



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"The measure of success is not whether you have a tough problem to deal with, but whether it is the same problem you had last year."

~~ John Foster Dulles



We live and work in a high growth community. Sometimes, growth brings challenges and the Development Services Department is typically the tip of the spear on issues highly visible throughout the Town. Our Department theme is, "first and foremost we are a customer service agency." Successfully providing outstanding customer service means we need to constantly evaluate our programs and policies to ensure we resolve issues in a timely and accurate manner. And, most important, that we do not experience the same issues that arose last year. The Development Services Department and Development Services Enterprise Team perform at a high professional level and I am extremely proud how the teams recognize and resolve issues for the better of our community.



**Bill Detweiler, Director
Development Services**



Speaking of the Enterprise Team, Castle Rock

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

Economic Development Council CEO, Frank Gray, recently spoke at an Enterprise Team luncheon where he provided an overview of economic development policies and goals and listed specific examples how his team works with the Town to attract and expand existing businesses, employment opportunities and grow the tax base. The team enjoyed the discussion with Frank and had really good questions about the economic development challenges we face as a community. Thanks Frank!!!



t is a busy time in Castle Rock. Although the month of August witnessed a drop in building permit activity when compared to August of 2015, overall permit issuance and field inspection activity remains high when compared to the past three years of high activity levels. Commercial activity remains strong through work at the Promenade project and through work at Centura Hospital where the second 50,000 square foot medical office building is well underway as the building structure rises out of the ground. The MOVE facility located on 6th Street is open for business and the dental facility located south of Plum Creek in downtown is almost complete. The Mercantile project on 3rd Street in downtown is well underway as the building structure is complete and the building skin is being constructed. Many residents were impacted by the hail storm early in the summer months and that resulted in the issuance of nearly 2,000 roof permits. To keep pace with the roof contractors, we hired two temporary roof inspectors and they are extremely busy conducting up to 120 roof inspections per day. Numerous home improvements and commercial tenant improvements at the Outlet Mall and throughout the Town provide examples of the significant investment occurring in our community.



he face of the Development Services Department is changing. On a positive note, we have several promotions within the team including Donna Ferguson moving from Planner I to Planner II, Amy Shalz moving from Building Inspector to Combination Building Inspector, and J. R. Trout moving from Zoning Inspector to Combination Building Inspector. On a sad note, we received resignation notices from Mary Shaw, Zoning

DEVELOPMENT TALES

Manager, and Dan Roberts, Development Review Manager. Mary accepted a position with the Kootenai County Planning Department in Coeur d'Alene, Idaho. It is a beautiful area to work, live and play. This is an exciting challenge for Mary and provides an opportunity to broaden her professional skills and be closer to family located in the northwest region of the US. Dan accepted a position with Douglas County as the Pavement Manager, so he remains close to home while expanding his considerable talents in engineering work. We will miss Mary and Dan and wish them good luck and know they will have a brilliant future.



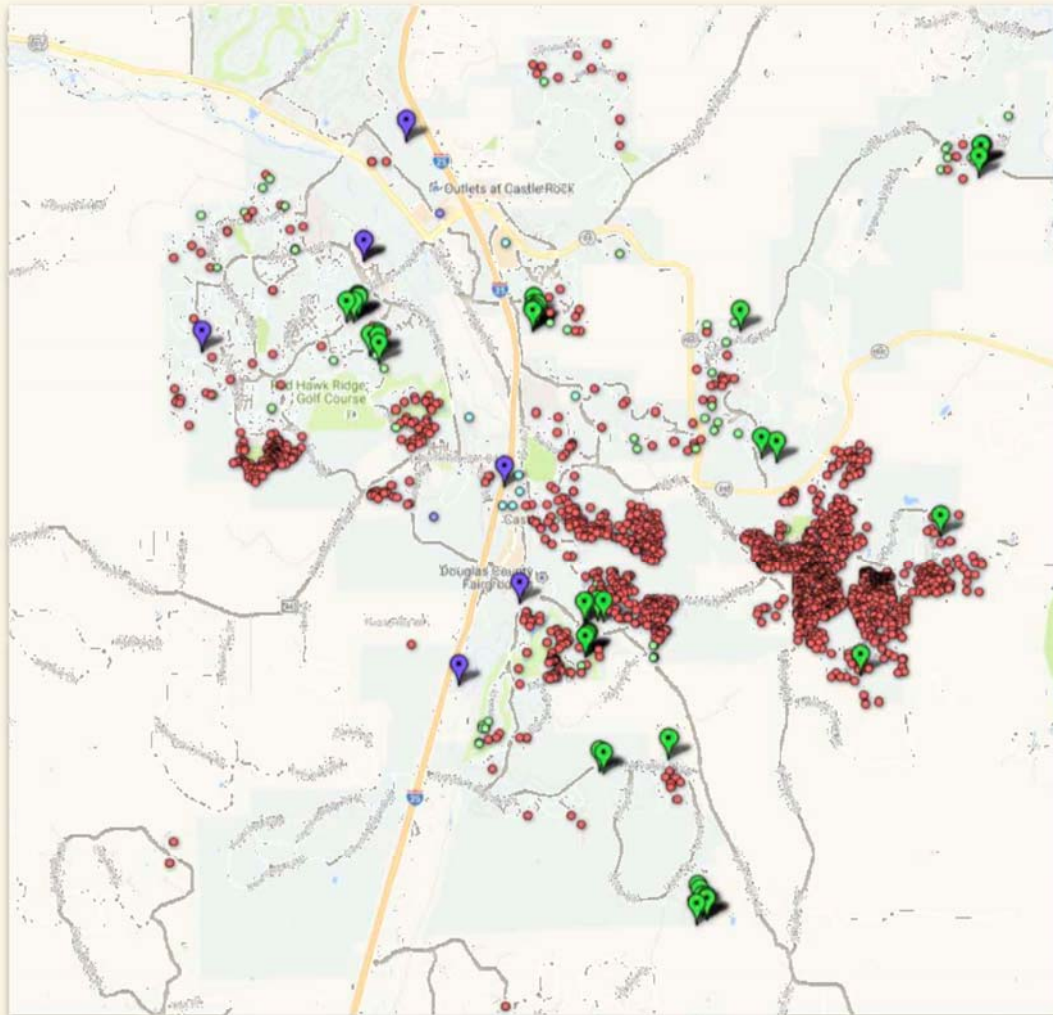
hope everyone had a safe and enjoyable Labor Day Weekend.



PERMIT ACTIVITY MAP - AUGUST

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

To view this map online, please visit: CRgov.com/buildingreports



PERMIT TYPE	AUG 16	ICON
COMMERCIAL NEW	8	
COMMERCIAL REMODEL	2	
MISC COMMERCIAL	20	
MISC RESIDENTIAL	1605	
NEW SINGLE FAMILY ATTACHED	0	
NEW SINGLE FAMILY DETACHED	44	
RESIDENTIAL REMODEL	55	
NEW MULTI FAMILY	12	

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2016 West Planner Conference

Bill Detweiler, DS Director, attended the 2016 Western Planner & Montana Association of Planners Joint Conference held August 10th-12th at the historic Civic Center in Great Falls, Montana. The theme for this

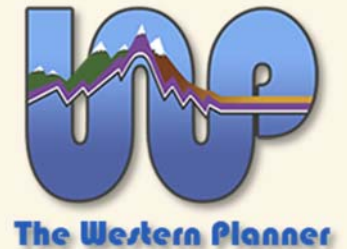


Bill Detweiler, Director
Development Services

year's conference was *"Landscapes, Landmarks and Leadership."*

The keynote speaker was national bestselling author, Gary Ferguson, whose presentation observed how *"science, myth, psychology and cultural history shape our thoughts and experiences of the natural world."* (westernplanner.org/conferences/2016-conference)

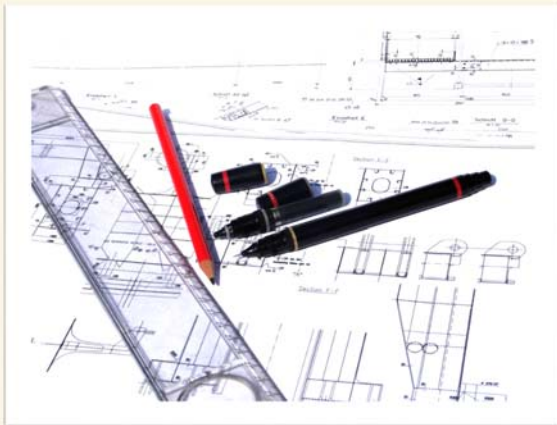
Bill was able to meet and network with peers from all over the western U.S.



Planner II

Kevin Wrede, Planning Manager, announced on August 16th that Donna Ferguson, our current Planner I, had been selected from a long list of applicants to fill the vacant position of Planner II.

Kevin wrote, *"Donna is a highly qualified Town Planner and we all look forward to her continuing employment with the Town and continuing to benefit from her education and experience as she helps Castle Rock continue to implement the Town's Vision and provide great customer service."*



Donna Ferguson
Planner II

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Combination Building Inspectors



Amy Shalz, Combination Building Inspector

On August 17th, James Martino, Assistant Chief Building Official, announced that Amy Shalz, Building Inspector, and J. R. Trout, Zoning Inspector, have filled the two open positions of Combination Building Inspector.

Amy joined the Town in 2012 as a Permit Technician, and in 2014, she became a Building Inspector. Amy has since acquired her ICC Residential Inspector and Electrical Inspector certifications. She is *“excited to increase her knowledge and impact on the team.”*



J. R. Trout, Combination Building Inspector

“J. R. joined the Town in April of this year as a Zoning Inspector. J. R. brings experience in the construction industry as well as ICC Fire Inspector I and II Certifications.”

Interim Counter Assistance and Seasonal Building Inspectors

To assist with the robust roofing and building season, the Building division brought in temporary and seasonal help to provide the consistent level of exceptional customer service that everyone has come to expect in the Town.

Melodie Dieter and Jennifer Bingham have joined the front counter staff. They come to us from Douglas County Temps. Ben Christensen, also from Douglas County Temps, is still with us.

Melodie is providing assistance at the front counter, and Jennifer and Ben are assisting with contractor registrations and renewals, insurance certificates, processing roofing permits and manning the satellite office at the Promenade site.



The Building division has also added two Seasonal Building Inspectors to lend a hand with the additional inspections, Scott Seubert and Brandon Fresquez.

Starting above left, Jen Bingham, Melodie Dieter and Ben Christensen, Interim Front Counter Staff and Scott Seubert and Brandon Fresquez, Seasonal Building Inspectors

WHAT'S NEW - PEOPLE

North Meadows Extension Sneak Preview and Dedication

The largest roadway project in the Town's history, the North Meadows Extension, is anticipated to open for traffic in late summer. This project is a partnership with Douglas County and the Colorado Department of Transportation.



Julie Parker, Sr. Office Assistant (right),
and daughter, Kiah Parker

On August 11th, the Town held a "sneak peak," which included tours of the site, the dedication ceremony, free food and family activities.

Several of the DS Board and Commission members attended the event.

Julie Parker, Sr. Office Assistant, and her daughter, Kiah, manned the barrel train for the young ones. The event was a great success.

For additional information on this project, please visit:

crgov.com/1837/North-Meadows-Extension



Aerial view of the North Meadows
Extension at Highway 85

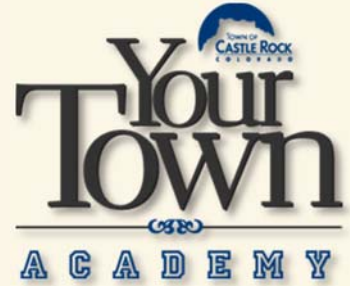


Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Your Town Academy

The Town created a nine-week citizen academy program to provide an overview of Town programs and individual Department responsibilities.



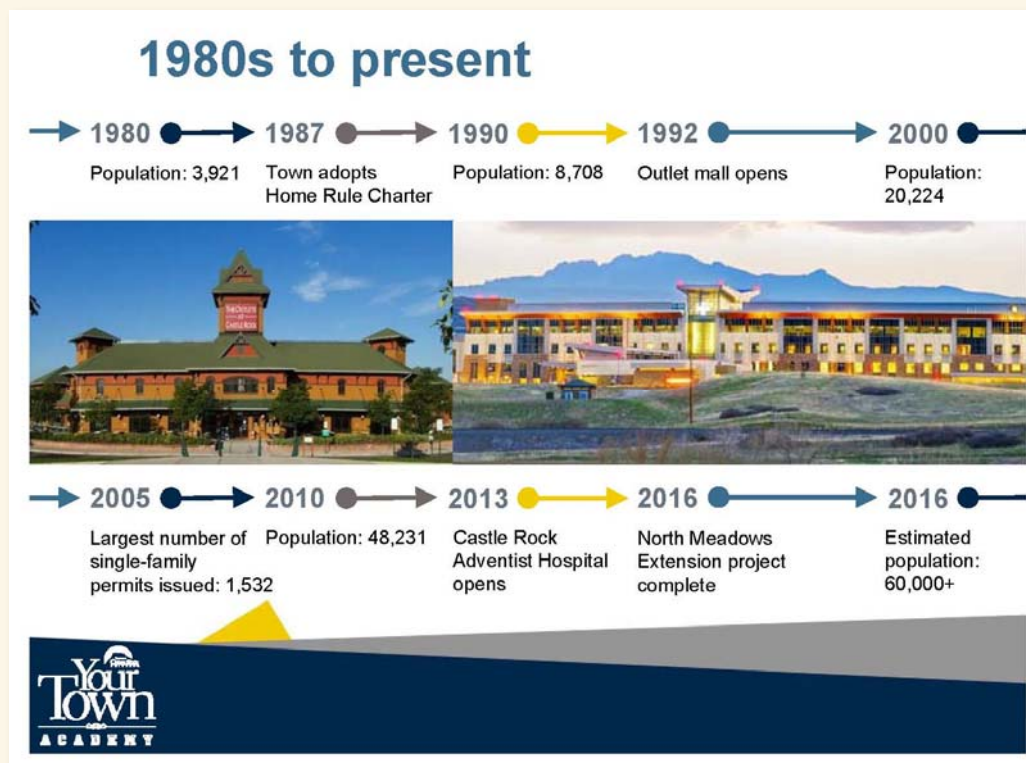
Bill Detweiler, Director
Development Services

On August 26th, Bill Detweiler, Director, Development Services, provided the students with an overview of the Town's history and heritage. Highlights included a description of how the Town was formed, how Rhyolite mining and a permanent water supply led to pioneer settlement, how commerce and stability led to the Town being voted as the County seat and how the Town experienced rapid growth from 1992 when the Outlet Mall opened (approximately 8,000 residents) doubling its population every 10 years to reach a population of 61,000 residents today.

Recent milestones noted include construction of the Plum Creek Parkway Interchange and east and west extensions of Plum Creek

Parkway, the opening of Adventist Hospital, approval and construction of the Promenade at Castle Rock and opening of the Castle Rock Parkway and Interchange / North Meadows extension project.

The Development Services Department will present a more detailed overview of our department's roles, responsibilities and significant project descriptions at the September 19th Your Town Academy.



Implementing the Community Vision through Development Activities

KUDOS

Zoning Division

A few weeks ago, a Castle Rock citizen contacted Lisa Anderson, Deputy Clerk and Executive Assistant to the Town Manager and Town Council. There had been a garage fire in the citizen's complex on July 17th, and a lot of debris was left outside of that garage that wasn't being removed. The debris became smelly and the citizen felt it was dangerous for the children in the complex. No progress was being made with the HOA's property management group or the owner of the garage to have the debris removed. Lisa contacted Mary Shaw, Zoning Manager, and J. R. Trout, Combination Building Inspector.

The citizen called on August 16th to report that all the debris had been removed. She was *"tickled and grateful from the bottom of her heart!"* She is telling everyone she knows that the Town really cares - they just need to know what is happening.

Lisa also wrote, *"Thanks for making us all look good, J.R. and Mary!"*

Excellent customer service, Mary and J.R.!



Mary Shaw,
Zoning Manager,
and
J. R. Trout,
Zoning Inspector



Pam Cox, Sr. Office Assistant



Pam Cox
Sr. Office Assistant

On August 1st while assisting the Permit Specialists with contractor registrations, Pam Cox, Sr. Office Assistant, received the following email from Branson A. Haney, President and CEO of Legacy Homes of Pueblo, Inc., and Chairman of the Board of the Colorado Association of Home Builders, in response to a documentation request:

"I have to say that everyone in your office has been so pleasant to work with. Thank you and your staff. Friendliness goes a long, long way!"

Great job, Pam!



Implementing the Community Vision through Development Activities

KUDOS AND PROJECT UPDATES

Basement Storage Room

On August 26th, Denise Hendricks, Administrative Supervisor, wrote:

“Major KUDOS to Julie Parker and Sharon Chavez, Sr. Office Assistants, for making BIG strides today to get the remainder of the building permit files out of the cabinets and into boxes and organizing all the boxes alphabetically. We still have a little more to go as far as purging out the old, large residential plans but other than that, the permits are about done being organized. Major KUDOS to Pam Cox, Sr. Office Assistant, for manning the admin desk enabling Julie and Sharon to work downstairs! This is a massive work in progress but we are making headway!!!”

While Denise gave credit to her staff, she has also spent many hours in the basement storage room.

In an effort to clear out the basement storage room for use by another department after the Town Hall expansion is completed, the residential building permits files are being boxed and purged of unnecessary documents so that they can be sent out for scanning into our TRAKiT system.

Hats off to the DS Admin Team!



From the left, Julie Parker, Sr. Office Assistant; Denise Hendricks, Administrative Supervisor; Sharon Chavez and Pam Cox, Sr. Office Assistants

Calvary Chapel Castle Rock

A new site development plan has been received from Calvary Chapel Castle Rock for construction of a new 22,506 square foot church. Located on the northwest corner of 5th Street and Woodlands Boulevard, this church will seat 758 people and the parking lot will include 277 spaces. This site development plan will be scheduled for public hearings with both the Planning Commission and Town Council.



Founders Marketplace Filing 1

A proposed plat amendment has been submitted to create a new right-of-way and four new lots at Founders Marketplace Filing 1 located on the northeast corner of Founders Parkway and Highway 86. The site consists of just over 20 acres, and it is currently zoned PUD, Integrated Business and Dedicated Use. This amendment is under administrative review and will not require public hearings.

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council

Meadows Filing No. 18, Tract GG, SDP, Amendment No. 11

The Meadows master-planned community was established in the mid-1980's at a time when that type of residential community was burgeoning to the forefront of innovative planning.

A master planned community is typically a large scale residential development featuring a wide range of housing products, numerous recreational amenities and other non-residential land uses. The scope of the plan and the variety of amenities separated it from the normal housing subdivision. The concept appealed to a wide variety of potential residents looking for more active lifestyles and a close-knit community atmosphere. After over thirty years The Meadows has continued to grow upon its original planned development concept. The Meadows is the largest master planned development in Castle Rock.



Proposed Site Development Plan
The Meadows Filing No. 18
Tract GG, Amendment No. 11

The proposed Site Development Plan (SDP) includes approximately 20 acres and is located within The Meadows community at the southeast corner of Prairie Hawk Drive and Low Meadows Boulevard, adjacent to the Bonaventure Senior Living Center. The application proposes 98 single-family detached homes within approximately 11 acres, leaving 6 acres for open space dedication and 3 acres for right-of-ways and proposed local streets. A Preliminary Plat and Final Site Plan were recorded in 2008, approving 93 single-family lots. The current proposal results in an increase of 5 residential lots with a new lot layout and road configuration.

On August 2nd, Town Council voted 6-0 to approve this SDP via Resolution No. 2016-073.



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council (Continued)

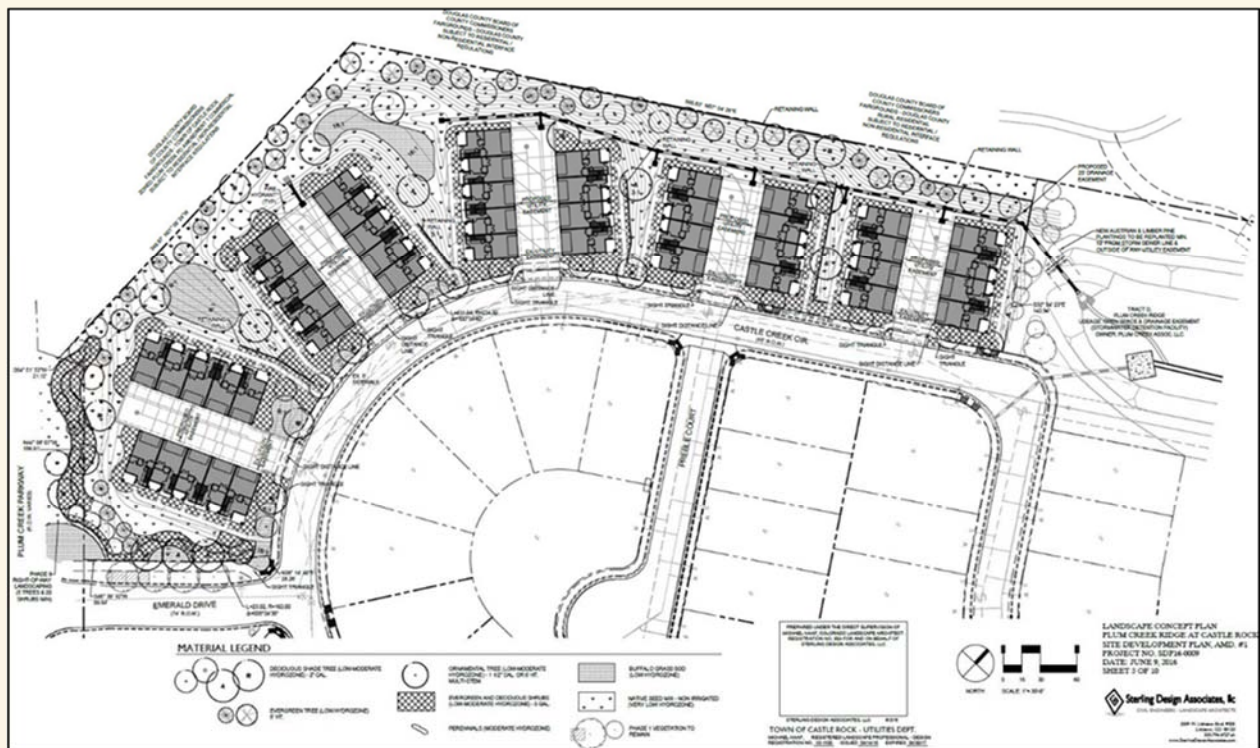
Plum Creek Ridge Site Development Plan, Amendment No. 1

Plum Creek Ridge at Castle Rock is a small residential subdivision cupped between East Plum Creek Parkway and South Gilbert Street and adjacent to Sellars Gulch. The neighborhood was originally conceptualized in 2013 with plans to bring single-family and multi-family residential housing options to the Town of Castle Rock while protecting the gulch and the natural landscape of the area. In 2015, plans for the single-family housing portion of the neighborhood were approved and now plans for the multi-family housing portion are coming to fruition.

The SDP proposed a total of 45 townhome units on a 3.34-acre lot. The townhomes are divided into 10 different buildings (five 4-plex buildings and five 5-plex buildings). The buildings are arranged in pairs, with each pair sharing a private driveway and laid out in an arc pattern across the site. Each townhome unit contains a two-car garage on the back side which faces the driveway. Pedestrian access to the townhomes is on the opposite side of the garage via pedestrian walkways. The townhomes are three stories and approximately 37-feet high. The site plan also incorporates lighting and landscaping.

Town Council voted 6-0 to approve this Site development Plan on August 2 by means of Resolution No. 2016-074.

Plum Creek Ridge Site Development Plan, Amendment No. 1



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMISSIONS



Samuel Dyer House
208 North Cantril Street

Historic Preservation Board

The Samuel Dyer House, located at 208 North Cantril Street, was one of the first homes built in the Town in 1875 and has a noteworthy history.

“Jeremiah Gould, an early settler and developer, homesteaded 160 acres in 1869 on land that was later platted on April 25, 1874, and named Castle Rock. ... Samuel Dyer purchased lots 6 and 7 in Block 24 from Jeremiah Gould in October, 1874. ... Samuel Dyer constructed the original house in 1875, as documented by the cornerstone of the dwelling.

“Samuel Dyer was born in Fulton County, Illinois, in 1843, to Father John L. Dyer, an itinerant preacher and one of the recognized founders of the State of Colorado. Samuel fought in the Civil War and lost his right leg during the Battle of Fredericksburg. After the war, he moved to Colorado, settling in Douglas County.” (National Register of Historic Places Registration Form)

Samuel went on to become the County Clerk and Recorder and owned a drug store in Town.

On August 4, 2016, the Historic Preservation Board voted to recommend to the State Review Board that the nomination of this property meets the criteria for National Register designation.

Additionally, the Historic Preservation Board, awarded \$6,500 to the current property owners as partial reimbursement of the cost of constructing a retaining wall on the alley to halt the erosion that has caused significant damage to the historic barn and carriage house on the property.

For additional information on the Dyer House history, and to learn about other historical properties in the Town, please visit: CRgov.com/1930/Cultural-Resource-Surveys



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS/COMMISSIONS

Design Review Board

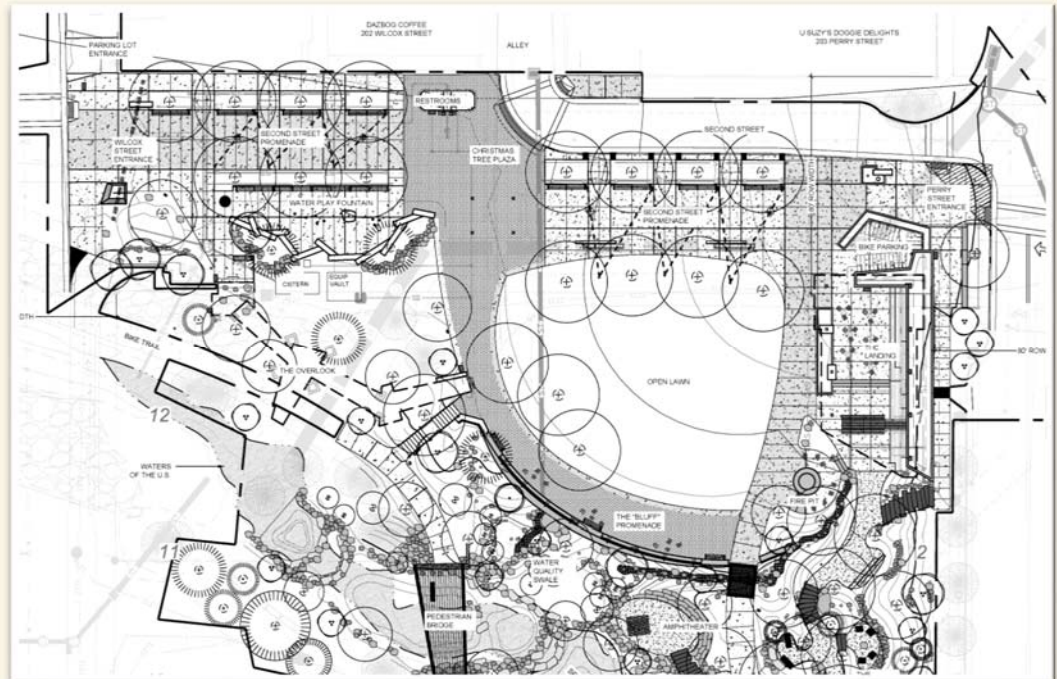
Brian Peterson, Parks Planning and Construction Manager, and Jake Sippy, Associate, Design Workshop, gave a courtesy presentation on the new vision for Festival Park to the members of the Design Review Board on August 10th.

To view this new concept and the exciting plans, please visit:

crgov.com/2388/Festival-Park-Redesign

“Festival Park is the heartbeat of Downtown Castle Rock.”

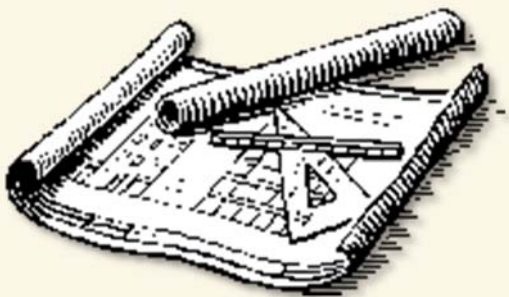
Architect's rendition of redevelopment of Festival Park



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 or need further information? Please contact Sally Misare, Town Clerk, at 303-660-1367 or SMisare@CRgov.com.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheons

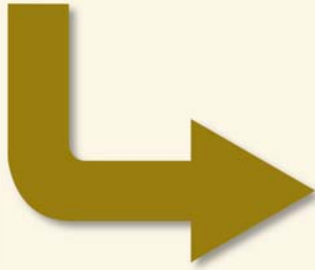
The Building Division hosted their contractor / customers to a picnic Rhyolite Park on August 10th as a thank you for doing business with the Town of Castle Rock. Staff served grilled hamburgers and hotdogs, and there was a substantial turn-out. In addition to a great meal and lots of lively conversation and networking, Joseph Montoya, Chief Building Official, led a quick discussion of inflow and infiltration.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Upcoming Contractors Luncheons:



- Wednesday, September 14th
Council Chambers
11:30 am to 1:00 pm
- Wednesday, October 12th
Council Chambers
11:30 am to 1:00 pm

Sponsor opportunities are available for upcoming luncheons. If you're interested, 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.

Summer Storm Update



The Building division has exceeded 2,400 roof permits through the end of August and expects to double that number by the end of the year. Contractor registrations and renewals for the month have skyrocketed by 271% over August of 2015.

Bill Detweiler, DS Director, noted, *"Staff remains committed to meeting core service levels for issuing and inspecting reroofs, but it has been a challenge."*

The Building Counter continues to receive numerous inquiries from both residents and roofing contractors, many of which are new to doing business with the Town.

The Building Division has added two Seasonal Building Inspectors to conduct roofing inspections, and are looking into hiring a third. Two additional temporary counter positions have been added to assist with telephone calls, scheduling inspections, contractor registrations and renewals and the issuance of roofing permits. An existing temporary employee is covering the trailer at the Promenade work site.

Joseph Montoya, Chief Building Official; James Martino, Assistant Chief Building Official and Kyle Sipes, Plans Examiner, have been working in the field. Andy Blake, Plans Examiner, has been assisting with Kyle's plan reviews.

"We have also issued 530 residential permits this year along with the rapid pace of building activity at the Promenade project and near Adventist Hospital ... The entire DS Enterprise team is doing an outstanding job keeping pace," wrote DS Director, Bill Detweiler.

WHAT'S NEW - GENERAL

Enterprise Team Luncheon

August 15th found Bill Detweiler, DS Director, hosting a luncheon for the Enterprise Team. Frank Gray and Marcus Notheisen, President / CEO and Vice President, respectively, of Castle Rock EDC, along with Kevin Tilson, Downtown Alliance Director, were the guest speakers for the luncheon.

Frank spoke on the subject of creating alliances with our development partners and how the EDC can assist Town staff in that regard.



The Enterprise Team enjoyed a buffet from Yolanda's Tacos, got in some peer networking and received beneficial and useful information from the EDC.



Frank Gray, President / CEO of Castle Rock EDC, addressing the Enterprise Team

2016 Parade of Homes

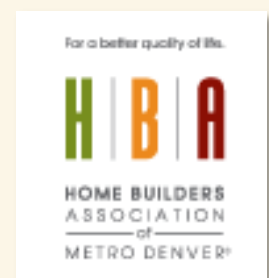
The 2016 Parade of Homes featured six homes in the Town, including a Dream Home, one of only four on the tour. Dream Homes, priced at \$700,000 and above, offered the *"ultimate in comfort, luxury and elegance."* (paradeofhomesdenver.com/dream-homes)

This event, produced by the Home Builders Association of Metro Denver, was free to the public and homes were available for viewing August 11th through Labor Day.

For additional information, please visit: paradeofhomesdenver.com/home



4567 Fell Mist Way
Castle Rock, Colorado
Dream Home - 2016 Parade of Homes



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

CRURA Meeting - Miller's Landing

On August 16th the Castle Rock Urban Renewal Authority (CRURA) held a meeting to discuss the proposed Miller's Landing project. The site is located at the northwest corner of I-25 and Plum Creek Parkway and consists of 66 acres of land, including the abandoned Town / County landfill which last operated in 1982.



Vicinity Map
Miller's Landing

This meeting provided the Board an update of land use and an overview of financial options to achieve success. Consistent with a previous meeting on this project, the Board found the land uses consistent with the Council-approved URA plan for this area. Financial options include property and sales Tax Increment Financing (TIF), a Business Improvement District (BID) and a Public Improvement Fee (PIF).

The applicant team informed staff and the Board that all three financial tools are necessary to fund public improvements on the site. The phased timing of those public improvements is currently under review.

For more information, please visit the CRURA website: castlerockrenewal.org

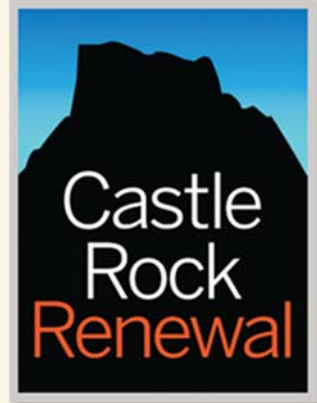
Healthier Housing Market = Big Jump in Home Improvements

"A healthier housing market, with rising house prices and increased sales activity, should translate into bigger gains for remodeling this year and next year," Chris Herbert, Managing Director of Harvard's Joint Center for Housing Studies, said in a statement. *"As more homeowners are enticed to list their properties, we can expect increased remodeling and repair in preparation for sales, coupled with spending by the new owners who are looking to customize their homes to fit their needs."*

Harvard University's Leading Indicator of Remodeling Activity indicates that Americans will spend more than \$320 billion renovating and improving their homes this year.

Certain remodeling projects completed in 2016 will return an average of 64.4% for homes sold within a year, up from 62% in 2015. Nearly a third of contractors noted that more high-end products are being purchased for renovations, and the average project cost will jump nearly 5% this year.

To view Beth Braverman's article in full, please visit: msn.com/en-us/money/realestate/another-sign-of-the-housing-boom-big-jump-in-home-improvement/ar-BBuFyk5?li=BBnbfcN



WHAT'S NEW - GENERAL

The Hard-to-Find Starter Home

A groundswell of prospective first-time home buyers, produced by low interest rates and an improving job market, are being thwarted in their efforts to purchase starter homes and build wealth as their parents once did, due to a lack of inventory of affordable starter homes.



"Nationwide, the inventory of homes costing \$250,000 or less fell more than 12 percent between June 2015 and June 2016, according to the

National Association of Realtors.

"The shortage stems from higher labor, land and building permit costs that have caused construction companies to focus on higher-end homes that bring more profit. In addition, institutional investors are snapping up affordable homes by the thousands in select markets nationwide and converting them to rentals."

A Reuters analysis of data compiled by Tulia, indicates that over the past four years, the number of entry-level homes has fallen by 34%.

To view this August 10th article, authored by David Randall and Nichola Groom, in full, please visit:

msn.com/en-us/money/realestate/in-recovering-housing-market-the-starter-home-remains-elusive/ar-BBvt0bV

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



**"Start by doing what's necessary;
then do what's possible; and
suddenly you are doing
the impossible."**

**~~ Francis of Assisi
Italian Roman Catholic Friar
(1182 - 1226)**

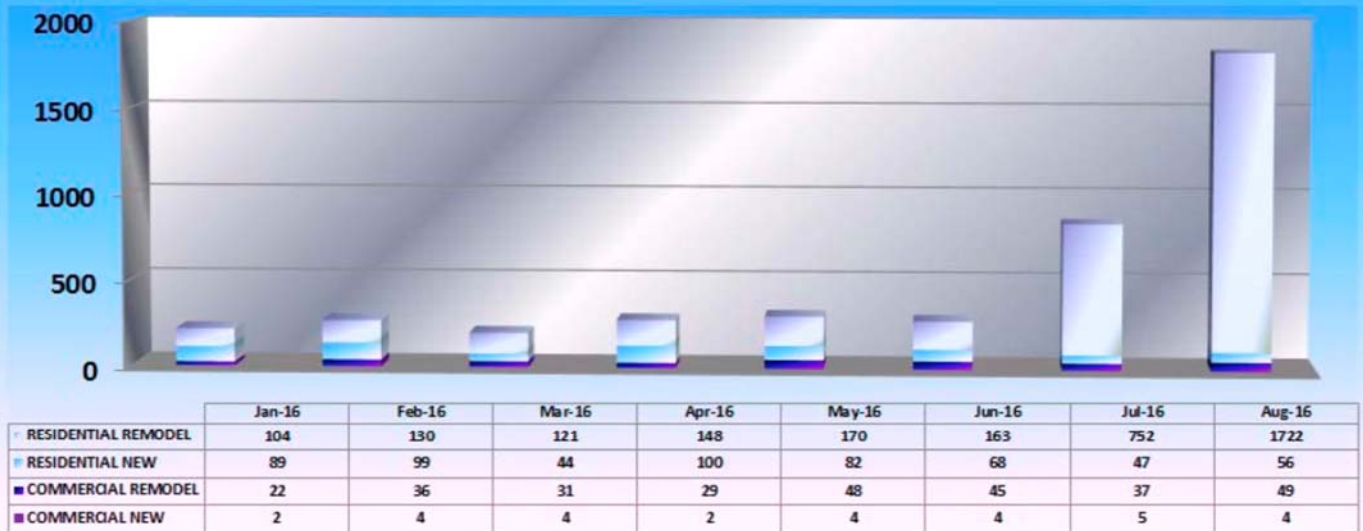
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Implementing the Community Vision through Development Activities

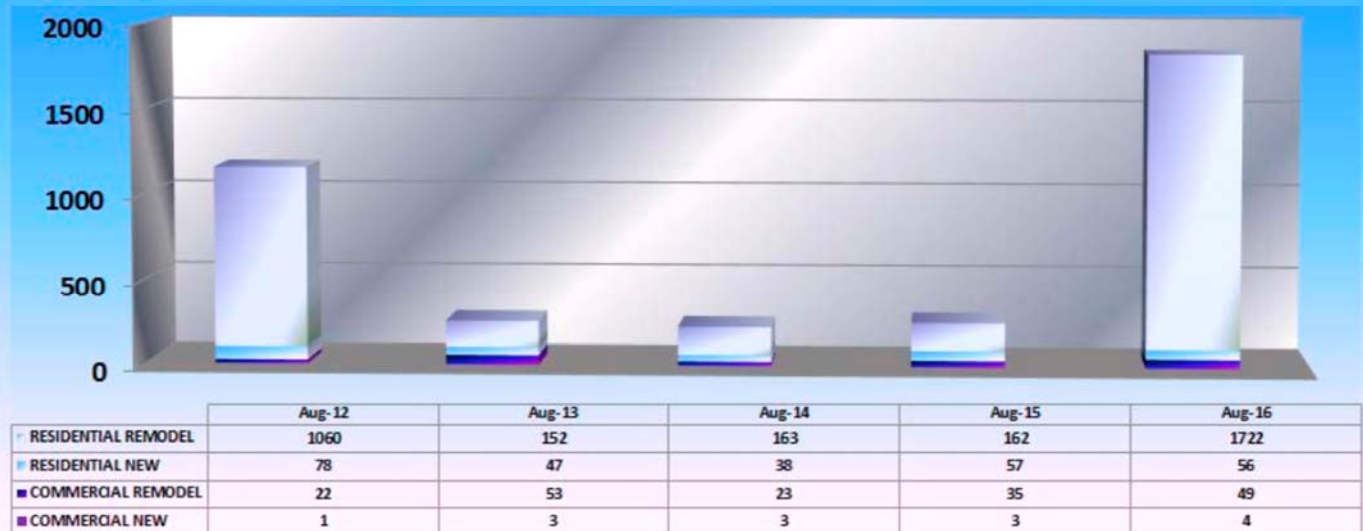
CORE SERVICE LEVELS

Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH AUGUST 2016**



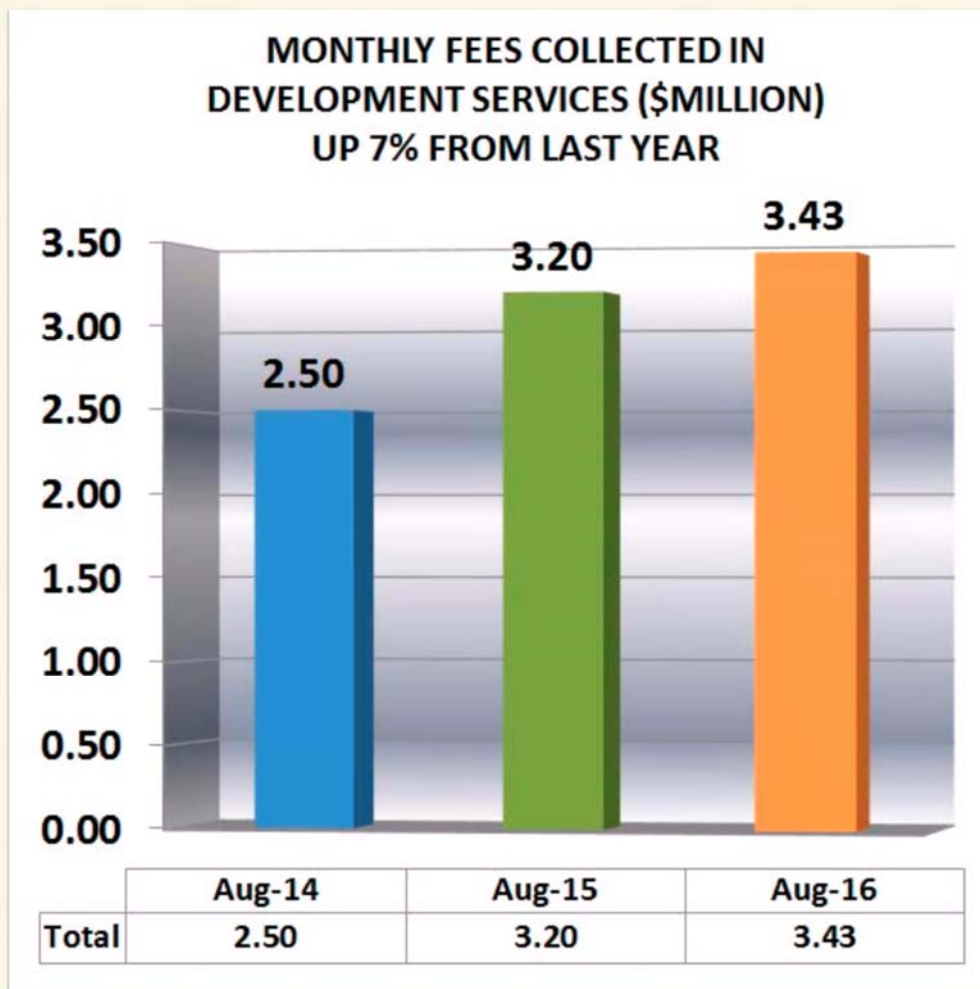
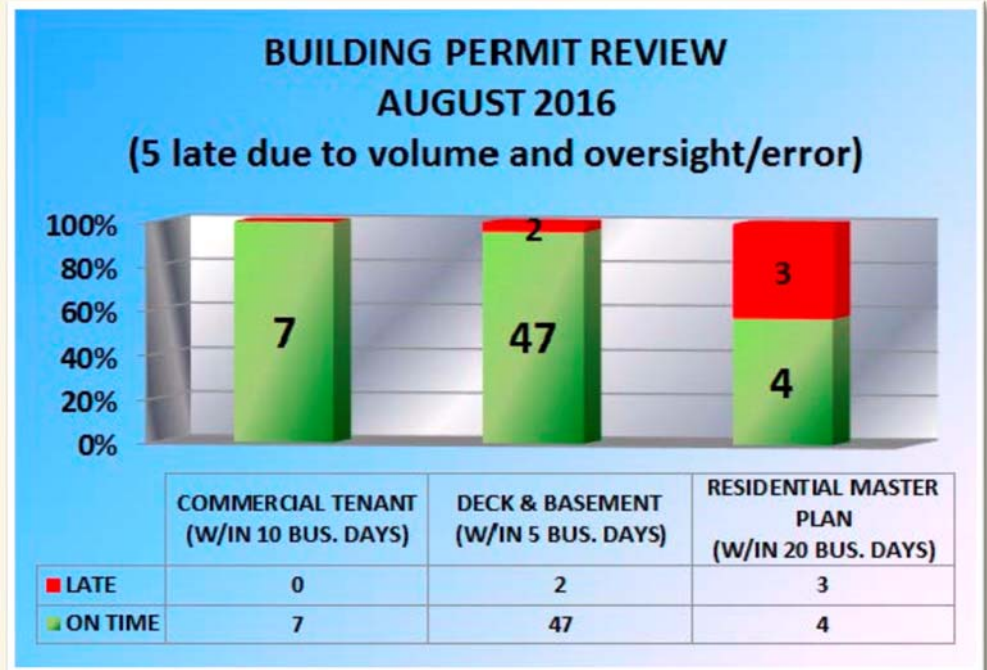
**BUILDING PERMIT APPLICATIONS RECEIVED
AUGUST 2012 - 2016**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

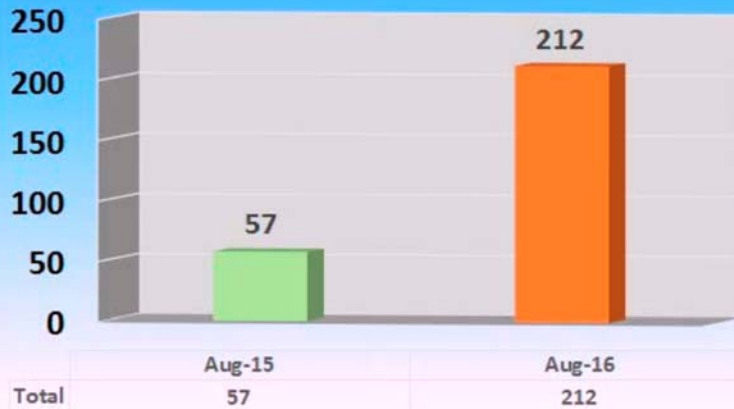


Implementing the Community Vision through Development Activities

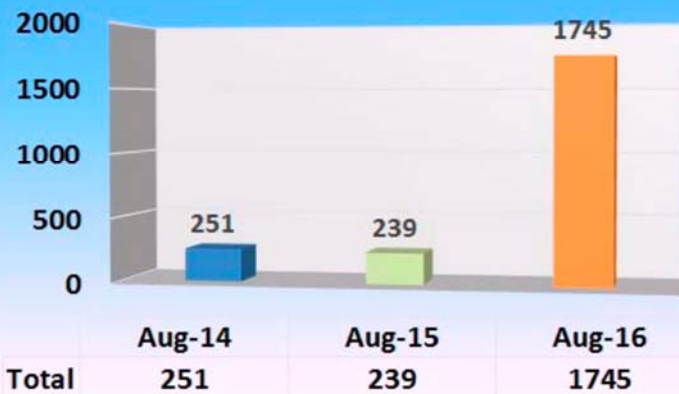
CORE SERVICE LEVELS

Building Division

CONTRACTOR REGISTRATION AUGUST 2015 VS 2016
UP 271%



BUILDING PERMITS ISSUED
UP 630% OVER 2015 DUE TO HAIL STORM



BUILDING INSPECTIONS
AUGUST 2016



FEES CALCULATED
(W/IN 3 DAYS)
(4 late due to volume and oversight/error)



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

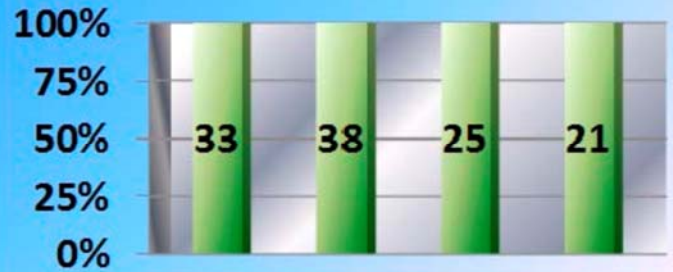
Code Compliance

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



	Aug-16
LATE	0
ON TIME	21

**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-16
ON TIME	11

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

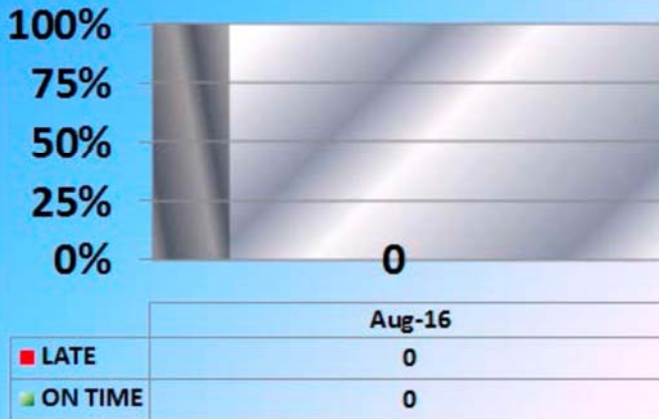


	Aug-16
LATE	0
ON TIME	28

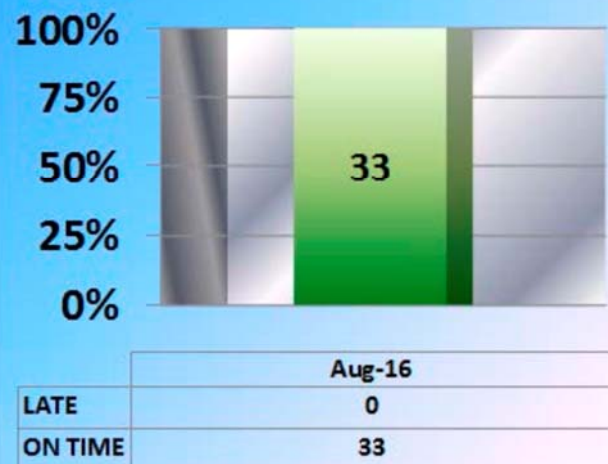
CORE SERVICE LEVELS

Code Compliance

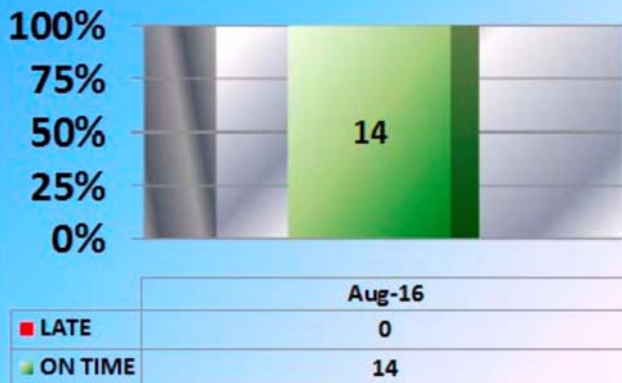
SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



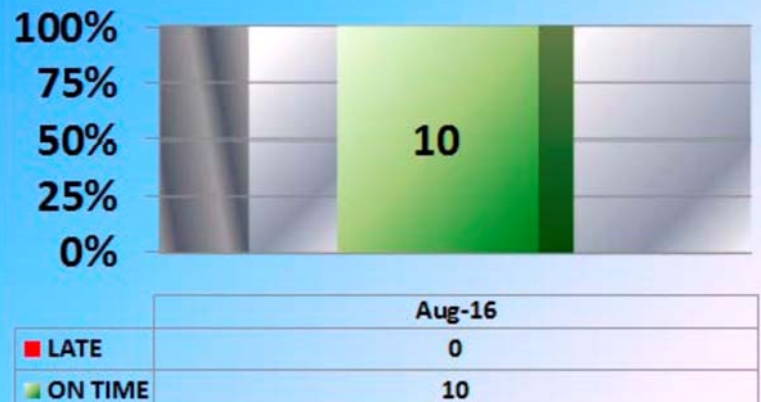
SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



SITE VISITS (W/IN 5 BUS. DAYS)

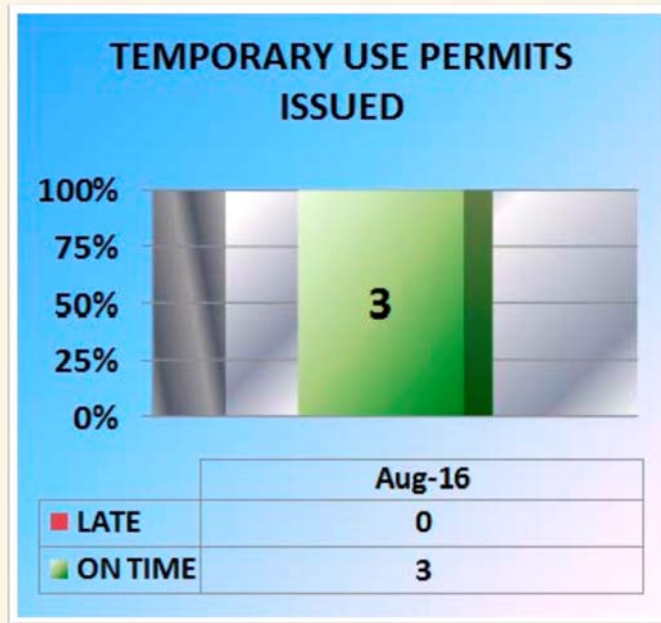


NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)

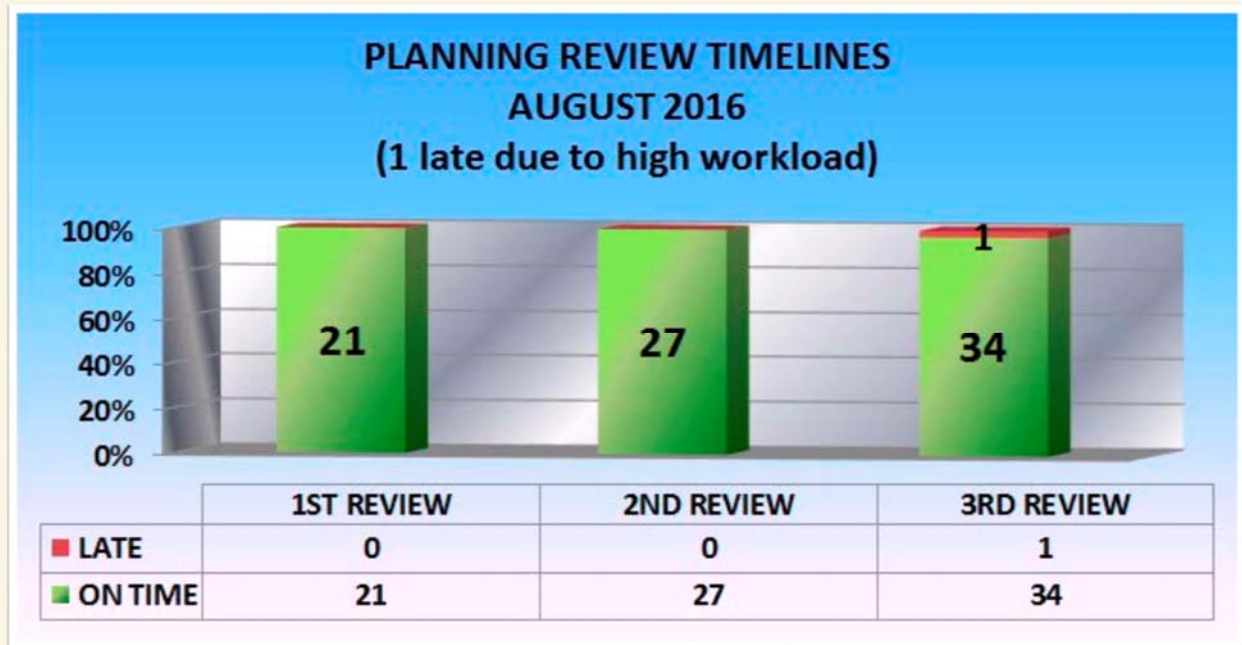


CORE SERVICE LEVELS

Zoning Division



Planning Division

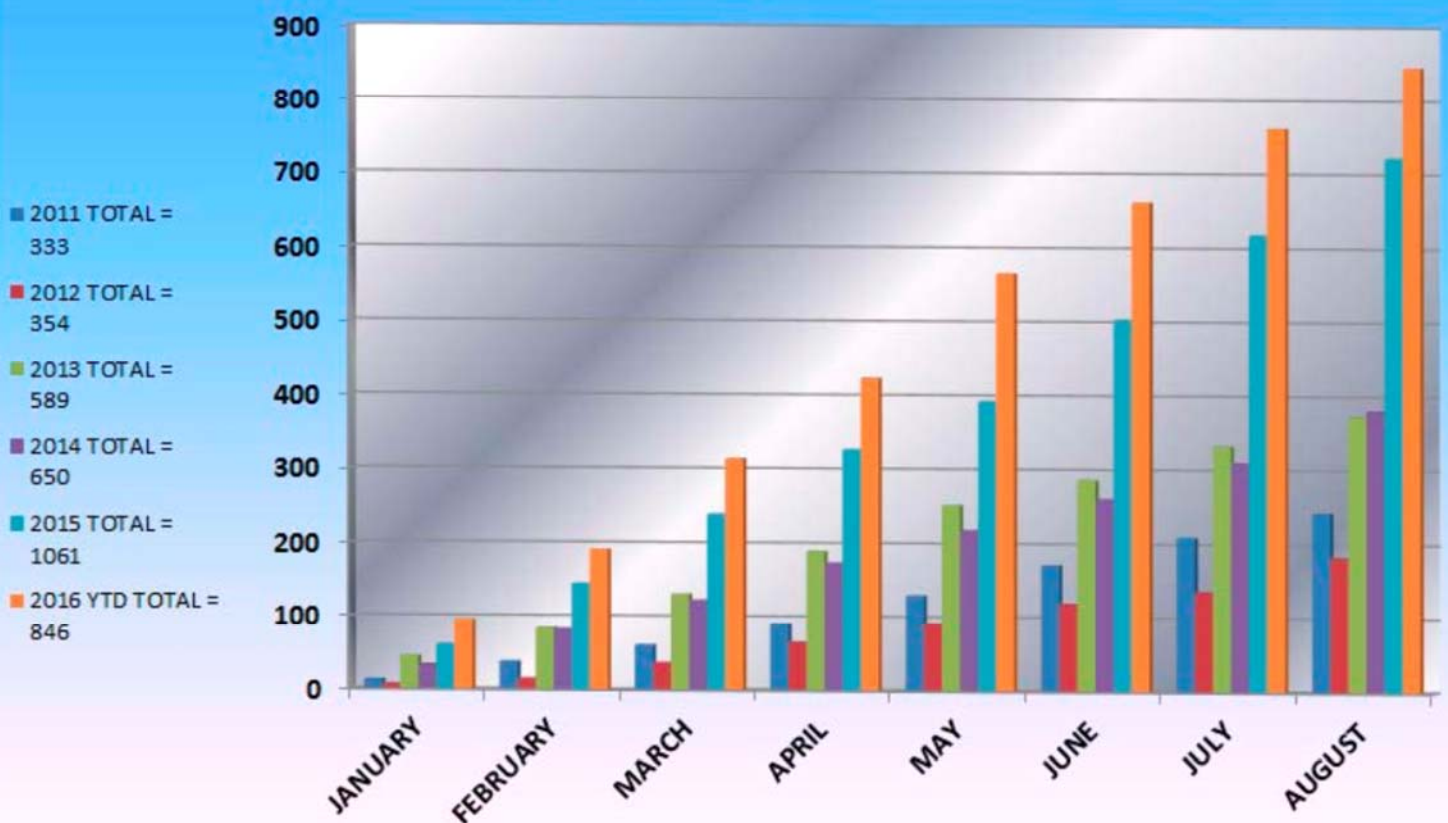


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

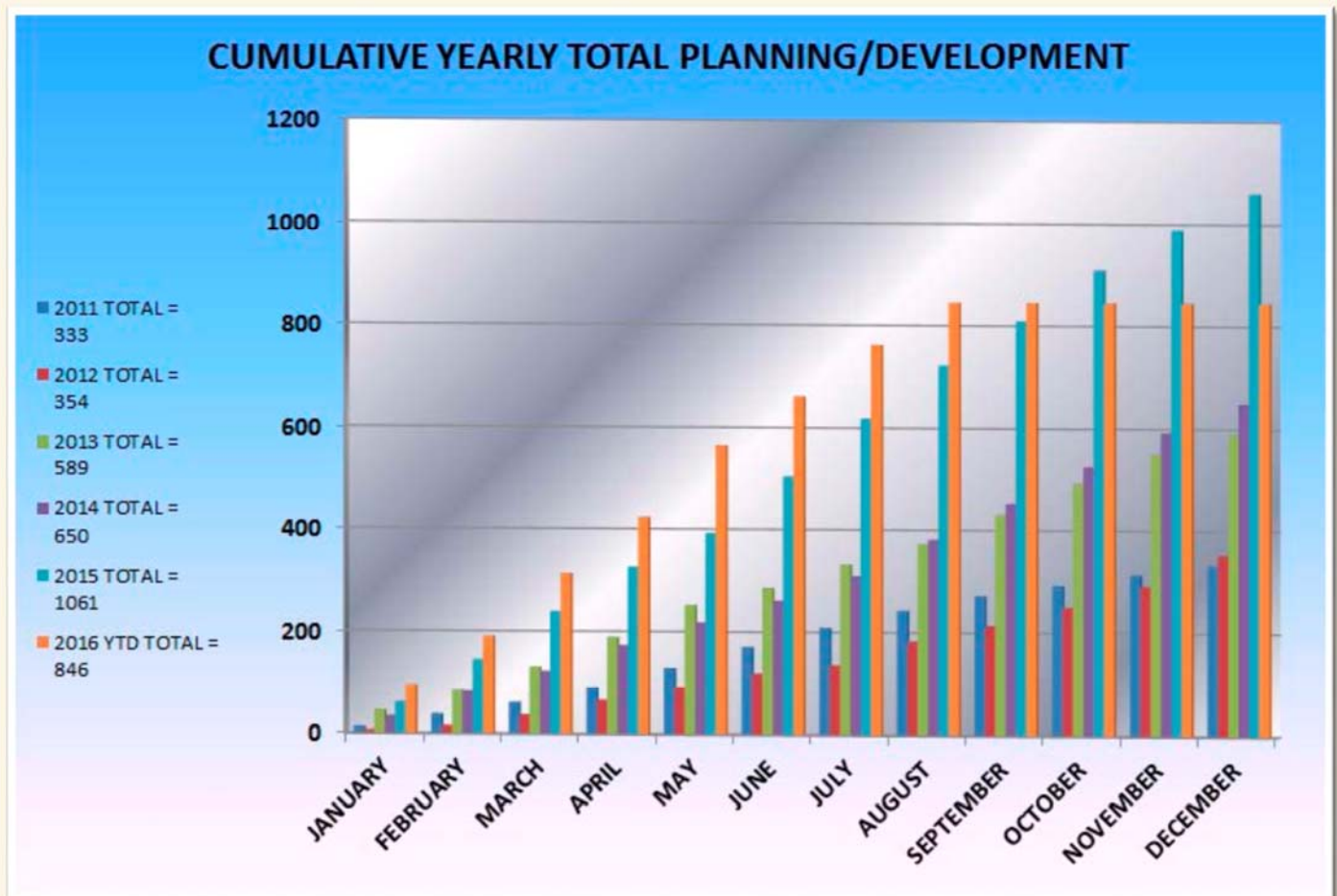
Planning Division

**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
through August up 17% over 2015**



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