



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"Everything should be made as simple as possible, but not simpler." ~ Albert Einstein

Staff is conducting a comprehensive analysis of our policies, goals and procedures to ensure each are effective and efficient for our customers and our team. It is critical that we maintain procedures to ensure Town Council decisions and directives are met, yet not make things so complex for all involved that we lose our place and become victims of the process; meaning we become bureaucrats. We are planning a series of public / private team meetings over the fall and winter months to share ideas and to seek feedback from the customers we serve.

As the fall season arrives, we find ourselves riding the wave of an active and thriving economy and a strong building cycle in Castle Rock. It feels like a lifetime ago that we worried about the financial stability of the Development Services Enterprise program and whether or not to position ourselves for continued decline in revenue and balancing staff resources. Although difficult, those awkward



**Bill Detweiler, Director
Development Services**

For all the latest information on development activity, please visit:
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

times taught us to think differently and act boldly. That mindset guided our team to make wise decisions, adjust the organizational structure and gather talent to better serve our customers; ultimately, better serving ourselves. I am extremely proud of the Development Services team for the toughness and creativity exhibited in the past 10 years. We consistently move at the speed of business and consistently provide outstanding customer service while maintaining staff resources similar to adjoining communities that do half the amount of work our team completes in development applications and inspection activity in any given year. An amazing statistic.

***S**eptember residential permit activity fell below comparative numbers in 2014; however, when I approached staff about this issue, they noted that we have approximately 30 residential permits in the drawer waiting for the homebuilders to pay and pick up the permits in the first week of October. We suspect this delay will make the October permit totals higher than normal and put us back on pace to be near or exceed 900 residential permits in 2015.*

***T**he consultant and work teams completed the draft Vision 2030 and Comprehensive Plan document. We anticipate presenting this information to the Planning Commission and Town Council in November and will seek approval from Council in November or December. The Vision and Comprehensive Plan are the result of nearly 2 years of work by staff, our consultant, community volunteers and the Planning Commission. The document represents a balance of growth and community needs and we look forward to the public hearings and Council action.*

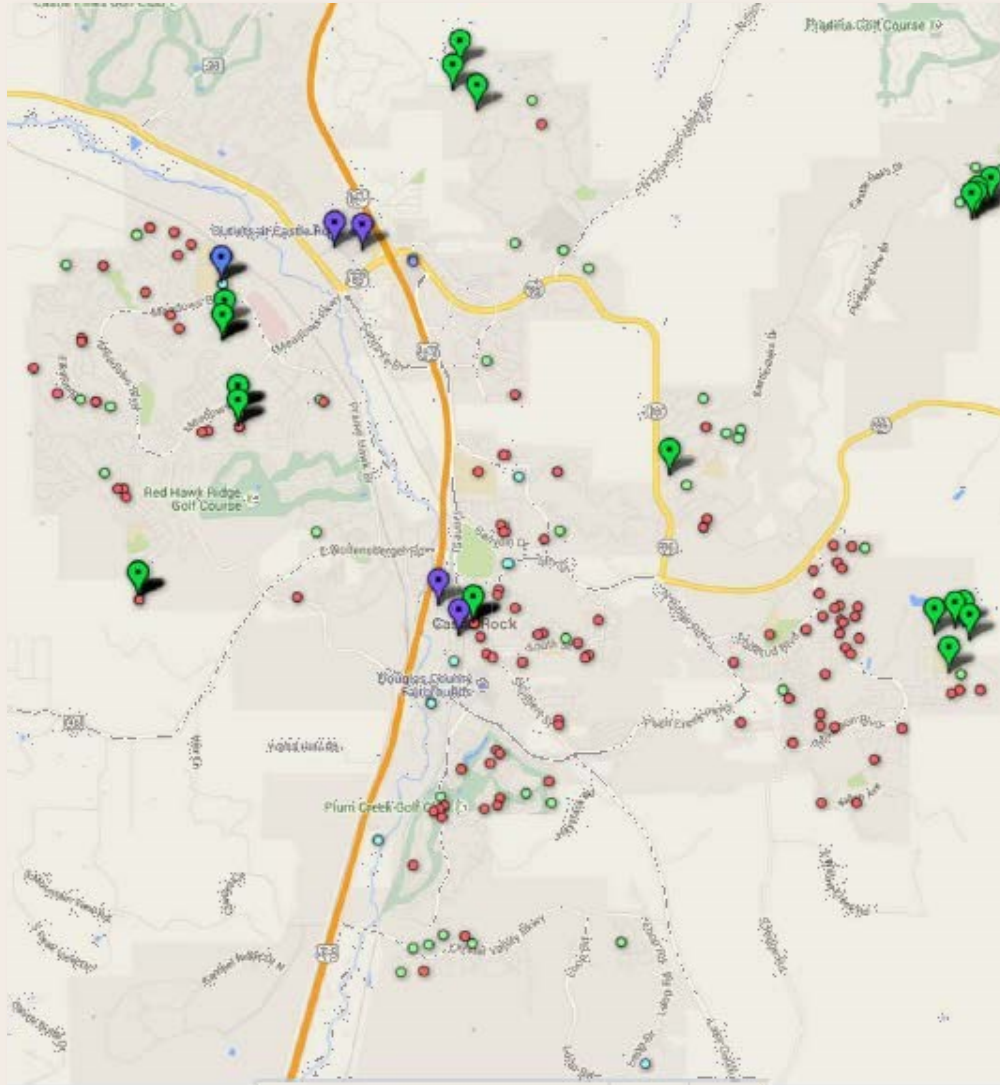
***H**alloween is around corner and soon the holiday season will be upon us.*









The End

PERMIT ACTIVITY MAP

Below is a town-wide map depicting permit and construction activity for the month of September, 2015. December's map will show 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



<u>PERMIT TYPE</u>	<u>Sep-15</u>	<u>ICON</u>
COMMERCIAL NEW	5	
COMMERCIAL REMODEL	1	
MISC COMMERCIAL	29	
MISC RESIDENTIAL	124	
NEW SINGLE FAMILY ATTACHED	4	
NEW SINGLE FAMILY DETACHED	36	
RESIDENTIAL REMODEL	38	
NEW MULTI FAMILY	0	

KUDOS

Healthy Living Endeavor

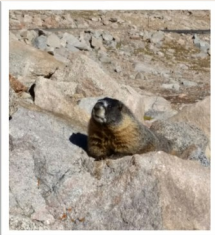
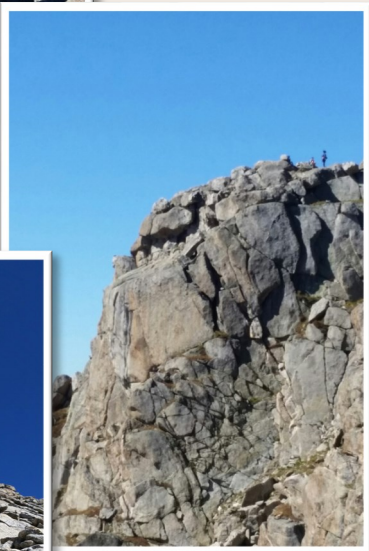
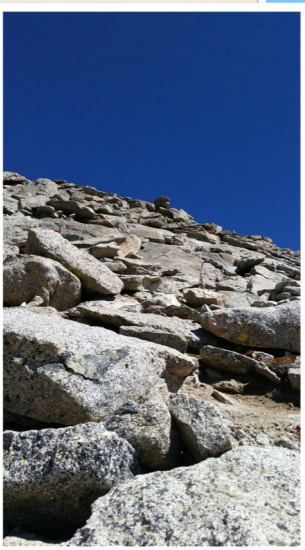
Every employee of the Town has the option of participating in the Healthy Living Team's programs each year, and employees earn points by participating in the monthly Healthy Living events. To earn additional points, the Healthy Living Team encourages employees to submit documentation for up to five personal, outside activities.

Saturday, September 12th, found Melinda Pastore, Sr. Office Assistant; Lenore Bennett, Zoning Inspector; Dena Paulin, Permit Specialist and Sandy Vossler, Senior Planner, scaling the slopes of Mount Evans, elevation 14,130 feet. And YES ... they summited!

Way to go Melinda, Lenore, Dena and Sandy!



Starting top left: Melinda Pastore, Sr. Office Assistant, at the summit; Sandy Vossler, Senior Planner, and Dena Paulin, Permit Specialist, both traversing a rock field; Lenore Bennett, Zoning Inspector, nearing the summit; and three rock slopes all conquered by our intrepid mountaineers



KUDOS

Healthy Living Ventures

“The Manitou Incline has been hailed as the holy grail of cardio for locals and athletes, alike. The once railroad track now consists of approximately 2,744 steps made entirely of railroad ties! Although it’s only one mile in length, the ascension averages a 41% incline (68% at its highest) and a



Dena Paulin
Permit Specialist

2,000 foot climb in elevation! Phew! That’s a lot of stairs! That’s even more than the Empire State Building! Needless to say, this hike isn’t for the faint of heart, or heights. The Manitou Incline is considered one of the highest sets of stairs in the world! This trail is rated Extreme.”

<http://www.pikes-peak.com/want-climb-manitou-incline>

Dena Paulin, Permit Specialist, completed this remarkable climb just a week prior to the Mount Evans climb featured on the previous page. This will count as an additional personal activity for the Healthy Living Team.

All hail Dena!

Rock Star Award



Denise Hendricks
Administrative Supervisor

At the Monthly Manager’s Meeting of September 23rd, Denise Hendricks, Administrative Supervisor, received the Rock Star Award from Donna Clark, Sr. Office Assistant, Division of Innovation and Technology.

The Rock Star Award is an employee pass-around award presented to a different employee each month based on conduct and performance that exemplifies the Town’s values.

Rock on Denise!



Implementing the Community Vision through Development Activities

KUDOS

Survivor Castle Rock 2015

The Town's Healthy Living Team sponsored its second annual "Survivor Castle Rock" on September 23rd at Rhyolite Park. The weather was perfect, and the contest drew 70 competitors and 13 volunteers.

Entrants from Development Services competing on the Jolly Rogers team were: Lenore Bennett, Zoning Inspector; Josiah Flamm, Combination Building Inspector; Tara Vargish, Assistant Director and Amy Shalz, Building Inspector. The team was rounded out by Jacob Vargish, Public Works Development Supervisor. Teri Whitmore, Planning Manager, and Julie Kirkpatrick, Planner II, volunteered their time to assist the Healthy Living Team with the competition.



Survivor Castle Rock 2015

consisted of six challenges. The Jolly Rogers took first place in the "Frozen T-Shirt" challenge and claimed third place overall.

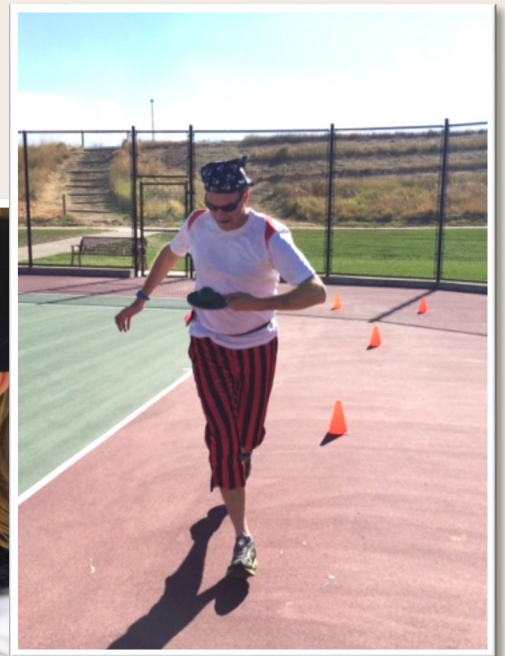


The Jolly Rogers Team - "Arrgghh!"
Lenore Bennett, Zoning Inspector; Jacob Vargish, Public Works Development Supervisor; Josiah Flamm, Combination Building Inspector; Tara Vargish, Assistant Director and Amy Shalz, Building Inspector

HEALTHY LIVING TEAM

—Town of Castle Rock—

Aye, Maties!
A job well done!



Implementing the Community Vision through Development Activities

KUDOS

Kudos from Kneaders

Tara Vargish, Assistant Director, wrote, “Austin Smith, Entitlement Manager for Four Food Group, sent Larry Hearold, Plan Review



Engineering Technician, and I an email today thanking us for assisting with

their Kneaders project and included, ‘You have been by far one of the best and most helpful cities that we have worked with up to this point.’



Tara Vargish
Assistant DS Director

So, a big **THANK YOU** to the entire site plan review and inspection team, the building teams and Zoning division for the sign permits on this project. You are all a part of making the Kneaders project a success and for providing Austin a great story of how the Town of Castle Rock is the best Town they have ever worked with!

You all have done a tremendous job on the entire Promenade project to date, and Kneaders will be the first store to open on the site. The Kneaders owners are independent of the Promenade ownership group. Kneaders is located in Block 7 and will be opening very soon.”



Larry Hearold
Plan Review Engineering
Technician

Hats off to Tara, Larry, the Plan Review, Inspection and Building Teams and the Zoning Division!

Julie Kirkpatrick, Planner II, Shining Superstar!



On September 28th, Jane Chrestensen, Sales Tax Technician, emailed Bill Detweiler, DS Director,

*“I wanted to pass along how **AWESOME** Julie Kirkpatrick, Planner II, is! She had been out working with a couple out front, for a very long time. She was patient, she was kind and they kept saying how wonderful she was.*

I told her how awesome she was, taking her time with them and giving them her undivided attention. I wanted to let you know how much of a superstar she is!”

Great job, Julie! Keep on shining!

Julie Kirkpatrick
Planner II

Implementing the Community Vision through Development Activities

WHAT'S NEW?

New Senior Office Assistant

On September 16, Denise Hendricks, Administrative Supervisor, made the following announcement:

"I am very pleased to announce that Sharon Chavez has been hired for the Senior Office Assistant position in Development Services. Sharon was initially contracted through the Douglas County Temporary Service a little over a year ago when she began as a scanner and Permit Tech for the Building Division. She far exceeded our expectations and did a remarkable job during that time period. Approximately 5 ½ months ago she transitioned her temp duties to the administrative team where she received Senior Office Assistant training when the team was short staffed and when development activities were significantly increased. She, again, did a remarkable job during this time period and is now fully trained in her duties. Sharon has provided invaluable support to the administrative team, our boards and commissions and the department as a whole, and I congratulate her on her efforts."



Sharon Chavez
Senior Office Assistant

Sharon officially began her new position on September 21st.



APA Colorado State Conference



Mary Shaw
Zoning Manager

Mary Shaw, Zoning Manager, and Bill Detweiler, DS Director, attended the American Planning Association Colorado State Conference, September 30th through October 2nd, in Steamboat Springs, Colorado. Over 450 planners registered to attend the conference, and this year's theme was *"Community & Character in Colorado: From Metro to Resort"*.

Bill Detweiler was a presenter and panel member for the Board and Commission training program co-sponsored by the Colorado Chapter of the American Planning Association (APA) and the Colorado Department of Local Affairs (DOLA). He presented themes and goals for running effective public hearings and led a panel discussion with audience participation on the same topic.

This conference provided several study sessions, including a plenary session entitled, "Community Character ... How Do You Do It and Why," along with several group discussions and networking opportunities.



Implementing the Community Vision through Development Activities

WHAT'S NEW?

Planning Commission Trolley Tour

On September 30th, the Planning Commission, along with several members of Development Services hopped the Town's trolley for a morning tour of the Town covering the following subjects:

- Residential/Non-residential Interface;
- Skyline/Ridgeline—Institutional Exemption;
- Skyline/Ridgeline—Residential;
- Infill, Annexation;
- Economic Corridor: Dawson Ridge and future I-25 interchange;
- Setback and Overhangs;
- Future Development; and
- Water vs. Approved Lots.

Teri Whitmore, Planning Manager, noted,

"Thank you to all of the staff that helped make this program a reality! Planning staff served as the tour leaders and shared their knowledge on projects. The Administrative Team helped with materials, design, snack preparation, communications, photo documentation, etc. They also gave of their time to attend the tour and meet our Planning Commissioners. Larry Hearold, Plan Review

Engineering Technician, was nice enough to help cover 'Planner of the Day' shifts to allow staff time to participate. And, numerous staff provided support from things as simple as ideas for the 'agenda' to helping with preparing copies of maps for distribution.

Thank you to all for helping make this 'first time' tour a reality. The Planning Commission had a lot of positive comments on the tour at its completion, and they were appreciative of our efforts."



From the left, Suzy Chapman, Commissioner; Sandy Vossler, Senior Planner; Michael Fronczak, Planning Commission Chair, David Kay, Commissioner; Judy Hostetler, Real Property Specialist; Sharon Chavez, Sr. Office Assistant; Mark Luongo, Planning Commission Vice Chair; Donna Ferguson, Planner I; Heather Lamboy, Long Range Project Manager; Kathy Magill, Trolley Driver; Jarman Smith, Commissioner; Melinda Pastore, Sr. Office Assistant; Teri Whitmore, Planning Manager and Julie Kirkpatrick, Planner II



Implementing the Community Vision through Development Activities

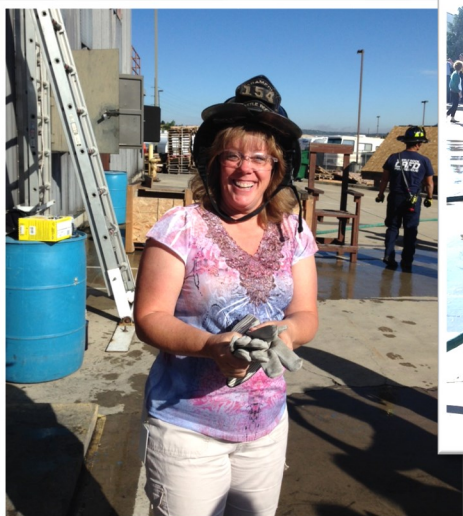
WHAT'S NEW?

Fire and Rescue Demo

Members of the Development Services Department participated in the demonstration by Castle Rock Fire and Rescue on September 23rd at the Monthly Managers Meeting. The meeting, held at the Public Safety Training Facility, included presentations of a virtual fire extinguisher, forcible entry through a door, how to breach and pull down a ceiling and a fire hose demonstration.



Starting right:
Donna Ferguson,
Planner I; Tara
Vargish, Assistant
Director; Larry
Hearold, Plan
Review Engineering
Technician; Julie
Kirkpatrick, Planner
II; Sharon Chavez,
Sr. Office Assistant;
Melinda Pastore,
Sr. Office Assistant;
and Teri Whitmore,
Planning Manager



Implementing the Community Vision through Development Activities

WHAT'S NEW?



National Sick of Signs Month

The American Association of Code Enforcement declared September as “National Sick of Signs Month.” The AACE advocates educating the community and making roadways safer by removing illegal sign blight.



Lenore Bennett
Zoning Inspector

Lenore Bennett, Zoning Inspector, noted, *“If you see illegally posted signs in Town, feel free to send me a note so I can do my part to remove them. Illegally posted signs include those in the road right-of-way or those attached to official traffic signs or light poles.”*



Lenore removed nearly 80 illegal signs during the month of September.

Lenore can be reached at: lbennett@crgov.com.

Illegal signs removed in one day
in the Town in March, 2010

2015 ICC Annual Conference

Joseph Montoya, Chief Building Official, Marshall Hall, Combination Building Inspector and Andy Blake, Plans Examiner, attended the International Code Council 2015 Annual Conference held September 27th through October 5th in Long Beach, California.



Joseph Montoya, Chief Building Official; Andy Blake, Plans Examiner; and Marshall Hall, Combination Building Inspector

Conference activities and educational seminars concluded on September 29th, and the Public

Comment Hearings began on September 30th. The public hearings are an extremely important part of the ICC annual gathering as they shape and

frame future Code allowing for input, comment and opinion from members located across the country. Joseph Montoya actively participated in the hearings.

This annual conference provides our building division personnel with excellent educational and networking opportunities.



Implementing the Community Vision through Development Activities

WHAT'S NEW?

Drive | Lead | Succeed Conference



Tara Vargish
Assistant Director

The Economic Development Council of Colorado hosted their 2015 Drive | Lead | Succeed Conference, September 30th through October 2nd, in Golden, Colorado. Tara Vargish, Assistant Director, attended along with hundreds of other leaders who work in economic development. The theme for the conference this year was, *“People DRIVE Economic Prosperity.”* Participants from across the state included *“businesses and corporations, non-profit organizations, government agencies, universities and more.”* This conference provides attendees with new, fresh knowledge, tools and connections to grow economies across Colorado, both large and small.

edcconline.org/attend/conferences



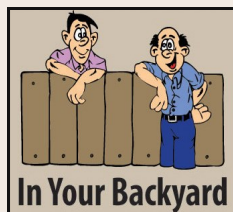
Town Launches New Website

The Town launched its new website on October 7th. Led by the Community Relations Division of the Deputy Town Manager’s Office, the Town Webteam worked for several months to pare down unnecessary pages, duplications and topics, reorganize existing information and add material that residents and customers would find useful.

The new Development Services’ section has been completely recreated. There are easily found sub-pages for each division; Building, Planning and Zoning.

A notable change is that the “In Your Backyard” segment, which has been the “go to” place for information and the location of current development activity, has been renamed “Development Activity” and can be viewed at CRgov.com/DevelopmentActivity.

Please browse our new site and send your comments to: planning@crgov.com



is now **“Development Activity”**

Implementing the Community Vision through Development Activities

WHAT'S NEW

Meadows Filing 17, Area 4, Amendment No. 10 Plat

Castle Rock Development Company submitted a Plat application to resubdivide the existing 17.885-acre tract into two lots. The project is located just north of the intersection of Prairie Hawk Drive and Fencepost Drive, where the future Virtuoso Loop extension intersects with Prairie Hawk Drive. Lot 6E will be approximately 1.565 acres and the remainder of Lot 6 will be approximately 16.320 acres.



Promenade PDP Minor Amendment

Promenade at Castle Rock, LLC, submitted an application to amend the Promenade PDP to incorporate a 78 square foot parcel into the Promenade PD. The property is located between Interstate 25 and Block 1, and it was inadvertently excluded from the original Promenade PDP and legal description that was approved by the Town Council in March, 2015. The property will be zoned PD and included in the Business/Commercial use area. This Minor Amendment is administrative and does not require any public hearings.



Wolfensberger Pedestrian Bridge Construction Plans

The Parks and Recreation Department submitted a Construction Document application to construct a pedestrian bridge that will cross over Wolfensberger Road near the intersection of Wolfensberger Road and Plum Creek Parkway/Coachline Road. This application is administrative and will not require public hearings.

Master Magnetics Building Expansion Site Development Plan

The owner submitted a Site Development Plan application for a proposed 5,000 square foot building addition to the existing Master Magnetics facility, located at 607 South Gilbert Street. A paved drive will be constructed from the existing parking lot to access the proposed addition. A water quality facility will be constructed to serve the stormwater from the proposed building addition. This application is administrative and does not require public hearings.



Promenade at Castle Rock Filing 1, Amendment 2

Promenade at Castle Rock, LLC, submitted a plat application, which is a replat of Lots 1 & 2, Block 4, Promenade at Castle Rock Filing No. 1. The plat application will subdivide the existing Lots 1 and 2 into five commercial lots. This property is located west of Interstate 25 at the intersection of Promenade Parkway and Factory Shops Boulevard. This application is administrative and will not require public hearings.

Implementing the Community Vision through Development Activities

WHAT'S NEW?

Mercantile Commons Site Development Plan

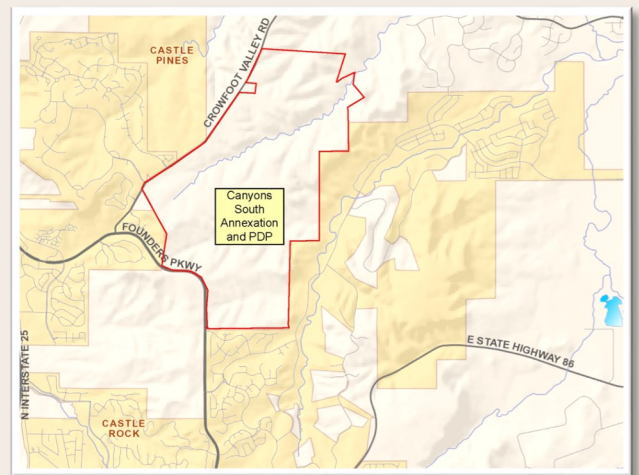
Gene Gregory submitted a Downtown Site Development Plan for a proposed mixed use building at 230 Third Street, east of the Old Stone Church restaurant. The 4-story building would be 55 feet tall and would include possible restaurant, retail or offices on the first and second floors, with each floor totaling approximately 6,000 square feet. The third and fourth floors would each house six apartment units and would include studio, one-, and two-bedroom units. This 0.260-acre site is zoned B, Business/Commercial, and is located within the Downtown Overlay District. This Downtown Site Development Plan will need approval from the Design Review Board at a future public hearing.

Canyons South Annexation

Low Enterprises has submitted an annexation request for Canyons South, located south of Crowfoot Valley Road and north and east of Founders Parkway, generally. The proposed annexation includes approximately 1,584 acres to be zoned Planned Development in the Town of Castle Rock, with a single-family residential use. The proposal is under staff review. This annexation application will be scheduled for future neighborhood meetings and public hearings before both the Planning Commission and Town Council.

Canyons South Planned Development Plan

Low Enterprises has submitted the Canyons South Planned Development Plan (PDP) Zoning for the Canyons South property, located south of Crowfoot Valley Road and north and east of Founders Parkway, generally. The proposed Planned Development Plan Zoning includes approximately 1,584 acres, currently zoned as 968 single-family detached homes with a private golf course in Douglas County. The proposed PDP would rezone the property to include approximately 1,506 single family units, a clubhouse and 620 acres of open space. The PDP no longer includes a golf course. The developer has previously dedicated approximately 448 acres of adjacent land to Douglas County for a regional park. Two school sites have also been dedicated to Douglas County, totaling nearly 35 acres. The regional park and the school sites will remain in Douglas County. The Planned Development Plan will be scheduled for future neighborhood meetings and public hearings at both the Planning Commission and Town Council.



WHAT'S NEW?

Meadows Filing 20, Phase 2, 1st Amendment Plat

Castle Rock Development Company submitted a plat application to create 50 single-family cluster dwelling units, which is a replat of Lots 1-13, Block 27 and Lots 1-12, Block 32, Tracts 2-A, 2-B, and 2-C, The Meadows Filing 20, Phase 2. This project is located on Meadows Parkway between Jonquil Street and Low Meadows Boulevard. This application complies with the previously approved Final Planned Development Site Plan and Zoning regulations for the site. This application is under administrative review and will not require public hearings.



The Promenade Block 6 Construction and Erosion Control Plans



Promenade at Castle Rock, LLC, submitted Construction and Erosion Control Plans for Block 6, a 13.8-acre site located north of the existing Lowe's store, adjacent to and east of Highway 85 and south of Atrium Drive. This site has a current Site Development Plan (SDP) under review for a King Soopers Marketplace retail center and

fuel center. The marketplace is approximately 123,419 square feet with a drive-thru pharmacy. The proposed fuel site will include a 178-square foot kiosk and 9 fueling pumps. The SDP will be scheduled for public hearings at upcoming Planning Commission and Town Council meetings. The Construction and Erosion Control plans are under administrative review and do not require public hearings. Grading has already begun on the site. Building construction, however, will not happen until the SDP has been approved through the public hearing process.



— Promenade at —
CASTLE ROCK

Heckendorf Pond Rundown Improvement Project

Town of Castle Rock Utilities Department, Stormwater Division, has submitted a construction document application for storm sewer repairs and improvements to the Heckendorf Regional Pond, located on Crystal Valley Parkway, east of Interstate 25 and west of Plum Creek Boulevard. This construction document application is under administrative review and does not require public hearings.

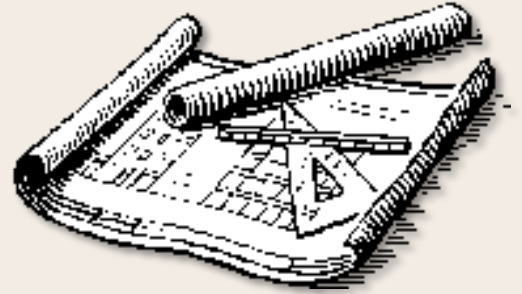
Implementing the Community Vision through Development Activities

WHAT'S NEW?

Board Vacancies

Design Review Board

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 3-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.

Historic Preservation Board

Are you interested in preserving local history? The Town currently has a vacancy on the Historic Preservation Board.

The Historic Preservation Board works to protect and preserve the history of Castle Rock through recommendations to Town Council for designation of historic structures as landmarks at the local level. The board reviews and approves new construction and design renovation requests within the Craig and Gould neighborhood to maintain the historic and cultural heritage of this area. Three of the seven board members must be residents or property owners within the Craig and Gould neighborhood. Additionally, three of the seven board members are required to have an educational background or experience in archaeology, architecture, history or planning.



The Historic Preservation Board meets on the 1st Wednesday of each month.

Interested in Volunteering?

Interested applicants may contact Sally Misare, Town Clerk, at 303-660-1367 or smisare@crgov.com.

Implementing the Community Vision through Development Activities

PROJECT UPDATES

Amendment of Home Occupation Ordinance

On September 1st, Town Council adopted an Ordinance, on second reading, that repealed and re-enacted Section 17.52.230 of the Town's Municipal Code concerning home occupations. The proposed code amendment would clarify and update the zoning regulations allowing for home occupations in R-1, R-1A, R-2, R-3, MH and residential Planned Development zoning districts. A revised agreement will be distributed by the Finance Department to residential business license applicants beginning October 5th.



Terrain Planned Development Plan

Also on September 1st, Town Council approved the Terrain Planned Development Plan, the Terrain Planned Development Plan Zoning Regulations and the accompanying Development Agreement and Vesting of a Site Specific Development Plan on first reading. The Ordinance proposes to move some of the unused density in selected areas to the village areas, still maintaining the density limits in those areas and maintaining the overall density of the development. Town Council voted to approve this Ordinance October 6th on second reading.



2030 Comprehensive Plan — Seeking Public Comment

In 1999, the Town was beginning to grow. At that time, the Town and the community identified four cornerstones on which to focus future development and defined those in Castle Rock's first Vision statement: Town identity; responsible growth and development; high quality community services; and a healthy, growing economy.

How do we translate those cornerstones into tangible community projects? That's what will be outlined in the updated 2030 Comprehensive Plan, and the Town needs your assistance.

Information and a survey regarding the Comprehensive Plan are on the Town's website. An informational postcard regarding the Comprehensive Plan and input opportunities is being mailed to Castle Rock residents. Information will be available and comments will be taken at the DS booth at Trick or Treat Street on October 30th. Additionally, DS staff has scheduled two Community Open Houses.

Community Open House, Town Hall, Council Chambers

- 2:00 to 4:00 pm and 6:00 to 8:00 pm, October 21st

Online at CRgov.com/compplan

- Options 1 or 3 on the right side of the page



Implementing the Community Vision through Development Activities

CONTRACTORS LUNCHEON

Contractors Luncheon

No Contractors Luncheons will be scheduled in October and December. The next Contractors Luncheon is scheduled for:



- Thursday, November 12, 2015
- 11:30 am to 1:00 pm
- Council Chambers, 2nd Floor, Town Hall

The September luncheon was sponsored by TriPointe Homes. Topics of discussion included solar inspections, Code hearings and Master Plan approval changes.



If you are interested in attending a luncheon or sponsoring a luncheon, our Permit Specialists, Dena Paulin and Lynda Halterman, will be happy to assist you. Please contact our Building Counter at buildingcounter@CRgov.com or 720-733-3527.



JUST NEWS

Millennials — Did You Know?

- ◆ The Millennial generation is generally defined as anyone born in the early 1980s to the early 2000s;
- ◆ Millennials are approximately 87 million strong compared to 76 million baby boomers;
- ◆ Millennials are the most diverse generation ever seen in American history;
- ◆ Millennials are the most well-educated generation in the United States; and
- ◆ Millennials understand technology better than any other generation that came before them.

~~ Ask Millennials About Millennials;
Richard Brockmyer, ACIP, and Julia
Collins; *The Western Planner Magazine*;
July / August, 2015

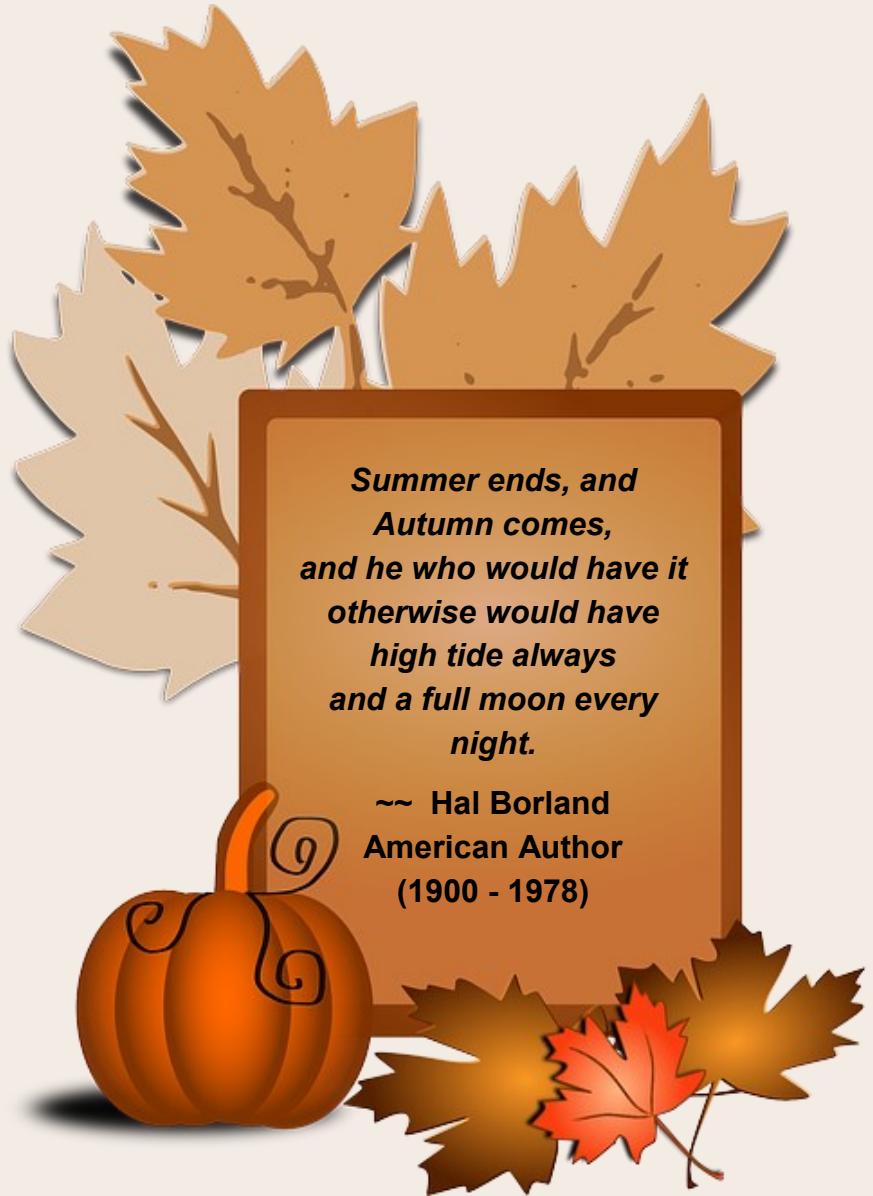
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CRgov.com/notices

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



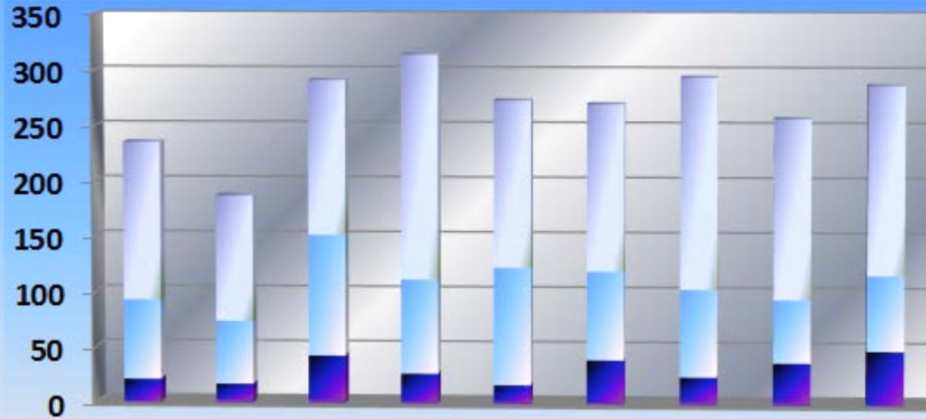
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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

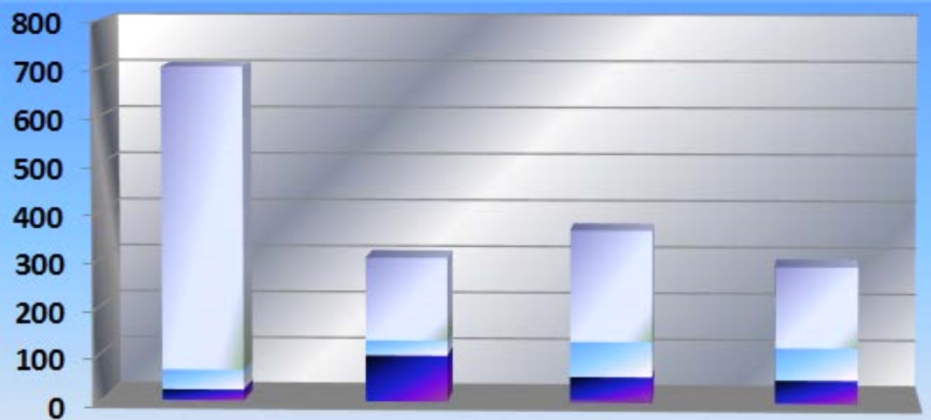
Building Division

BUILDING PERMIT APPLICATIONS RECEIVED THROUGH SEPTEMBER 2015



	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15
RESIDENTIAL REMODEL	142	113	139	202	150	150	190	162	170
RESIDENTIAL NEW	72	57	109	85	106	80	79	57	68
COMMERCIAL REMODEL	20	14	40	25	15	38	22	35	48
COMMERCIAL NEW	1	3	3	2	2	2	3	3	1

BUILDING PERMIT APPLICATIONS RECEIVED SEPTEMBER 2012 - 2015

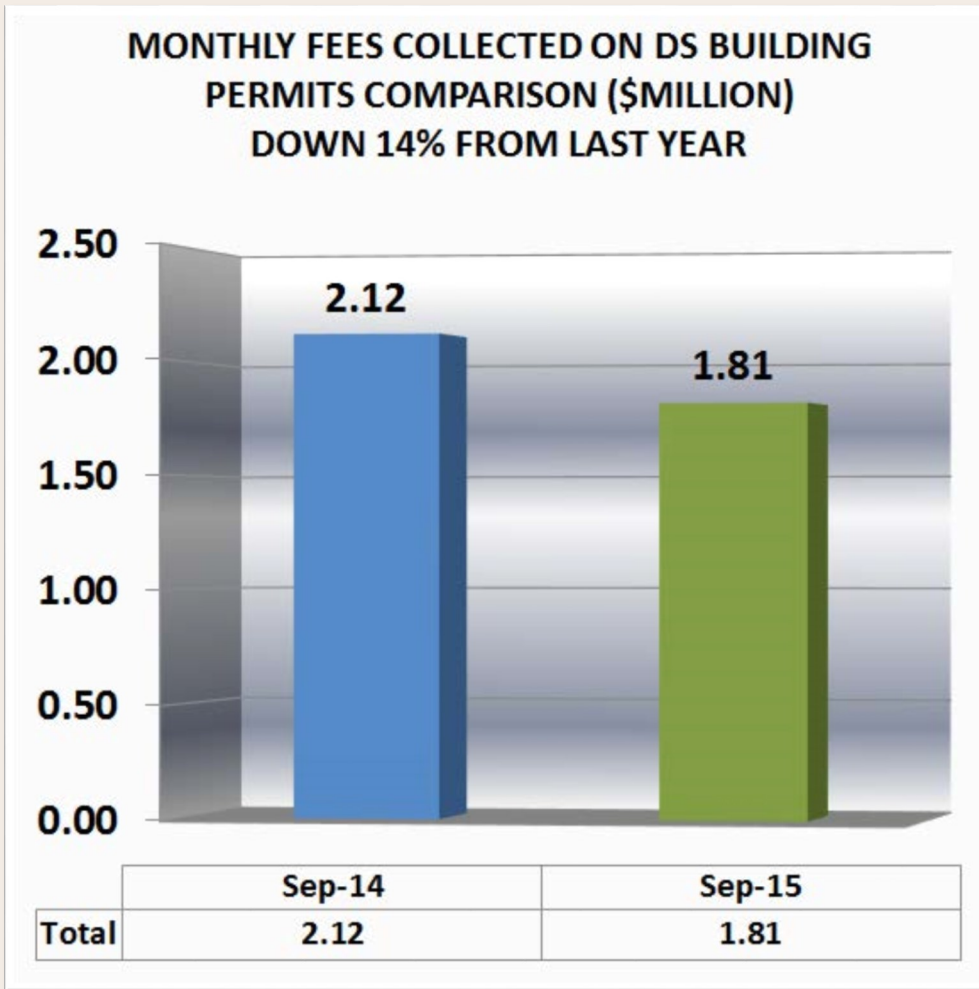
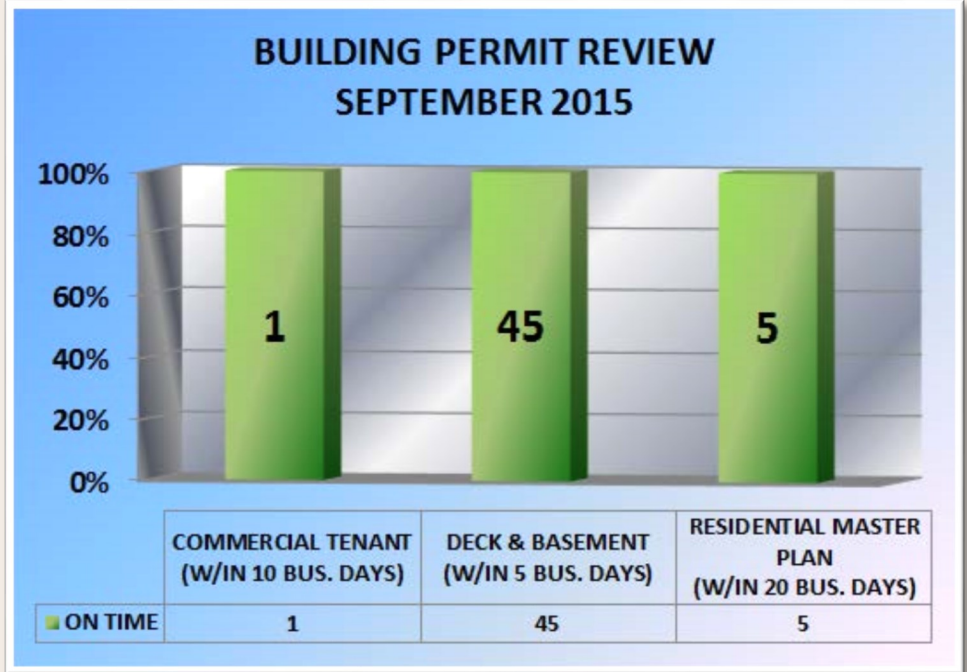


	2012 THRU SEP	2013 THRU SEP	2014 THRU SEP	2015 THRU SEP
RESIDENTIAL REMODEL	638	174	234	170
RESIDENTIAL NEW	42	32	74	68
COMMERCIAL REMODEL	22	97	48	48
COMMERCIAL NEW	1	0	6	1

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

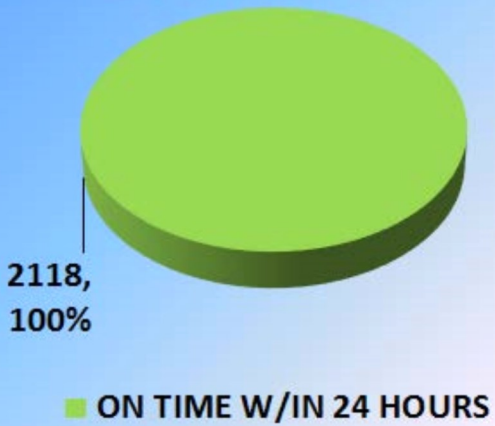


Implementing the Community Vision through Development Activities

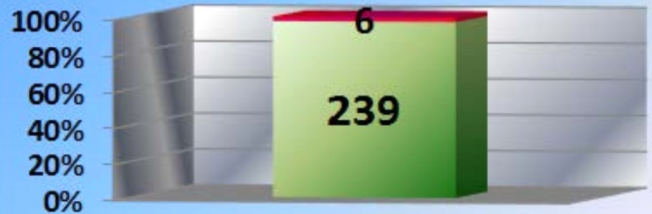
CORE SERVICE LEVELS

Building Division

BUILDING INSPECTIONS SEPTEMBER 2015

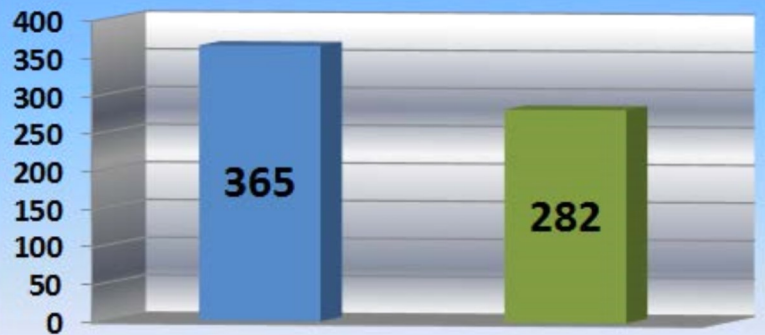


FEES CALCULATED (W/IN 3 DAYS) 6 late due to staff shortage



	Sep-15
LATE	6
ON TIME	239

BUILDING PERMITS ISSUED DOWN 23%

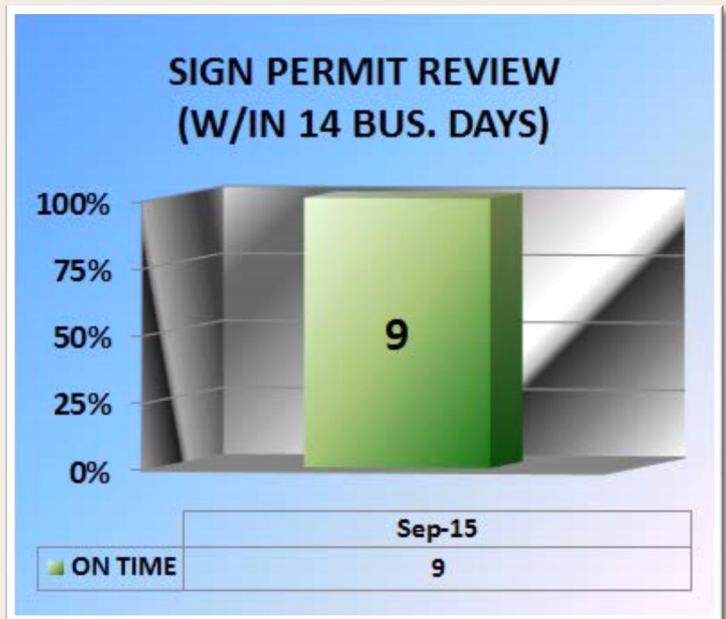
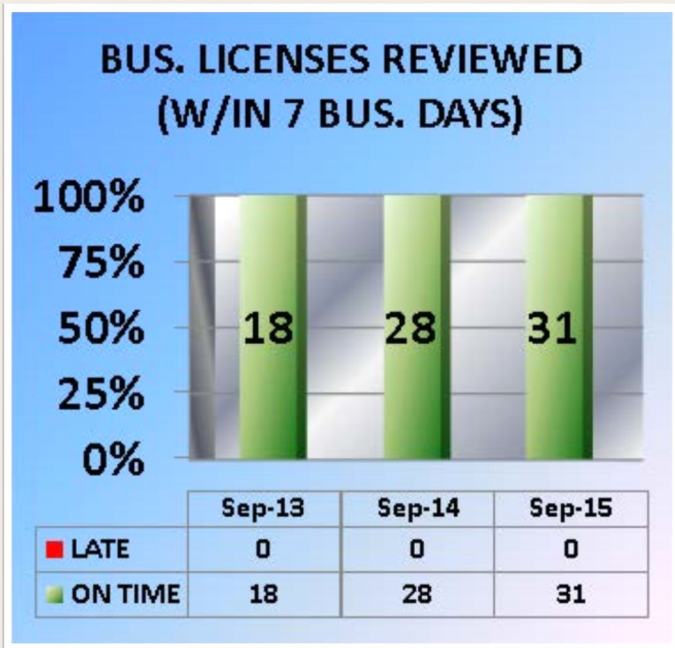
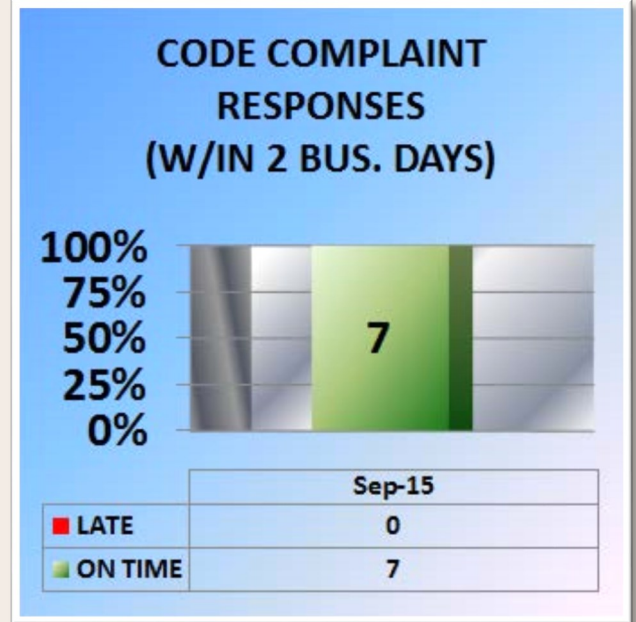
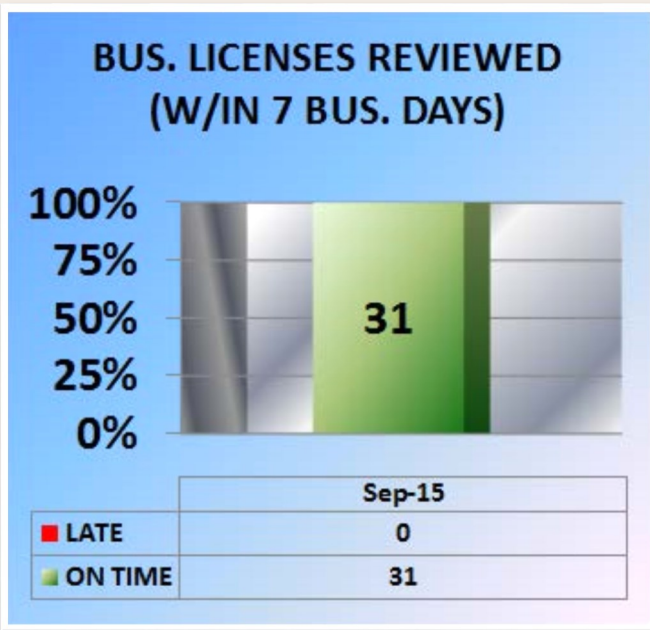


	SEP 14	SEP 15
Total	365	282

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

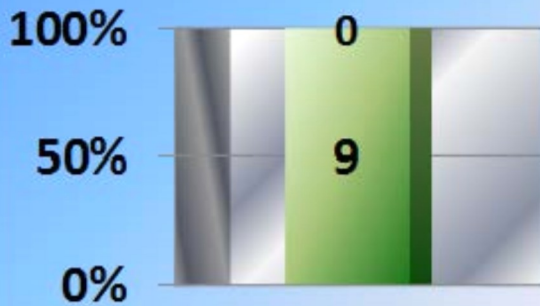
Code Compliance



CORE SERVICE LEVELS

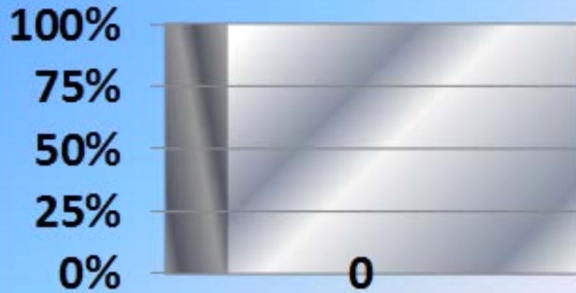
Code Compliance

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



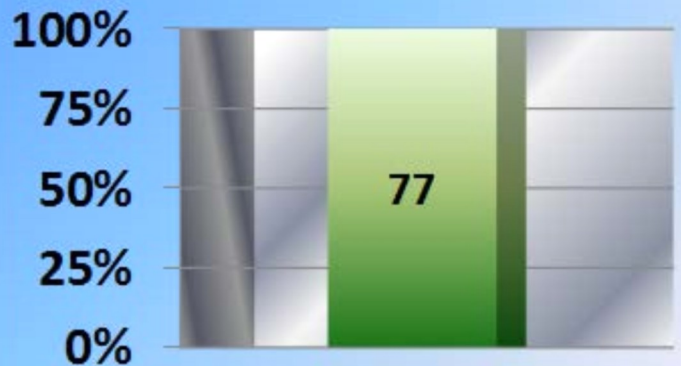
Sep-15	
LATE	0
ON TIME	9

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



Sep-15	
LATE	0
ON TIME	0

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



Sep-15	
LATE	0
ON TIME	77

SITE VISITS (W/IN 5 BUS. DAYS)



Sep-15	
LATE	0
ON TIME	12

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

TEMPORARY USE PERMITS ISSUED



	Sep-15
■ LATE	0
■ ON TIME	1

**Zoning
Division**

**Planning
Division**

PLANNING REVIEW TIMELINES

SEPTEMBER 2015

3 LATE DUE TO HEAVY REVIEW WORKLOADS



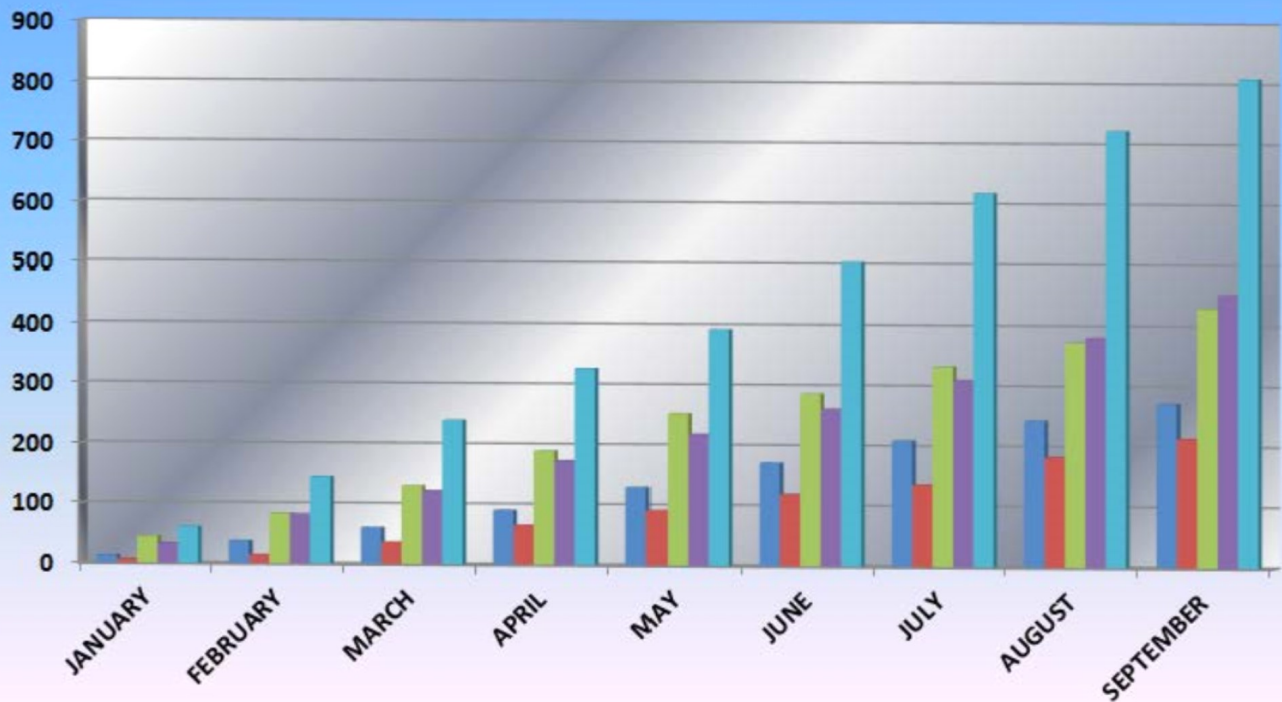
	1ST REVIEW	2ND REVIEW	3RD REVIEW
■ LATE	0	0	3
■ ON TIME	32	19	33

Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

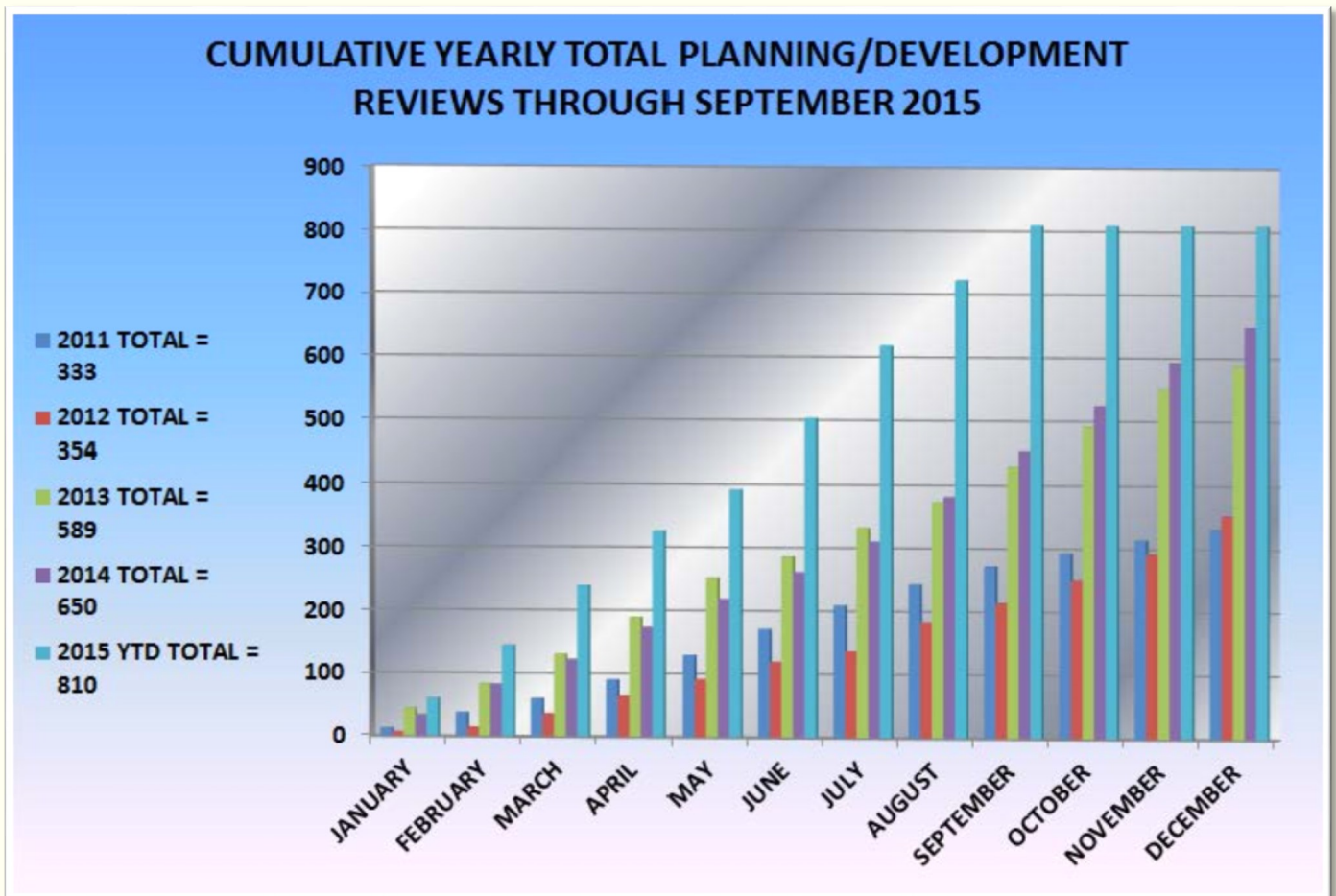
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH SEPTEMBER
UP 79% OVER 2014



Implementing the Community Vision through Development Activities

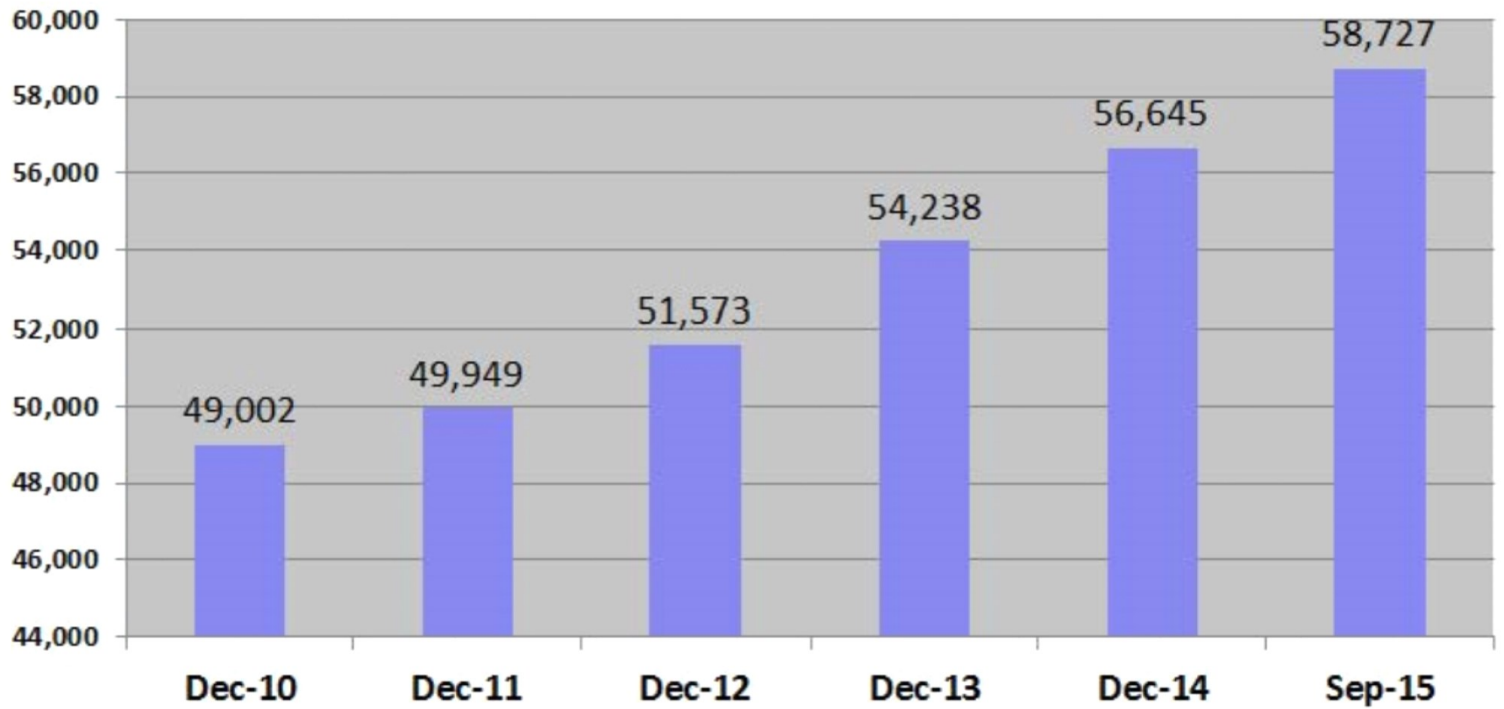
DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities