



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"April hath put a spirit of youth in everything."

~~ Shakespeare



suspect, like everyone in my family, you were anxiously awaiting warm weather days, awaking to birds singing and walking through green grass while enjoying the aroma of blossoming trees and flowers. Spring has

arrived, enjoy ...



e have great news about development activity in the downtown core. The Mercantile project, located on 3rd Street south of the County Courthouse and adjacent to the Old Stone Church is a four-story mixed-use building with planned retail and restaurant on the first floor, office space on the second floor and residential on the third and fourth floors. One can't help but notice the elevator tower in the middle of the structure as construction is progressing nicely with an anticipated occupancy date in late fall / early winter 2016. There is no underground or structured parking with the Mercantile project so all parking will be located on the street or in the adjacent Town / County parking garage.

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

Adjacent to the Mercantile building and located on the southwest corner of Wilcox and 3rd Streets (221 North Wilcox Street) is the proposed Niebur Development project. Town Council recently approved a Tax Increment Financing (TIF) agreement for the project so that TIF generated by the project will be shared between the Downtown Development Authority (DDA) and the Niebur Development team for a “not to exceed” number that will assist with financing the project. The four-story Niebur project includes first floor retail and restaurant uses, second and third floor office space and fourth floor residential. A first floor parking garage will house parking for the residential units in the building. All retail, restaurant and office users will park on the street or in the adjacent Town / County parking garage. Immediately south of the Niebur project and fronting on Wilcox Street is the proposed Riverwalk project, a two-building project with one building (5-stories) fronting on Wilcox and located north of Sellars Creek and the second building (6-stories) fronting on Wilcox and located south of Sellars Creek. Each building will include first and second floor retail and office space with the remaining floors housing studio and one- and two-bedroom rental apartments, approximately 235+ total rental units. Parking garages within each structure will house enough parking to support the rental units. The building located on the north side of Sellars Creek includes a boardwalk / terrace area along Sellars Creek where restaurants and retail shops will have outdoor space for patrons and a boardwalk for strolling along the creek banks.



Along with the three proposed retail and residential projects, the Town is progressing with plans to expand and improve Festival Park. Conceptual plans were accepted by the DDA and Town Council and final design plans are being completed. Groundbreaking will occur the day after Starlighting in November, 2016, with a two-phase construction schedule with portions of the park being constructed over the winter months of 2016 / 2017 and final construction occurring after Starlighting in 2017.

DEVELOPMENT TALES



f you combine the Mercantile, Niebur, Riverwalk and Town-funded Festival Park project, they account for nearly \$80 million dollars in investment in the downtown area over the next three years. A very exciting time in downtown.



lease join me in welcoming warm weather back to Castle Rock as we look forward to an active year of development in our community.

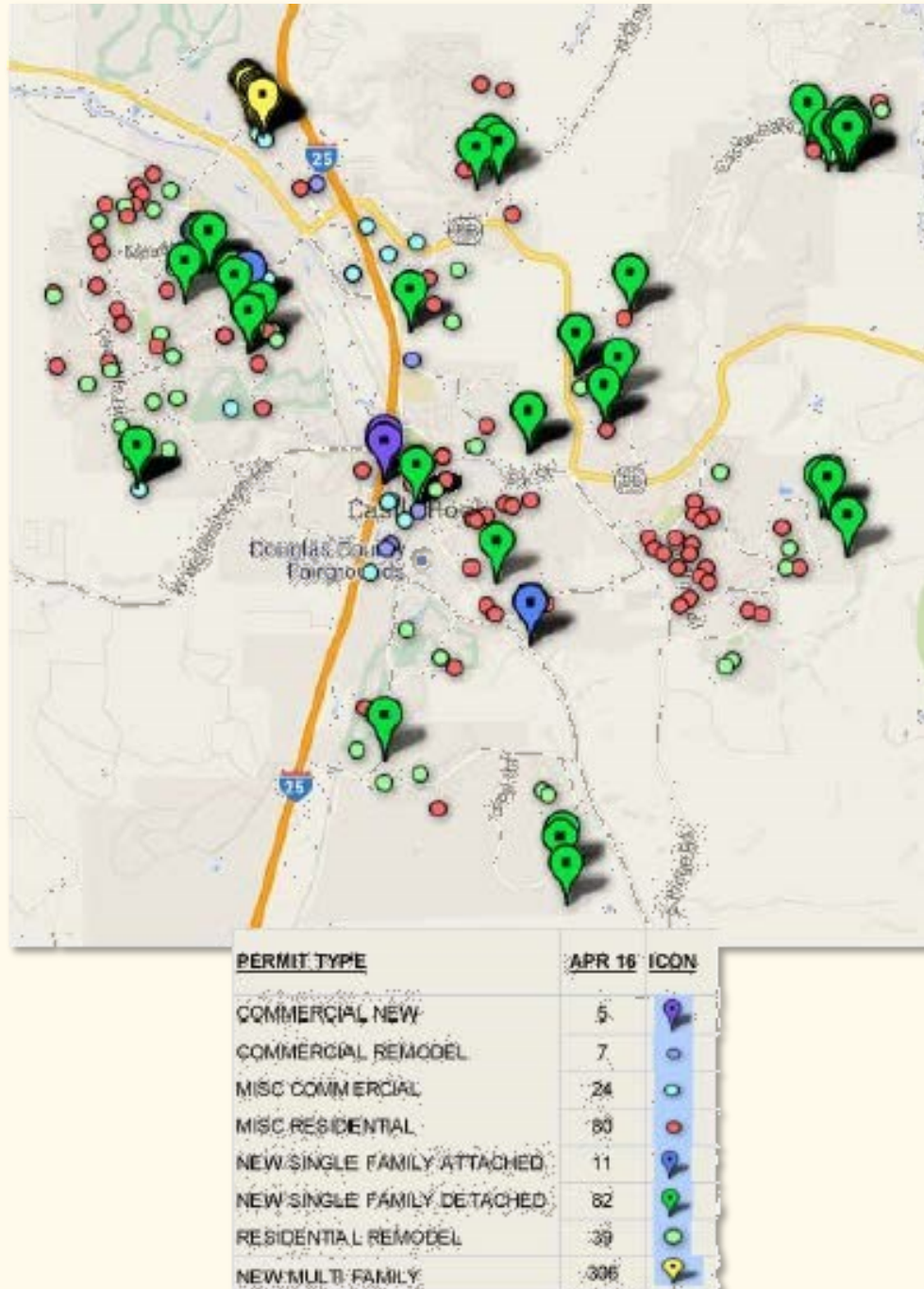


Implementing the Community Vision through Development Activities

PERMIT ACTIVITY MAP - APRIL

Below is a town-wide map depicting permit and construction activity for the month of April, 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



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Combination Building Inspectors

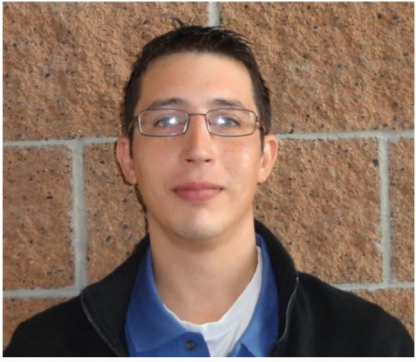
Jon White

On April 4th, Jon White joined Development Services as a Combination Building Inspector. Jon has over 20 years of experience in safety and regulatory compliance, quality control, planning and development project management. He has also been a licensed Electrician in Colorado for the last 20 years.

Jon has lived in Colorado for 45 years and has been a resident of Castle Rock since 1998. Jon, his wife and three children spend their free time watching the kids' athletic events, scuba diving, skiing and just generally enjoying the outdoors.



Jon White
Combination Building Inspector



Raul Gierbolini
Combination Building Inspector

Raul Gierbolini

Raul Gierbolini joined our team April 11th as a Combination Building Inspector. Raul has over eight years of experience in safety and regulatory compliance in commercial and residential construction project management. He is also a licensed Master Electrician in the State of Colorado.

James Martino, Assistant Chief Building Official, noted, *"These positions are critical to our inspection services process ... and will provide the additional bench strength necessary to provide the on-going high level of customer service our stakeholders have come to expect."*

Senior Planner

Kathy Marx

Kathy Marx was welcomed by Development Services on April 18th as a new Senior Planner. Kathy has worked in a variety of municipal government planning positions in Alaska, California and Oregon, encompassing both current and long range planning. She has municipal, Tribal and private planning consulting experience, with a passion for current planning and historical preservation. Kathy will be working closely with our planning team on our current land use applications.

Kathy and her husband relocated from the Norman, Oklahoma, area. She is looking forward to getting settled into Colorado with their two dogs, a cat and a horse.



Kathy Marx
Senior Planner

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Zoning Inspector

J. R. Trout

On April 25th, J. R. Trout joined Development Services as Zoning Inspector. J. R. is a seasoned compliance officer, and his former professional experience includes CDL Compliance Technician for the State of Colorado, Building Plans Examiner for the Alaska Division of Public Safety and Fire Code Inspector with the City of Colorado Springs.

J. R. is a Colorado native, and he and his family live in Elizabeth.



J. R. Trout
Zoning Inspector

Colorado Chapter ICC Meeting

Andy Blake, Plans Examiner and Treasurer of the Colorado Chapter



Andy Blake
Plans Examiner

ICC, attended the April 1st meeting of the Colorado Chapter of the International Code Council held at the Pueblo Regional Building Department, Pueblo, Colorado.

Along with the regular business meeting, the educational session included an in-depth review of the changes from the 2012 International Building Code and International Residential Code to the 2015 edition along with background information aimed to provide each participant with an understanding of the intent of the changes and how to apply them to everyday work.



ICC 2016 Committee Action Hearings

Joseph Montoya, Chief Building Official, attended and participated in the ICC 2016 Committee Action Hearings at the Kentucky International Convention Center, Louisville, Kentucky, April 17th through the 27th.



and energy conservation professionals an opportunity to provide input on proposed code changes to the Group B International Codes.” (iccsafe.org)

The “... Committee Action Hearings offer code and fire officials, architects, builders, engineers, designers and plumbing, mechanical



Joseph Montoya
Chief Building Official

Implementing the Community Vision through Development Activities

KUDOS

Administrative Variance

Mary Shaw, Zoning Manager, received the following email on April 1st from David Putnam:

"I want to let you know how very thankful I am that you were able to respond so quickly. I just met with the potential property owners. They are so relieved and a big burden has been taken off of their shoulders before their departure tomorrow morning. I know they will be a true asset to our Awesome Town!!!! Your response and that of the entire team is why I am confident about bragging about our Building Department. We have the A-Team!"

On the same subject, Mary received this email from the potential property owners on April 2nd:

"Thank you for meeting with us. It is exciting news to know we can work through the building envelope issue. Everyone at Castle Rock has been extremely helpful in our quest for the property on Ramblewood Court. We feel very good about moving forward and are excited about our new home adventure!"

Hats off to Mary and the entire Building Division!

Board of Adjustment Continuance

On April 11th, Mary Shaw, Zoning Manager, received the following email from a Board of Adjustment variance applicant:

"Thank you so much, Mary ... I have had several more neighbors stop by to see how things are going. They speak very highly of you. You are very respected within the area. Thank you so much and have a great day!"

Great job, Mary!

CORA Request

Julie Kirkpatrick, Long Range Project Manager, received the following email on April 13th relating to records gathered for a CORA request:

"Your diligence is appreciated, and the information is valuable. Taking the time will not be forgotten."

Way to go, Julie!

Julie Kirkpatrick
Long Range Project Manager



Mary Shaw
Zoning Manager



KUDOS

Town Map

Teri McKerry, Executive Assistant, The Rider Elite Team, Keller Williams Arizona Realty, requested a Town map for clients considering purchasing a home in Castle Rock. Julie Parker, Sr. Office Assistant, and Judy Hostetler, Real Estate Specialist, handled the request. On April 6th, Denise Hendricks, Administrative Supervisor, received the following email:

"I received the map yesterday. I really appreciate it! I've asked other jurisdictions for one, and so far no luck. They direct me to have it printed from a print shop or no reply. Thank you again. We hope our clients choose Castle Rock as their home."

Amazing customer service, Judy and Julie!



Judy Hostetler, Real Estate Specialist, and Julie Parker, Senior Office Assistant

Downtown Alliance

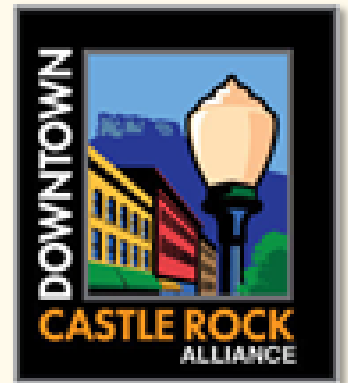
In response to a Downtown Alliance agenda posting, Kevin Tilson, Director, Castle Rock Downtown Alliance, wrote on April 5th:

"Pam, I wanted to follow up to say thanks for posting last week! I really appreciate the whole Development Services Admin Team always being on it. As always, thank you!!!"



High five to the DS Admin Team!

DS Admin Team:
Julie Parker, Senior Office Assistant; Denise Hendricks, Administrative Supervisor; Sharon Chavez, Senior Office Assistant and Pam Cox, Senior Office Assistant



Implementing the Community Vision through Development Activities

WHAT'S NEW - KUDOS

ICC Certifications

On April 20th, James Martino, Assistant Chief Building Official, announced that Dena Paulin, Development Services Technician, received her second ICC certification, ICC/AACE Zoning Inspector.

Bill Detweiler, Director, added, *"Outstanding work, Dena! Yet another example of the high quality staff we have on our team!!!"*



Lynda Halterman
Permit Specialist

James Martino, Assistant Chief Building Official, announced on April 29 that Lynda Halterman, Permit Specialist, received her first ICC designation, Permit Technician.

"High five Lynda, good work and congratulations. Lynda provides yet another example of how individuals in our team are committed to ongoing learning and professional improvement. Great work Lynda!!!," noted Bill Detweiler, Director.

These exams require extensive study time and are very challenging. The ICC Certifications ensure that our Building division staff is highly skilled and knowledgeable in each of their positions.



Dena Paulin
Development Services
Technician



"The International Code Council (ICC) was established in 1994 as a non-profit organization dedicated to developing a single set of comprehensive and coordinated national model construction codes. The founders of the ICC are Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO), and Southern Building Code Congress International, Inc. (SBCCI).

"Since the early part of the last century, these non-profit organizations developed three separate sets of model codes used throughout the United States. Although regional code development has been effective and responsive to our country's needs, the time came for a single set of codes. The nation's three model code groups responded by creating the International Code Council and by developing codes without regional limitations: The International Codes." (iccsafe.org)

Excellent work, Dena and Lynda!

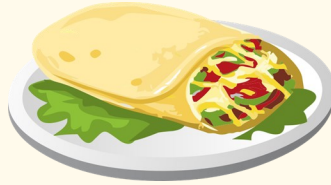


Implementing the Community Vision through Development Activities

KUDOS

Thank You to the Building Inspectors and Permit Specialists

Century Communities delivered lunch from El Korita to the Building Inspectors and Permit Specialists on April 21st in appreciation of their outstanding work.



Thank you to Century Communities and Kudos to the Building Inspectors and the Permit Specialists!

Thank You to the Permit Specialists

On April 29th, Lokal Homes delivered cookies to the Permit Specialists to thank them for their excellent work.

Thank you to Lokal Homes and High Five to the Permit Specialists!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

417 Park Court Site Development Plan

Nytech Heating & Cooling submitted an application for a Site Development Plan to expand their business by building a new 7,800 square foot building at 417 Park Court. The proposed commercial building will contain office and warehouse space. This project is under administrative review and will not require public hearings.



Personal Warehouse Site Development Plan



PW Development, LLC, submitted an application for a Site Development Plan to build a project near the intersection of South Wilcox Street and South Perry Street in the Burt at Castle Rock parcel. This is a commercial project on 3.5 acres, consisting of four buildings containing a total of 46,875 square feet of space. Personal Warehouse is a flexible mixed use

warehouse that serves traditional storage, incubator warehouse, and small business needs. This project is under administrative review and does not require public hearings. This SDP is contingent on the Burt at Castle Rock PD Zoning Regulations Amendment currently going through public hearings.

iMotion Site Development Plan

iMotion, Inc., submitted an application for a Site Development Plan for a proposed commercial project located to the north of South Perry Street (near the intersection of south Perry Street and South Wilcox Street). This commercial project is 0.9 acres and will provide office space, warehouse space and light industrial storage. This application is under administrative review and will not require public hearings. This SDP is also contingent on the Burt at Castle Rock PD Zoning Regulations Amendment currently going through public hearings.



Riverwalk Site Development Plan

CD-Wilcox, LLC / Bates Leasing Co., Ltd., submitted an application for a Site Development Plan to redevelop the land located on the west side of Wilcox Street and adjacent to Sellars Gulch, just to the west and northwest of Town Hall. The proposed redevelopment will demolish the existing buildings on the sites and construct two new buildings.



Riverwalk North will be a 5-story mixed-use building with 5,505 square feet of retail on the ground floor and 121 residential apartments above. Riverwalk South will be a 6-story mixed-use building with 1,380 square feet of retail on the ground floor, 24,188 square feet of office space on level 2, and 118 residential apartments above. A total of 370 parking spaces will be provided as part of the redevelopment project. This Site Development Plan proposal will be scheduled for required public hearings with the Design Review Board and Town Council.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Culver's Restaurant Site Development Plan

CR Real Estate, LLC, submitted an application for a Site Development Plan to develop the land on the north side of Genoa Way between Arby's and Holiday Inn Express. The proposed fast food restaurant building will be 4,207 square feet and will include a drive-through. The building will occupy the north half of the lot with a future pad site proposed for the south half of the lot. This application is under administrative review and will not require public hearings.



Lot 1, Citadel Station Filing 6, Amendment 1 SDP

Martinez Real Estate, LLC, submitted an application for a Site Development Plan (SDP) to add 2,500 square feet of office space within the existing building located at 1100 Topeka Way. The project will include the addition of 26 parking spaces on the site. This application is under administrative review and does not require public hearings.

4404 Barranca Lane Site Development Plan

The property owner submitted an application for a Site Development Plan to build a project near the intersection of Barranca Lane and Founder's Parkway (east of Burger King). This is a commercial project on 1.18 acres which will have one building containing 10,000 square feet of specialty retail space. This project is under administrative review and does not require public hearings.

Alexander Place Senior Housing

Martinez Real Estate, LLC, has submitted an annexation petition for an 8.37-acre parcel located at 382 Alexander Place (next to the Montaña Vista development). The site is currently zoned Agricultural 1 within Douglas County and contains a single-family residence and a barn.

The developer is proposing a gated development to be constructed in two phases. The first phase is proposed to include single-family detached homes, single-family attached homes, and apartments in an age-restricted community. The second phase is dependent on market demand at the time of construction. This Annexation proposal will be scheduled for upcoming public hearings with Planning Commission and Town Council.



Concept Site Plan
Alexander Place Senior Housing

Implementing the Community Vision through Development Activities

PROJECTS - TOWN COUNCIL

Town Council:

P.S. Miller House Site Development Plan, Amendment No. 1

The property owner proposed to construct a 24' x 24' two-story building for office use upon the rear of the lot and behind the existing building at 210 Front Street.

The first floor of the proposed building would contain a two-car garage and the second floor would contain a loft space. The loft space is intended to be used as an office; however, if approved, it could also accommodate a residential use. This two-story building will be detached from the existing building on the site and its garage doors will face the alley.



Vicinity Map
210 Front Street

Town Council voted to approve the Site Development Plan Amendment via Resolution 2016-032 on April 5th.

221 North Wilcox Street

On April 19th Town Council approved, by Resolution 2016-037, the tax increment funding share with Niebur Development for 221 North Wilcox Street in downtown Castle Rock.



Artist's Rendition of
221 North Wilcox Street

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

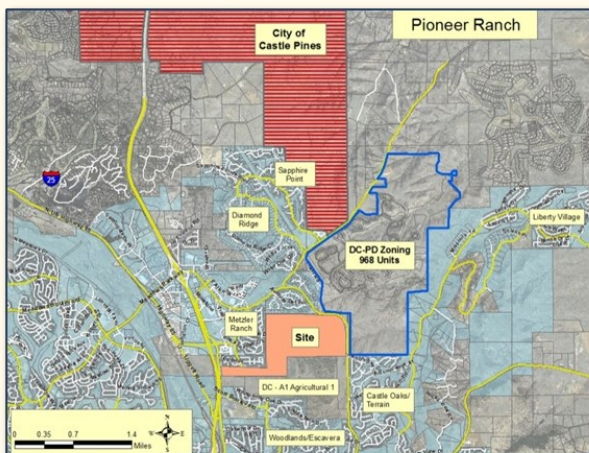
Town Council - Continued:

Eligibility Hearings - Pioneer Ranch Annexation and Canyons South Annexation

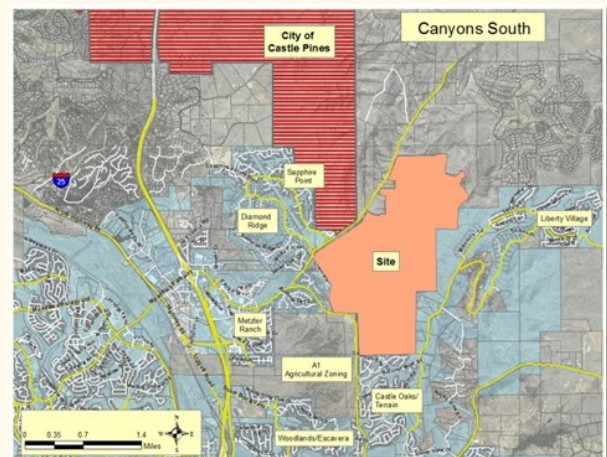
On April 5th, Town Council held Eligibility Hearings on the Pioneer Ranch and Canyons South Annexations. The Eligibility Hearing is procedural; this hearing only determines whether a proposed annexation application meets State requirements and makes findings on whether or not an election is required. The eligibility criteria are:

- The proposed annexation complies with Section 30, Article II, of the Colorado Constitution, and as applicable §§31-12-104 and 105, C.R.S.,
- More than 50% of the landowners in the area to be annexed, owning more than 50% of the area to be annexed have petitioned for annexation,
- A community interest exists between the area proposed to be annexed and the Town (the area to be annexed is urban or will be urbanized in the near future, and the area to be annexed is integrated with or is capable of being integrated with the Town),
- At least 1/6 of the perimeter of the property to be annexed is contiguous with the Town boundary,
- No additional terms and conditions are to be imposed, and
- No election is required because 100% of the private property owners signed the annexation petition.

Only after a request is found to be eligible can the Town hold a hearing to determine whether the property should be annexed. By means of Resolutions 2016-33 and 2016-34, Town Council determined that both Canyons South and Pioneer Ranch met the statutory eligibility requirements for annexation.



Pioneer Ranch
Vicinity Ranch



Canyons South
Vicinity Ranch

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

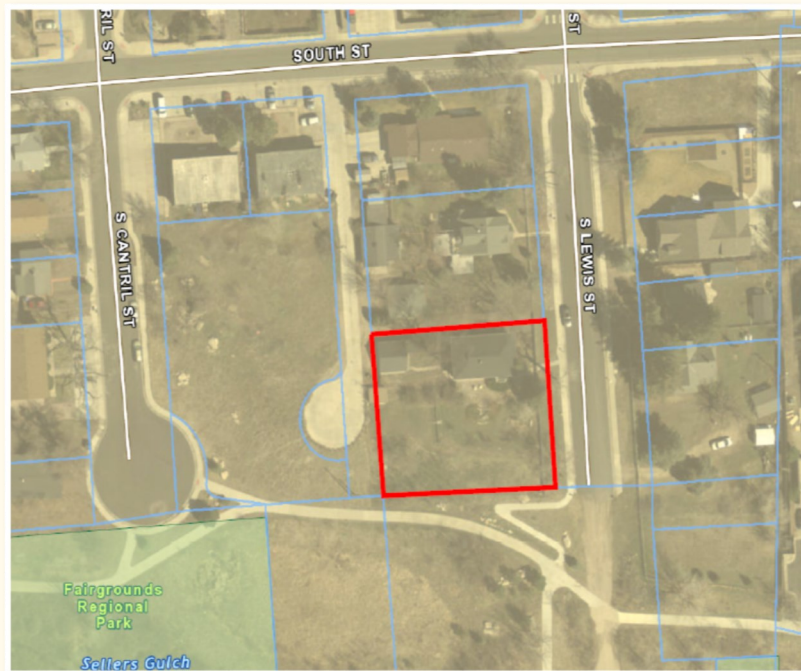
Historic Preservation Board

17 South Lewis Street

This property, 17 South Lewis Street, is located in the historic Craig and Gould neighborhood on the west side of Lewis Street, north of the Fairgrounds and south of South Street. It is surrounded by single-family homes and vacant land. The applicants, Craig and Nancy Ferris, requested

permission to relocate the existing garage so that a new three-car garage can be constructed.

The Historic Preservation Board voted 4-2 on April 6th to recommend approval of this request to Town Council. The Board members were pleased that the property owners were able to find a party willing to move the building, but they were also concerned about losing another historic building in the Craig and Gould neighborhood.



Vicinity Map
17 South Lewis Street

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

3 North Wilcox Street

Downtown Castle Rock is experiencing a significant level of investment through active construction sites with plans in place to begin construction of at least three new buildings within the next 12 months. Successful downtowns, however, cannot rely only on new construction.

Expansion of existing structures and façade and site improvements are equally important to show revitalization is active and ongoing.

The Union, An American Bistro, is an example of reuse in multiple ways. The building was initially constructed as a duplex by the Jensen family and has been used as a residence and a variety of other uses over its 100+ year history.

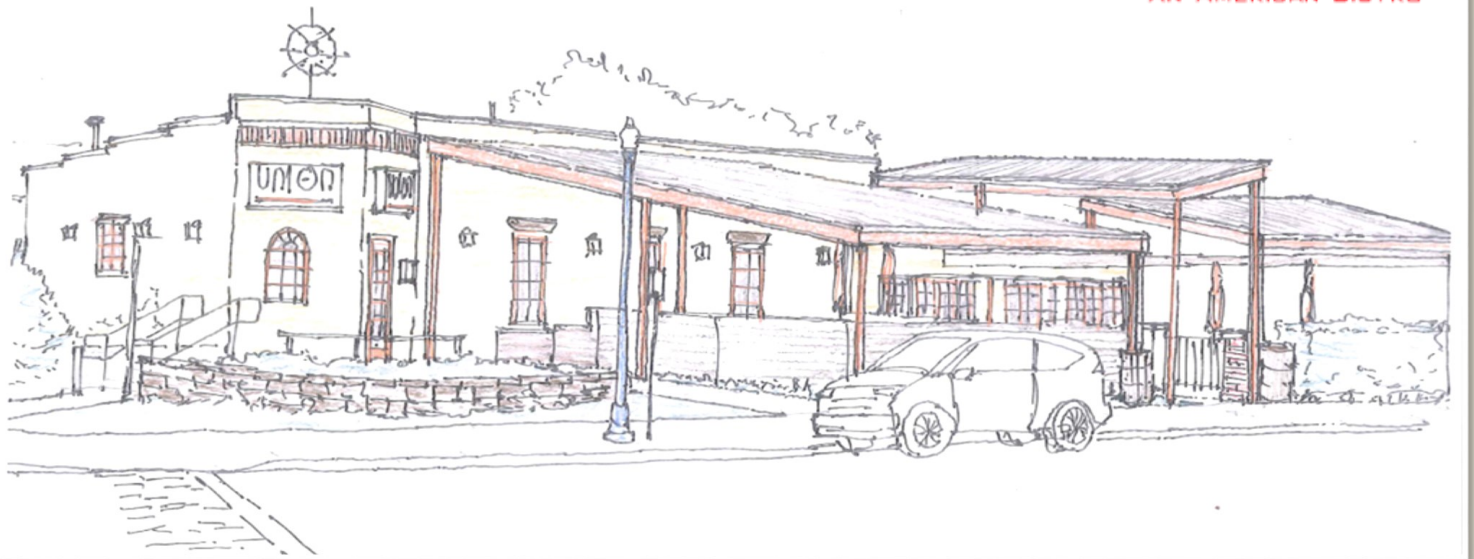
The applicant's proposed patio improvements and a storage area are consistent with the site character and will enhance the existing restaurant use by creating a more inviting outdoor eating area.

A public hearing, held before the Design Review Board on April 13th, resulted in a vote of 5-0-0 to approve the application.



Existing Front View
3 North Wilcox Street

UNION
AN AMERICAN BISTRO



The Union, An American Bistro
Architect's Rendering of Proposed Canopy

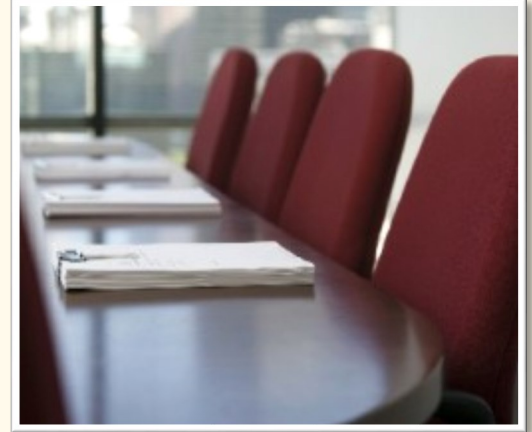
Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Code Amendment - Design Review Board

The Design Review Board (DRB) reviews and acts on land use applications and variances authorized within the Council approved Downtown Overlay District (DOD). Currently the DRB terms start on September 1 and terminate on August 31 of the following calendar year. Staff is requesting an ordinance amendment to change the DRB appointment time and terms to ensure consistency with all other Boards and Commissions serving the Council and community.

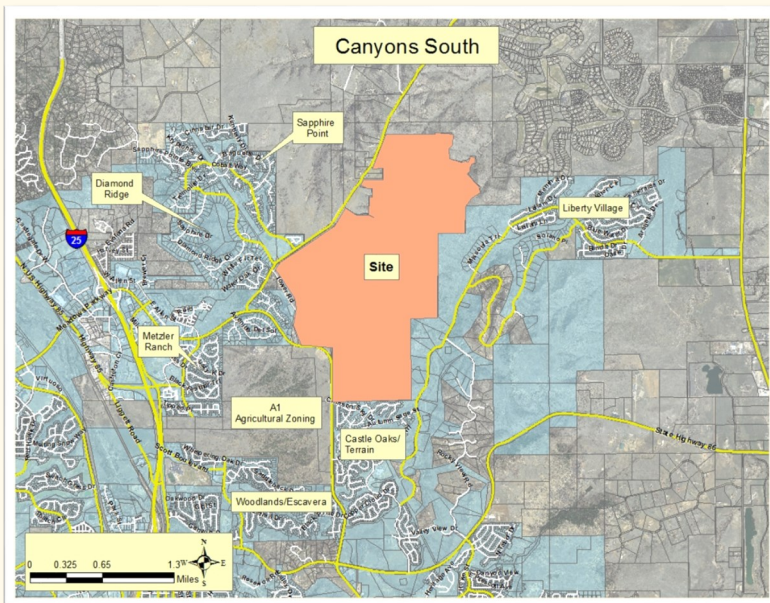


Turnover in DRB membership in 2013-2014 caused a modification to the DRB member appointments. Council approved temporary DRB appointments in 2013 that resulted in several DRB member terms ending December 31, 2015. To ensure the DRB had enough members to hear land use cases in downtown between January and June, 2016, Council approved an interim Design Review Board to serve through May 31, 2016, recognizing this would give staff time to establish a new DRB appointment ordinance so appointments could occur in June.

At the April 28th meeting of the Planning Commission, the Commission voted 6-0-0 to recommend this code amendment to Town Council.

Canyons South Annexation, Planned Development Plan and PD Zoning Regulations

This public hearing was tabled and will be rescheduled for future public hearings.



Vicinity Map
Canyons South Annexation

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission - Continued

Pinon Manor Apartments Planned Development Plan

Applicant, Tim Peterson, is the developer and owner of Pinon Manor Apartments located southeast of Downtown Castle Rock along South Gilbert Street. Mr. Peterson purchased the triangle piece of property to the south of his apartments and submitted an application to the Town to rezone his existing apartments along with the newly acquired property to a Planned Development (PD) zone



Vicinity Map
Pinon Manor Apartments
Planned Development Plan

district, to be known as the Pinon Manor Apartments PD. Mr. Peterson's goal is to create a refreshed and distinct apartment complex which will provide housing choices to the residents of Castle Rock.

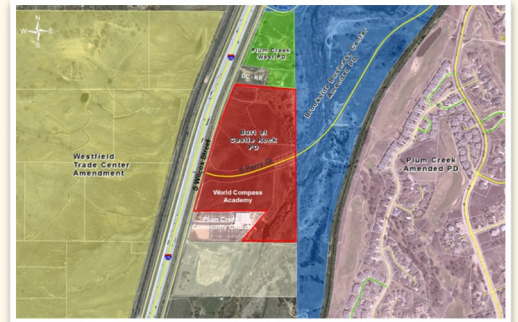
A cultural resource survey was conducted and documented for the existing buildings on the new property. The survey found that while the property is significant on a local level, because of Philip S. Miller's life in Castle Rock, it was not eligible for local landmark designation. Mr. Peterson did attempt to relocate the buildings without success, so the house and the outbuilding will be demolished, however the wood from the barn will be

recycled and used by local artists for material.

The Planning Commission voted April 28th to recommend this PDP to Town Council.

Burt at Castle Rock PD Zoning Amendment

Property owners, Plum Creek Investment Group, LLC, and Schoolhouse Castle Rock, LLC, are proposing to revise the existing Burt at Castle Rock Planned Development (PD) Zoning Regulations in order to expand the permitted uses and design guidelines of the PD. It is their goal to include light industrial uses and increase both the floor area ratio and the building coverage allowances of the PD in order to accommodate more mixed, yet complimentary, uses for the site. The Burt at Castle Rock PD is located south of Downtown Castle Rock along South Wilcox Street where it intersects with South Perry Street



Vicinity Map
Burt at Castle Rock PD

The nine additional proposed permitted uses are light industrial uses in nature and very similar to the uses already permitted in the Brookside Business Center Amended PD located to the east. Additionally, the uses that would traditionally be considered less aesthetic in nature, such as outdoor storage, are being mitigated by required screening.

On April 28th, Planning Commission voted to recommend this PD Zoning Amendment to Town Council.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The May 11th Contractors Luncheon was sponsored by CalAtlantic Homes and the agenda included:



- Meter Update by Nikki Hoyt, Meter Services Supervisor, Utilities;
- Updates to iTRAKiT;
- Follow-up discussion on fire resistive barriers; and
- An open discussion.

Upcoming contractors luncheons:

- Wednesday, June 8th (Sponsored by Century Communities)
 - 11:30 am to 1:00 pm
 - Council Chambers, 2nd Floor, Town Hall
- Wednesday, July 13th (Cook-out sponsored by DS Building Division)
(Location to be announced)



Interested in attending or sponsoring a luncheon? Our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact our Building Counter at buildingcounter@CRgov.com or 720-733-3527.



Butterfly Dot

Thank you for your contributions to Dot. All contributions will be donated to the Douglas Elbert Task Force in December.

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Growth in Castle Rock - Continuing the Conversation

The April 5th Town Council agenda included a Discussion / Direction item on Growth in Castle Rock. As a continuation of that conversation, the Town sponsored a community Open House on April 26th in Council Chambers. All of the Town departments had information available. A second community Open House is scheduled for May 11th at the Recreation Center.

Approximately 100 residents attended and expressed their thoughts, opinions and concerns about traffic, water, annexation and other issues. Bill Detweiler, DS Director, and Tara Vargish, Assistant Director, represented Development Services.



OPEN HOUSES: *Continuing the conversation*
about GROWTH IN CASTLE ROCK

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

7th Annual Trolley Tour

Make your reservations now for the 7th Annual Trolley Tour to be held on Saturday, May 14, 2016, and sponsored by the Castle Rock Historical Society. This year's focus will be "History in our Neighborhood." The trolley will visit areas outside of Downtown Castle Rock including Rhyolite Park and other quarries, the old towns of Douglas and New Memphis and other points of interest along the way.

The trolley departs from the Castle Rock Museum, 420 Elbert Street. Tour times are 9:30 am, 10:30 am, 11:30 am, 1:00 pm and 2:00 pm and are approximately 45 minutes long.

Reservations are recommended as seating is limited. Please call or email the museum to reserve your spot at 303-814-3164 or email: museum@castlerockhistoricalsociety.org



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

*"Do the right thing.
It will gratify some people
and astonish the rest."*

*~~ Mark Twain, American Author
(1835 - 1910)*

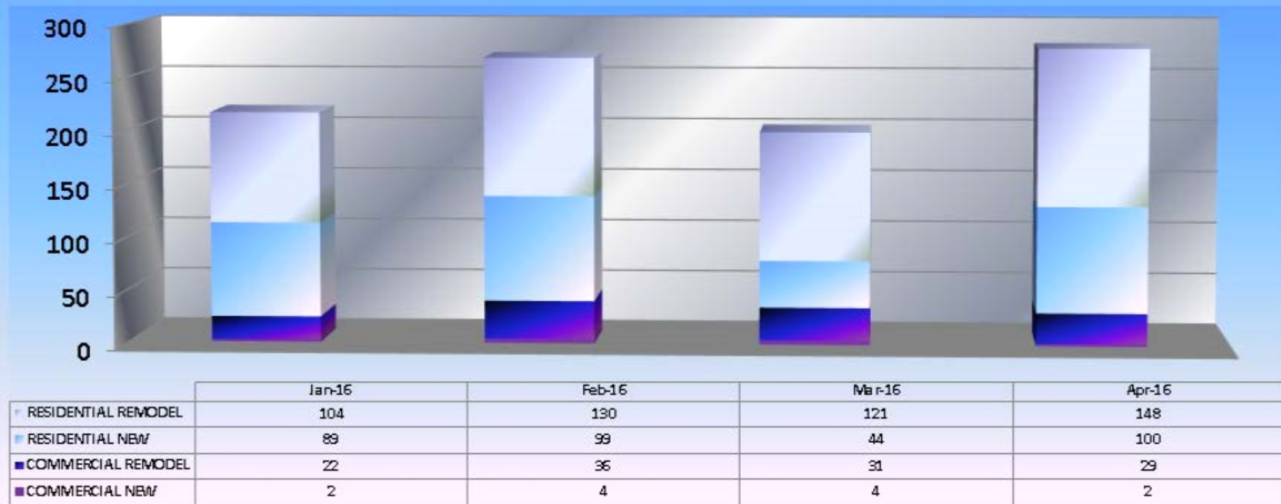
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

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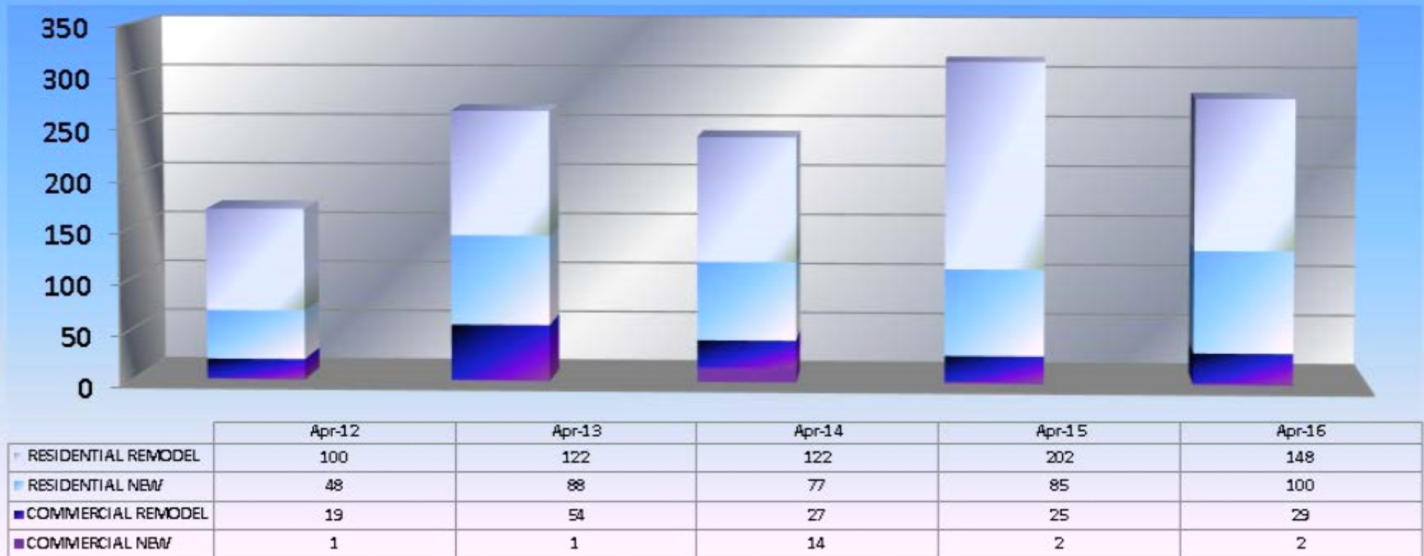
CORE SERVICE LEVELS

Building Division

**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH APRIL 2016**



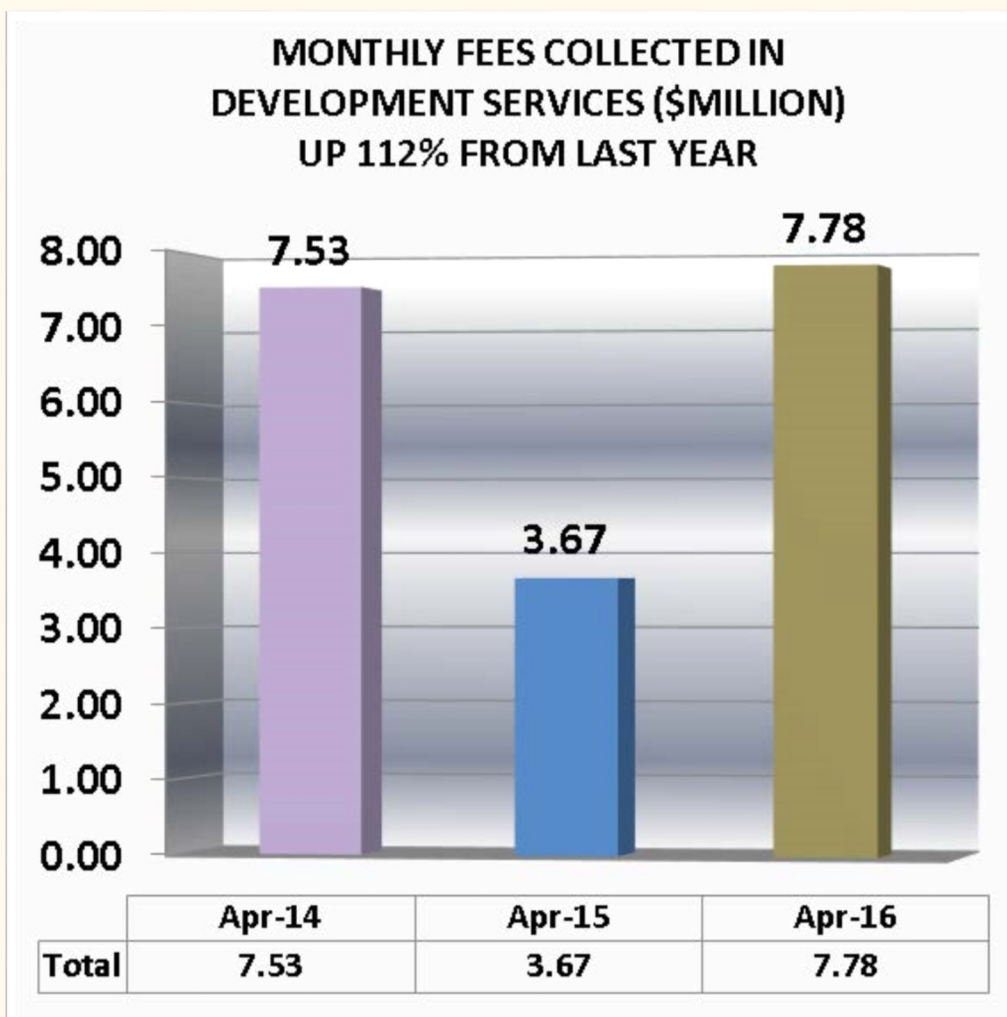
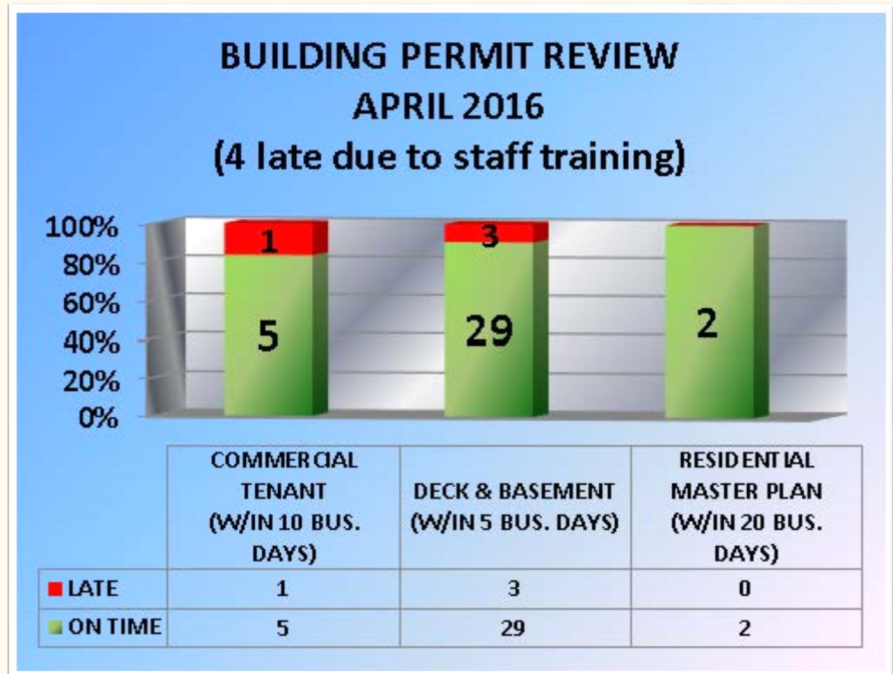
**BUILDING PERMIT APPLICATIONS RECEIVED
APRIL 2012 - 2016**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

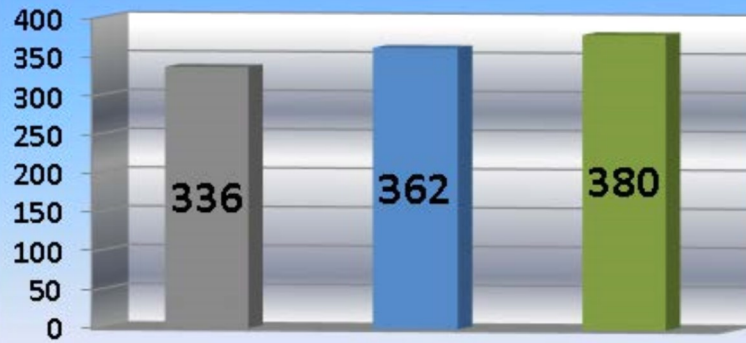


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING PERMITS ISSUED UP 5%



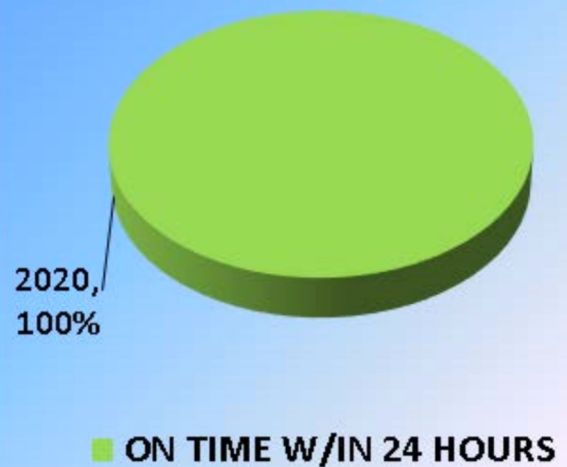
	APR 14	APR 15	APR 16
Total	336	362	380

FEES CALCULATED (W/IN 3 DAYS) (4 late due to staff training)



	Apr-16
LATE	4
ON TIME	268

BUILDING INSPECTIONS APRIL 2016

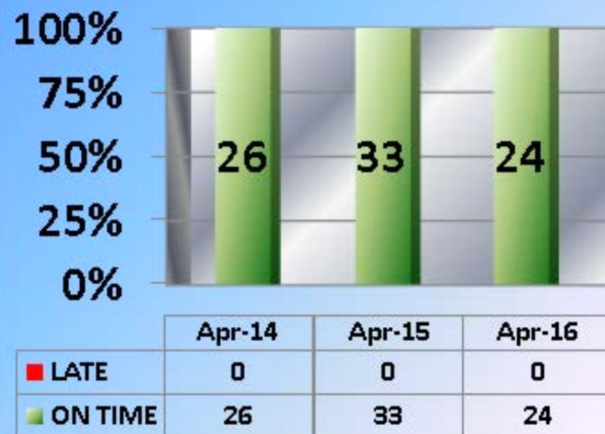


Implementing the Community Vision through Development Activities

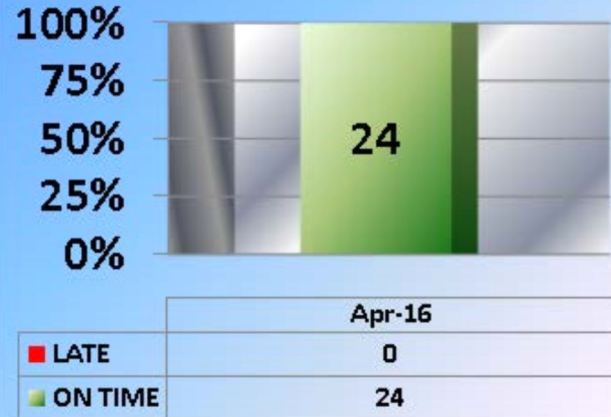
CORE SERVICE LEVELS

Code Compliance

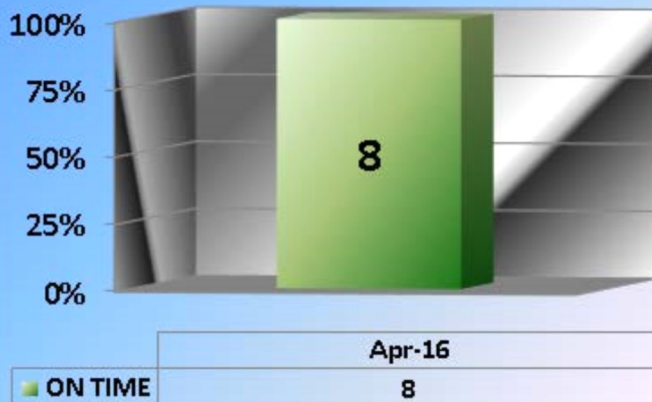
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



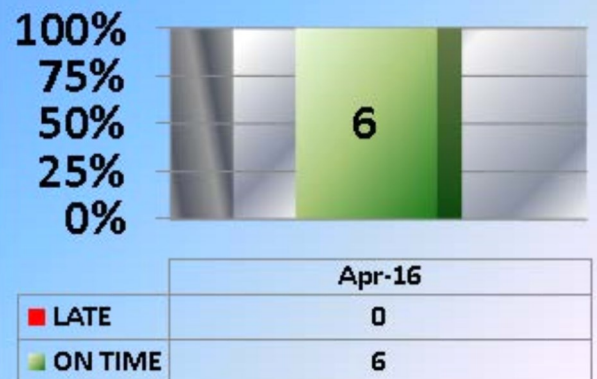
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



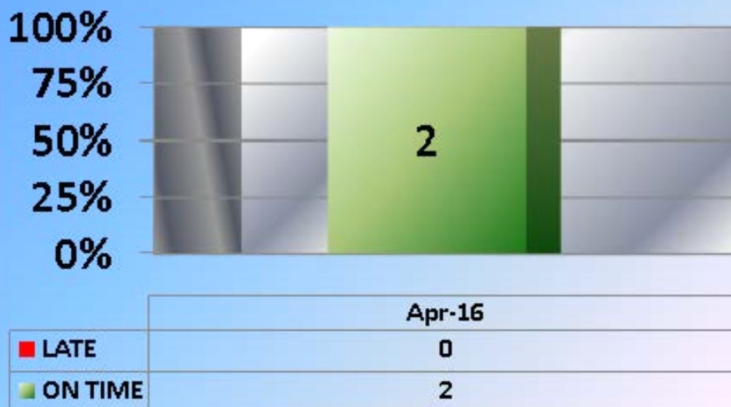
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



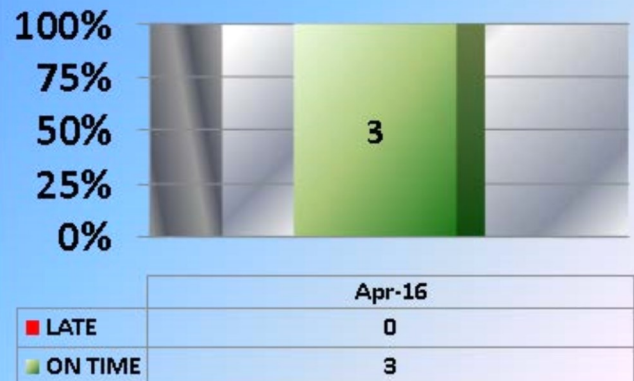
CORE SERVICE LEVELS

Code Compliance

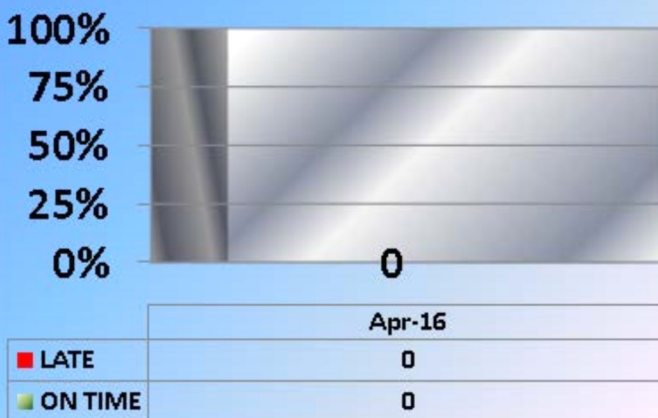
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



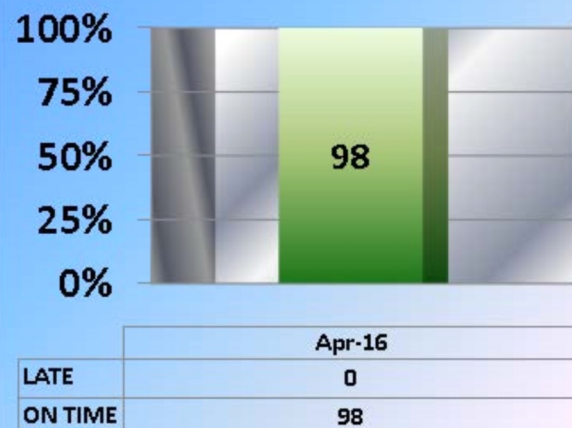
SITE VISITS (W/IN 5 BUS. DAYS)



SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



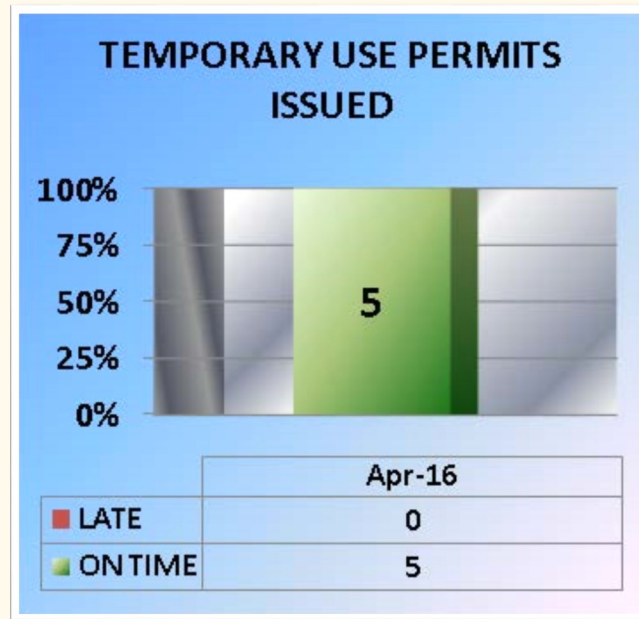
SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



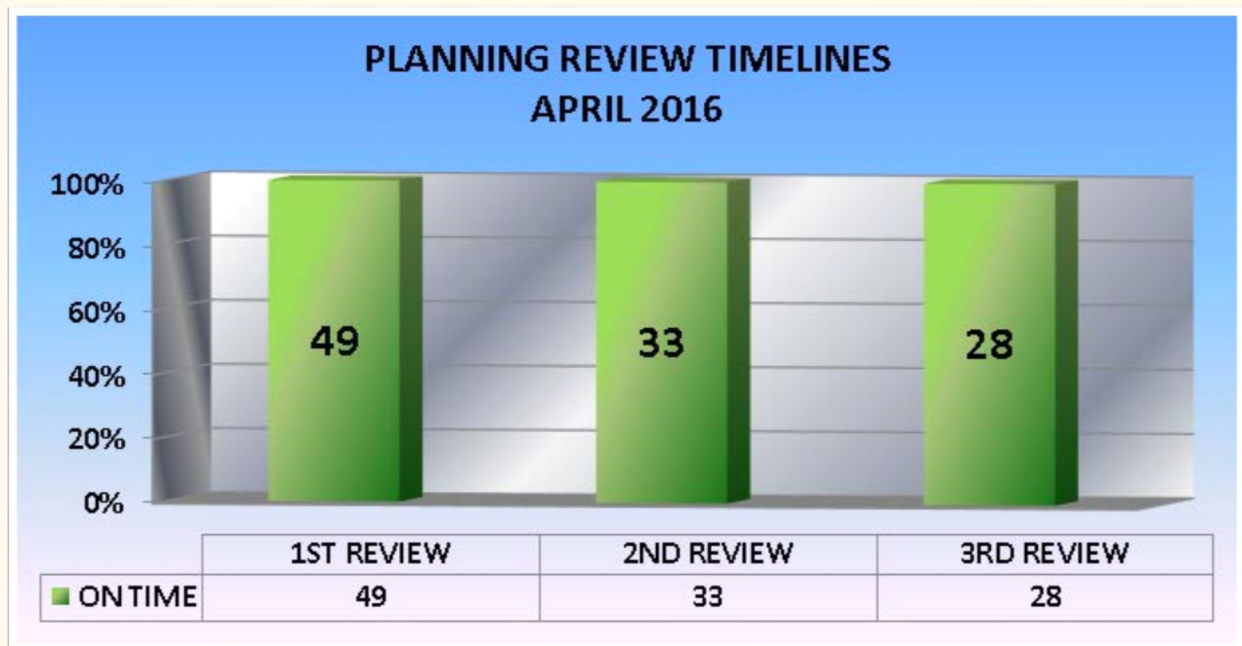
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Zoning Division



Planning Division

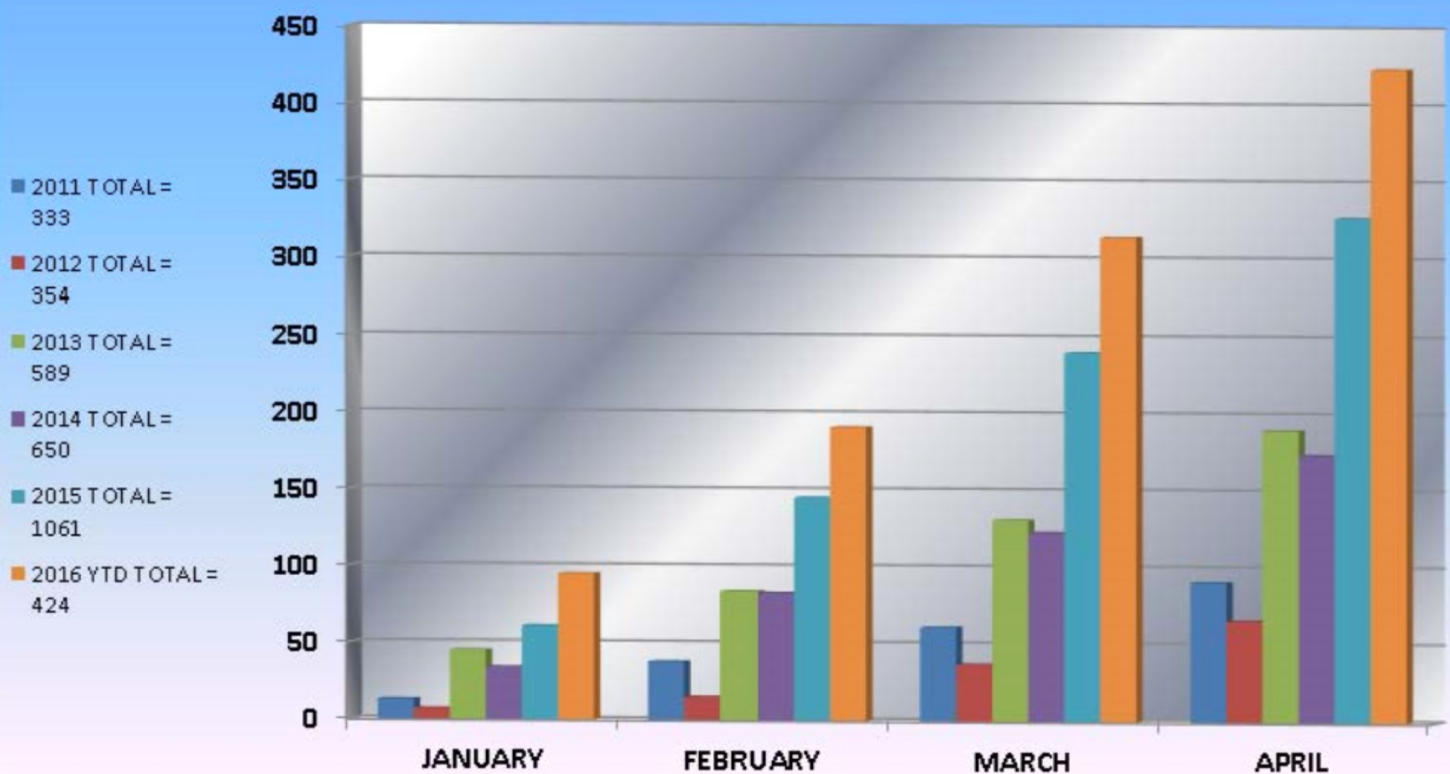


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

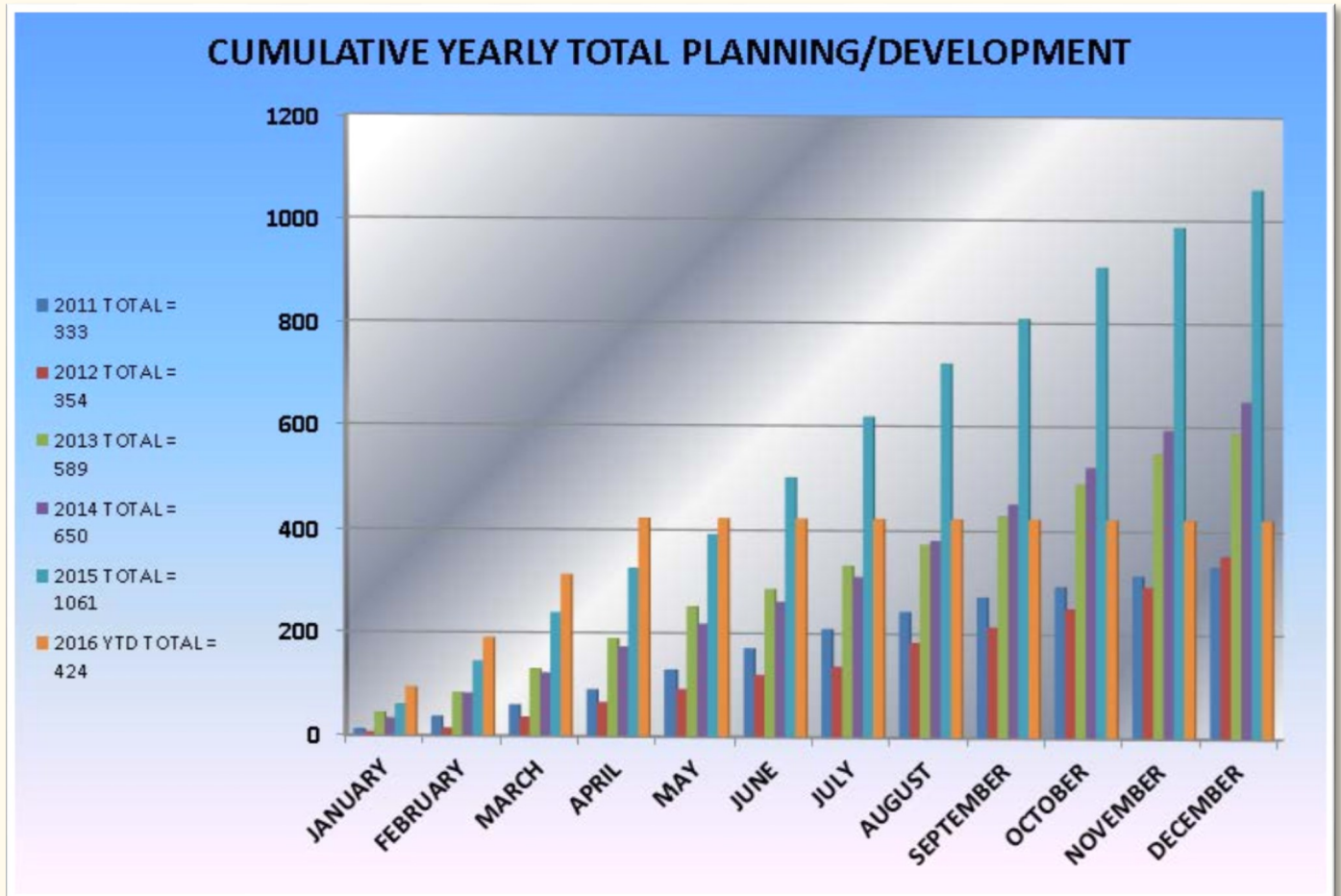
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS THROUGH APRIL UP 30% OVER 2015 THROUGH APRIL



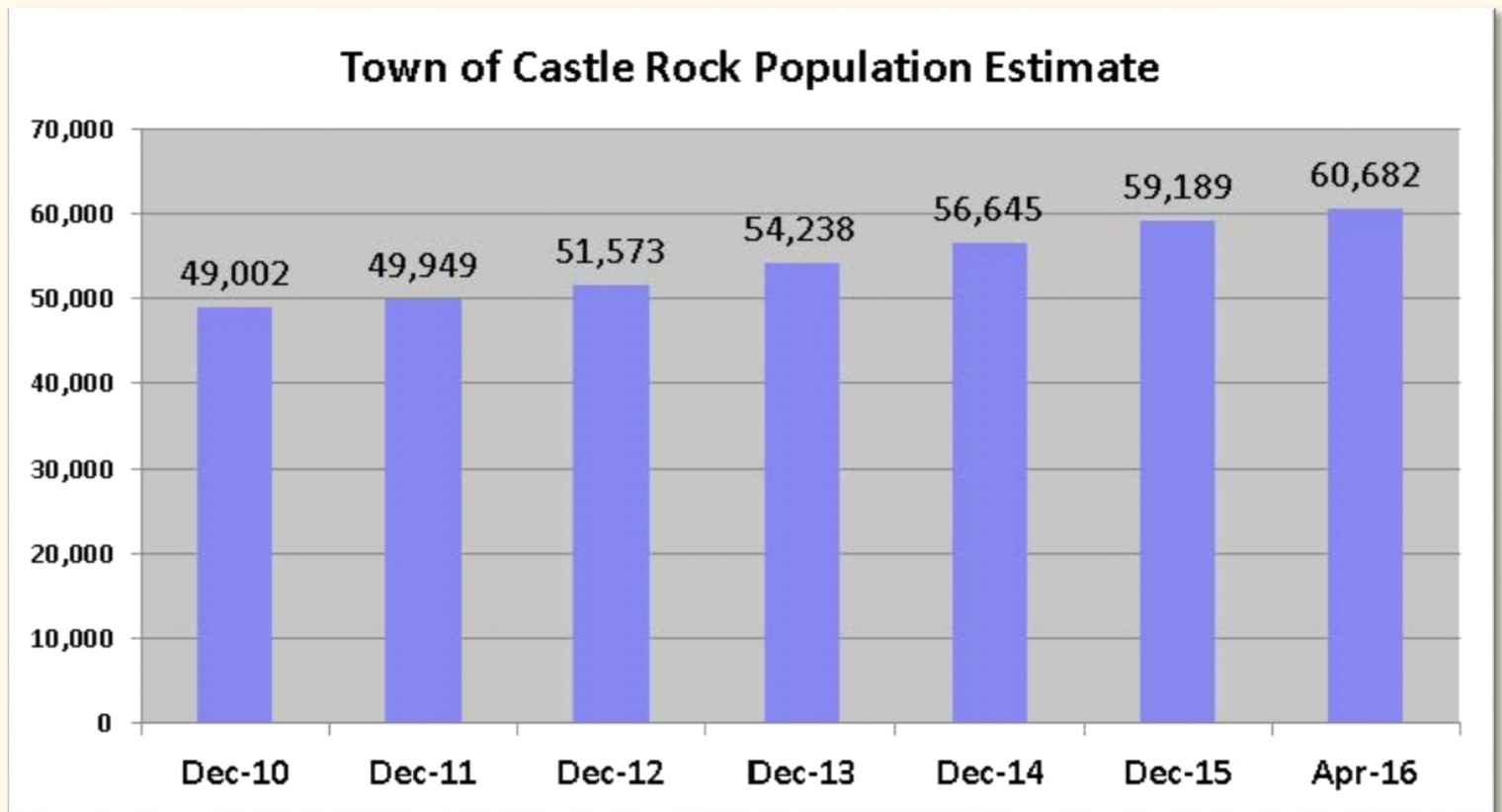
Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities