



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"Privacy, self-reliance, choice -- all these can and must remain core American values. Yet so too must we remember that other core American value, the value of community."

~~William Fulton

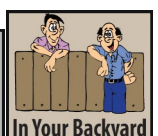
Staff is working with community leadership teams to update the Town's Vision and Master Plan. The ongoing public process provides another example of how the Castle Rock community works together to create a shared vision for the benefit of all involved. We suspect ongoing discussions will center on the topic of growth and the best methods to ensure a balanced community of more than 100,000 residents. We look forward to working closely with the Planning Commission and Town Council to create the pathway to our future.



**Bill Detweiler, Director
Development Services**

meet regularly with the Town's development community partners to gain an understanding of investment strategies and business decisions that impact our community. Based upon discussions to date, we can expect residential construction activity to continue for several more years along with commercial and industrial construction activity that will bring additional jobs beyond retail service jobs at the variety of commercial developments across Town. Ongoing construction of The Move office building in downtown and the recent announcement of 50 new jobs from

Visit *In Your Backyard* for all the latest development activity at:
www.CRgov.com/InYourBackyard



DEVELOPMENT TALES

MyWedding.com provides Castle Rock with a balance of high tech, retail service and major employment opportunities.

June permit activity remained high with the issuance of 88 new residential permits compared to 79 in June, 2014. We are on track for issuing more than 800 residential permits and expect to exceed 808 residential permits issued in 2014.

Grading activity commenced at the Promenade site and the lead contractor, W.E. O'Neil, anticipates grading to continue through the summer and fall seasons ending during the Thanksgiving holiday weekend. Site work is important to keep construction activity moving on the Promenade site, but it is also helpful to the Town's North Meadows extension project. Dirt from the road construction project will be moved, stored and used on the Promenade site thereby saving the Town money because construction equipment can move dirt without hauling dirt across roads or off-site.

Stay tuned ...

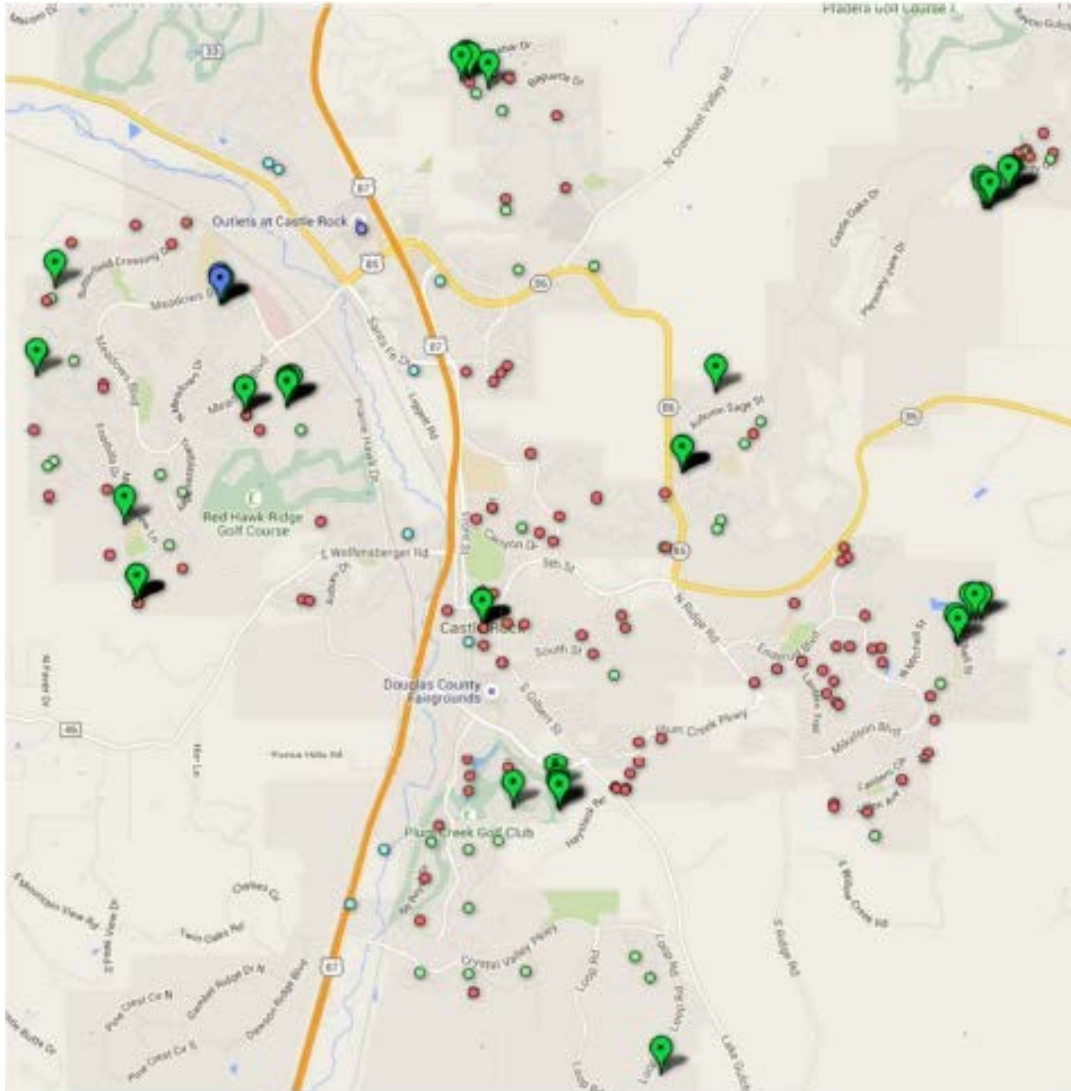
The End



PERMIT ACTIVITY MAP

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



PERMIT TYPE	Jun-15	ICON
COMMERCIAL NEW	1	
COMMERCIAL REMODEL	4	
MISC COMMERCIAL	11	
MISC RESIDENTIAL	121	
NEW SINGLE FAMILY ATTACHED	4	
NEW SINGLE FAMILY DETACHED	84	
RESIDENTIAL REMODEL	34	
NEW MULTI FAMILY	0	

KUDOS

Acting DS Assistant Director

Tara Vargish, Development Review Manager, has been appointed by Bill Detweiler, DS, Director, as Acting Assistant Director for Development Services effective July 6th. Tara's current duties will be covered by other DS members or consultants. Recruitment continues for the DS Assistant Director position.

Congratulations, Tara!

Tara Vargish
Acting Assistant Director



Mary Shaw, Zoning Manager,
and Linda Sweetman

A Special Thank You

On June 4, the Board of Adjustment presented a Resolution of Appreciation to Linda Sweetman recognizing her lengthy tenure and outstanding service to the Board. Prior to the meeting, the Board gathered for a reception where Linda was presented with a framed, historic photo and cake. Denise Hendricks, Administrative Supervisor, received the following note from Linda, *"Thank you so much for the beautiful and tasty cake. Thanks for making me feel special."* Regarding the

historic photo, Linda wrote, *"So sweet of you!!! Thanks so very much."*

Great Job, Denise!

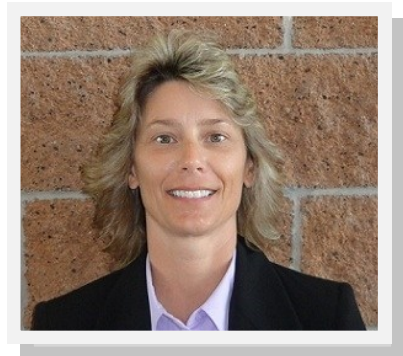


Denise Hendricks
Administrative
Supervisor

Customer Service Champion

In acknowledgment and appreciation, Lenore Bennett, Zoning Inspector, received a note from Steve Thayer, Broker/Owner, Keller Williams Realty, saying, *"I wanted to thank you for all of your helping in getting my sign permit for the lot at Plum Creek and Lake Gulch!"*

Lenore also received an email from Dani Lee, Information Specialist for Nationwide Zoning Services, LLC, noting, *"Thank you so much, Lenore, for the quick response and delivery of information. I really am impressed, and I appreciate what a timely manner you provided the information in."*



Lenore Bennett
Zoning Inspector

Outstanding Customer Service, Lenore!

KUDOS AND WHAT'S NEW

Applause Award

Tara Vargish, Acting Assistant Director for Development Services, was awarded the Applause Award as part of the intradepartmental team that worked jointly with Douglas County, The Pines at Castle Rock apartment

APPLAUSE
award



Jennifer King, Linda Angus, Caroline Kipp, Tara Vargish and Frank Main.

Administrative Supervisor, Public Works.

Congratulations on a job well done!

complex and the U.S. Postmaster to successfully change the name of North Meadows Extension to Castle Rock Parkway. This decision would have impacted over 200 residents' addresses in the apartment complex, and the team successfully found a solution eliminating any effect on these residents. Town Council recently approved this name change. In addition to Tara, the team included Frank Main, Project Manager, Public Works; Caroline Kipp, Senior Community Relations Specialist, Town Manager's Office; Jennifer King, Legal Assistant, Town Attorney's Office and Linda Angus,



ConneXion Spot Comes to Castle Rock

Becoming popular up and down the front range, a new "co-working" space has now opened at 165 Caprice Street. Created for independent professionals who wish to stay motivated and inspired, this environment provides a place for like-minded entrepreneurs, freelancers, consultants and remote workers to connect, converse and collaborate. The space is available for "getting work done, holding a meeting, and hosting a workshop or event." (connexionspot.com)

David Chapa, board president of the ConneXion Spot, introduced the new business to the Town Council.



Mr. Chapa stated, "We have 49 percent of our residents that commute outside to the Denver metro area ... Sixty-nine percent of those commuters want to work in Castle Rock and 27 percent of those would be willing to take a 10 percent pay cut if they could just work in Castle Rock, and I think the reason is there has not been a decent place." (denverpost.com/dougco/ci_28367370/1st-castle-rock-co-working-space-connexion-spot)

WHAT'S NEW?

DS Welcomes New Board & Commission Members

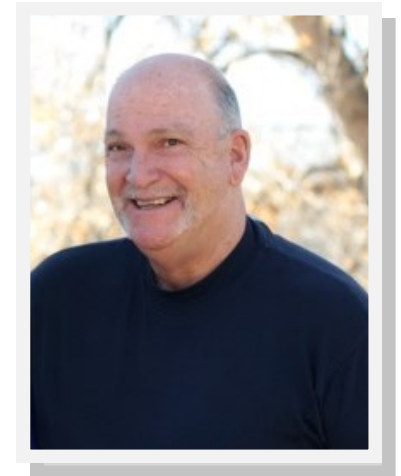
Development Services supports five Board and Commissions — Board of Building Appeals, Board of Adjustment, Historic Preservation Board, Design Review Board and the Planning Commission. In June, DS welcomed several new Board and Commission members:

Planning Commission:

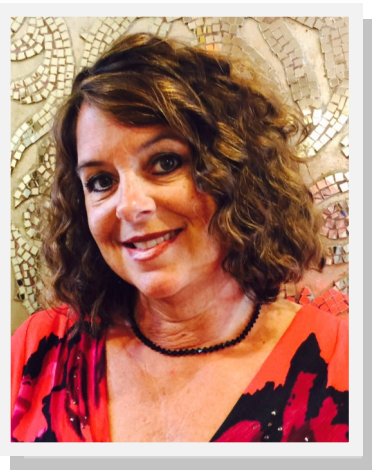
Jarman Smith is President of Sente Ventures, Inc., a real estate consulting firm formed in 2010 for the purpose of providing strategic planning, design and leadership of site-specific marketing and sales applications for real estate developers and investment entities of residential and luxury resort products in national and international locations.

Prior to Sente Ventures, Inc., Mr. Smith was a Senior Operations Manager with the United States Postal Service serving the Colorado/Wyoming Performance Cluster managing large post offices within the cluster.

Jarman is a Navy Veteran, a graduate of Metropolitan State College of Denver and attended the University of Colorado. As an avid outdoorsman, Jarman enjoys fishing, hunting and travelling.



Jarman Smith
Planning Commissioner



Suzy Chapman
Planning Commissioner

Suzy Chapman and her husband moved to Castle Rock in 2000. Her first introduction to the Town of Castle Rock involved coordinating a company-sponsored tournament at the Plum Creek Golf Course. Suzy was greatly impressed with the friendly atmosphere and picture-perfect surroundings the area offered.

Upon further exploration, Suzy and her husband were convinced that Castle Rock was exactly what they were looking for. Living in Castle Rock, with a close proximity to Denver, was much like growing up in Suzy's hometown of Winthrop Harbor, a small town close to Chicago.

Suzy has a BA in Criminal Justice from Carthage College in Kenosha, Wisconsin. She worked for 19 years in the insurance industry; and in 2001, she began a career in real estate and became a managing broker/owner of Red Carpet Realty in 2008.

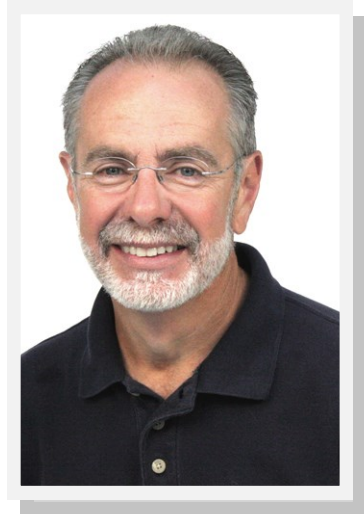
Suzy feels her real estate background, overall experience and desire to participate can prove useful in carrying out the duties of the Planning Commission.

WHAT'S NEW?

New Board & Commission Members Continued

Historic Preservation Board:

Ted Fastert and his family moved to the Town of Castle Rock in 2001. In 2014, Ted retired from a successful career in chemical sales. He is married with three married children and one granddaughter. Ted also volunteers with the Douglas Elbert Task Force, working in the Food Bank, and he is a Neighbor Network volunteer.



Ted Fastert
HP Board Member

David Raday has grown up in Castle Rock. He is currently finishing up his Bachelor's Degree with plans to pursue an MBA. David is a history aficionado, especially with regard to the history of Castle Rock. David believes he will bring something unique to the board with his passion for the Town, his ability to organize ideas and his ability to bring those concepts to life. David notes that he loves where the community is headed, but also loves the historical feel of the Town.

Carlos Salinas, a 15-year IT professional with FedEx, has served on the Public Art Commission for six years. He feels that *"building a community is a community effort"* and the *"impact we can have on the community touches multiple generations down the road."*

Design Review Board:

Dorothy Kelly has lived in Castle Rock for 25 years. She has seen immense growth in the community, and she feels that the Town is poised for more of the same. Dorothy noted, *"I believe we must preserve the heritage of Castle Rock while making room for change. I would like to be involved and contribute to this process."*



Ms. Kelly has been a member of the Castle Rock historical Society for 20 years, served as its treasurer and is now serving as its president. She is also a member of Historic Douglas County, the Association of Northern Front Range Museums and the Castle Rock Chamber of Commerce.

Implementing the Community Vision through Development Activities

WHAT'S NEW?

New Board & Commission Members Continued

Board of Adjustment:

Linda Baumann spent 25 years in the hospitality field, the majority of which with Hilton Hotels Corporation where she worked in sales focusing on group rooms and convention space. Linda brings an array of planning, anticipating, forecasting, selling and people skills to the Board. She enjoys living in Castle Rock because of the unique combination of small town and big city amenities along with the numerous recreational choices. Linda notes that, *“As our town grows, I want to ensure this successful mix continues.”* For the past four years, Linda has also been an event committee volunteer for the Crisis Center in Castle Rock concentrating on two major projects — the Future for Families Gala and the Empty Bowl event. She plays in a ladies golf league at Red Hawk Ridge Golf Course and is a book club member at the Philip S. Miller Library.



Brian Kelly, an industrial and environmental engineer, has been retired for five years. His career encompassed wide-ranging work in hazardous materials and storm water management, including Senior Environmental Officer, Manager of Hazardous Materials and Storm Water Senior Inspector for the City of Buena Park, California. Prior, Brian worked for 10 years as the National Director for Curbside, Inc., a household hazardous waste collection company. Brian misses public service and desires to contribute to the community. He currently serves on The Meadows Tribunal Board and works occasionally as a Master Teaching Golf Professional, golf club fitter and custom club builder.

Castle Rock Named as a “Safest Place”

In a study entitled, *2015 Safest Places in Colorado*, recently released by ValuePenguin, Castle Rock was named the #2 Safest Place in cities of populations of 20,000 or more. ValuePenguin’s team analyzed data from the most recent FBI Crime Report to come to its conclusions.



“ValuePenguin focuses on providing high quality resources to help consumers understand the topics they’re interested in.”

For additional information on ValuePenguin and to view the study, please visit:
www.valuepenguin.com/2015/04/2015-safest-places-colorado-study

Implementing the Community Vision through Development Activities

WHAT'S NEW

2015 Bike To Work Day

June 24th saw several DS employees participate in the “Bike to Work” Day. This event was supported by both the Town’s Healthy Living Team and Project Green Team. The Town sponsored a free breakfast for participants at Festival Park and there were free bike tune-ups, giveaways and prizes from a variety of sponsors. This annual event, sponsored by the Denver Regional Council of Governments, encourages workers to find a healthy, green alternative to their commute.



Kyle Sipes, Plans Examiner and DS Healthy Living Team Representative; James Sanchez, Building Inspector; Amy Shalz, Building Inspector; and Josiah Flamm, Building Inspector

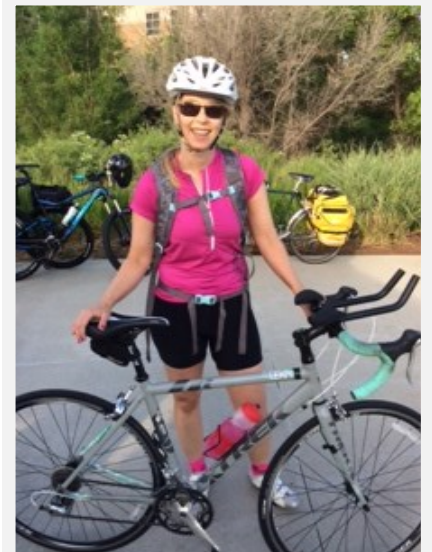


Joseph Montoya
Chief Building Official

HEALTHY LIVING TEAM —Town of Castle Rock—



Julie Kirkpatrick, Planner II and DS Project Green Representative, and Tara Vargish, Acting DS Assistant Director



Tara Vargish
Acting DS Assistant Director

WHAT'S NEW

Three Peaks / Three Creeks Challenge

During the month of June, the Healthy Living Team issued a challenge to its members to either conquer the Three Peaks – Castle Rock, the Challenge Hill at Philip S. Miller Park and Quarry Mesa – or hike the Three Creeks – on the East Plum Creek Trail from near Town Hall toward the Fairgrounds, Safeway and The Meadows. Several members of the DS department participated in this experience, and they are all to be congratulated for their efforts!



Left, Julie Kirkpatrick, Planner II

Right, Melinda Pastore, Sr. Office Assistant



Andy Blake
Plans Examiner

HEALTHY LIVING TEAM

—Town of Castle Rock—

The Healthy Living Team
Mission:
To empower and motivate
Town of Castle Rock
employees to make healthy
choices and adopt a healthy
lifestyle through education
and activities.

Teri Whitmore
Planning Manager

Tara Vargish
Acting DS
Assistant Director



WHAT'S NEW?

111 Cantril Street (Hammond House)

On June 3, the Historic Preservation Board held a public hearing relating to a landmark alteration request for 111 Cantril Street (Hammond House) that will allow the property owners to replace the modern windows and doors in the house with more historic wood double-hung windows and doors. The Board approved this alteration. Additionally, as a separate item, the Board awarded a local rehabilitation grant in the amount of \$5,575 to the owners of the Hammond House to help with the cost of replacing the doors and windows.



Crystal Valley Ranch Filing 13 Site Development Plan



This SDP application proposes 170 single-family detached lots on approximately 116 acres within the Crystal Valley Ranch Filing 13. This plan also includes a modified extension of Lions Paw Street and will include traffic calming elements. Approximately 51 acres are being set aside as private open space. Planning Commission voted 6-0 to recommend

approval to Town Council, and on June 16, Town Council approved the Site Development Plan by a vote of 6-1.

Proposed Downtown Sushi Restaurant

On behalf of the property owner, Manna Pan, Kevin Archer of David E. Archer & Associates, has submitted a Site Development Plan for a new, approximately 3,330 square foot, Japanese sushi restaurant. Located at 301 Jerry Street, the one-story restaurant will include a basement and will be constructed of CMU and steel with a concrete foundation and basement. The property currently includes an existing house that faces Jerry Street that has been used for commercial uses. That structure will remain and be renovated and repurposed in the future for a new use, to be determined at a future date. The existing structure on the west side of the property currently used as a residence will be demolished and replaced with the new restaurant. Because this project is within the Downtown Overlay District, the SDP will go before the Design Review Board for approval.



Auburn Ridge PDP No. 1 and Zoning Regulations

On June 11, a public hearing was held before the Planning Commission to consider the proposed Auburn Ridge Planned Development Plan No. 1 and Auburn Ridge Planned Development Plan No. 1 Zoning Regulations. This Planned Development Plan proposes non-age-restricted multi-family use apartments at a site located. The Planning Commission voted 6-0 to recommend this application to Town Council.

WHAT'S NEW

Castle Oaks Estates Filing 6 Amendment #2

The applicant has submitted a Plat application and associated construction documents for the proposed improvements for 373 single-family residential lots at Castle Oaks Estate, Filing 6, Amendment #2, (Planning Areas 34-43). This project will include the realignment of Valley View Road. The site is located on Highway 86 at intersection of High Point and Enderud. The Plat and CDs are Administrative and, as such, do not require public hearings. The associated Site Development Plan, however, is scheduled for public hearings.



Mirage Dental, 85 Rio Grande Drive, Site Development Plan

Michael J. Moroni, DDS, has submitted a downtown Site Development Plan for an office building of approximately 19,307 square foot to house Mirage Dental. This building is proposed to be located at 85 Rio Grande Drive. The new, three-story building will accommodate dental and orthodontic offices, as well as tenant office space for lease on the third floor. The site is located within the Downtown Overlay District; and therefore, the Site Development Plan will require approval from the Design Review Board prior to the issuance of any building permits.



Promenade Block 3B Multi-family Site Development Plan

Embrey Partners submitted a proposed Site Development Plan for a 312 unit multi-family development, to be located on the corner of Castlegate Drive West and the new Castle Rock Parkway, just to the east of existing apartments on Castlegate Drive West. This new development will include a mix of 1, 2 and 3 bedroom units. The SDP also includes a pool, clubhouse and bike shop/dog wash and run. This application will be scheduled for public hearings before the Planning Commission and Town Council.



The Promenade Block 4B CDs and GESC

Sam's Club warehouse submitted construction documents and erosion control plans for the site infrastructure on their proposed 12.65 acre site, located north of the existing Outlets at Castle Rock, adjacent to and west of I-25. The site infrastructure construction documents and erosion control plans are administrative and do not require public hearings. A Site Development Plan is currently under review for the proposed membership warehouse and fuel center, and this SDP will be scheduled for upcoming public hearings.



WHAT'S NEW

Promenade Block 5 Grading and GESC

Promenade at Castle Rock, LLC, has submitted a grading and erosion control plan for approximately 13 acres of their development, described as Block 5. This area is located south of the Primrose School, and north and south of the existing Christian Brother's Automotive, adjacent to Highway 85 and New Abbey Lane. The site grading plans and erosion control plans are administrative and will not require public hearings.



Meadows F20 HOA Pool Grading plans



The Meadows Neighborhood Company and Castle Rock Development Company have submitted the site grading plans for a proposed HOA Pool, to be located on the north side of the intersection of Low Meadow Boulevard and Meadows Boulevard. The site consists of 3.73 acres and is zoned for Town Center mixed-uses. The site grading and erosion control plans are under administrative review and do not require public hearings. A Site Development Plan for this proposal is also currently under review.

AT&T Mobility

The Planning Commission held a public hearing on June 25 to hear an application for Use by Special Review for a personal wireless service facility for New Cingular Wireless, aka AT&T Mobility, to be located at 472 North Ridge Road. The proposal for this Town-owned, 5-acre site includes a 70-foot pole and equipment shelter. After discussion, the Planning Commission vote 7-0 to recommend this Use by Special Review to Town Council.



Building Permits Higher Nationwide

In an article on Forbes.com, Erin Carlyle, Forbes staff, noted that according to recently released figures from the U.S. Commerce Department, building permits have hit a "new eight-year high" nationwide.

"Builder confidence in the market for newly constructed, single-family homes rose five points in June to a level of 59, according to the National Association of Home Builders / Wells Fargo Housing Market Index, released June 15. A reading of 50 or higher means that more builders rate conditions as good than poor; the measure has now hit that mark for twelve straight months."



To read the complete article, please visit: forbes.com/sites/erincarlyle/2015/06/16/building-permits-hit-new-eight-year-high-may-housing-starts-fall-by-11-1/

JUST NEWS

Contractor's Luncheons

No luncheon is scheduled for July. The next Contractor's Luncheon is scheduled for:

- **Thursday, August 13, 2015**
- **11:30 am to 1:00 pm**
- **Rhyolite Park, 1701 Crystal Valley Pkwy. (Picnic)**
- **Sponsor: Development Services**



If you are interested in attending a luncheon, sponsoring a luncheon or receiving a copy of Development Services' monthly report, our Permit Specialists, Dena Paulin, Christi Dwyer and Lynda Halterman, will be happy to assist you. Please contact our Building Counter at 720-733-3527, or buildingcounter@CRgov.com.

We hope you will join us!

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



*"Liberty, when it begins to take root,
is a plant of rapid growth."*

~~ George Washington
American President (1732-1799)

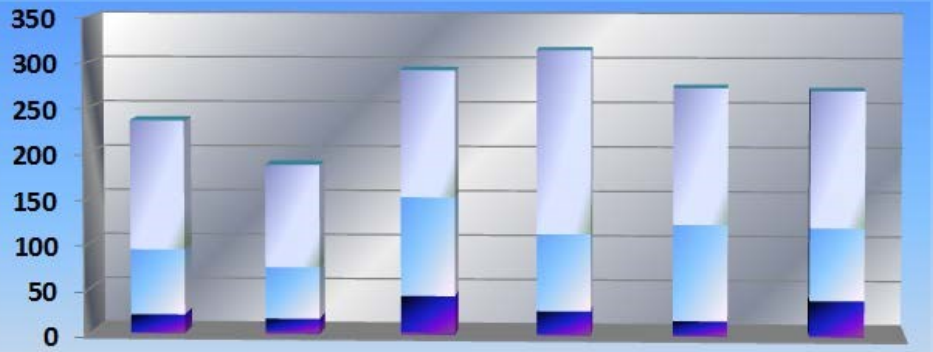
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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

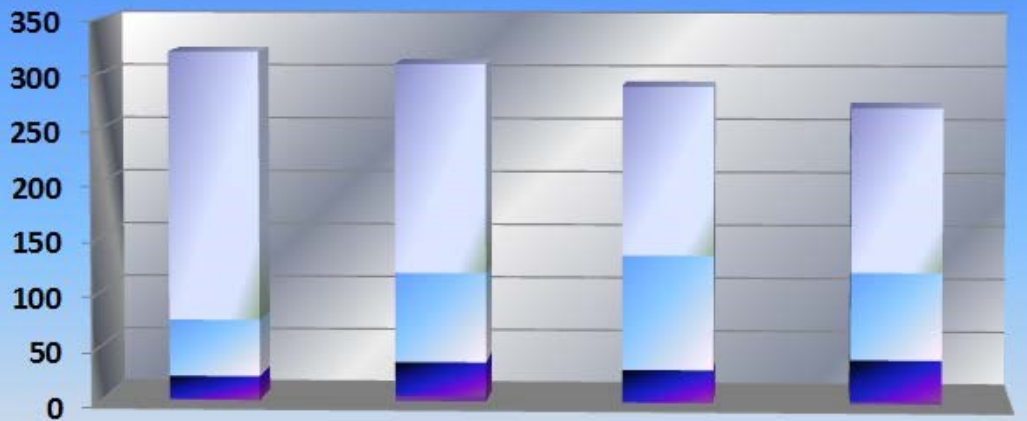
Building Division

BUILDING PERMIT APPLICATIONS RECEIVED 2015



	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
TOWN PROJECT NEW	1	0	1	0	0	0
RESIDENTIAL REMODEL	142	113	139	202	150	150
RESIDENTIAL NEW	72	57	109	85	106	80
COMMERCIAL REMODEL	20	14	40	25	15	38
COMMERCIAL NEW	1	3	3	2	2	2

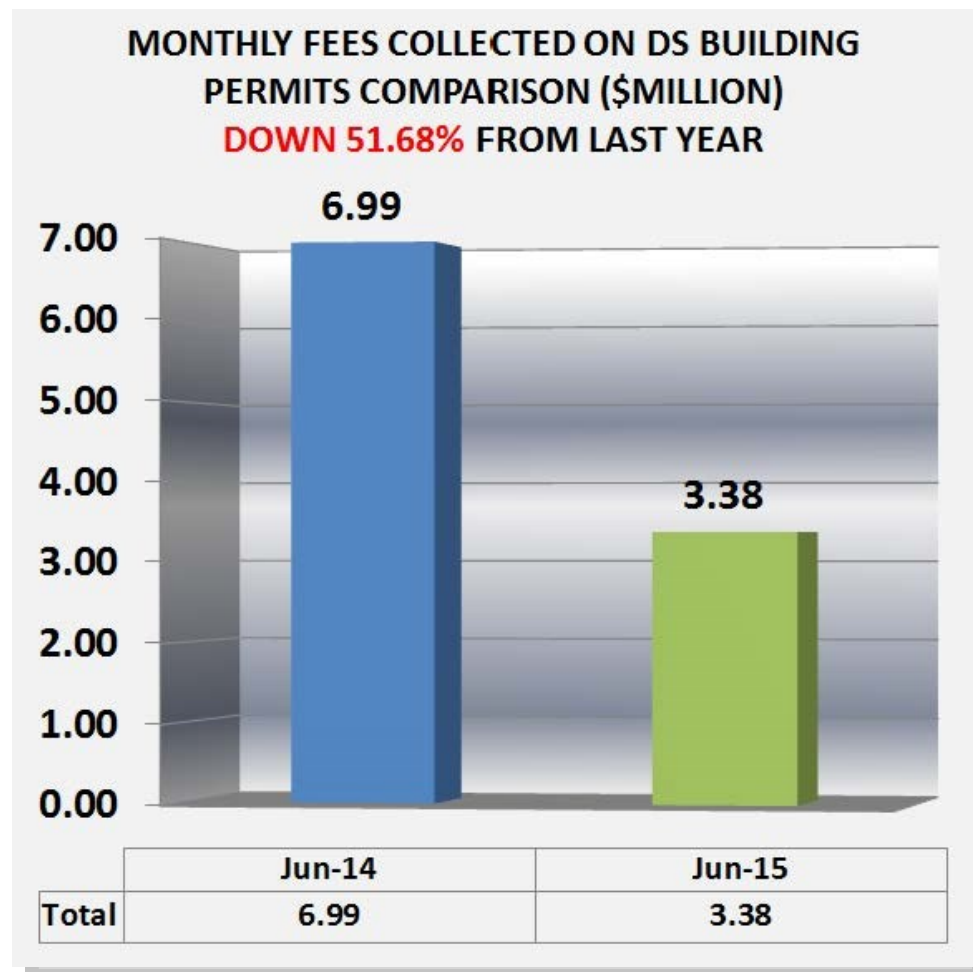
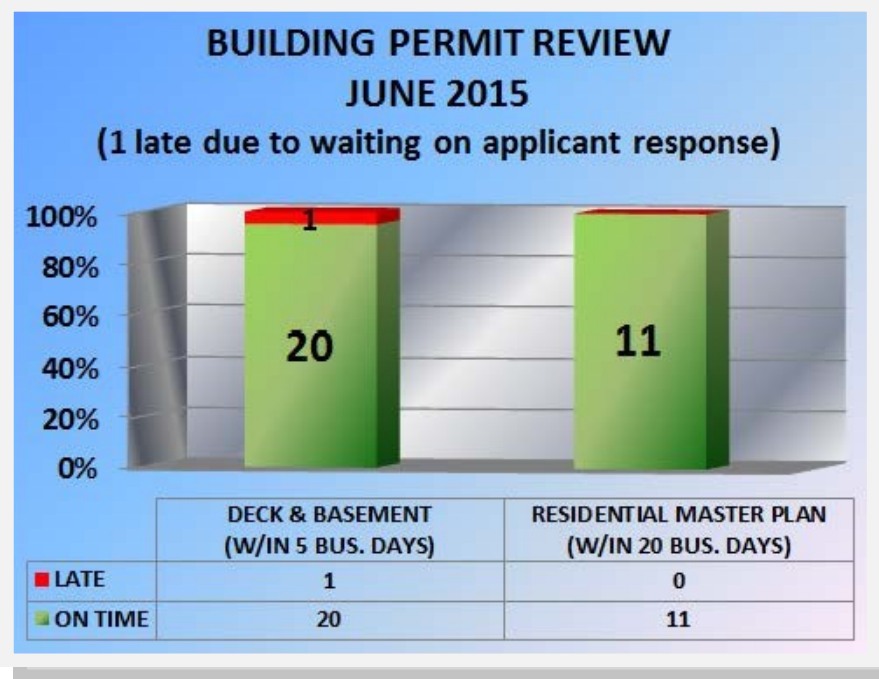
BUILDING PERMIT APPLICATIONS RECEIVED JUNE 2012 - 2015



	Jun-12	Jun-13	Jun-14	Jun-15
RESIDENTIAL REMODEL	246	191	154	150
RESIDENTIAL NEW	52	82	105	80
COMMERCIAL REMODEL	21	31	30	38
COMMERCIAL NEW	1	5	0	2

CORE SERVICE LEVELS

**Building
Division**

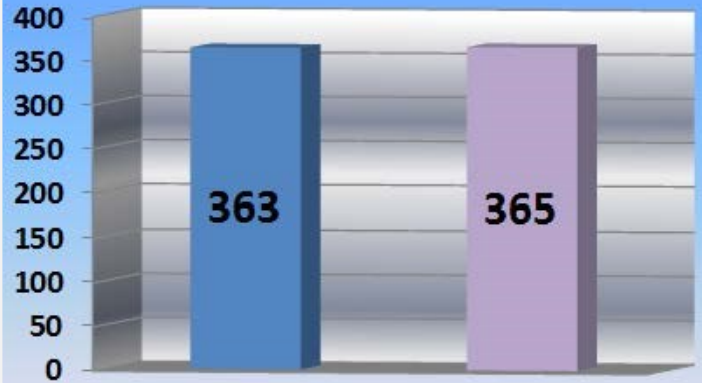


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

BUILDING PERMITS ISSUED



	JUN 14	JUN 15
Total	363	365

BUILDING INSPECTIONS JUNE 2015



FEES CALCULATED (W/IN 3 DAYS)

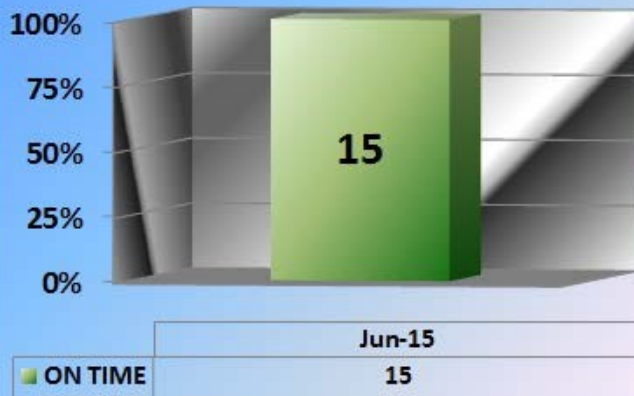


	Jun-15
ON TIME	312

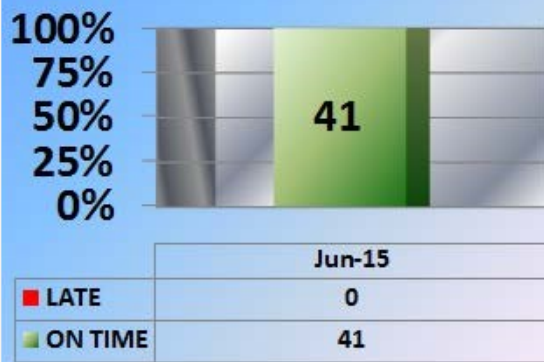
CORE SERVICE LEVELS

Code Compliance

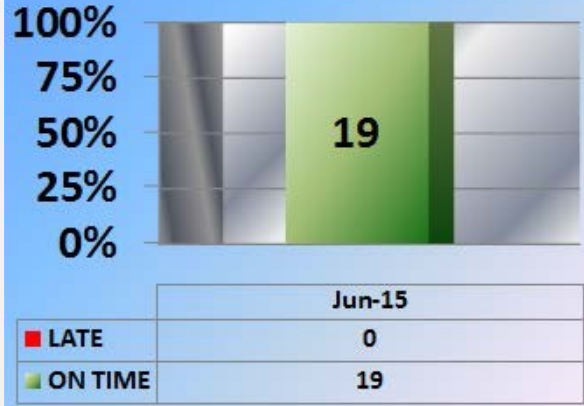
SIGN PERMIT REVIEW (W/IN 14 BUS. DAYS)



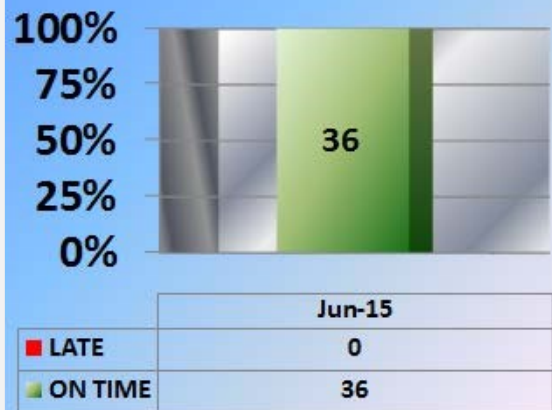
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



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

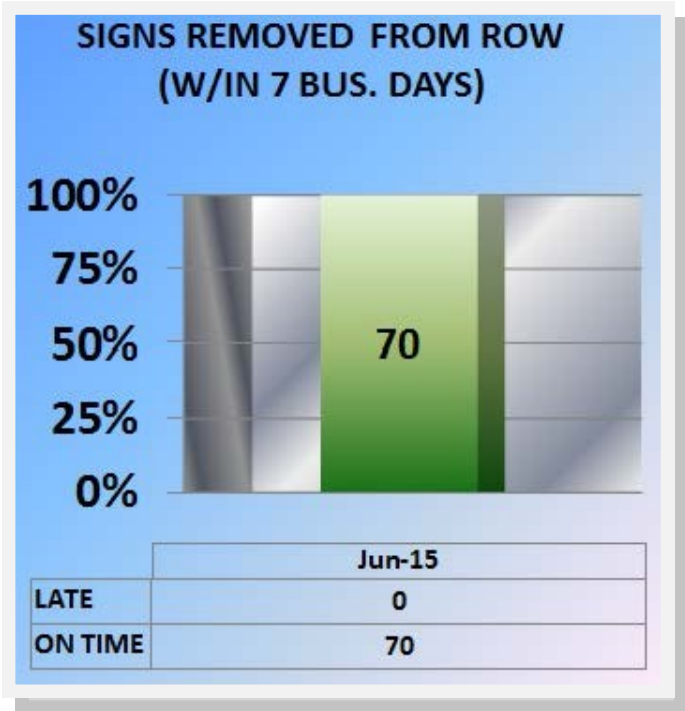
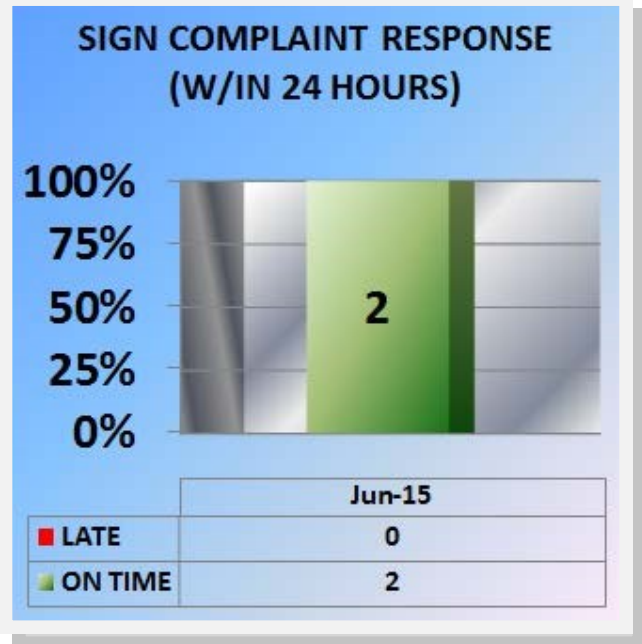
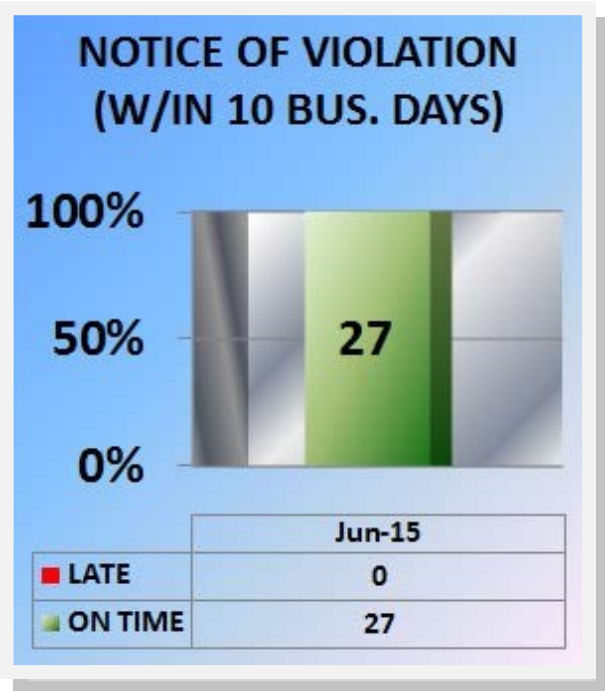


SITE VISITS (W/IN 5 BUS. DAYS)



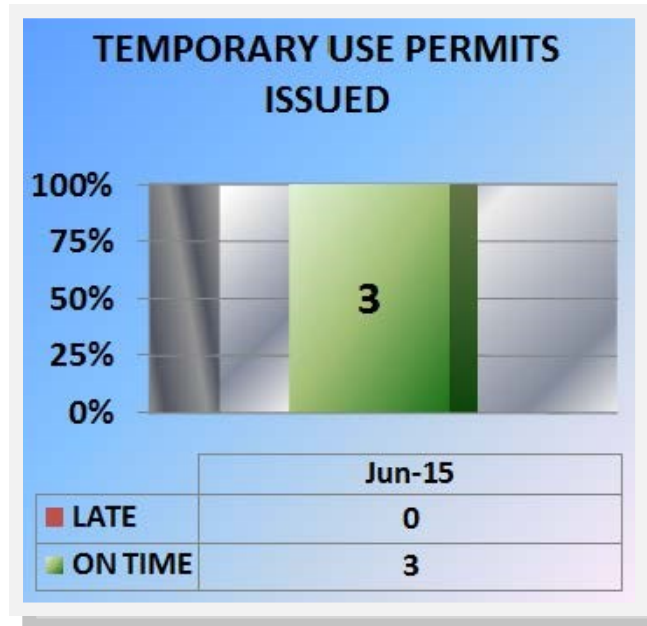
CORE SERVICE LEVELS

Code Compliance

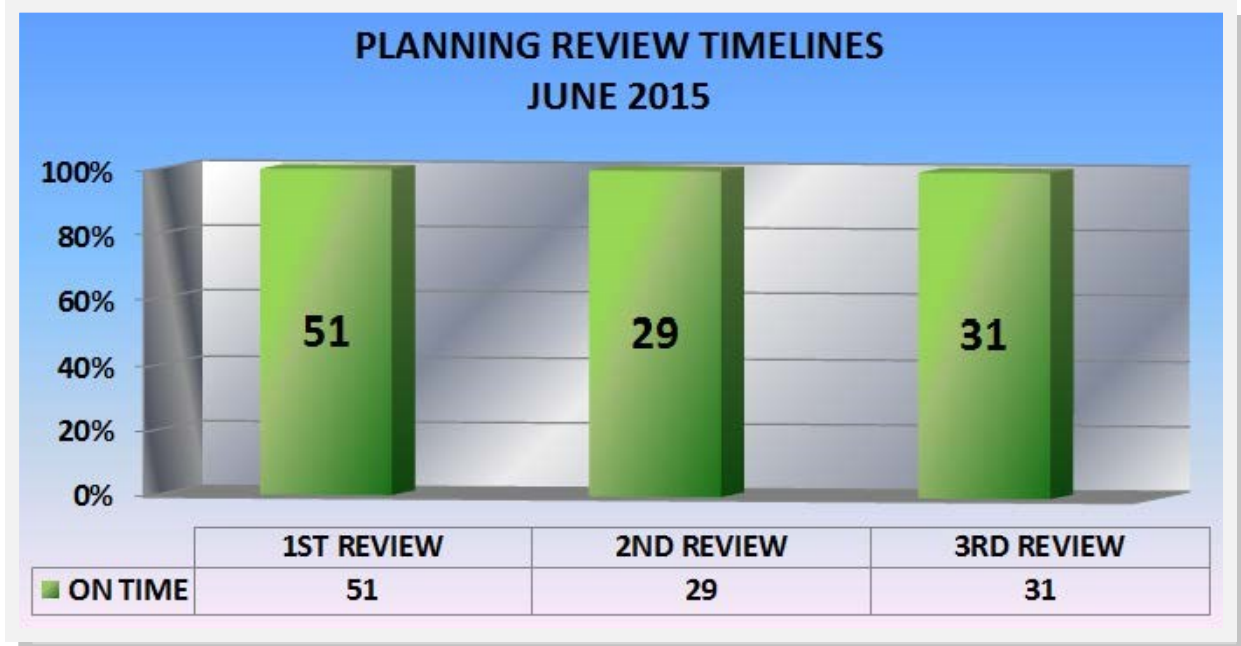


CORE SERVICE LEVELS

Zoning Division



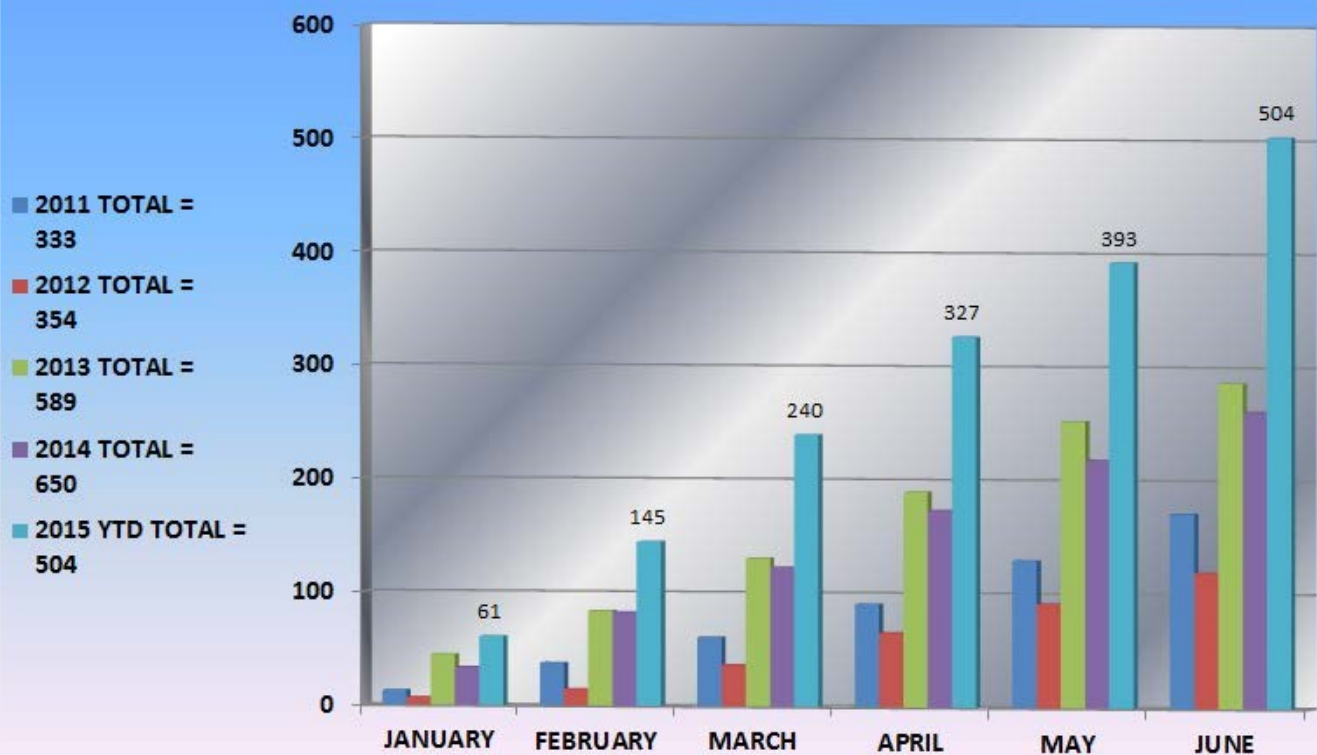
Planning Division



DEVELOPMENT ACTIVITY

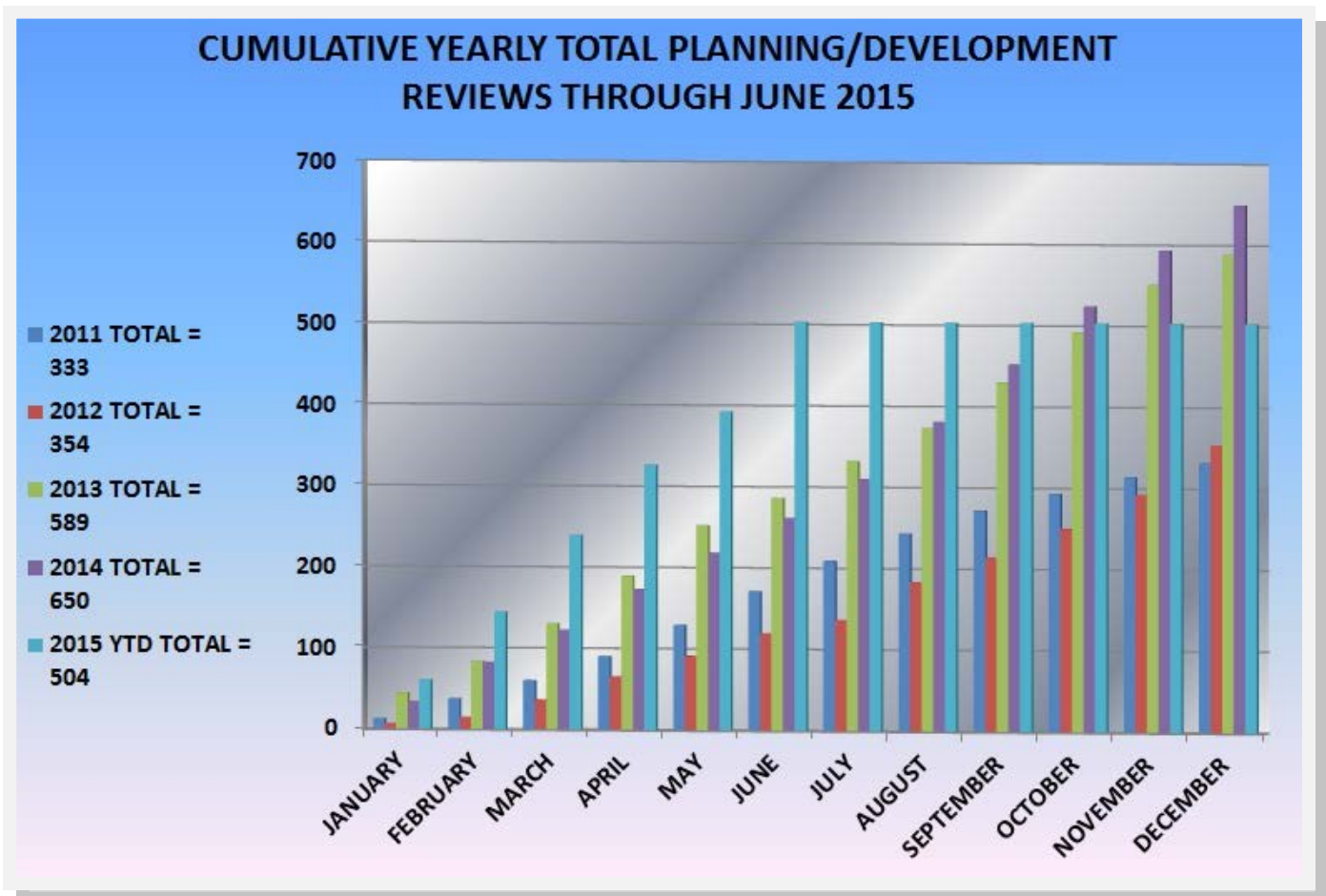
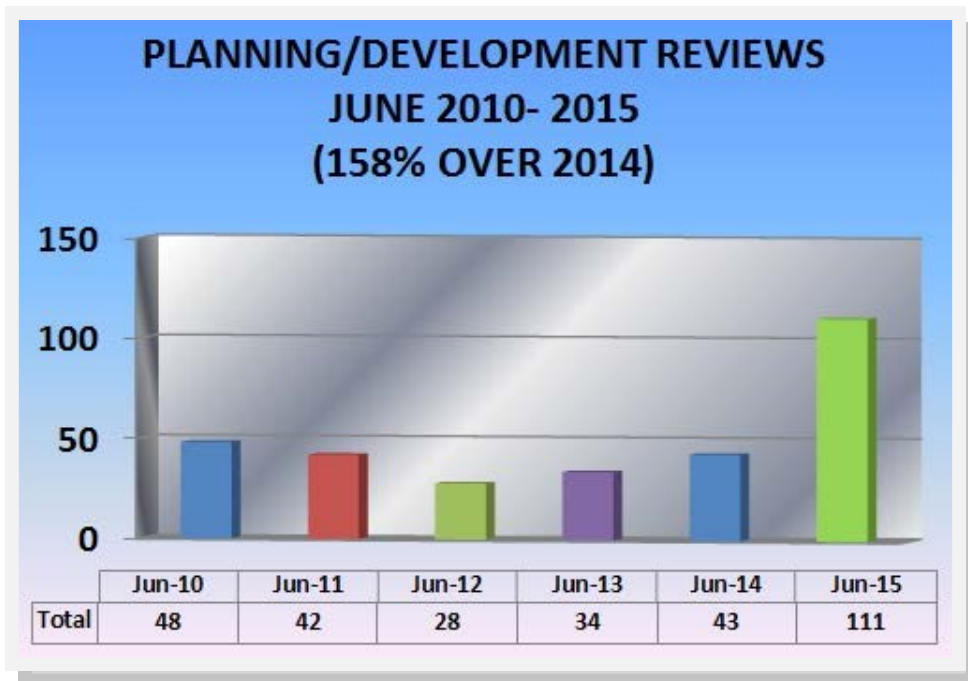
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
REVIEWS THROUGH JUNE 2015



Implementing the Community Vision through Development Activities

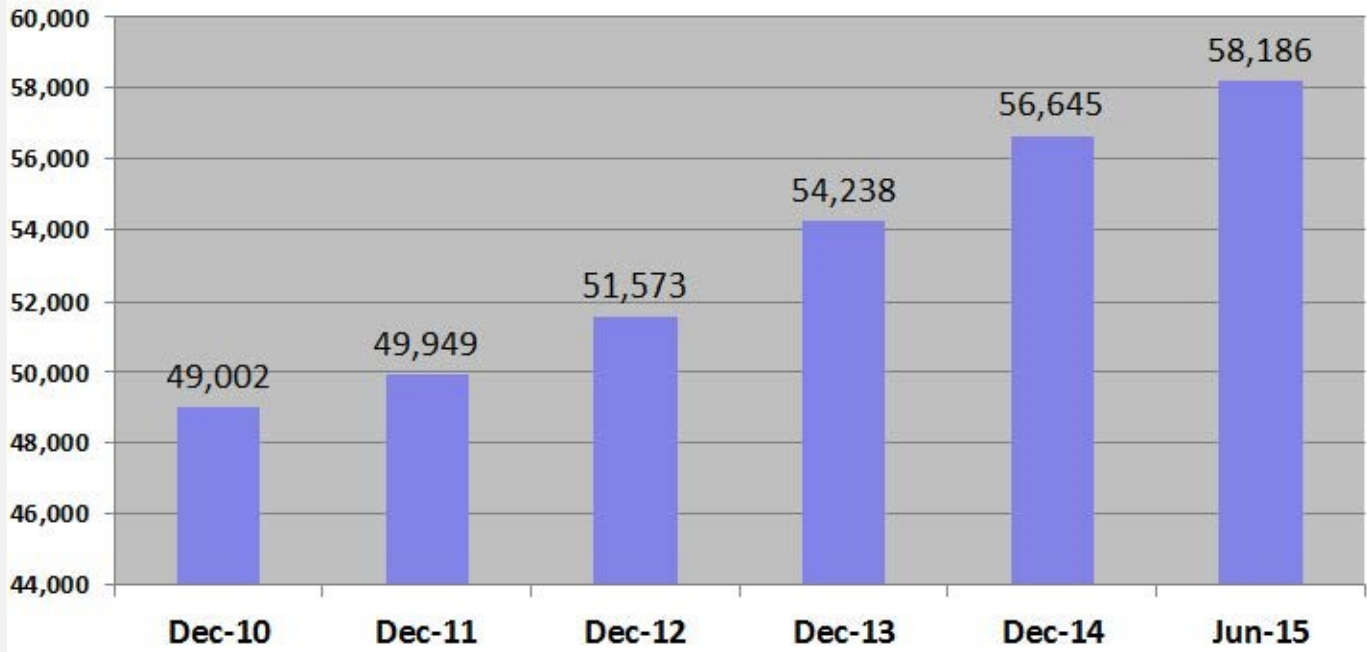
DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities