 1,300 lots have been platted.

Filing No. 11 is located at the southwest corner of Crystal Valley Parkway and West Loop Road. Rhyolite Regional Park is located north of the site across Crystal Valley Parkway. This SDP proposes 140 single-family lots on approximately 25 acres for a gross density of 5.6 dwelling units per acre.

The Commission was interested in the multi-tiered zoning associated with the Crystal Valley PD. Sandy Vossler, Planner II, explained the complex zoning associated with the area. The Commission also had questions on the future signalization of the Crystal Valley Parkway and Loop Road intersection, and that question was addressed by Thomas Rief, Transportation Planner, Public Works.

On August 24th, Planning Commission voted 6 to 0 to recommend this Site Development Plan to Town Council.

Site Development Plan
Crystal Valley Ranch, Filing 11



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The very popular Contractors BBQ was held August 9th at Rhyolite Park. The approximate attendance was 70 -75 persons, including our contractor customers and staff. This annual event is the Building Division's way of thanking our customers.



The next Contractors Luncheon will be held Wednesday, September 13, 2017, The Millhouse, Philip S. Miller Park.



***Thank you
to our
Customers!***



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".

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

104 Initiative - Castle Rock Wants Business Startups

As part of the Town's overall growth strategy, the Castle Rock Economic Development Corporation has introduced the "104 Initiative." The "104" comes from the last three digits of the Town's Zip Code.

Monica Mendoza, reporter, authored an article published by the Denver Business Journal on August 1st summarizing this unique opportunity for new business startups and second-stage companies.

The 104 Initiative program has been created to lure startup businesses to the Town, particularly those in the tech domain, by organizing a group of angel investors. Frank Gray, President / CEO of Castle Rock EDC noted, *"The capital has always been there, but no one has organized that capital. Now it's our turn to formalize a network of angel investors."*



"While second-stage companies make up 10 percent of metro Denver businesses, they make up 40 percent of job growth ... Castle Rock is not trying to pluck companies away from other cities, but rather wants to make itself attractive enough for companies to relocate here on their own," stated Marcus Notheisen, Vice President of Castle Rock EDC.

The Town has approximately \$113 million in projects in various phases of development. This growth along with the

forthcoming Collaborative Campus in The Meadows *"makes Castle Rock an attractive place for entrepreneurs."*

To read this article in its entirety, please visit: bizjournals.com/denver/news/2017/08/01/castle-rock-to-startups-we-want-you.html



The MOVE



Artist's Rendering of Riverwalk

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Comprehensive Master Plan and 2030 Vision Outreach

During the month of August, the Town sponsored a public Open House breakfast on August 15th. There were approximately 50 - 60 persons in attendance. Julie Kirkpatrick, Long Range Project Manager, presented an overview of the draft Comprehensive Master Plan and the 2030 Vision update. The public feedback was largely positive.

Ms. Kirkpatrick also presented the Plan and Vision at the Manager's Meeting on August 23rd and gave the Town employees a general update on this important undertaking.

Additionally, the Town published emails on each Monday on August pertaining to the Four Cornerstones of the Town's Vision. The Four Cornerstones, supported by 2013 and 2015 community surveys, are:

- ⇒ Distinct Town Identity
- ⇒ Responsible Growth
- ⇒ Community Services
- ⇒ Thriving Economy



The Town anticipates adoption of the updated Comprehensive Master Plan and the 2030 Vision in early fall.

Open House Breakfast
August 15, 2017



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Neighborhood Clean Up Day Set for September 30th

On Saturday, September 30th, the Town of Castle Rock - Zoning Division is sponsoring "Neighborhood Clean Up Day."

From 9:00 a.m. to 3:00 p.m., residents will be able to dispose of bulky waste items that will not fit into curbside cans FREE of charge.

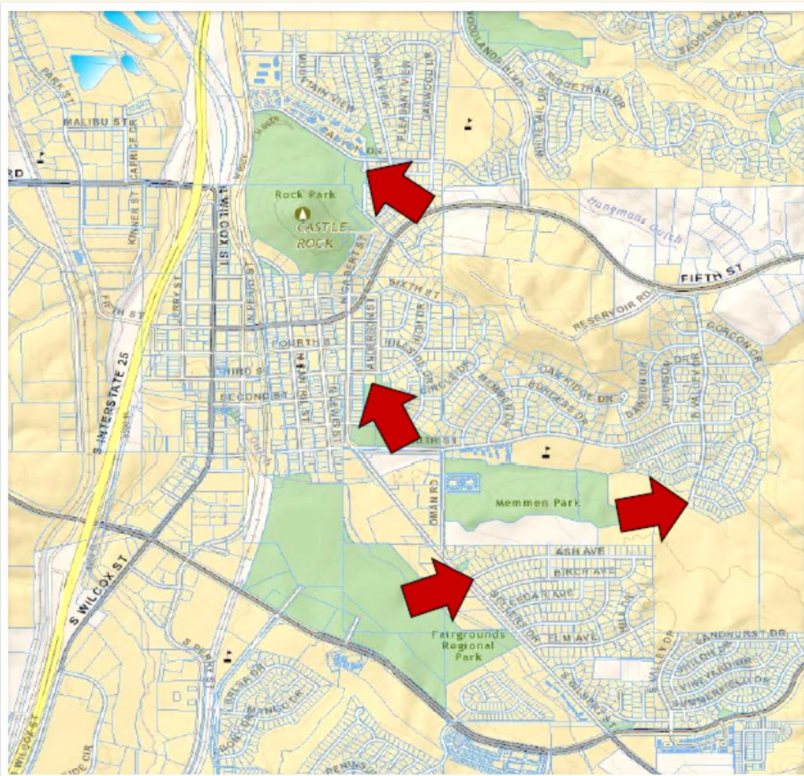
Dumpsters will be located at four locations:

- Sellers Drive at Ash Avenue
- South Valley Drive at Hoover Drive
- Canyon Drive at Sunset Court
- Castle Rock Baptist Church - 880 Third Street



Castle Rock Baptist Church will also be accepting nonperishable food items to help stock their food bank, and representatives of the Douglas / Elbert Task Force will be on hand at Castle Rock Baptist Church to accept any usable items, such as furniture, clothing, books, toys, etc.

Household hazardous materials such as paints, pesticides, oil, fluorescent lights, batteries and other chemicals can be dropped off at the "Douglas County Chemical Roundup, 9:00 a.m. to 3:00 p.m., 175 Kellogg Court. The fee is \$25 per vehicle and proof of residency must be provided. No electronic waste will be accepted.



Town of Castle Rock - Zoning Division
Neighborhood Clean Up Day
September 30, 2017

Map of Dumpster Locations

WHAT'S NEW - GENERAL

Town Hall Addition Update

G. H. Phipps is progressing steadily with the project, and this month:

- Concrete work pouring the south side exterior sidewalk and handicap ramps was completed;
- The exterior glass and its molding was completed;
- 90% of the interior painting is complete along with 90% of the drop ceiling grid; some of the lights are installed and working;
- The first floor epoxy flooring has been finished with smaller sections on the east side of the building to be finished the first week in September;
- The elevator has been installed;
- Installation of cabinets and countertops has begun;
- After the Labor Day holiday, scaffolding will be erected around the entire building to prepare for the laying of the exterior block veneer.



Town Hall - August 29, 2017

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

Stay tuned!



*"Happiness is a butterfly,
which when pursued,
is always just beyond your grasp,
but which,
if you will sit down quietly,
may alight upon you."*

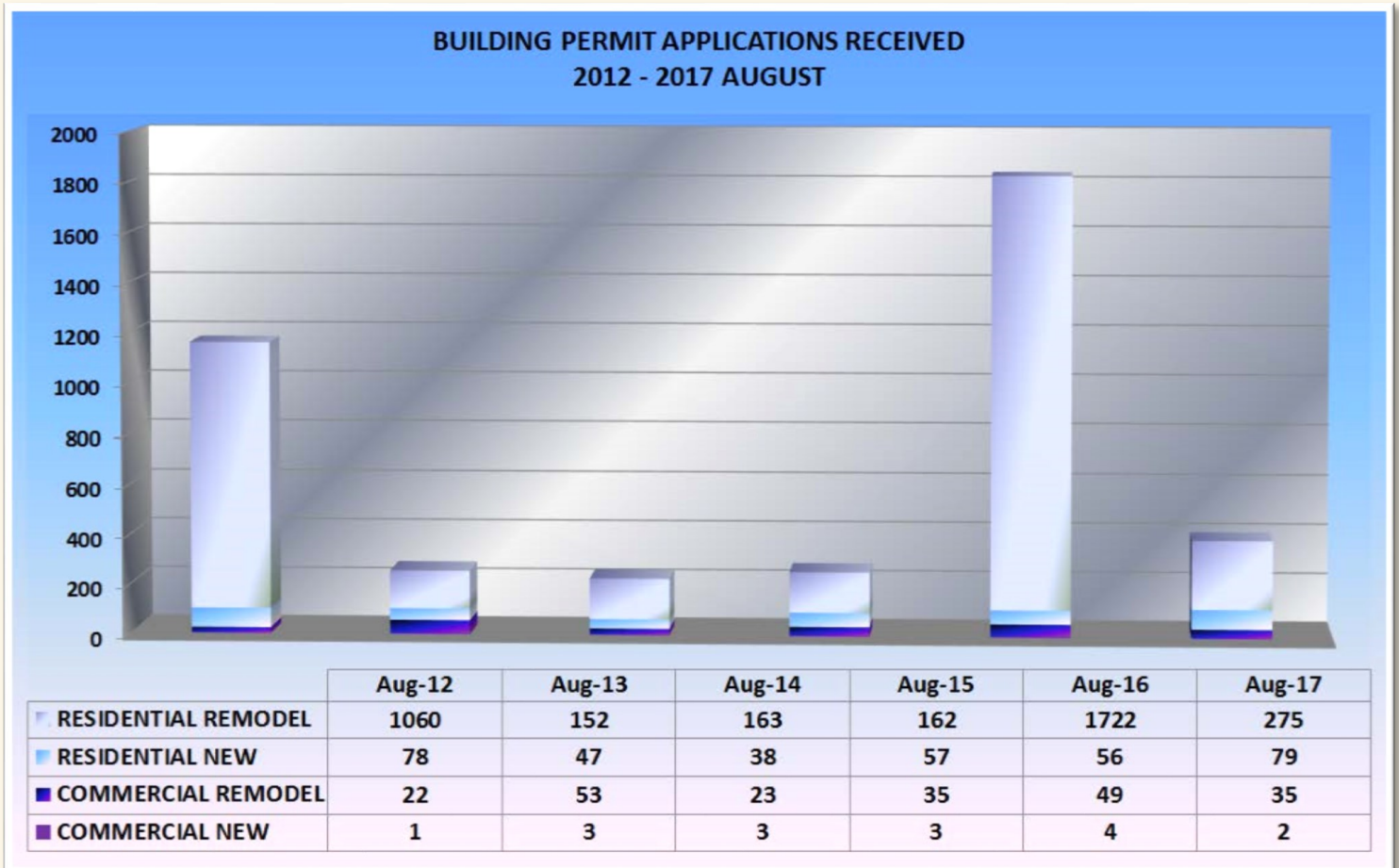
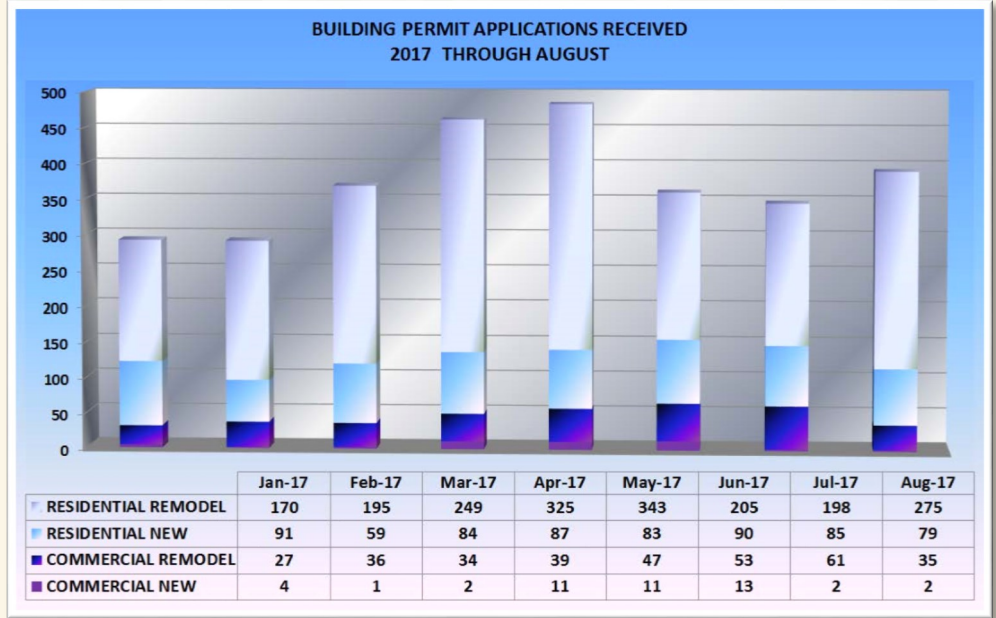
~~ Nathaniel Hawthorne
American Novelist
(1804 - 1864)

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

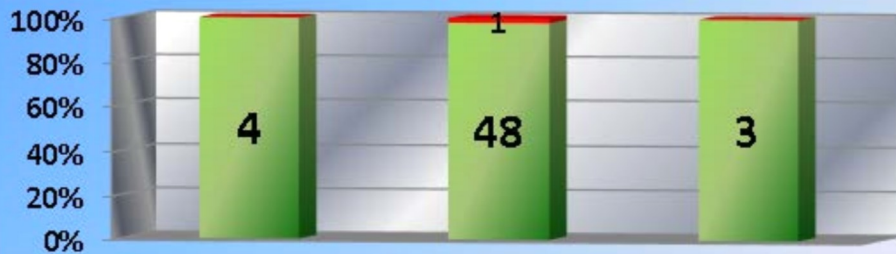


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

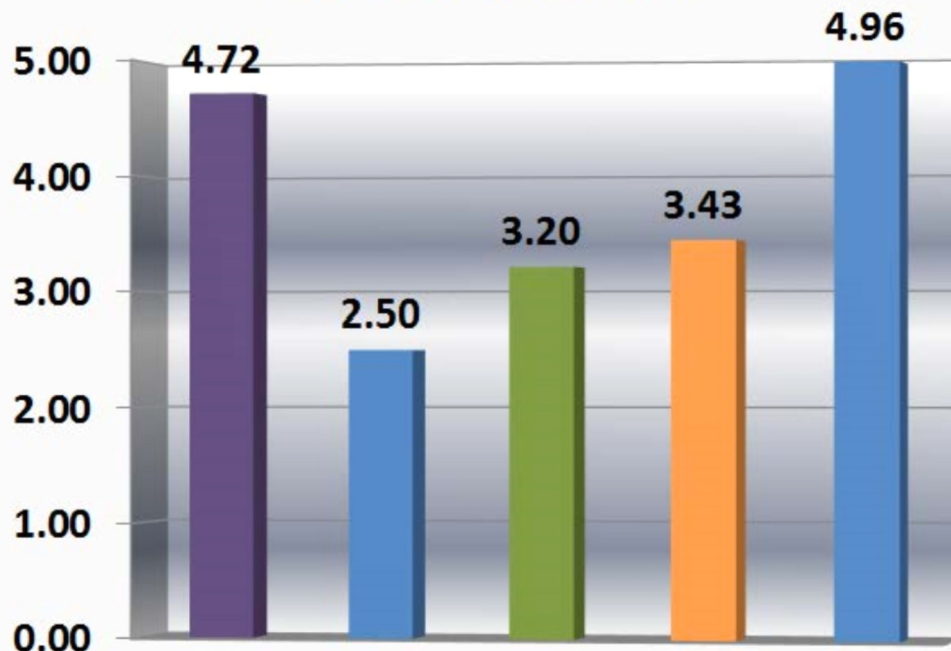
Building
Division

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



	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	4	48	3

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 45% FROM LAST YEAR



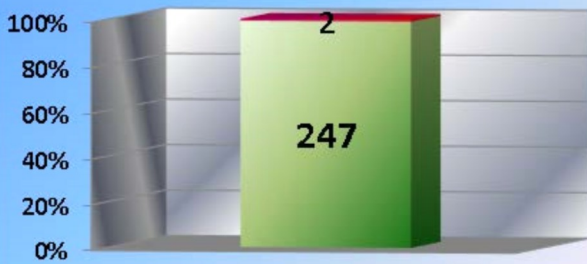
	Aug-13	Aug-14	Aug-15	Aug-16	Aug-17
Total	4.72	2.50	3.20	3.43	4.96

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

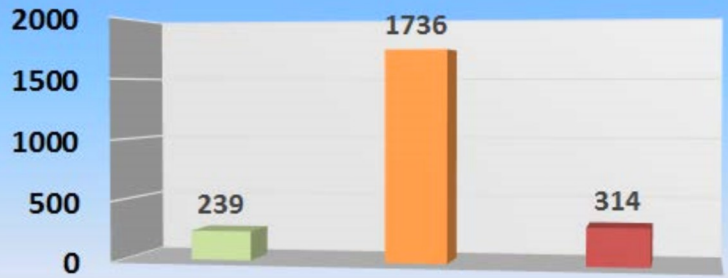
Building Division

**FEEs CALCULATED (W/IN 3 DAYS)
(2 LATE DUE TO VOLUME)**



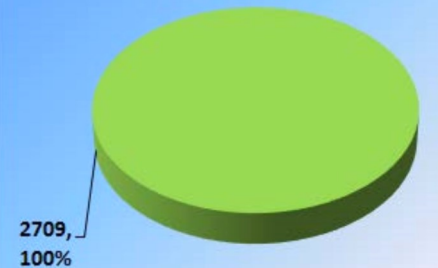
	Aug-17
LATE	2
ON TIME	247

**BUILDING PERMITS ISSUED
DOWN 82% OVER 2016
(2016 UP DUE TO HAIL STORM)**



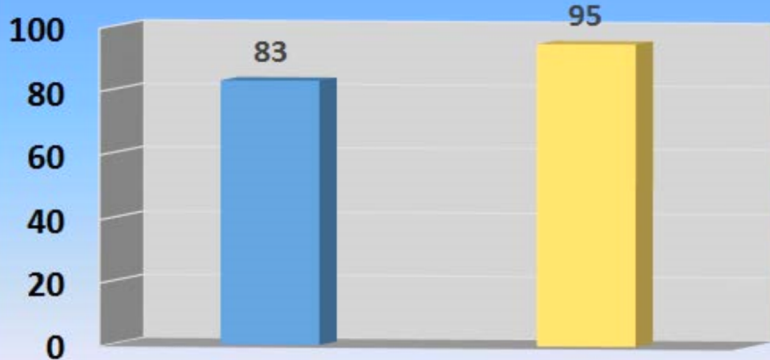
	Aug-15	Aug-16	Aug-17
Total	239	1736	314

**BUILDING INSPECTIONS
AUGUST 2017**



ON TIME W/IN 24 HOURS

**CONTRACTOR REGISTRATION 2016 VS 2017
UP 15% IN AUGUST**



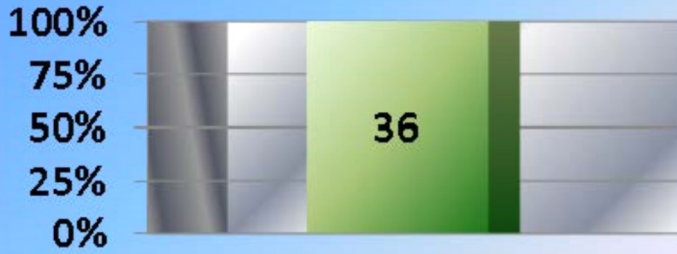
	Jul-17	Aug-17
Total	83	95

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

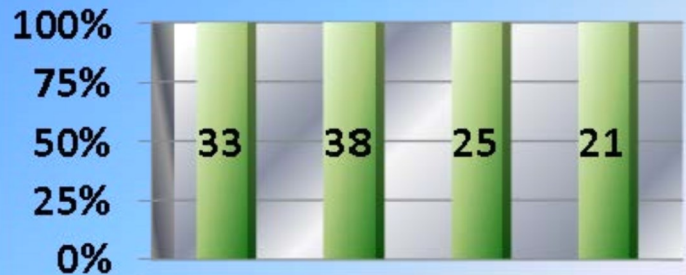
Code Compliance

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



	Aug-17
LATE	0
ON TIME	36

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



	Aug-13	Aug-14	Aug-15	Aug-16
LATE	0	0	0	0
ON TIME	33	38	25	21

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



	Aug-17
ON TIME	17

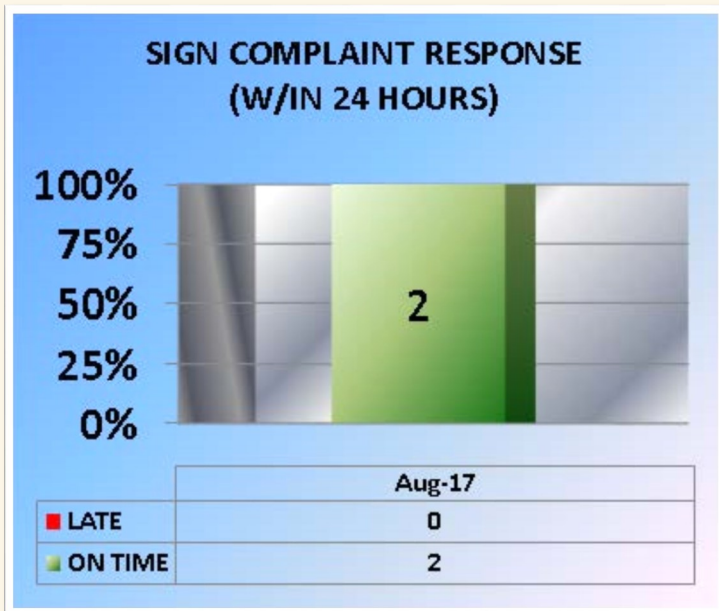
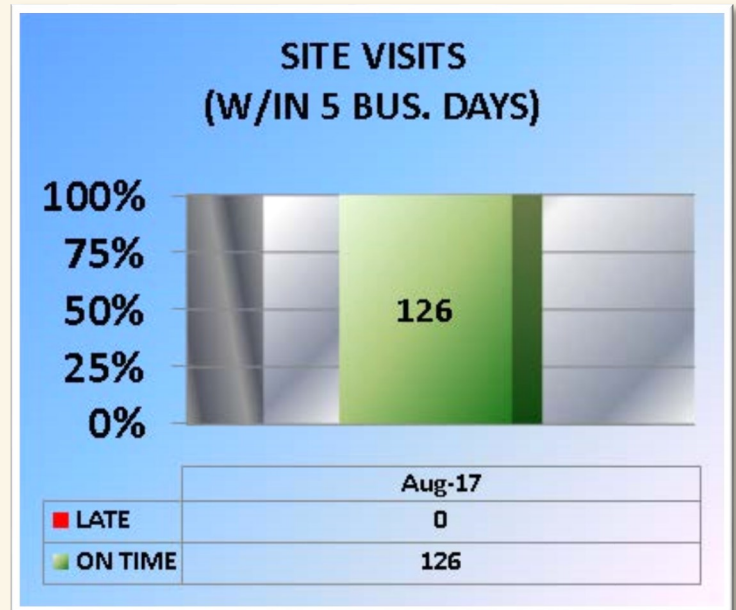
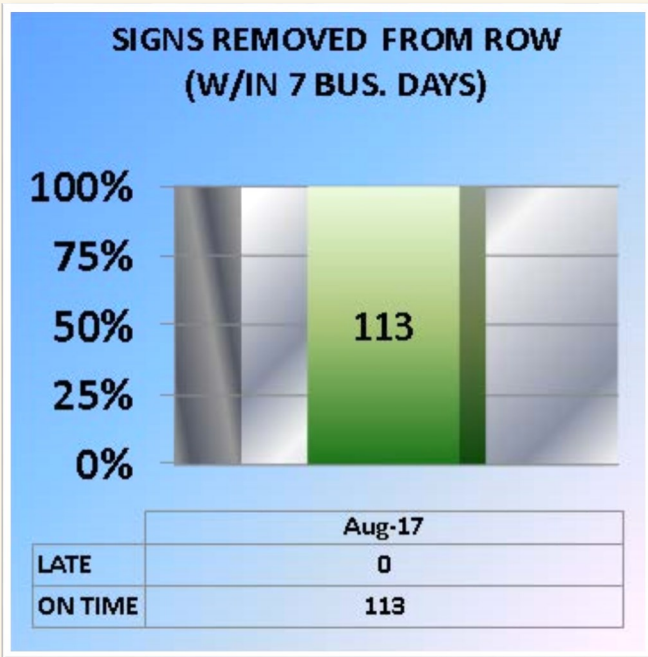
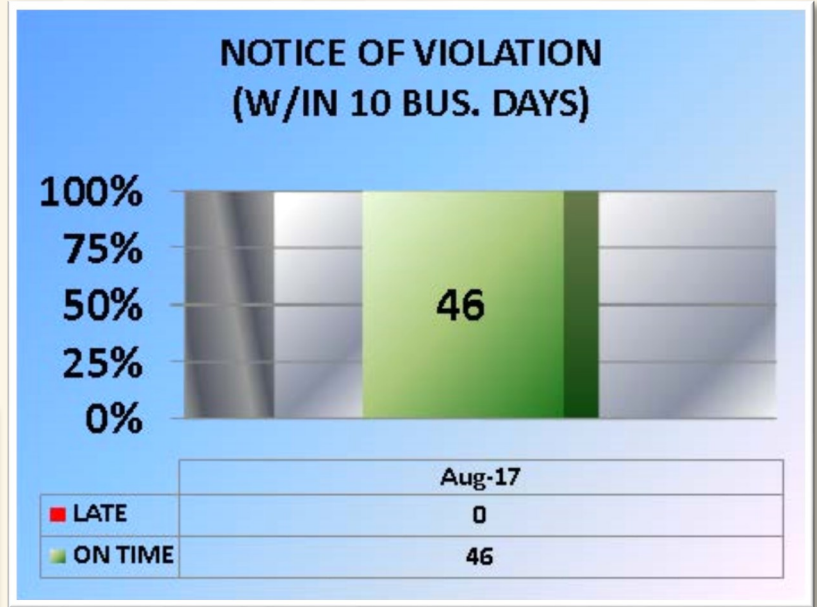
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



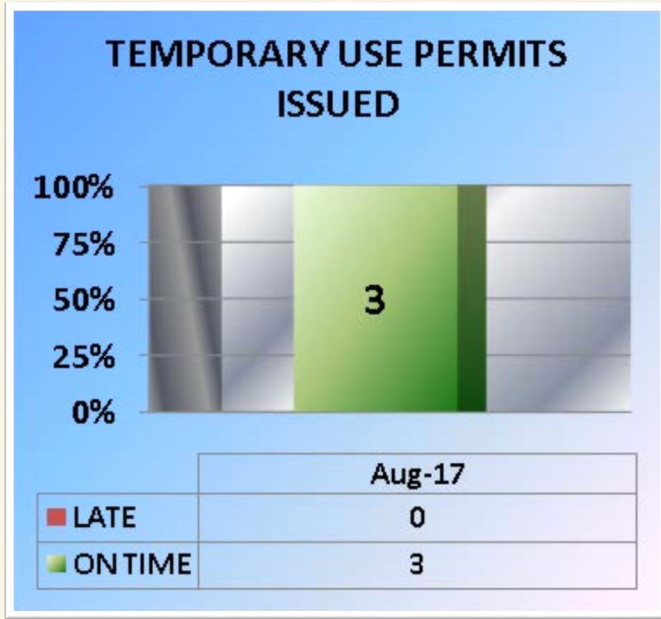
	Aug-17
LATE	0
ON TIME	62

CORE SERVICE LEVELS

Code Compliance

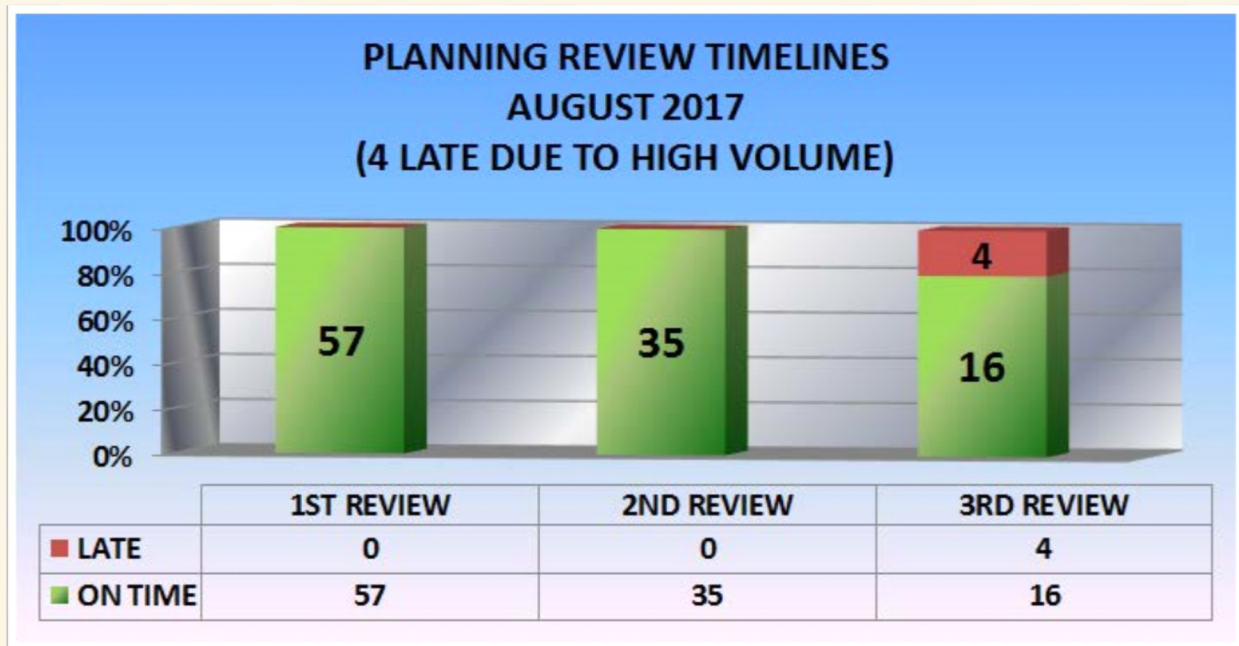


CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

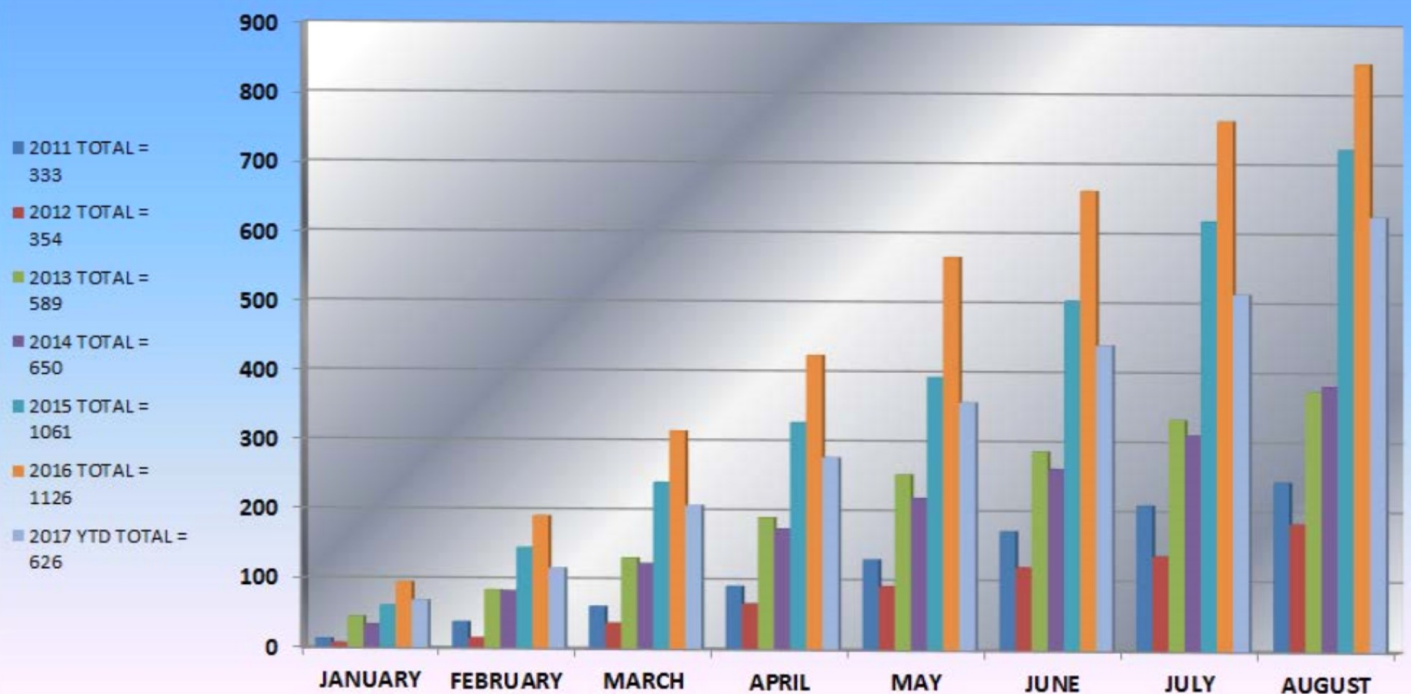


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

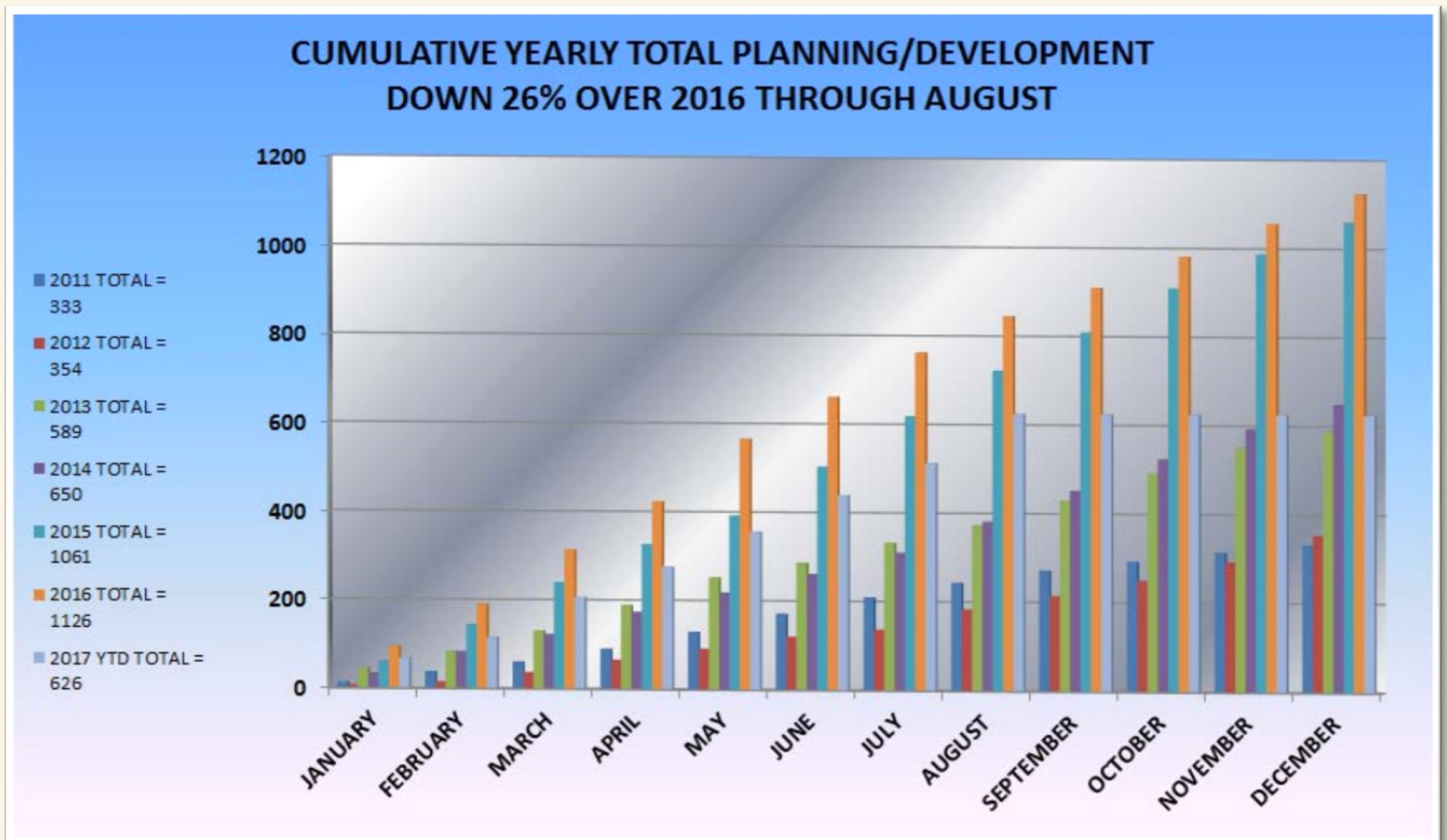
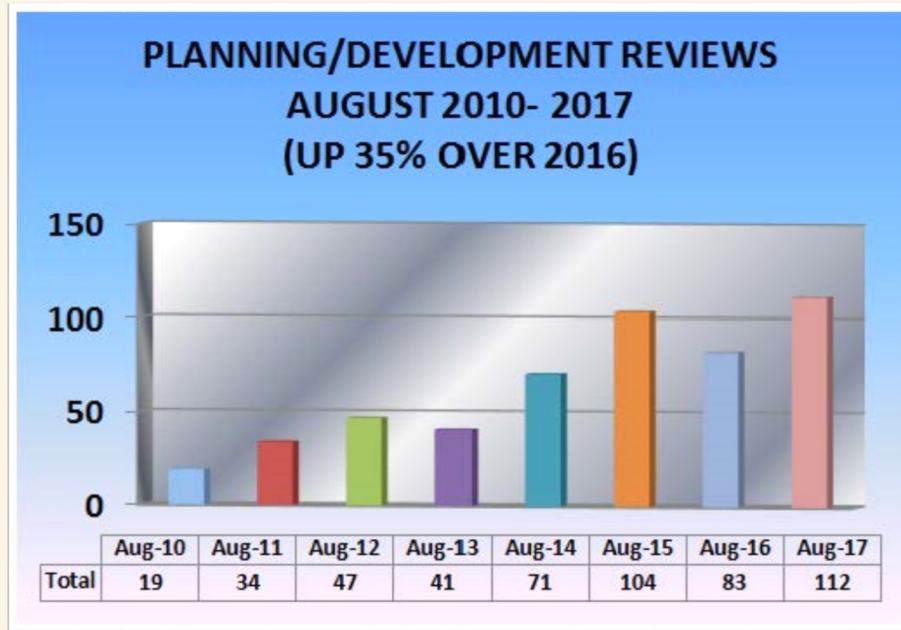
Planning Division

**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 26% OVER 2016 THROUGH AUGUST**



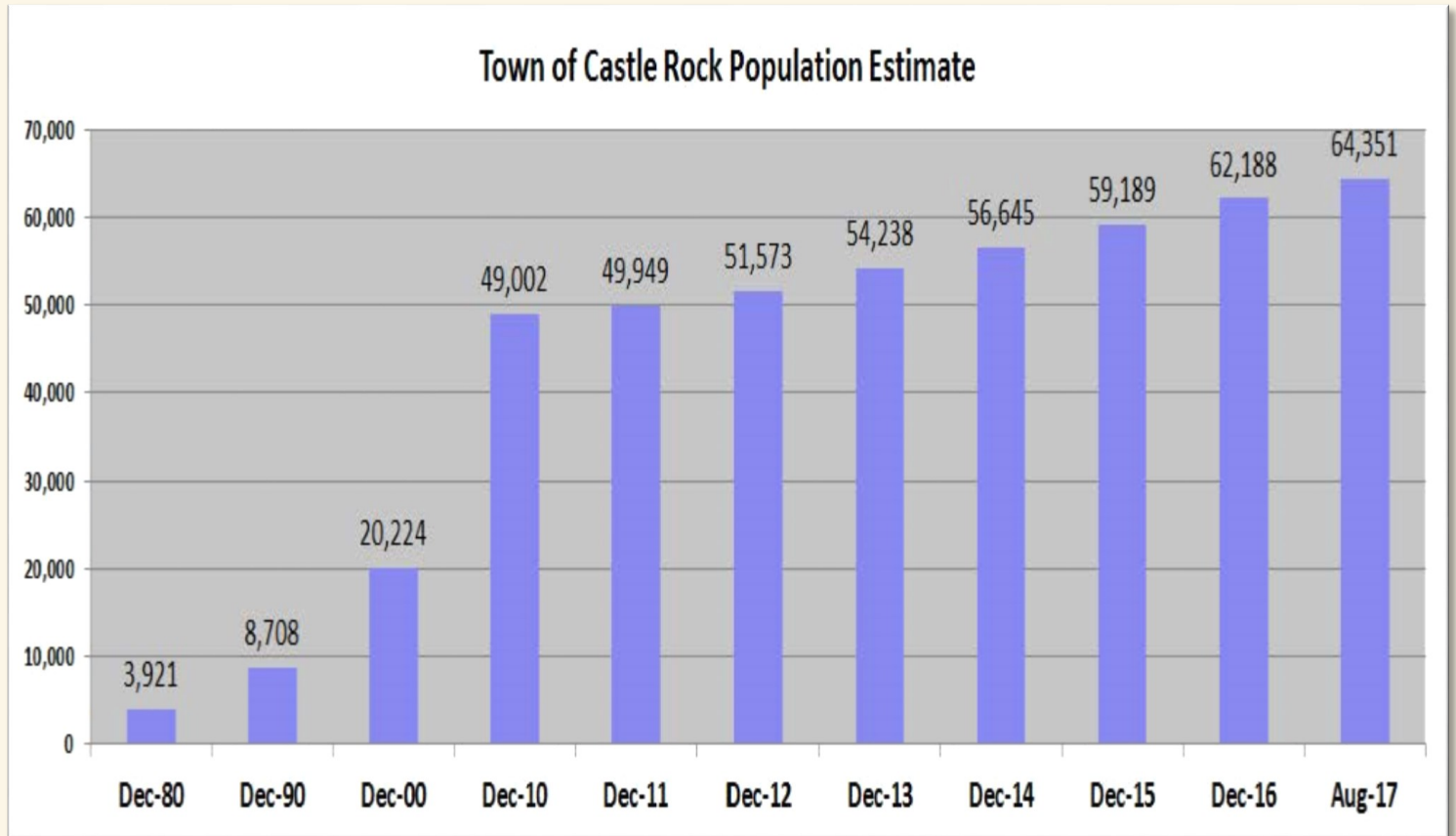
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities