



# Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

## Development Tales by the Director



Bill Detweiler, Director  
Development Services

*"Great distance in either time or space has wonderful power to lull and render quiescent the human mind."*

~~ Abraham Lincoln



*In social or professional settings, I am often asked what I enjoy the most about my work with Castle Rock. The answer is easy - diversity and pace of activity. Dormancy is not a state that I or staff experience very often. The "pace of play" and sophistication of development activity in town is always at a high level and allows us to exercise creative intellect on a daily basis. That is a good thing.*

*Leadership matters. Working with our elected and appointment officials, development community partners and residents requires energy and commitment to ensure we are adhering to the Mission, Vision and Values of the organization and the Development Services team. Consistency requires adjustments to the manner in which we work, but should not result in weaving and bobbing to short term influences. Staying the course is critical in high growth communities*

For the latest in development activity,  
please visit:

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

# DEVELOPMENT TALES

*to safeguard against modifications that do not serve the best interests of the community.*

*The Development Services team and a group of volunteers from our Boards and Commissions, local businesses and development community are working on the 6<sup>th</sup> edition of the Town Design Awards. The awards recognize great design and how such design deepens our community character. Stay tuned as Council announces the winners in June.*

*Staff is initiating a series of open houses and community meetings in June to finalize language in the 2030 Comprehensive Master Plan update. The plan will clearly identify our vision, policies, themes and goals for the community and confirms the policies and goals outlined in the 2020 Plan are solid and only minor adjustments are necessary. We look forward to receiving public input on this critical guide to our future.*

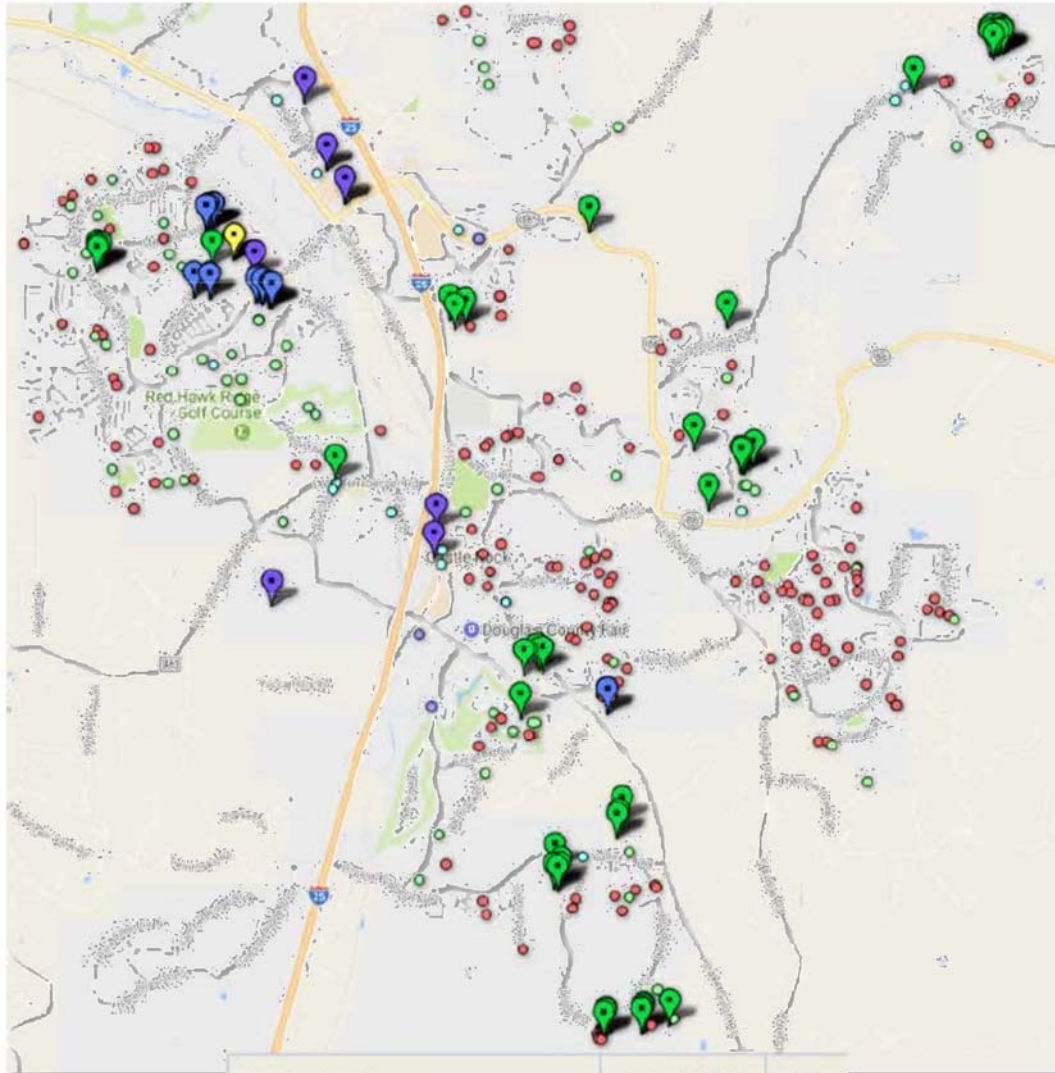
*The latest development activity data demonstrates that residential housing construction remains strong and that many new and exciting retail and office projects are moving forward. Investment in Castle Rock is strong.*





*Stay safe and remember to use sunscreen as outdoor activity increases with arrival of the warm season.*



# PERMIT ACTIVITY MAP - MAY

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



PERMIT TYPE	MAY 2017	ICON
COMMERCIAL NEW	13	
COMMERCIAL REMODEL	4	
MISC COMMERCIAL	30	
MISC RESIDENTIAL	229	
NEW SINGLE FAMILY ATTACHED	28	
NEW SINGLE FAMILY DETACHED	52	
RESIDENTIAL REMODEL	59	
NEW MULTI FAMILY	60	

Implementing the Community Vision through Development Activities



# KUDOS

## Even More ICC Certifications!

James Martino, Assistant Chief Building Official, announced that:

Raul Gierbolini, Combination Building Inspector, passed the ICC Residential Building Inspector exam;

J. R. Trout, Combination Building Inspector, passed the ICC Residential Plumbing Inspector exam;

Rob Dana, Combination Building Inspector, passed the ICC Residential Electrical Inspector exam; and

Lenore Bennett, Combination Building Inspector, passed the ICC Residential Energy Inspector / Plans Examiner exam, the ICC Commercial Energy Inspector exam and the ICC Commercial Energy Plans Examiner exam.

These exams are known for their lengthy study time and difficulty.

*The International Code Council is a member-focused association. 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/about-icc/overview/about-international-code-council](http://iccsafe.org/about-icc/overview/about-international-code-council))*

**Hats Off to Raul, J. R., Rob and Lenore!**



From the Top: Raul Gierbolini, Combination Building Inspector;  
J. R. Trout, Combination Building Inspector; Rob Dana,  
Combination Building Inspector; Lenore Bennett,  
Combination Building Inspector

**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - PEOPLE

## Red Nose Day at DS

DS participated in Red Nose Day on May 25th.

*“Red Nose Day is a fundraising campaign run by the non-profit organization Comic Relief, Inc., a registered U.S. 501(c)(3) public charity.*

*“Red Nose Day brings people together to have fun, raise money and change the lives of kids who need our help the most. Red Nose Day launched in the US in 2015, dedicated to ending child poverty, both in the US and in some of the poorest communities in the world. The money raised by Red Nose Day in the US has benefited programs for children and young people in all 50 states and in 25 countries internationally. Globally, Red Nose Day has raised over \$1 billion since its launch in the UK in 1988.” (rednoseday.org)*



Implementing the Community Vision through Development Activities



# WHAT'S NEW - PEOPLE



Cara Reed  
Neighborhood Liaison

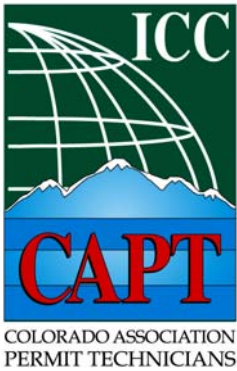
## Please Make Welcome

Cara Reed joined Development Services on May 22nd as Neighborhood Liaison in the DS Zoning Division. This position will be responsible for serving as the primary contact for creating dialogue, information sharing, partnership and action with neighborhood residents, leaders, organizations and businesses on zoning-related issues. Cara comes to us with a zoning compliance background coupled with extensive customer service and marketing attributes.

Cara lives near the Town of Elbert. She is married with one daughter and eight dogs. When Cara has time away from the office, she enjoys spending time with her family, outdoor adventures, crafting and a good novel.

## Colorado Association of Permit Technicians Meeting

Lynda Halterman, Permit Specialist, and Dena Paulin, Development Services Technician, attended the Colorado Association of Permit Technicians meeting on May 17th in Loveland, Colorado.



In addition to the regular business meeting, the educational portion of the meeting consisted of a presentation by Shaunna Mozingo, Energy Code Consultant with Colorado Code Consulting, entitled, "Energy Code 101 - The House as a System." The group delved into how building science principals meet code requirements by examining how moisture and air get into building assemblies and why the code now addresses those issues. In addition, the group learned how the building envelope, the mechanical system and the lighting system all impact one another.



Top: Lynda Halterman, Permit Specialist  
Bottom: Dena Paulin, Development  
Services Technician

# WHAT'S NEW - PEOPLE

## 18th Annual Employee Breakfast

On May 10th, the Town hosted its 18th Annual Employee Breakfast. The breakfast was held at the Panorama Room at the Recreation Center from 7:00 am to 9:00 am. An estimated 368 employees attended - a record for this event. In addition to the meal, provided by the Clubhouse Grill at Red Hawk Ridge, the Town also presented each employee with an appreciation gift.



### YOU ARE INVITED!



*Let the boss  
serve you!*

Wednesday, May 10  
7 to 9 a.m.  
Castle Rock  
Recreation Center  
Panorama Hall

Thanks to the Clubhouse Grill at Red Hawk

Ridge for this year's menu:

- Green chili
- Veggie and meat casserole
- Cheese and potato casserole
- Yogurt parfaits
- blueberry pancake muffins
- Fruit salad with homemade cool whip
- Coffee and juice

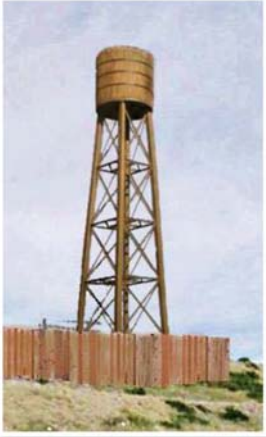
Please stop by, get your employee gift, and have breakfast on us!



Implementing the Community Vision through Development Activities



# PROJECT UPDATES



## Quarry Mesa Open Space Use By Special Review

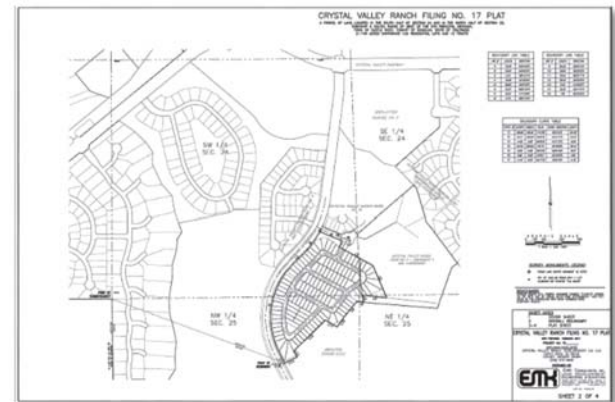
Eco-Site, Inc., on behalf of T-Mobile, submitted a Wireless Use By Special Review application to install a personal wireless service facility within Quarry Mesa Open Space. Eco-Site, Inc., is proposing to install a 50-foot tall stealth water tank wireless tower. The tower will house 12 antennas and two microwave dishes. The site and height of the tower were selected to allow T-Mobile to meet its service capacity needs, to address gaps in current service coverage and to allow co-location of other carriers. This project will require public hearings before the Parks & Recreation Commission, the Planning Commission and Town Council.

## Plum Creek Fairway 5, Filing 2, Well Field GESC Review

An application for a Grading, Erosion and Sediment Control Plan was submitted for the existing well field site for a new well. The site is located on the southeast corner of Masters Club Circle and Masters Drive. This project is under administrative review and does not require public hearings.

## Crystal Valley Ranch Filing No. 17 Plat

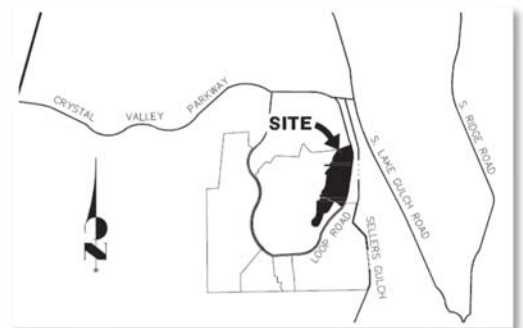
Crystal Valley Ranch Development Company submitted a plat for 120 single-family lots on 21.749 acres. The plat also includes rights-of-way and private tracts for open space, landscaping and utilities. The site is located on the southeast corner of Loop Road and Fox Haven Drive. The developer also submitted construction documents for site improvements, landscaping and infrastructure. This project is under administrative review and will not require public hearings.



Crystal Valley Ranch Filing No. 17 Plat

## Crystal Valley Ranch Filing No. 15, Amendment No. 4

Crystal Valley Ranch Development Company submitted a plat for Crystal Valley Ranch Filing 15, Amendment No. 4. The site is located on the west side of East Loop Road and south of Deer Valley Drive. The plat is for 164 single-family lots with associated tracts and rights-of-way. Also submitted were the construction documents for site improvements, landscaping and infrastructure. This project is under administrative review and will not require public hearings.



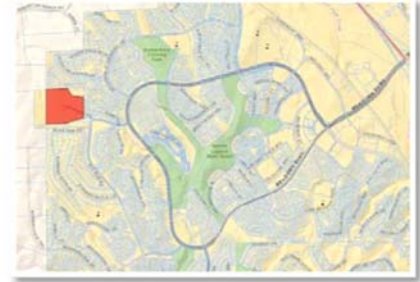
Vicinity Map - Crystal Valley Ranch Filing No. 15, Amendment 4



# PROJECT UPDATES

## Church of the Rock GESC Fill Site

Lennar has submitted a Grading, Erosion and Sediment Control Plan for property located at the Church of the Rock, 4881 Cherokee Drive. Lennar will be hauling material cut from their site located on the northeast corner of Meadows Parkway and North Meadows Drive. The material will then be spread over the approximately 9.5-acre site. This project is under administrative review and does not require public hearings.



Vicinity Map  
4881 Cherokee Drive

## Meadows Filing 20, Phase 1, Amendment 2, Lot 1, Block 3



Vicinity Map  
Meadows Filing 20, Phase 1,  
Amendment 2, Lot 1, Block 3

Castle Rock Development Company has submitted a Site Development Plan for a new 4,500 square foot retail / commercial building on the southwest corner of Meadows Boulevard and Ambrosia Street. The property is zoned Planned Development COI. The proposed use is allowed by this zone district. The Site Development Plan shows building layout, parking, landscaping and site improvements. This project is under administrative review and will not require public hearings.

## Crystal Valley Ranch Filing No. 11 Plat

Crystal Valley Ranch Filing No. 11 is located at the southwest corner of Crystal Valley Parkway and West Loop Road. The plat is for 142 single-family residential lots, 11 tracts and associated rights-of-way. This project is under administrative review and does not require public hearings.



Vicinity Map  
Crystal Valley Ranch Filing  
No. 11

## Promenade Block 2, Lot 1A-4, 7-Eleven Site Development Plan



7-Eleven has submitted a Site Development Plan for a new commercial building and fueling center in The Promenade at Castle Rock. The site is located on the southwest corner of Promenade Parkway and Castle Rock Parkway. The site includes a 3,000 square foot building and 6 fueling islands. The plan is for site layout, proposed landscaping and parking. This project is under administrative review and will not require public hearings.

Implementing the Community Vision through Development Activities

# PROJECT UPDATES

## Your Storage Centers of Castle Rock - Annexation Petition

Applicant, Cactus Moon Maizeland, LLC, submitted an Annexation Petition to bring approximately 1.5 acres into the Town of Castle Rock. The parcels are located along the South I-25 Frontage Road between Brookside Circle and South Perry Street. The property is currently unimproved, but zoned Rural Residential under the jurisdiction of Douglas County.

The applicant anticipates zoning the property Planned Development (PD) to permit self-storage uses. The Annexation Petition application will require public hearings before Town Council. The Annexation Petition must first be found to be in Substantial Compliance and Eligible to be annexed before a Town annexation process can be considered. A neighborhood meeting was held on February 22, 2017, to share information and obtain feedback.



Vicinity Map  
Your Storage Centers of Castle Rock  
Annexation Petition

## Castle Rock Industrial Park Site Development Plan

Polo Properties Holdings, LLC, is proceeding with an application for a Site Development Plan for the property known as Castle Rock Industrial Park. This project is currently under separate application for Annexation and Zoning. The property is approximately 4.5 acres and will include 6 buildings for office / flex space and mini-warehouses. The site is located at the northwest corner of Highway 85 and Liggett Road. The Site Development Plan is for site design, and includes parking, landscaping, building elevations and building layout. This project is under administrative review and does not require public hearings.



Vicinity Map  
Castle Rock Industrial Park  
Site Development Plan

Implementing the Community Vision through Development Activities



# PROJECT UPDATES

## 505 Jerry Street - Site Development Plan

Applicant is proposing an apartment and office building at the northwest corner of 5th and Jerry Streets. The existing residential homes would be demolished and replaced with a new building and two levels of parking with five levels above of apartments and individual office suites on each floor. A total of 65 apartments (13 units on each floor) will be a mix of one- and two-bedroom units. Storage will also be provided in the interior of each floor. The sixth floor will incorporate an open courtyard with private amenities for the residents. The lower parking levels will include 78 spaces, with 4 accessible spaces and an additional 6 spaces for motorcycles. On the southeast corner of each floor will be individual office suites. The proposed building height and use are allowable per the zoning.

The applicant held an open house on March 23, 2017, prior to the submission of the Site Development Plan. The Design Review Board will consider this application during a future public hearing.



Vicinity Map  
505 Jerry Street



Artist's Rendition - 505 South Jerry Street  
East from 5th Street

Implementing the Community Vision through Development Activities



# PROJECT UPDATES

## Promenade - King Soopers Marketplace Opened

The much-anticipated King Soopers Marketplace in The Promenade opened on May 3rd to cheerleaders, a high school band and a free gas give-away.



Implementing the Community Vision through Development Activities

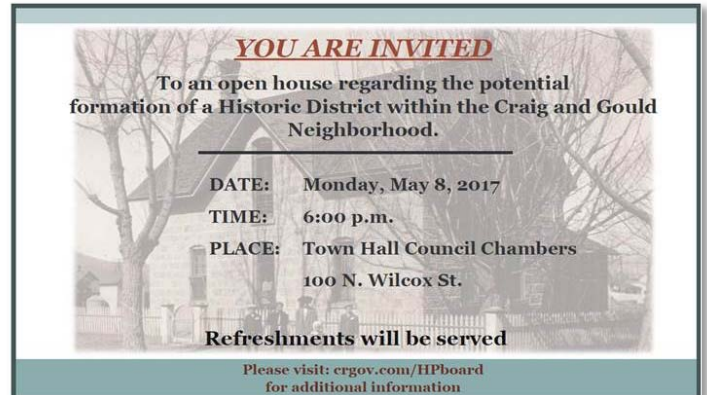


# WHAT'S NEW - BOARDS & COMMISSIONS

## Open House - Potential Historic District for Craig & Gould

The Historic Preservation Board hosted an Open House on May 8 relating to a potential Historic District for the Craig and Gould neighborhood. Invitations were mailed to the property owners within the likely District boundary being considered.

Approximately 20 people were in attendance. The Historic Preservation Board Chair and Vice Chair explained that the Town's Historic Preservation Board is initiating the nomination and assured the group their intent is not to increase regulations, but rather, to provide incentives to more owners of historic properties. District nominations may be made by the Board or by a property owner group desiring to form a district. Currently, local rehabilitation grants are available only to owners of landmarked properties, of which there are about a dozen in the entire Craig and Gould neighborhood. The Board would like to make these grants available to a larger group of property owners.



The Town hired a consultant to conduct a reconnaissance survey on the portion of Craig and Gould's lying south of Fifth Street. The consultant explained the survey process. An additional meeting will be held to outline the results of the survey once it is completed, and the Board will use this information to determine an appropriate district boundary.

Staff outlined the application and public hearing process and explained that a district cannot be formed unless 51% of the property owners within the proposed boundary support the designation, and 51% of the buildings within the proposed district are considered to be contributing structures, according to the reconnaissance survey and cultural resource surveys that will be conducted on some of the properties.



### Property owner questions:

Will a historic district solve code enforcement problems in the neighborhood and make it easier for them to meet the development standards of their zone districts? No, these are zoning issues that would not be resolved by the formation of a historic district.

Can Town Council impose additional regulations within the proposed district when the designating ordinance is presented to them? This is not the intent of the Historic Preservation Board.

This was the first of several public outreach meetings intended to educate the public and solicit input from the participants.

# WHAT'S NEW - BOARDS & COMMISSIONS

## Planning Commission

### 249 South Gilbert Street Re-Zone

The Town initiated a rezoning of the property known as 249 South Gilbert Street and 9.812 acres in size. This property is currently split-zoned comprised of I-1 Light Industrial and R-1 Single-Family Residential. The proposal would rezone the property in its entirety to I-1. A majority of the R-1 portion being rezoned is located within the floodplain and potential Preble's Meadow Jumping Mouse habitat.

Concurrent to the rezoning of the property, the Town is finalizing the purchase of the trail running along the west side of the property. An easement that allowed for the public use of the trail has expired. The proposed rezoning will exclude the portion of the property that the Town will be purchasing, approximately 1.56 acres, more or less.

There was no public comment on this item.

On May 11th Planning Commission voted 4-0 to recommend this rezone to Town Council.



Vicinity Map  
249 South Gilbert Street



# WHAT'S NEW - BUILDING DIVISION

## Contractors Luncheon

The Contractors Luncheon continues to be as popular as ever. The May 17th luncheon was sponsored by energyLogic, and the agenda included the following items:

1. Robby Schwartz, Principal and Director of Builder Relations, energyLogic
2. Water Meter Smart Device (part 2) - Joseph Montoya, Chief Building Official;
3. Document Loading and Tracking from the eTRAKit Dashboard - Dena Paulin, Development Services Technician;
4. Open discussion.



- Wednesday, June 14th  
Millhouse at P. S. Miller Park  
11:30 am to 1:00 pm
- No Luncheon In July
- Wednesday, August 9th  
Cookout sponsored by  
Town of Castle Rock  
Building Division  
Rhyolite Park

If you're interested in sponsoring or attending a luncheon or have any questions, our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact them at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527.

Contractors Cookout 2016  
James Martino, Assistant Chief Building  
Official, and Diane Maki,  
Permit Specialist



Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## Town Hall Addition Update

The Town Hall addition is taking shape! The concrete decking has been poured, and there are now stairs to each floor. Framing has started on the first floor with core drilling in progress on the second and third floors for electrical and cabling. Structural steel welding should be complete in approximately two weeks. Following the welding, the road and parking lot access adjacent to Town Hall will be re-opened.



Construction is being carefully coordinated between the Town Hall addition and the Festival Park project as there will be some eventual overlap.

The latest unique development in this project came when construction crews discovered a large dead fish on the third floor decking. It is theorized that a bird of prey caught the fish and dropped it while flying over the project. Stay tuned!



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)



*"If you can dream it,  
you can do it."*

*~~ Walt Disney  
American Cartoonist  
(1901 - 1966)*

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

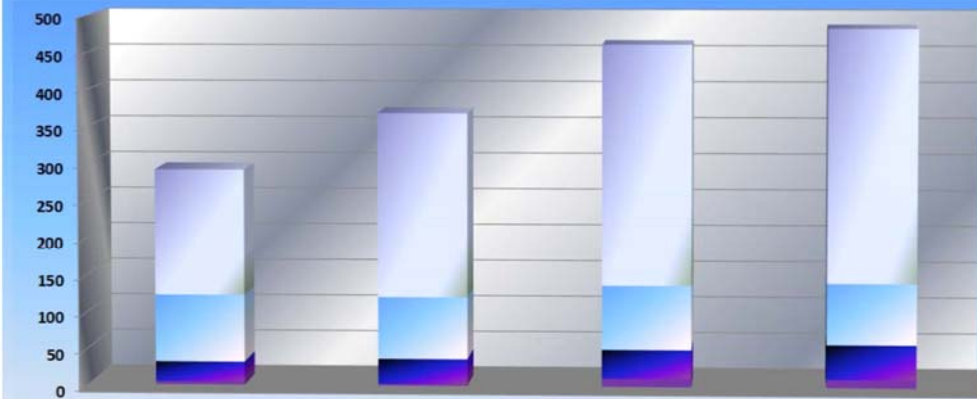
Implementing the Community Vision through Development Activities



# CORE SERVICE LEVELS

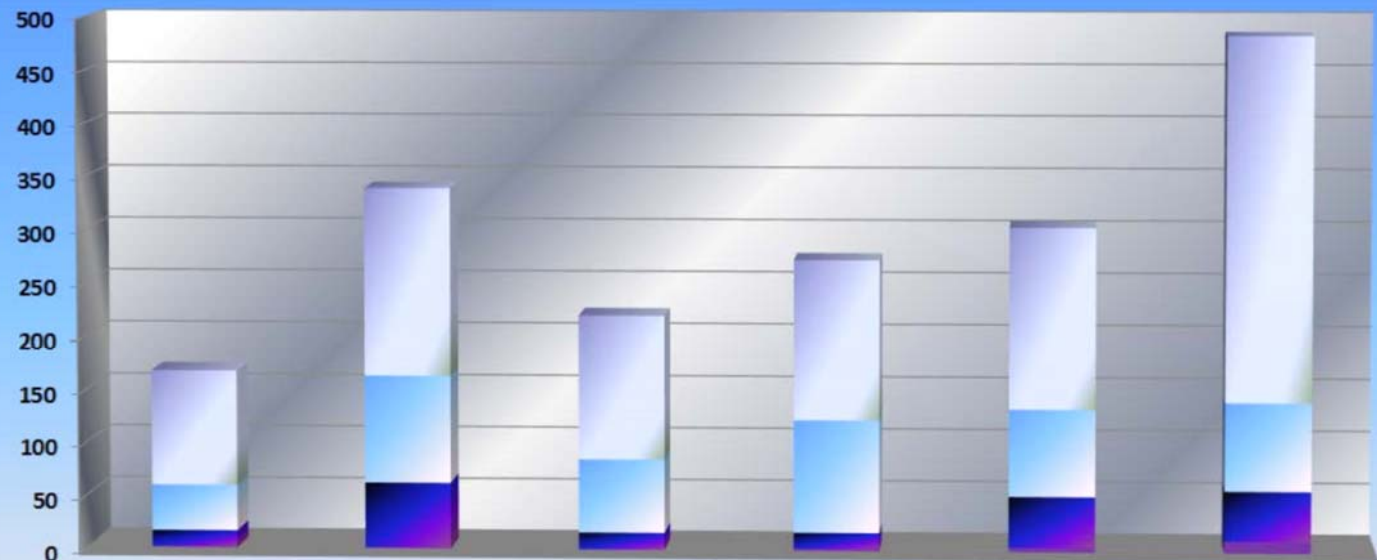
## Building Division

BUILDING PERMIT APPLICATIONS RECEIVED  
2017 THROUGH MAY



	Jan-17	Mar-17	Apr-17	May-17
RESIDENTIAL REMODEL	170	249	325	343
RESIDENTIAL NEW	91	84	87	83
COMMERCIAL REMODEL	27	34	39	47
COMMERCIAL NEW	4	2	11	11

BUILDING PERMIT APPLICATIONS RECEIVED  
MAY 2012 - 2017

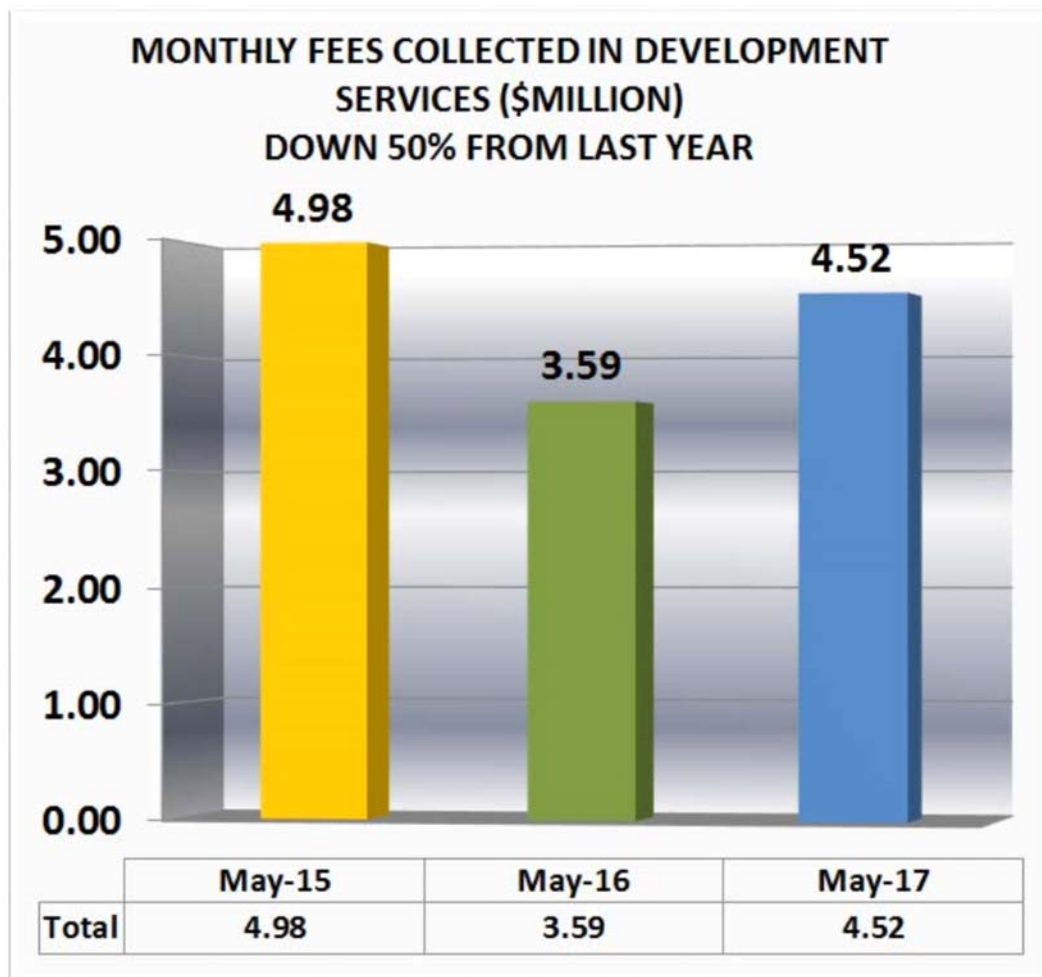
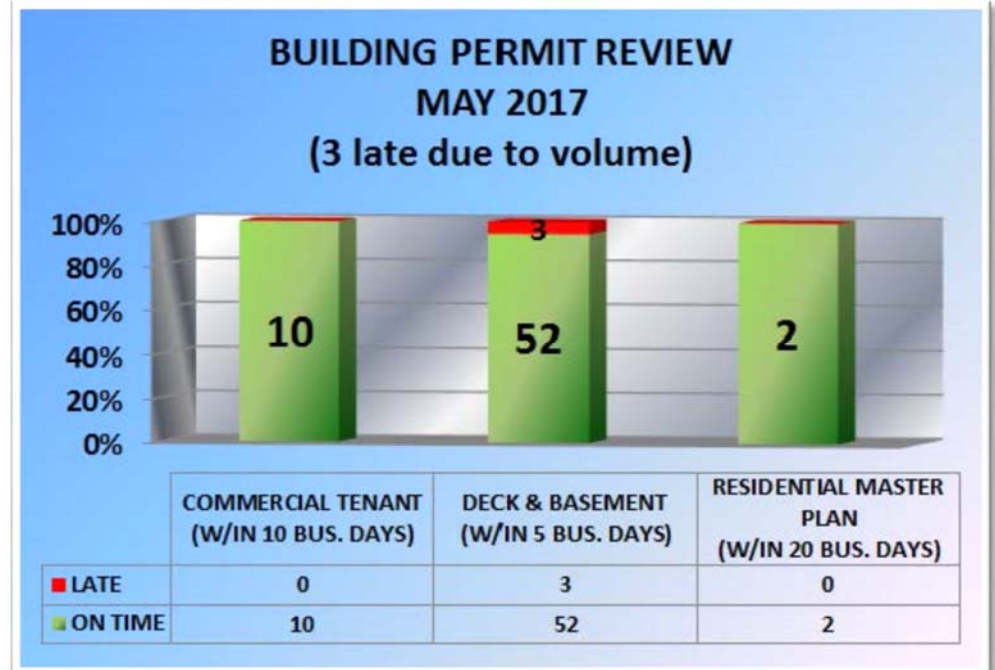


	May-12	May-13	May-14	May-15	May-16	May-17
RESIDENTIAL REMODEL	108	176	135	150	170	343
RESIDENTIAL NEW	43	101	69	106	82	83
COMMERCIAL REMODEL	15	61	16	15	48	47
COMMERCIAL NEW	1	1	0	2	4	11

Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Building Division



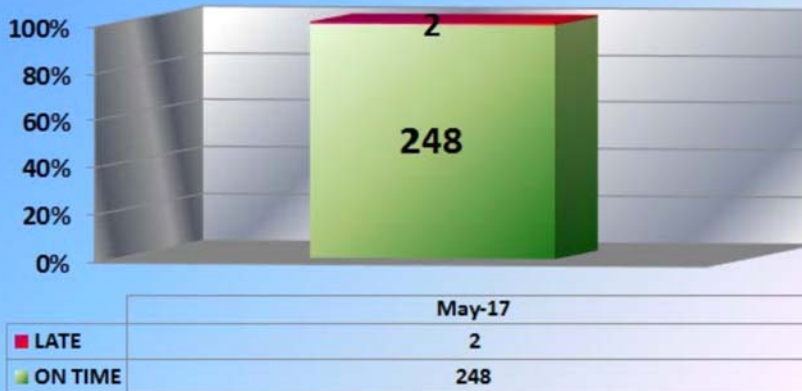
Implementing the Community Vision through Development Activities



# CORE SERVICE LEVELS

## Building Division

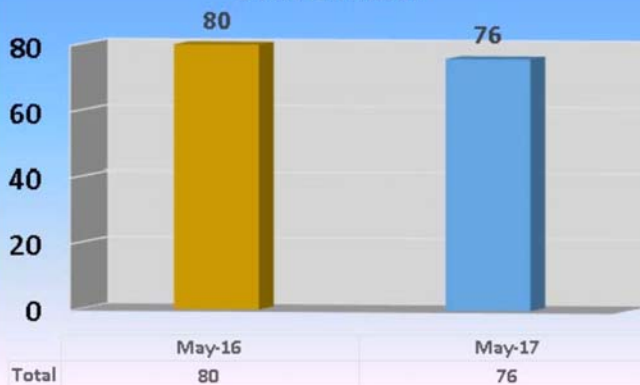
### FEES CALCULATED (W/IN 3 DAYS) (2 late due to volume)



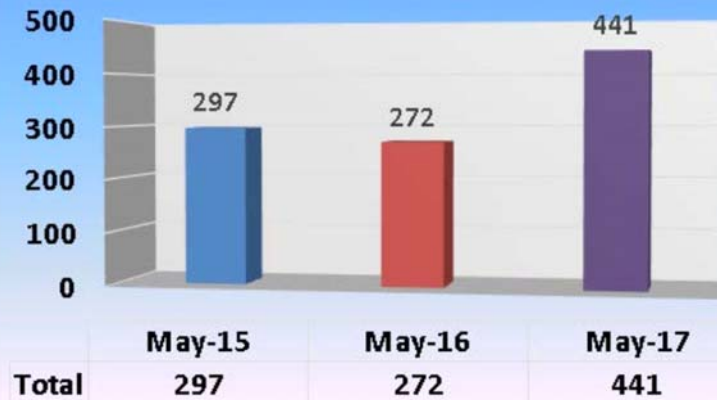
### BUILDING INSPECTIONS MAY 2017



### CONTRACTOR REGISTRATION 2016 VS 2017 DOWN 5% IN MAY



### BUILDING PERMITS ISSUED UP 62% OVER 2016



Implementing the Community Vision through Development Activities

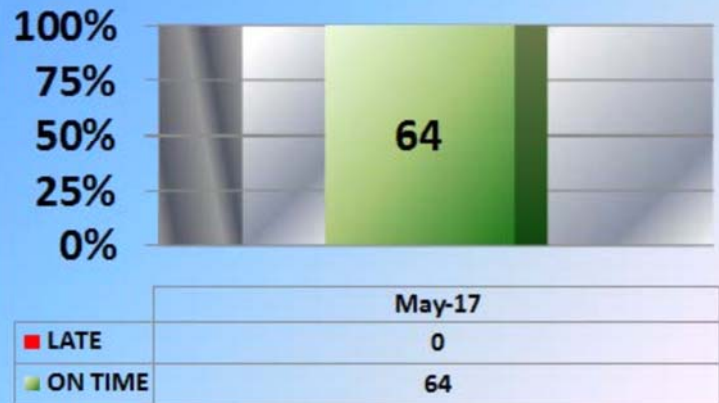
# CORE SERVICE LEVELS

## Code Compliance

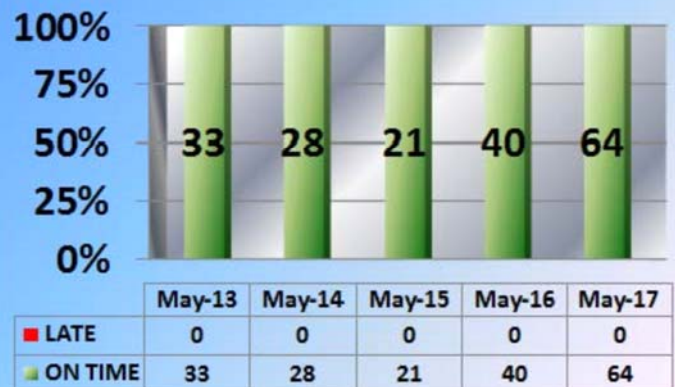
### SIGN PERMIT REVIEW (W/IN 14 BUS. DAYS)



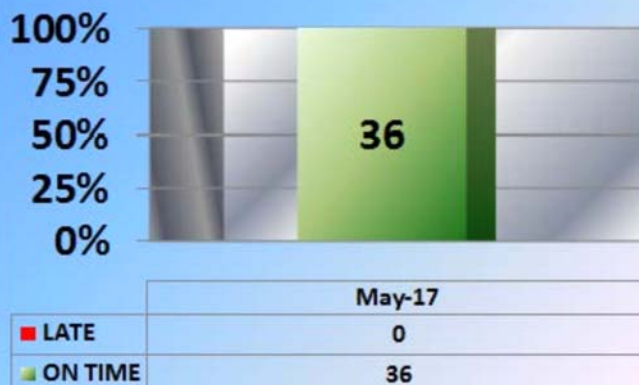
### BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



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





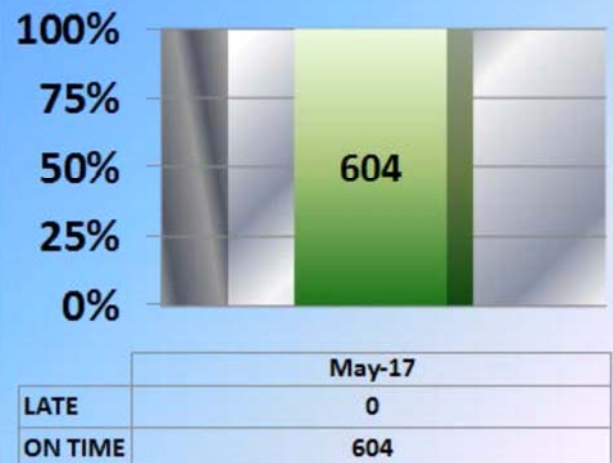
# CORE SERVICE LEVELS

## Code Compliance

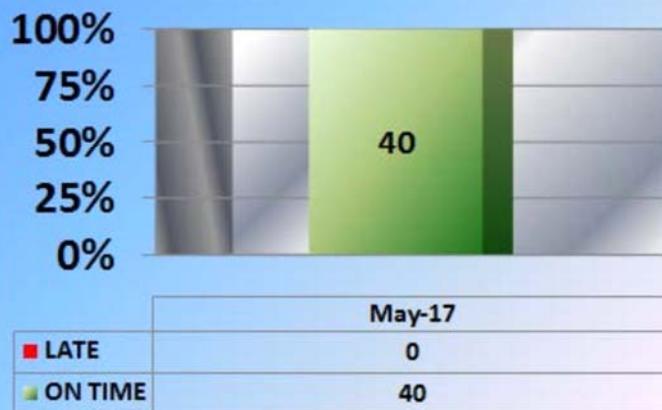
### NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



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



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

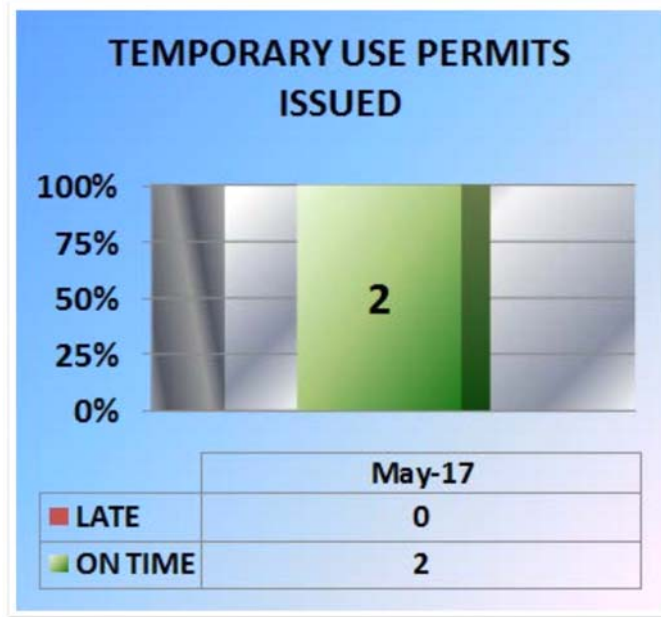


### SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



# CORE SERVICE LEVELS

## Zoning Division



## Planning Division

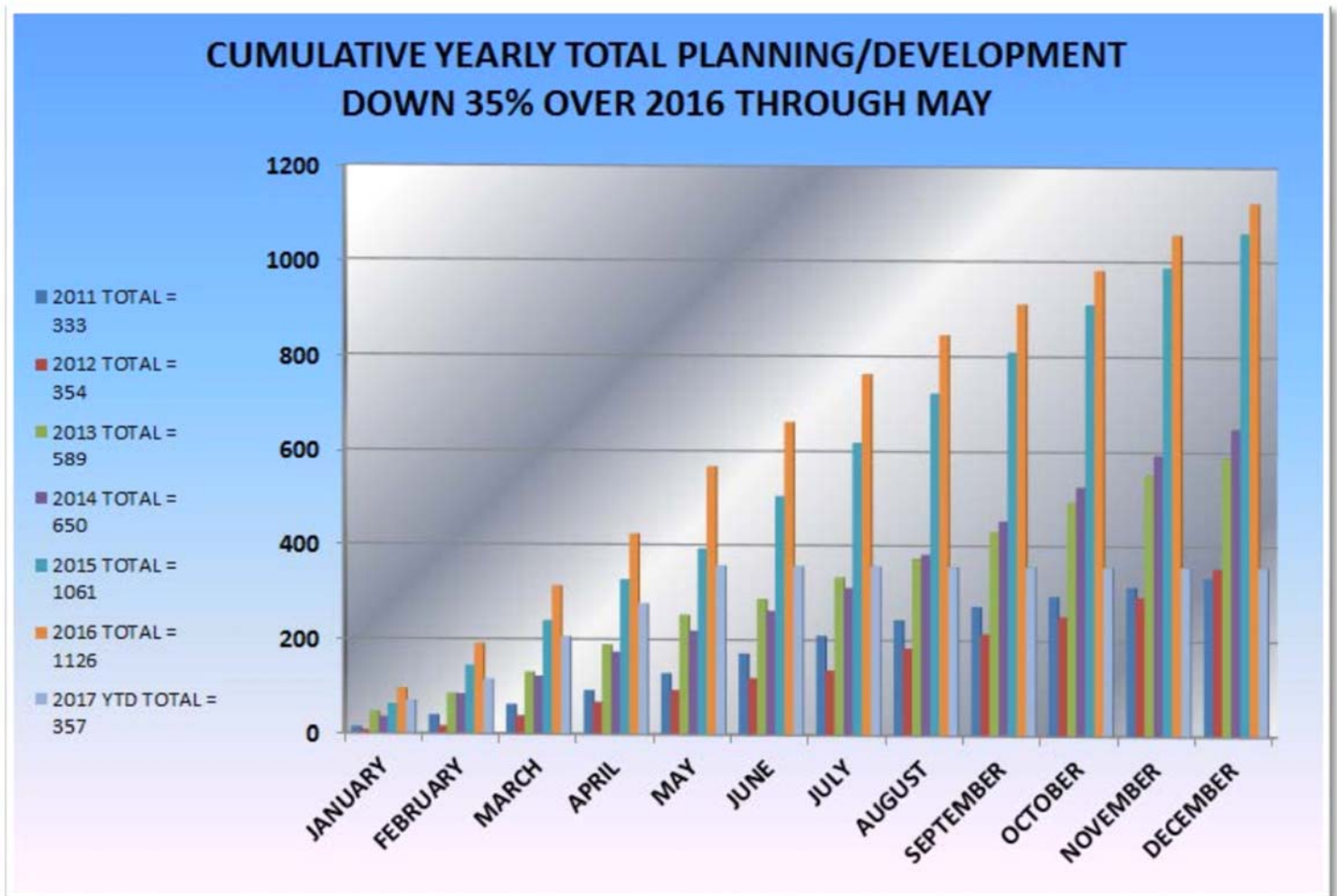


Implementing the Community Vision through Development Activities



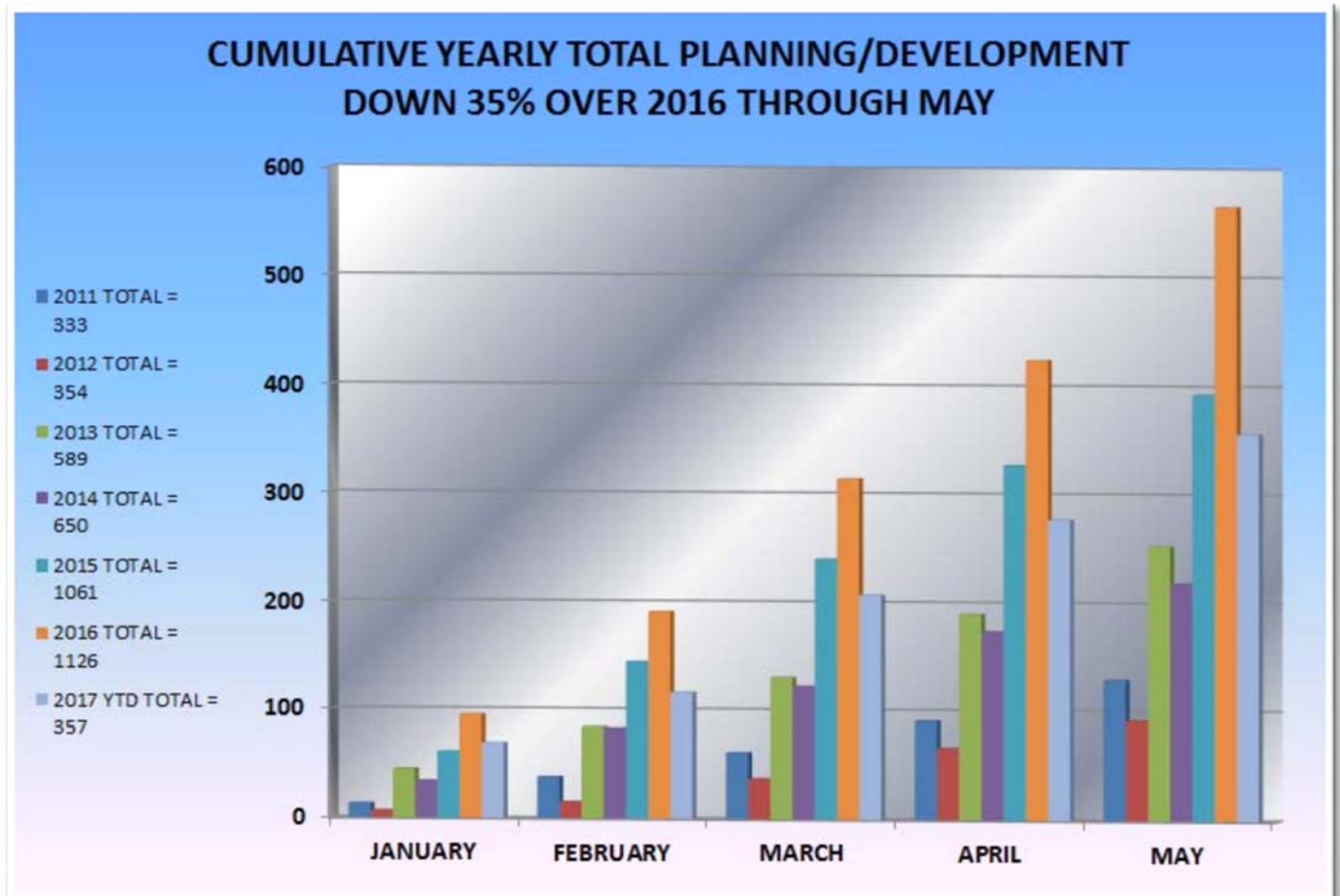
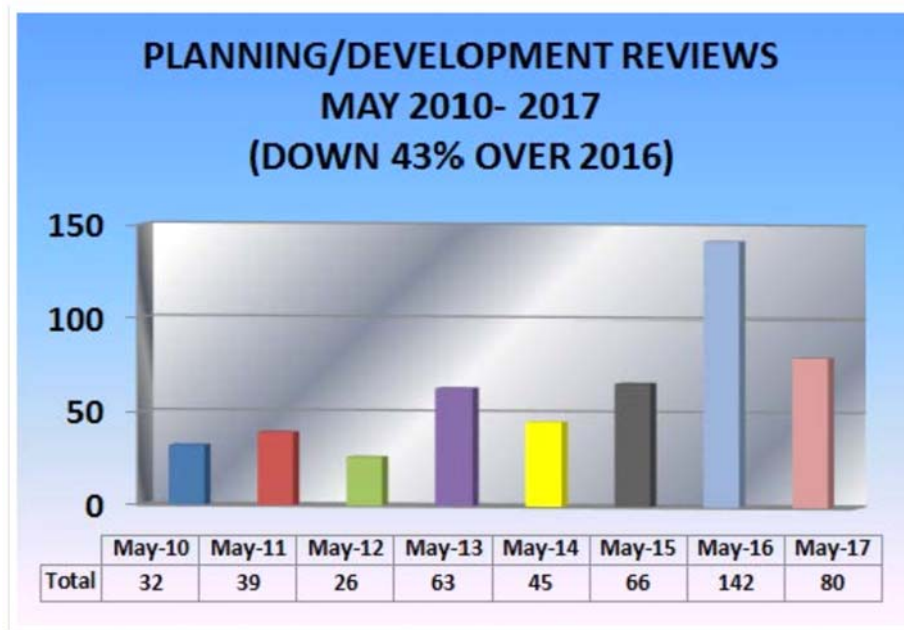
# DEVELOPMENT ACTIVITY

## Planning Division



Implementing the Community Vision through Development Activities

# DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities



# POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities