



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"I accept chaos, I'm not sure whether it accepts me."

~~ Bob Dylan



I must confess to a habit of never being settled and constantly looking for change. Some see the behavior as creative and innovative — coloring outside the lines. Others see the behavior as unpredictable and scattered — unable to focus or follow through. Moving furniture around, rearranging photos on the wall, redesigning the yard, reorienting the garage and constantly changing my mind thinking there is a better way - hey, it's what I am. My mom and dad told me there are plusses and minuses to such behavior. One benefit is that any change has very little impact on me — no stress, no fuss, no worries.



However, I must admit to a bit of anxiety during construction of the Town Hall building addition and moving from my comfortable office of 11 years into a new office with unfamiliar surroundings. I already miss the view of visitors walking past my door into the lobby at Town Hall. I have lots of fun stories about what people do before walking into a



Bill Detweiler, Director
Development Services

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please visit:

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

public building. Often my glass windows were used as a mirror, checking for something in a tooth, fixing hair, fixing clothes, checking alignments, etc. Although I will miss the variety of experiences observed with visitors walking past my window, it is fair to state my new office on the third floor of the addition offers the best view of downtown Castle Rock and the namesake rock, and offers numerous opportunities to view Festival Park people and activities. It keeps my mind busy, keeps me focused and helps me be creative. It is a view I will enjoy for many years.



suspect all staff involved with moving into the new building will experience a variety of sensations associated with change. Our goal with the building addition was to provide a welcoming customer environment and provide an outstanding workspace experience for staff. Study after study concludes the workplace environment has a significant impact on the attitude and creative energy of staff. Working with the architect, we introduced several features in the new building including updated signage, plant walls, hanging features, light accents and front counter alignments. Use of windows and open concept workspace areas allows light and air to flow freely through the structure. It really is an enjoyable place to work.



n the business side of things, growth continues as predicted with land use applications, building permits and field construction activity consistent with the past 4-plus years. We anticipate issuing approximately 1,100 residential permits this year and have witnessed an increase in commercial building activity, which indicates a healthy and growing community generating investment and revenue for the benefit of all Castle Rock residents. I am proud of the teams involved with community development and remain always thankful for the outstanding professionalism and work ethic of our teams.



asons change. We are waving goodbye to the fall season and looking forward

DEVELOPMENT TALES

to the upcoming holiday season with anticipation and excitement. Halloween is behind us. Thanksgiving will quickly pass to Christmas and the New Year will be upon us with haste. Enjoy the upcoming holiday season with family and friends. Best wishes to all.



Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - OCTOBER

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

KUDOS



Marathon Leadership Certificate

DS congratulated Keith Johnston, Development Review Manager, as he received his Marathon Leadership Certificate this month.

Keith 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, Keith!



Keith Johnston
Development Review
Manager

Notable Customer Service



A Director of Design Development from a large multi-state firm, wrote the following to Jennifer Bigham, Development Services Technician, on October 12th:

"Thank you so much for your help, Jennifer. It's refreshing to get such great service."

Great job, Jennifer!

Jennifer Bigham
Development Services
Technician

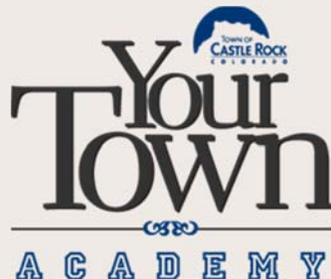
Cara Reed
Neighborhood
Liaison



Your Town Academy Graduate

DS's own Cara Reed, Neighborhood Liaison, participated in the 2017 Your Town Academy program. Tara attended the 8 sessions with the other participants, and she also assisted in planning the October 2nd Development Services presentation. The mock planning commission hearing role play activity was her idea, and she scripted the entire event involving the entire class participation. Cara graduated with her class at the Town Council meeting on October 17th.

Well done, Cara!



Implementing the Community Vision through Development Activities

KUDOS

Town of Castle Rock Supervisor Certificate

Keith Johnston, Development Review Manager, received his Supervisor Certificate on October 12th.

To achieve a Supervisor Certificate, Town employees must attend a series of eight sessions sponsored by the HR Division's Castle Rock University.

"Castle Rock has developed its own Supervisor Certificate Program to provide Town supervisors and managers with a common training experience covering supervisory principles and tools.

The program is also intended to provide a common understanding of the Town's shared values, so supervisors and managers are better



Keith Johnston
Development Review
Manager

equipped to fulfill the expectation that they model the values in their behavior and performance and define the values for team members and staff."



Simply excellent, Keith!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

APA Colorado Annual Conference



The Colorado Chapter of the American Planning Association held their annual conference in Telluride, Colorado, October 4th through 6th. *"Envision The Future ... What If"* was this year's theme.

Keynote speakers included Mr. Alan Mallach, a Senior Fellow at the Metropolitan Policy Program of the Brookings Institute, also a Senior Fellow at the Center for Community Progress and a visiting scholar at the Federal Reserve Bank of Philadelphia. Mr. Mallach spoke on, *"America's Systemic Housing Crisis: The*

Challenge for Planners." Ms. Elizabeth Garner, State Demographer with the Colorado Department of Local Affairs, also a Keynote Speaker, gave a presentation regarding *"What if ... The population of Colorado increased by 3 million people by 2050 ... What if it didn't?"* Several breakout sessions were also offered over the three-day conference.

Attending from Development Services were: Bill Detweiler, Director; Brad Boland, Planner I; Donna Ferguson, Planner II and Cara Reed, Neighborhood Liaison.

Bill Detweiler, Director; Cara Reed, Neighborhood Liaison; Brad Boland, Planner I and Donna Ferguson, Planner II



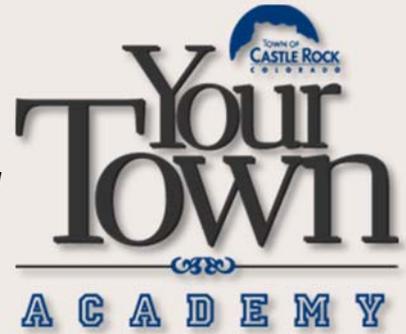
Fall in Telluride, Colorado

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Your Town Academy - DS Presentation

“Your Town Academy is an eight-week class designed to provide Castle Rock residents and business owners a broad formal education on their Town government. The program’s purpose is: To increase governmental transparency by increasing community awareness about Town operations, with a hope of improving understanding of service levels. (crgov.com/2645/Your-Town-Academy)



On October 2nd, Development Services presented, *“It Begins With a Vision ...”* The Development Services staff provided a role-playing experience that explained the land development process in a straightforward and easy-to-understand format.

Participating DS Staff included Bill Detweiler, DS Director; Tara Vargish, Assistant Director; Joseph Montoya, Chief Building Official; Kevin Wrede, Planning Manager; Tammy King, Zoning Manager; Keith Johnston, Development

Review Manager and Cara Reed, Neighborhood Liaison.

The Academy’s Class of 2017 graduated on October 17th. The celebration included a tour of the new Town Hall addition, Certificates of Completion awarded at the Town Council meeting and a reception.

Tara Vargish Assistant Director, commented, *“Thank you all so much for a great Your Town Academy class last night! From setup to cleanup, it was a great night. I appreciate the managers so much for stepping in to be coaches for the mock PC hearing - you did great! And Cara Reed, Neighborhood Liaison, your idea to add this portion to the program was fantastic and you did a great job putting it together. Way to go in helping make our department shine!”*

Bill Detweiler, DS Director, also noted, *“Great work by the team. Each speaker had the audience alert and engaged, a difficult task for 2 1/2 hours. High five to Tara for organizing the event again this year and for keeping everyone on track. Excellent presentations by the managers using real life examples. Special thanks to Cara Reed, Neighborhood Liaison, for preparing the mock hearing, a task that must have taken hours and hours to create and assemble. Everyone answered questions in a clear and concise manner. You represented the DS Department in a highly professional and creative manner.”*



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Drive | Lead | Succeed Conference

Tara Vargish, Assistant Director, attended the Economic Development Council of Colorado's annual Drive | Lead | Succeed Conference at the Vail Marriott Mountain Resort, October 2nd through the 4th. This year's theme was "It's Time to UP YOUR GAME!".

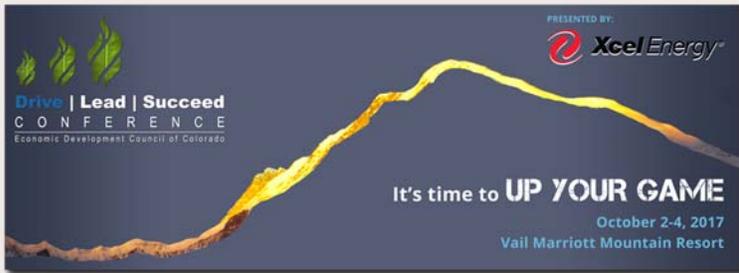


Tara Vargish
Assistant Director



"It's time to UP YOUR GAME! utilizing tools and resources to help communities develop thriving economies around the state. This three-day conference will include sessions

on trends in talent development, attraction, and retention, the secret to Place Marketing, high performance financing tools and funding mechanisms, and much more." Additionally, a Gubernatorial Forum was part of the opening day programming.



Those in attendance included *"economic and workforce development agencies, industry support organizations, private sector companies involved in economic development activities, educational entities, and elected officials."* (edcconline.org/2017-drive-lead-succeed-conference)

Building Division Hosts Colorado Chapter ICC Meeting



Joseph Montoya, Chief Building Official (Left) and Andy Blake, Plans Examiner (Right)

On October 13, 2017, Joseph Montoya, Chief Building Official and Board Member of the Colorado Chapter ICC, Andy Blake, Plans Examiner and Colorado Chapter ICC Treasurer, and the Building Division hosted the Colorado Chapter ICC meeting at the Millhouse at Philip S. Miller Park.

The day-long meeting focused on the significant changes that have occurred recently to the International Mechanical Code, International Plumbing Code and International Fuel Code.

Our Building Division last hosted a Chapter meeting five years ago. These meetings enable our Building Division staff

to network with other front range building divisions / departments and connect with other Chief Building Officials to compare processes and discuss codes.

WHAT'S NEW - PEOPLE

Colorado Municipal League Hosts Boards and Commissions Workshop

Planning Commissioner Charles Fletcher, Historic Preservation Board Member Rebecca Smoldt and Historic Preservation Board and Design Review Board Member John Beystehner attended the *“Boards and Commissions Basics Workshop”* hosted by the Colorado Municipal League on October 25th. This workshop focused on meeting processes and procedures, ethics laws and tips on how to work more effectively with elected council or board members and with municipal staff.



Charles Fletcher
Planning Commissioner



Rebecca Smoldt
Historic Preservation
Board Member



John Beystehner
Historic Preservation
Board and Design
Review Board Member

Communication Tools Seminar

Jenn Bigham, Development Services Technician, attended a two-day seminar entitled, *“Communication Tools for Maximizing Performance”* on October 19th and 20th sponsored by the Employers Council. The seminar’s objective was to help employees gain a fresh outlook and perspective about communicating methods, skills and techniques.

Jenn shared that, *“The seminar was effective at teaching me how to improve my ability to understand people better ... we also learned how to gather and organize information systematically to clarify problematic situations, how to identify clear goals and how to facilitate business meetings (both formal and informal) in a way that saves time and gets the results we are seeking.”*



Jenn Bigham
Development Services
Technician

 **Employers Council**® / Formerly  MSEC

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Castle Rock Health Campus

CRHI, LLC, submitted a new site development plan to the Town for review of an undeveloped parcel of land on South Perry Street. The parcel is approximately 2.28 acres. The proposed development is for a new 16,500 square-foot building with associated parking, landscaping, elevations and preliminary utility layout. This project is under administrative review and does not require public hearings.



Castle Rock Health Campus
Proposed Site Development Plan



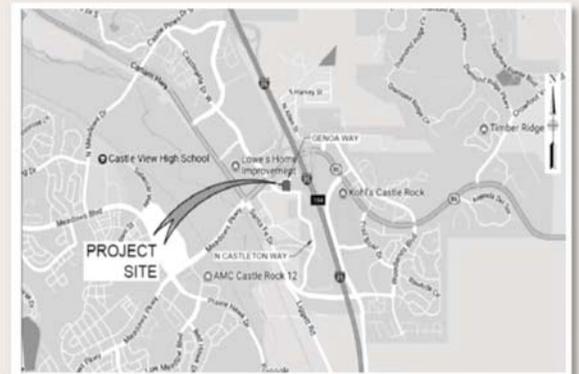
Plat Amendment
Riverwalk North

Riverwalk North

Riverwalk Castle Rock, LLC, submitted a plat to combine multiple lots into one 43,591 square-foot parcel. The proposed site is located on the west side of Wilcox Street at Second Street. The plat will also create access and utility easements for the future construction of the Riverwalk North building. This project is under administrative review and will not require public hearings.

Castle Pines Commercial

Castleton Court, LLC, submitted a site development plan for Lot 6A, Castle Pines Commercial Filing No. 3. This site is located between Genoa Way and Castleton Way, west of the Holiday Inn Express. The site plan is for two commercial buildings, one in-line retail center, and one restaurant with a drive-through. The plan shows site layout including building location, landscaping, parking, and preliminary utilities. This project is under administrative review and does not require public hearings.



Site Development Plan
Castle Pines Commercial
Filing No. 3, Lot 6A

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Implementing the Community Vision through Development Activities

PROJECT UPDATES

Eternal Rock Evangelical Lutheran Church

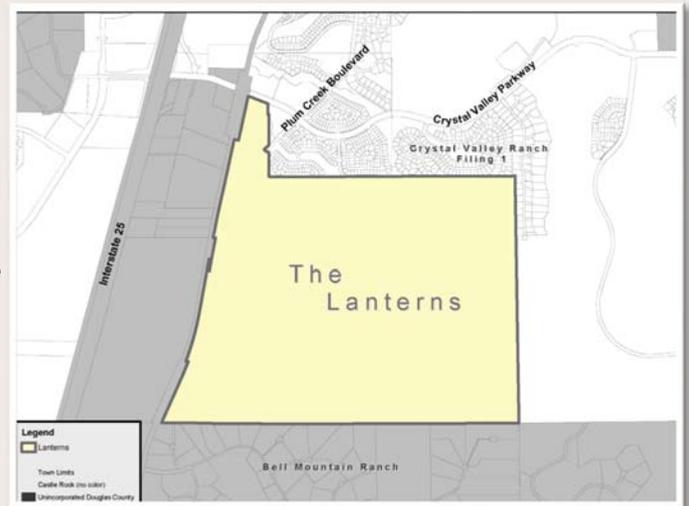
The Eternal Rock Evangelical Lutheran Church submitted a façade improvement application for the building located at 2 Phelps Street. The site is just north of the library and at the southwest corner of South Perry and South Streets. The former auto shop will be converted for use as a church. The proposed new façade would include new wood plank paneling, metal paneling, new storefront windows and a new main entrance canopy and airlock. The Design Review Board will consider this application during a public hearing at a future meeting.



Eternal Rock Evangelical Lutheran Church Façade Proposal
View from South Street

The Lanterns Site Development Plan

A Site Development Plan has been submitted for The Lanterns Planned Development, located south of Plum Creek Boulevard and Crystal Valley Parkway. The site is approximately 848 acres. The site plan proposes 1200 single-family lots, of which 663 are designated “Active Adult” (age 55 and up), and 537 lots designated for unrestricted, traditional homes. Extensive trail networks and open space corridors are planned in the development. There are two primary points of access - one from Plum Creek Boulevard and one from Old Lanterns Parkway. A future road connection between The Lanterns and Crystal Valley Ranch is planned. The development will be constructed in phases.



Vicinity Map
The Lanterns

This item will be scheduled for hearings before the Planning Commission and Town Council at a future date.

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Implementing the Community Vision through Development Activities

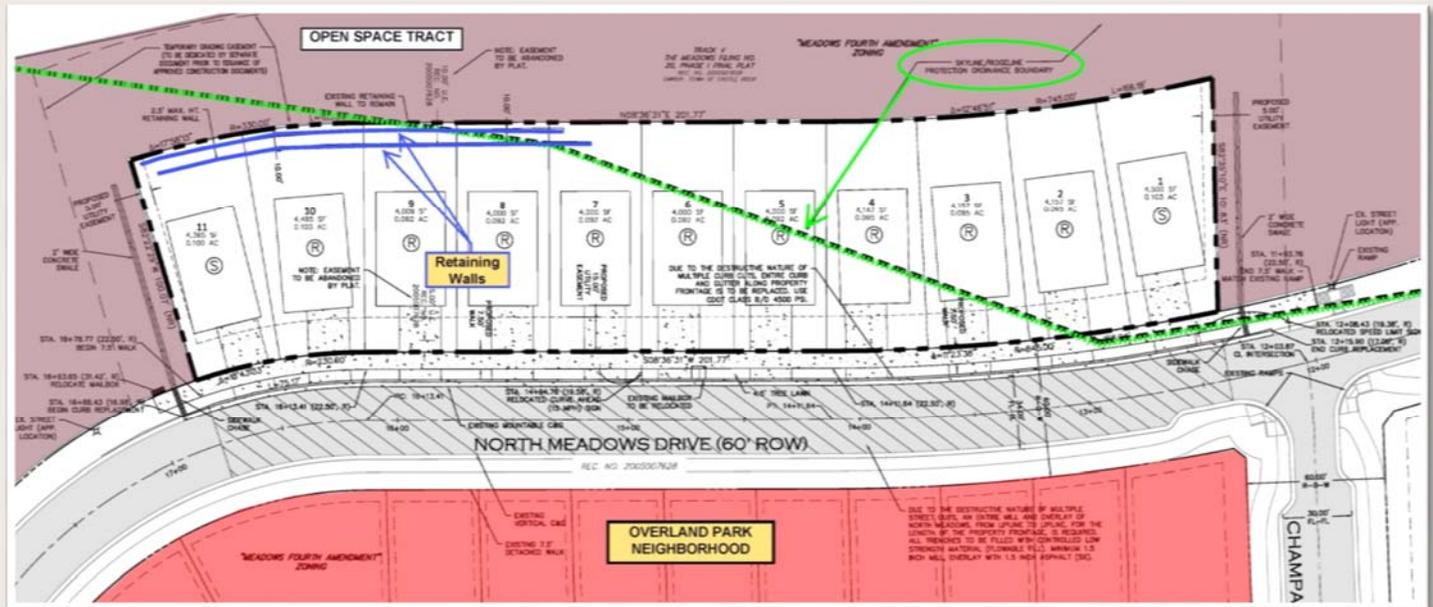
WHAT'S NEW - TOWN COUNCIL

The Meadows - Adamo Homes

Castle Rock Development Company submitted a Site Development Plan application on behalf of Adamo Homes, the buyer and builder of the site. Adamo Homes is a local homebuilder, who focuses on small projects of 10 to 20 lots. This property is located on North Meadows Drive, south of Meadows Boulevard. Native Legends Open Space surrounds the property on the north, west and south. The Overland Park neighborhood is located to the east and consists of single-family detached homes with alley loaded garages.

The property was originally site planned in 2004 as a single lot allowing a maximum of 24 multi-family dwelling units. This Site Development Plan amendment proposes 11 single-family lots on approximately 1.052 acres for a gross density of 10.5 dwelling units per acre (du/ac), down from 22.8 du/ac for the previously proposed multi-family development. Each unit fronts to North Meadows Drive. Two parking spaces will be provided in each attached garage and two additional spaces will be available on each driveway.

Town Council approved this Site Development Plan by means of Resolution No. 17-087 on October 17th.



Site Development Plan
The Meadows - Adamo Homes

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Planning Commission Welcomes New Member

On September 19th, Town Council appointed Dan Ahrens to the Planning Commission, filling the vacancy left by Commissioner Vickie Sikes.

Dan has spent 26 years in the public utility regulation field, most recently as Manager of Federal Regulation for Excel Energy, before opting for a career change. Dan currently operates a small business in Jefferson County. Dan holds Bachelors and Masters Degrees in Economics from the University of Wyoming. Previous to his appointment to the Planning Commission, Dan served on the Castle Rock Water Commission.

Dan, his wife and their two children, have lived in Castle Rock for 19 years.



Dan Ahrens
Planning Commissioner

Board of Adjustment

Request for Variance - 6966 Sulfur Lane

Owners, Mike and Shannon Herzog, requested a variance from the minimum rear yard setback for the property known as 6966 Sulfur Lane. The variance was requested to build a deck on an existing single-family residence. The public hearing on this item was continued until November 2, 2017, in order for the applicants to clarify the measurements from the house and deck to the property line.

6966 Sulfur Lane



Implementing the Community Vision through Development Activities

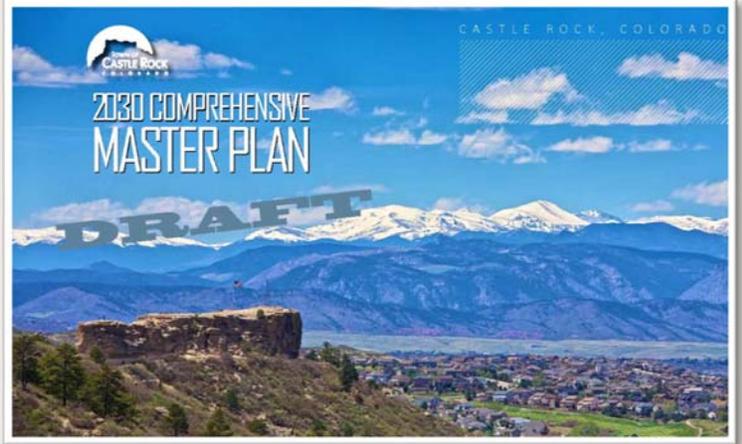
WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

2030 Vision and Comprehensive Master Plan

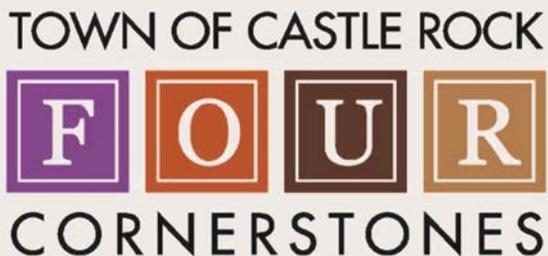
On October 12th, the Planning Commission held a public hearing on the 2030 Vision and Comprehensive Plan. This action follows several years and numerous public meetings to create these documents.

Purpose: The purpose of a Comprehensive Master Plan is to be a guiding, land-use focused document that reinforces the long-term vision of the community. The community revisited the Town's 2020 Vision and Cornerstones and found that the fundamental ideas remained; however, they needed updating to look towards 2030. The updated Vision statement is, *"The Town of Castle Rock is a world class community that embraces its history and heritage and small town charm."*



Vision: The Vision declares Castle Rock's common goals, which guide Town decisions, unites the community with a common purpose, and motivates residents and leaders to meet the Vision's goals. The building blocks of our Vision are embodied in the Four Cornerstones. The Four Cornerstones reflect Castle Rock's key focus areas and serve as the organizing framework for the 2030 Comprehensive Master Plan. To effectively support the community's vision, the principles and policies noted in the Four Cornerstones should be held in balance as part of Town Council policy-level decisions and day-to-day decision-making.

Information Sources: The 2030 Comprehensive Plan included input from the Vision 2030 update, including a series of online surveys and community meetings. Also, the Plan incorporates data from the 2013 and 2015 Community Surveys. Staff also used other data collection sources such as the future population and land use modeling available from the Denver Regional Council of Governments. Based upon community comments, work completed by the working group, Board and Commission input, staff input and advice from the professional consultant team, the 2030 Comprehensive Master Plan updated Vision statement strives to be a document that helps plan for the Town's future.



The Planning Commission voted unanimously to recommend adoption of these documents to Town Council.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Town Municipal Code Amendment - Accessory Dwelling Units

Currently the Town code does not address Accessory Dwelling Units (ADUs); however, there are several Planned Development regulations that allow ADUs through Use-by-Special-Review. In addition, several home owner associations allow mother-in-law or nanny units by right with specific performance standards.

The Town's Comprehensive Master Plan, Policy LU-2.3, states: *"Encourage a variety of housing types, including a mix of styles, density and compatible design to satisfy a wide range of needs for creation of more housing choices."* This section of the plan would support allowing ADUs within communities where the overall character of the community would be compatible with ADU development.



Artist's Rendition
Rear Yard Accessory Dwelling Unit

Town Council received inquiries from Craig and Gould residents requesting that Council look into the possibility of allowing Accessory Dwelling Units in the Craig and Gould neighborhood.

After discussion at a public hearing on May 16, 2017, Council directed staff to draft a Town-wide Ordinance for a use by right in all residential zones, excepting properties zoned Mobile Home, provided building and design criteria are met.

Staff gathered information and evaluated codes from other city, town, and county ordinances and regulations to collect appropriate approval process to be administered Town wide.

After review and discussion, Planning Commission asked staff to add additional information to clarify setbacks and height restrictions, as well as providing more precise language with respect to the restriction of ADUs on multi-family developed properties. Staff was also requested to create language that can be used as conditions of approval to potentially make ADUs a process of Use-By-Special-Review instead of being administrative, as was presented.

On October 12th, the Planning Commission continued this public hearing to November 9th.



Artist's Rendition
Carriage House Accessory
Dwelling Unit

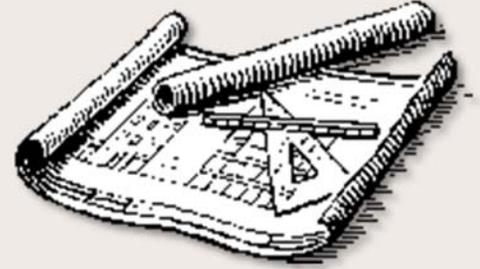
WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board Vacancy

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.

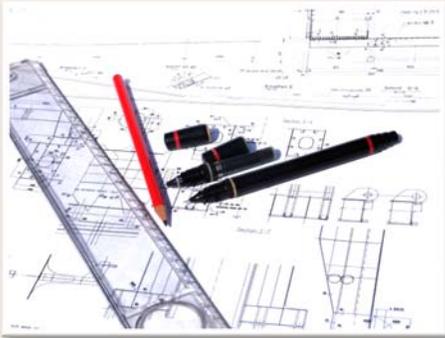


The seven-member board is comprised of two Downtown property owners, two representatives each from the Downtown Development Authority and Historic Preservation Board and one representative from the Planning Commission.

The Design Review Board meets on the 2nd and 4th Wednesdays of each month.

Interested? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.

Planning Commission Vacancy



The Planning Commission has a vacancy for a partial term. Normally, a two-year term, this partial term will conclude May 31, 2018.

The Planning Commission reviews development requests, zoning change requests and other related land proposals for future orderly growth and development in the Town of Castle Rock, as outlined in the Municipal Code. The Planning Commission holds public hearings, may request modifications to proposals and works to reach consensus on an advisory recommendation to Town Council.

This seven-member commission meets the 2nd and 4th Thursdays each month.

Interested? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.

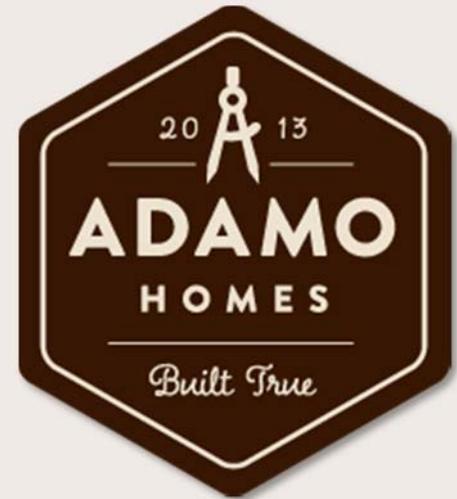


WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The October Contractors Luncheon, sponsored by Adamo Homes, was held on October 18th. There was another great turnout, and the agenda included:

- *“Inspections from an Inspector’s View Point,”* by Jon White, Building Inspector Supervisor and J. R. Trout, Combination Building Inspector;
- Pre-Rough Frame Inspection Requirements / Caisson Inspections by Joseph Montoya, Chief Building Official;
- Delivery Truck & Haul Routes by Joseph Montoya, Chief Building Official;
- Town Hall Addition Opening Update by Joseph Montoya, Chief Building Official.



Upcoming Contractors Luncheons:

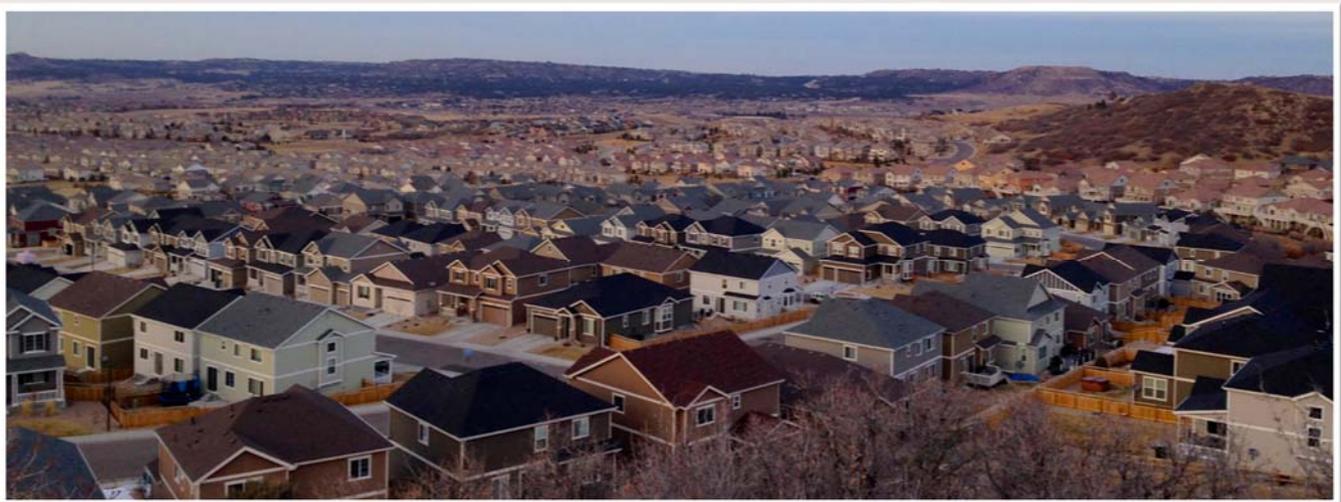
Wednesday, November 8th

11:30 am to 1:00pm

The Millhouse, P. S. Miller Park

No luncheon in December

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 or 720-733-3527.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Move In Monday!

The official opening of the first floor of the new Town Hall addition and new lobby was Monday, October 30th.

Mayor Jennifer Green was joined by Mayor Pro Tem Renee Valentine, Town Manager Dave Corliss, Deputy Town Manager Fritz Sprague, DS Director Bill Detweiler and Town employees, as she cut the ribbon officially opening the first floor of the new Town Hall addition.

Town Hall now has a new main entrance on the south side of the building. The Permit Counter and Zoning are on the east side of the new lobby with Finance and Castle Rock Water billing located on the west side.

DS Enterprise employees will be moving into the second floor and the third floor will house the DS Director, Assistant Director and Administration and Finance. The entire building will be open for business on November 6th.

A "Snack and See the Structure" event is planned for January, 2018. Stay tuned for further details!

Ribbon Cutting Ceremony and New Town Hall Entrance

It's our first step, and it's a big one!
Though the new building is just about done,
we only have one floor for you to view and it's #1!



Join us for the official opening of the new
Town Hall Entrance and Lobby!



Monday, October 30, 2017

1:00 p.m.

Town Hall ~ New South Entrance

Light refreshments will be served



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Castle Rock - “Bustling Business Destination”

On October 26th, coloradobiz magazine, published an article entitled, *“Castle Rock Brimming with New Development,”* authored by Frank Gray.

The Town, *“in the midst of \$1 billion of new development, including more than \$150 million in the historic downtown,”* is situated perfectly between Denver and Colorado Springs, and is busily focusing on attracting *“second-stage companies and growth.”*

The article highlights various projects including Miller’s Landing, a \$300 million mixed-use development on a 65-acre site located on the northwest corner of the I-25 and Plum Creek Parkway interchange; Riverwalk, a \$60 million mixed-use project in downtown Castle Rock; and the Collaboration Campus, a \$40 million partnership between Arapahoe Community College, Colorado State University and the Douglas County School District.

“Because of Castle Rock’s foresight, the Town is thriving. Much of the employment growth stems from executives and entrepreneurs who live in the area and decided to start companies in Town, versus commuting to the Denver Tech Center.”

To view this article in its entirety, please visit: cobizmag.com/Trends/Castle-Rock-Booming-with-New-Development/index.php?previewmode=on



Photo credited to Nick Lucey

WHAT'S NEW - GENERAL

The Benefits and Advantages of Plant Walls

One of the unique design features of the new Town Hall addition are the plant walls that were installed on each of the three floors.

According to Kenneth Freeman, Ambius International Technical Director (an expert in interior landscaping), interior plants are a demonstrably valuable and cost-effective way of enhancing the indoor environment by improving air quality, cooling and humidifying the building through evapotranspiration, as well as reducing dust, carbon dioxide, and noise. Most Town Hall employees and customers agree that enhancing the beauty of the building with the plant walls are, perhaps, the best benefit of all.

If you would like a copy of the Ambius White Paper authored by Kenneth Freeman, please email: planning@CRgov.com



One of the Many Plant Walls in the New Town Hall Addition



WHAT'S NEW - GENERAL



Town Hall Addition
October 30, 2017

Town Hall Addition Update

The DS Building Division and part of Finance moved into the first floor on October 30th. The Zoning and Planning Divisions moved to the second floor, along with our Enterprise Team members from Public Works and Castle Rock Water, on November 2. The DS Director, Assistant Director and Administration, and the remainder of the Finance Department, moved to third floor on November 6th.

There are still a few items on the punch list, and G. H. Phipps is working diligently to finalize all of the details.

Everyone is settling in and enjoying their new work spaces.

An event inviting all Town employees and our development partners will be scheduled in January, 2018, so that everyone can view all three floors of the new addition. Stay tuned!



*"Greet every morning with
open arms and say thanks every
night with a full heart.
Each day is a precious gift
to be savored and used,
not left unopened and hoarded for a
future that may never come."*

*~~ Regina Brett
American Journalist
(1956 -)*

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For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

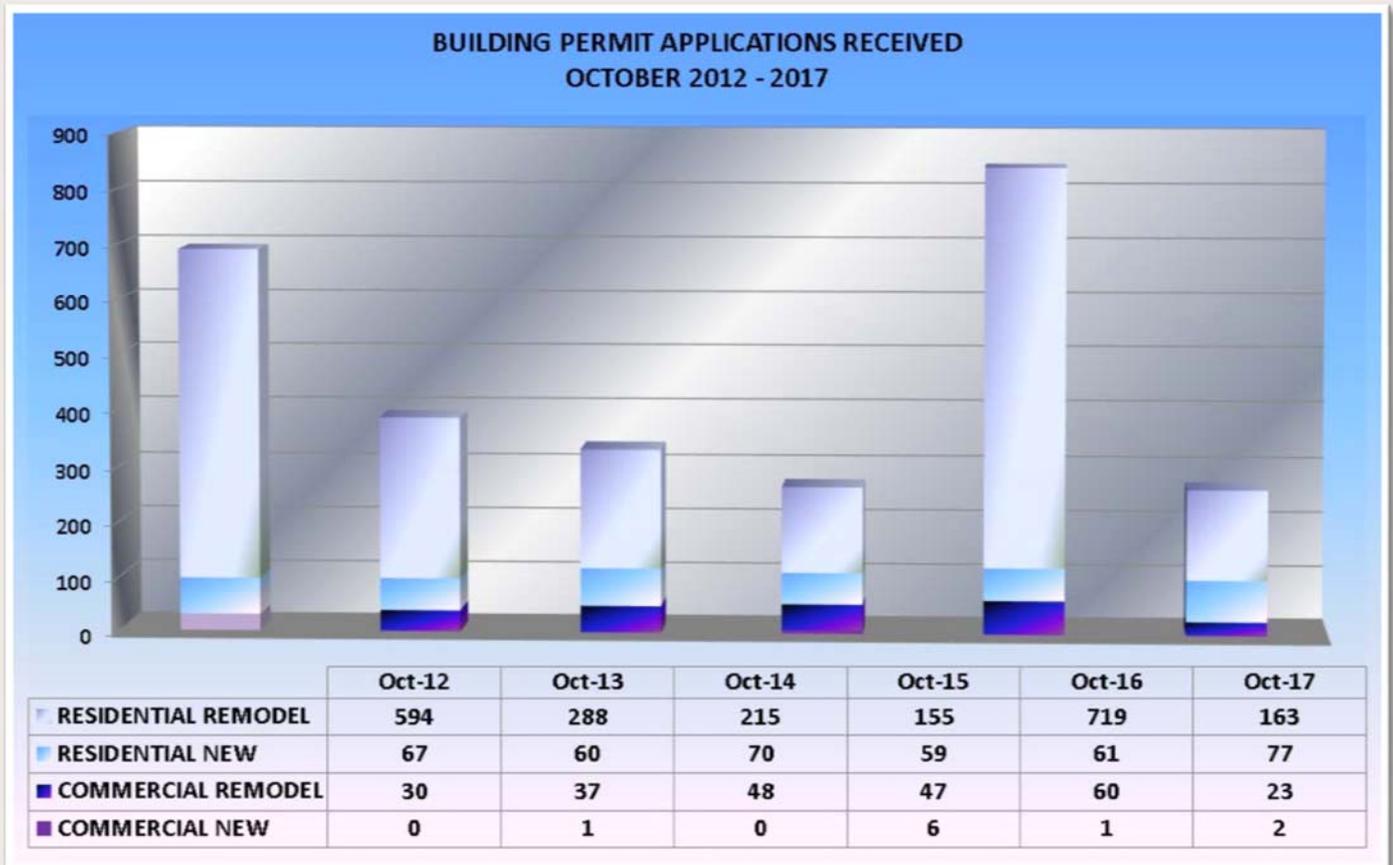
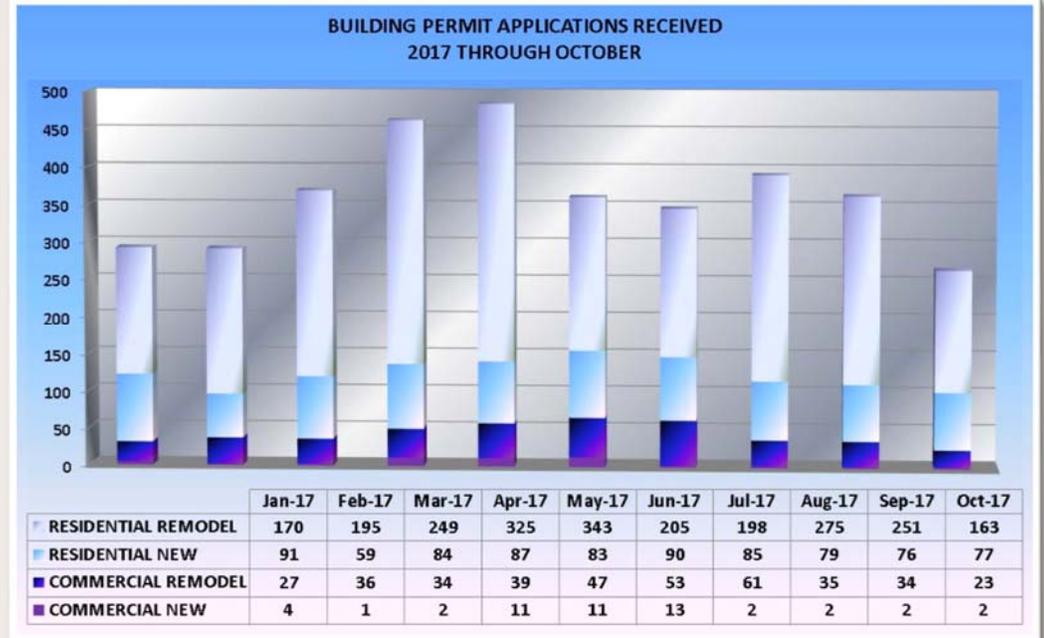
To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral

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CORE SERVICE LEVELS

Building Division

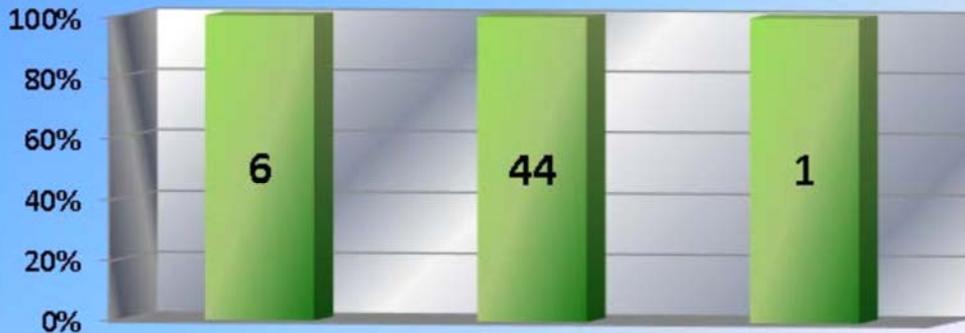


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

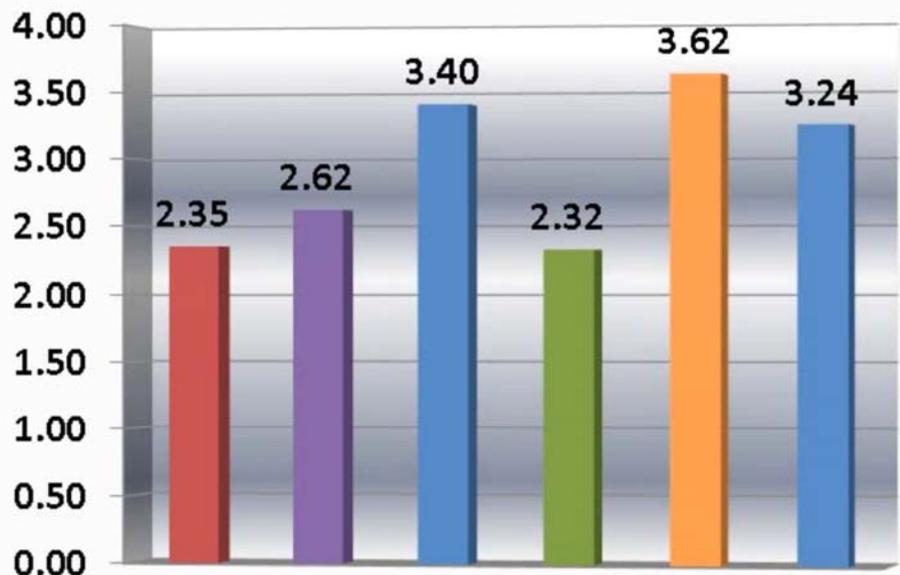
**Building
Division**

BUILDING PERMIT REVIEW OCTOBER 2017



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
ON TIME	6	44	1

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 10% FROM LAST YEAR

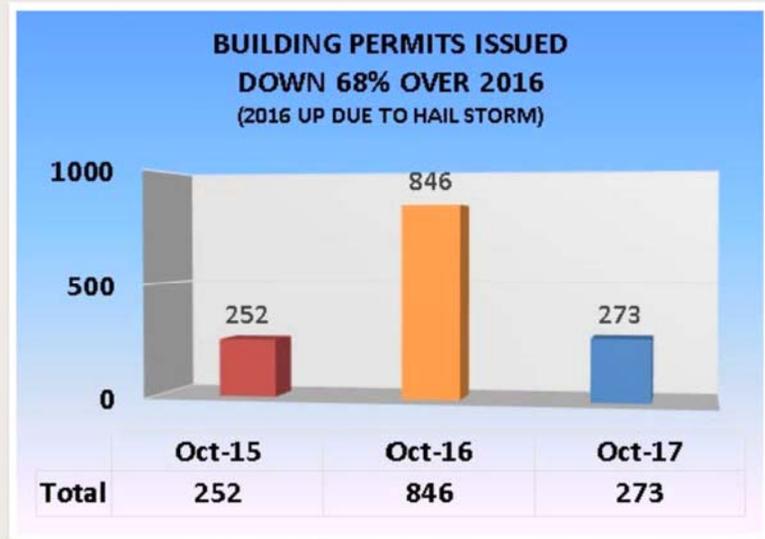


	Oct-12	Oct-13	Oct-14	Oct-15	Oct-16	Oct-17
Total	2.35	2.62	3.40	2.32	3.62	3.24

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

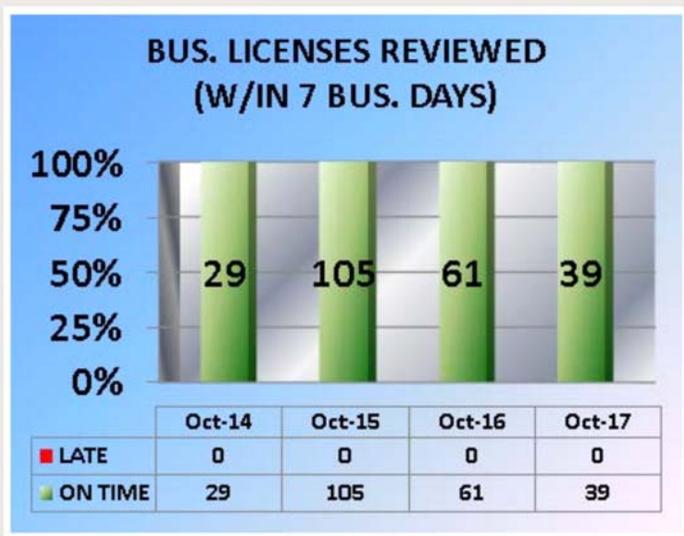
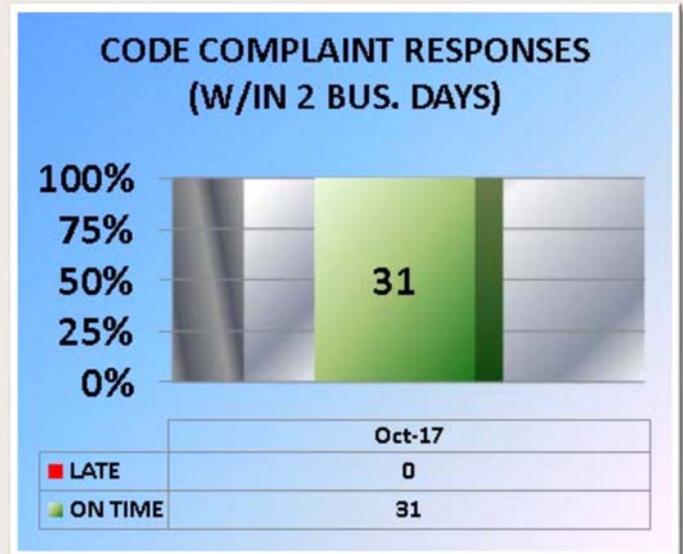
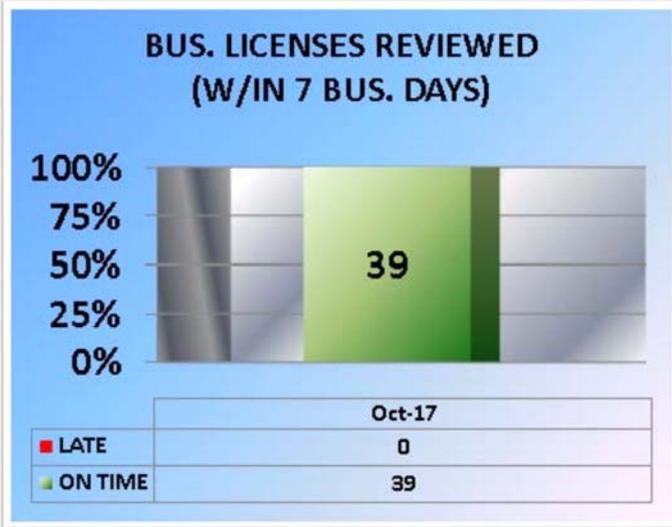
Building Division



Implementing the Community Vision through Development Activities

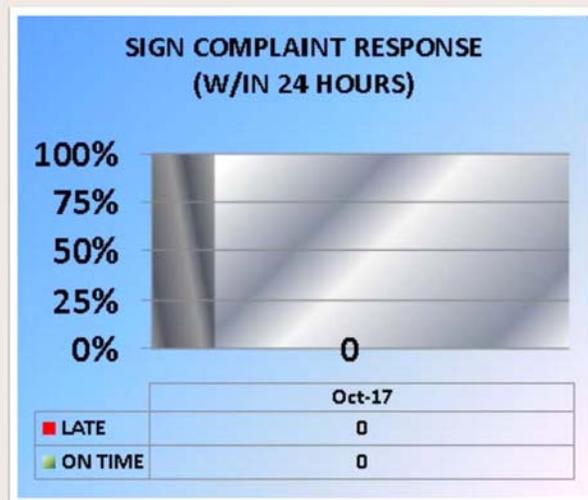
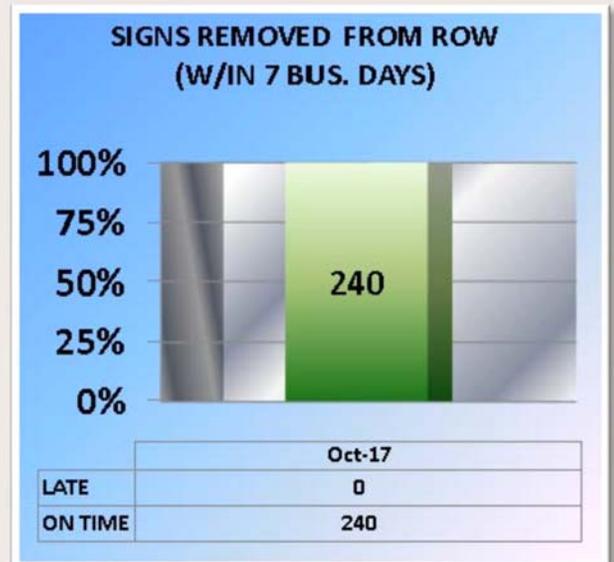
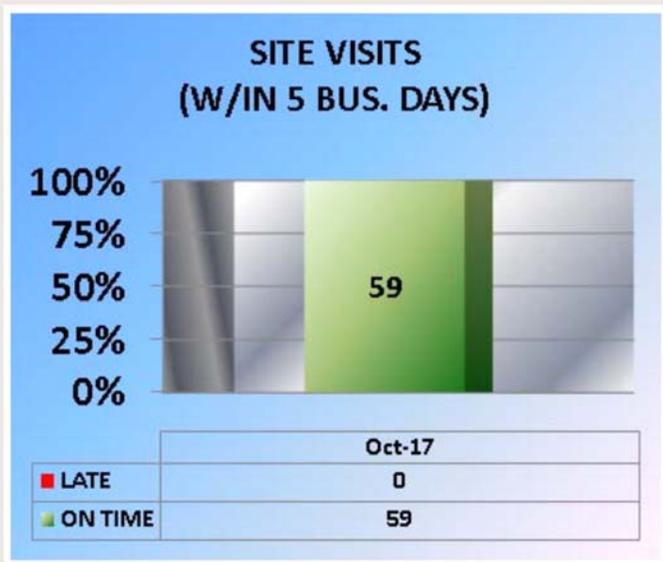
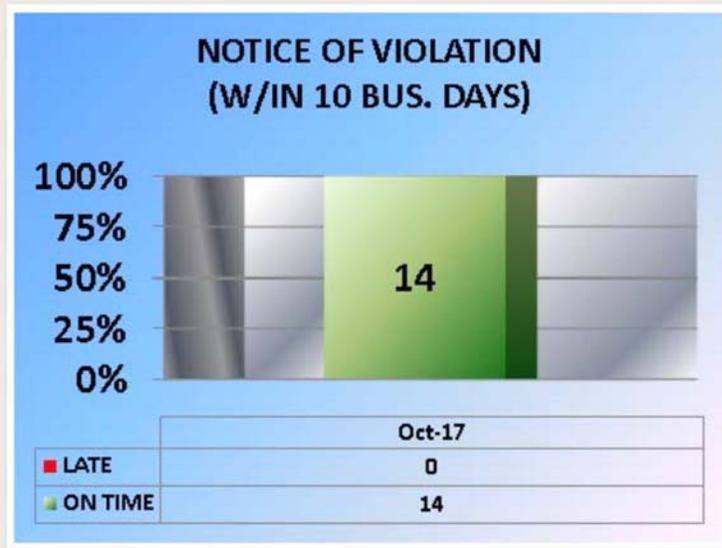
CORE SERVICE LEVELS

Code Compliance

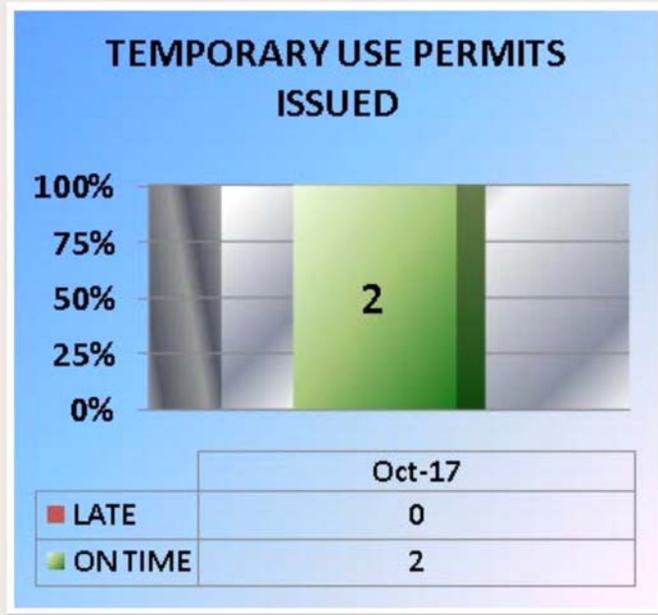


CORE SERVICE LEVELS

Code Compliance

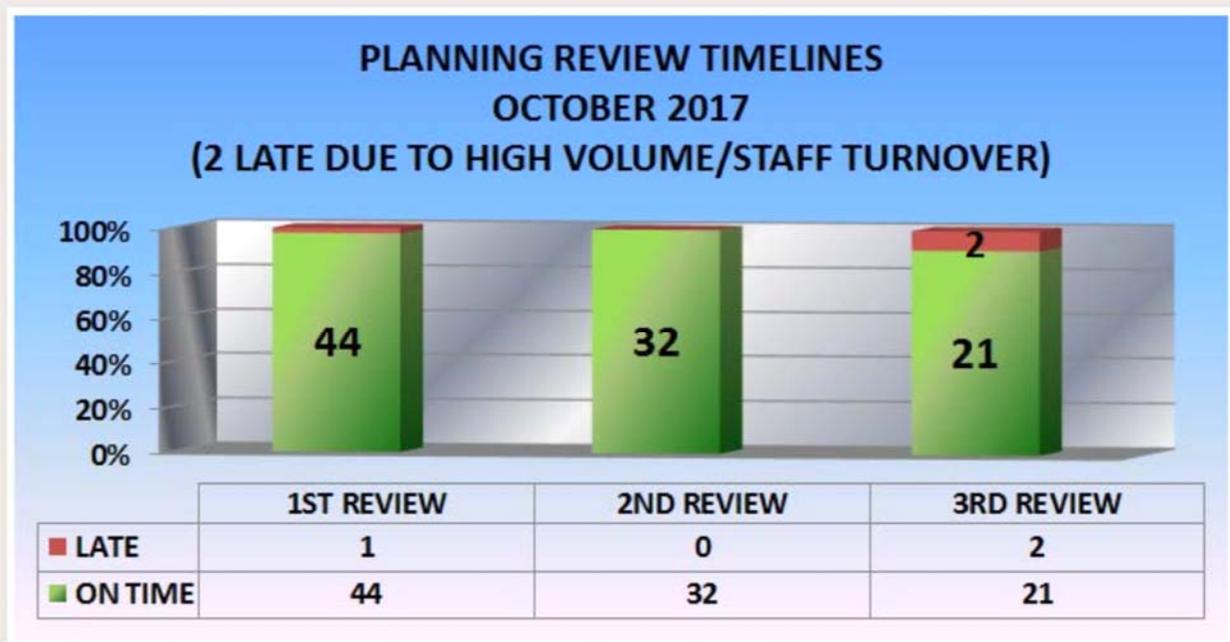


CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

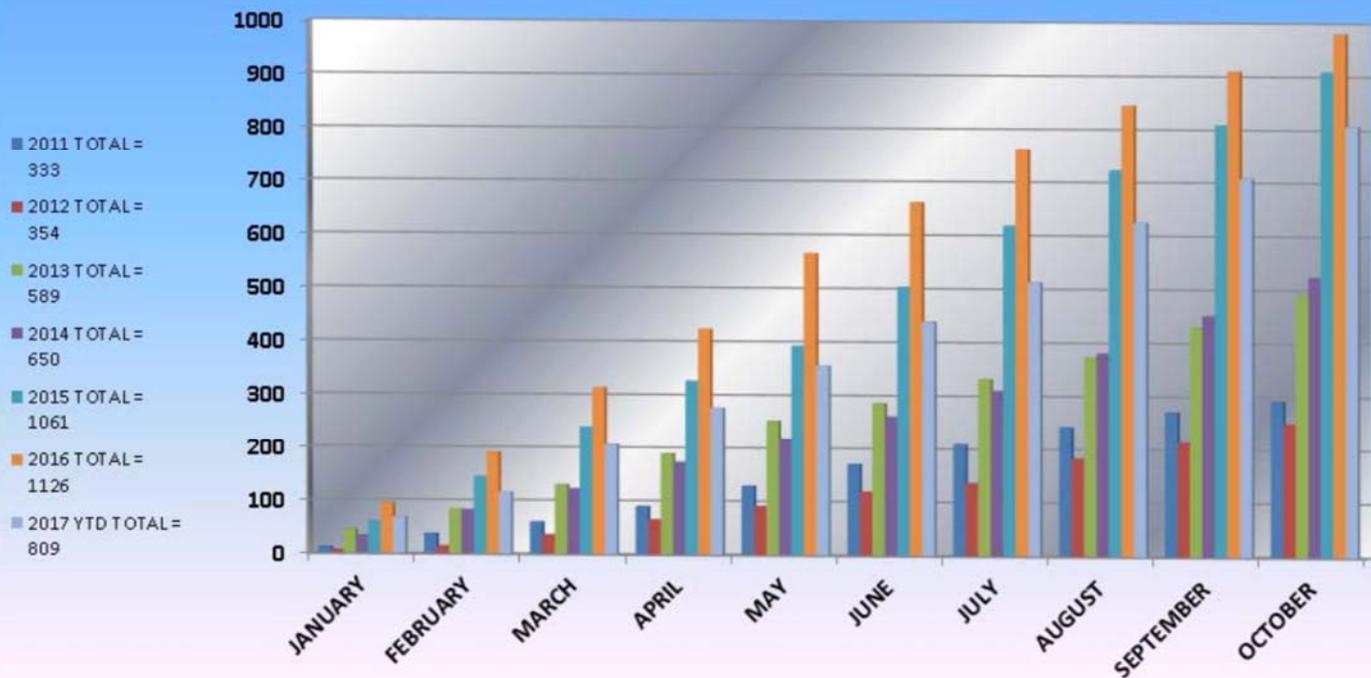


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

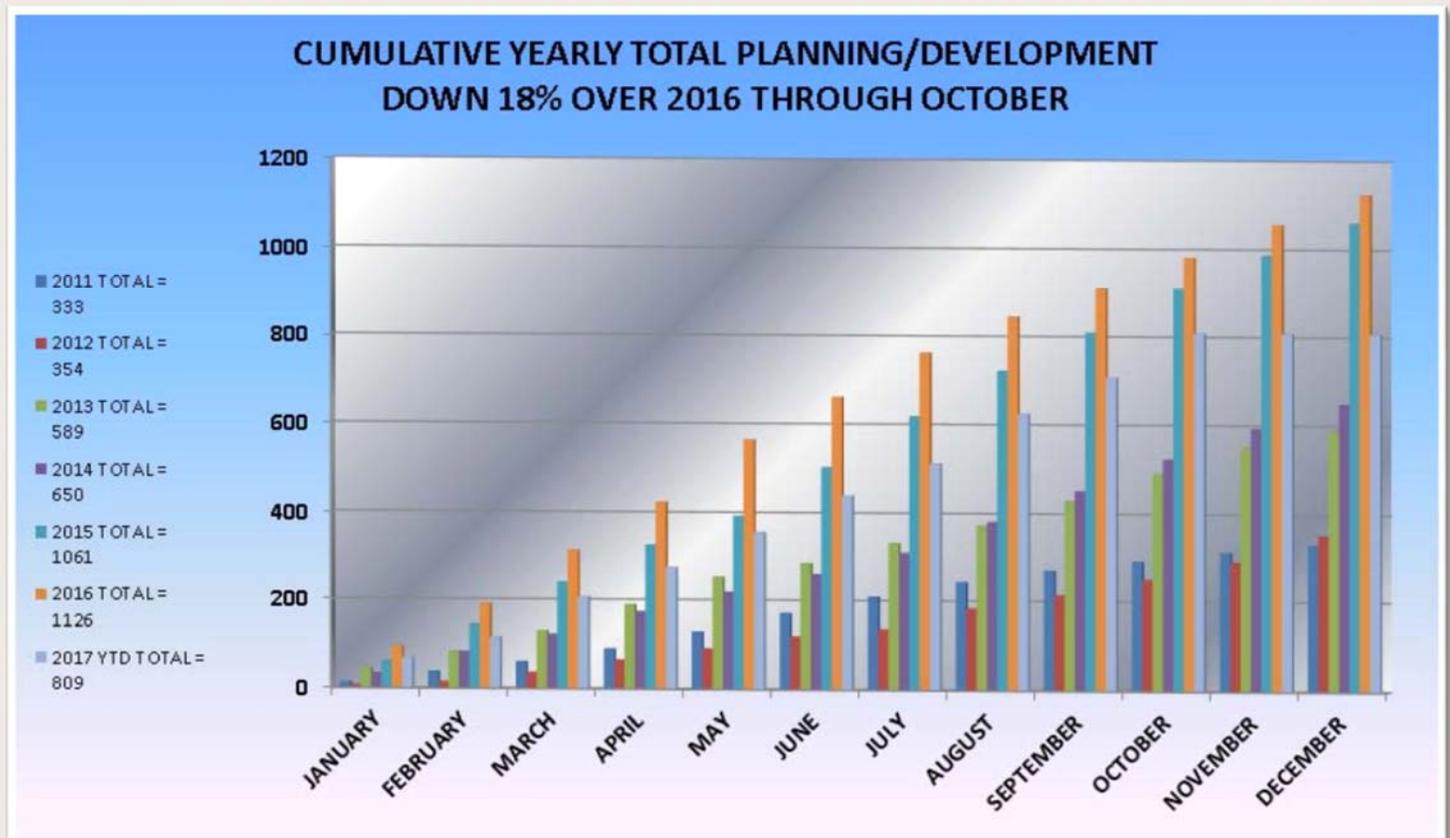
Planning Division

**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 18% OVER 2016 THROUGH OCTOBER**



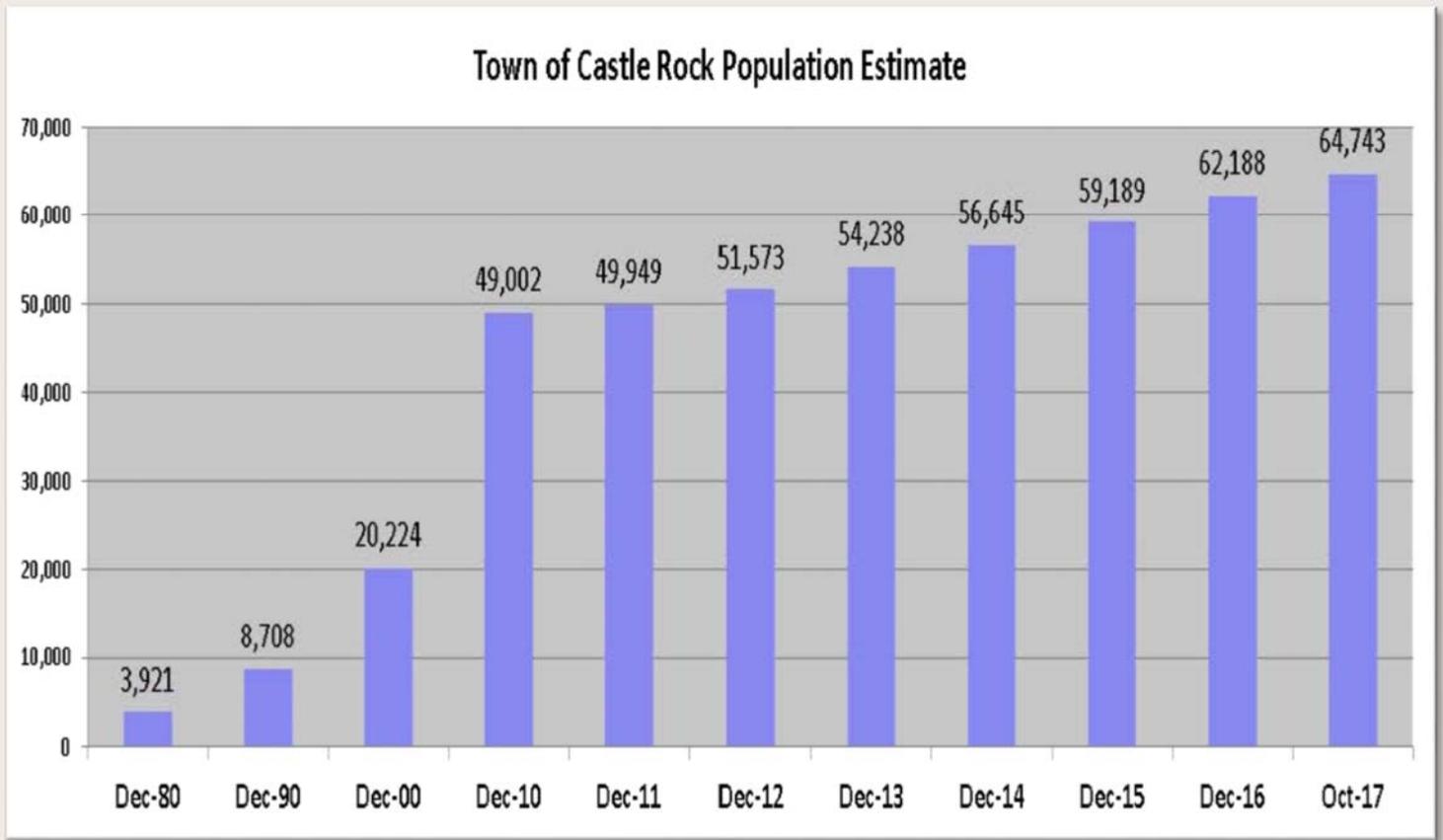
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities