



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Assistant Director*

*This month, Development Tales was written by Tara Vargish, Assistant DS Director ...*

***F**all in Castle Rock has been just wonderful. The sun continues to shine and temperatures remain higher than anticipated, which has allowed our multiple construction sites in Town to continue to do work before the winter weather sets in. Contractors are busy working to get road base prepped and asphalt down before the temperatures get too cold for this type of work.*



Tara Vargish, Assistant Director  
Development Services

***W**ith two months to go in 2016, the residential building permit numbers are looking solid for Castle Rock, with 1,027 permits being issued YTD through October. This is 34% higher than this same time last year. We have also seen an increase in new business this year as well, with the opening of several new stores in the Promenade development in October and several others around Town. What does this mean? It shows that residential and commercial development is still moving along, or is higher, than the projected pace and folks are continuing to choose Castle Rock to be their community, their home and where they want to open a business.*

For the latest in development activity,  
please visit:

[www.CRGov.com/DevelopmentActivity](http://www.CRGov.com/DevelopmentActivity)

# DEVELOPMENT TALES

***A**s we move into the Holiday season, be sure and support your local stores as you do your holiday shopping. Come Downtown to our numerous holiday events, enjoy an afternoon skating, shopping and dining in Downtown, and enjoy our fantastic fall weather.*

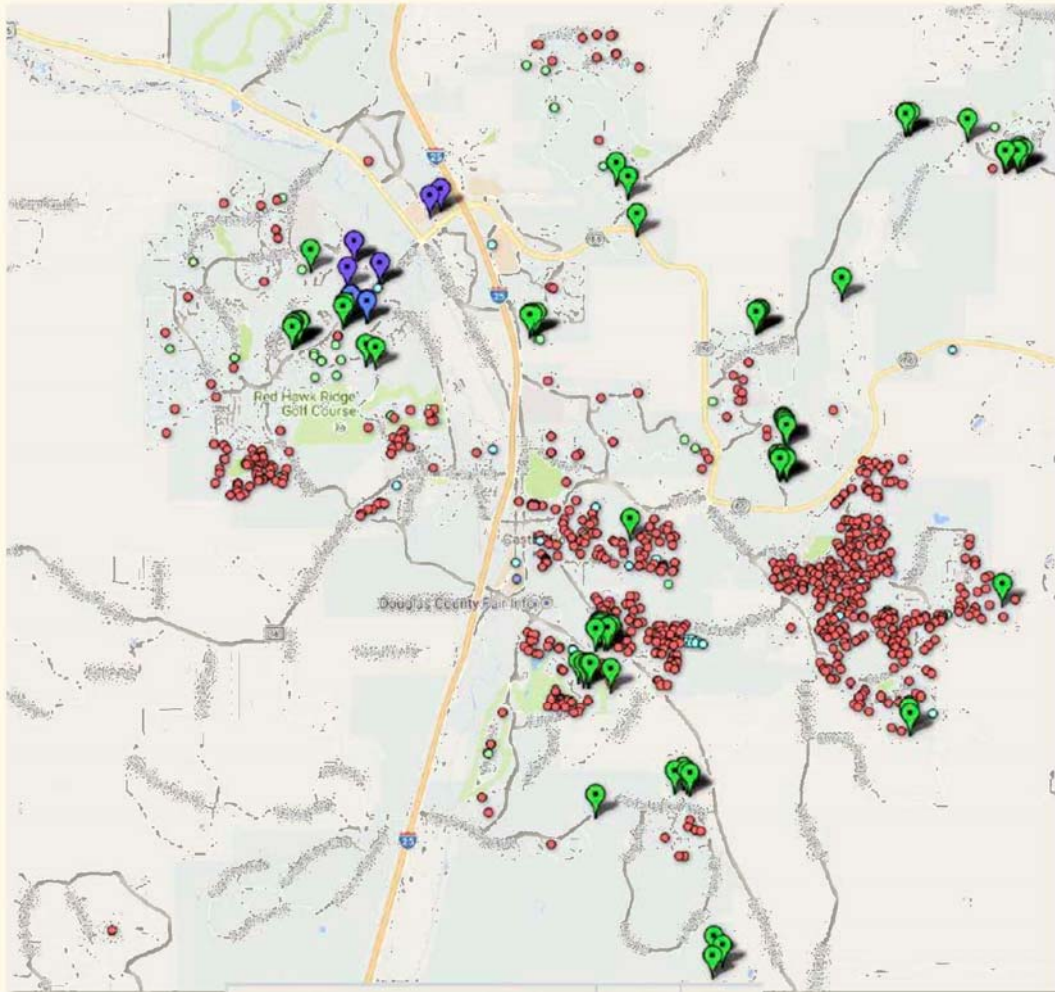


**Implementing the Community Vision through Development Activities**

# PERMIT ACTIVITY MAP - OCTOBER

Below is a town-wide map depicting permit and construction activity for the month of October, 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](http://CRgov.com/buildingreports)



PERMIT TYPE	Oct-16	ICON
COMMERCIAL NEW	7	
COMMERCIAL REMODEL	1	
MISC COMMERCIAL	40	
MISC RESIDENTIAL	669	
NEW SINGLE FAMILY ATTACHED	4	
NEW SINGLE FAMILY DETACHED	71	
RESIDENTIAL REMODEL	31	
NEW MULTI FAMILY	0	

Implementing the Community Vision through Development Activities

# WHAT'S NEW - PEOPLE

## The Changing Face of Development Services

### Tammy King, Zoning Manager

Tara Vargish, Assistant Director, announced that Tammy King would be joining Development Services on October 31st as Zoning Manager.

*"Tammy has worked for Arapahoe County for 37 years, which included positions as the Assessor Admin, Building Tech, Zoning Inspector and finally Zoning Administrator for the past 22 years. Tammy's work experience and expertise will be a great addition to our team, and we are excited she is here."*

Tammy and her husband of 36 years are residents of the Town. She enjoys snowmobiling, motorcycling and 4-wheeling, but her favorite activity is spending time with their two grandchildren at their cabin in Grand Lake.



Tammy King  
Zoning Manager



Keith Johnston  
Development Review  
Manager

### Keith Johnston, Development Review Manager

On October 17th, Tara Vargish, Assistant Director, made the following announcement:

*"I am pleased to announce that Keith Johnston will be joining Development Services as our Development Review Manager, effective November 7th. Keith is currently a CIP Project Manager in Public Works. He has worked for the Town for 10 years, and his extensive experience with Plan Review engineering, construction inspection oversight, and his CIP project management work make him an excellent fit for this position. We are excited to have Keith joining our team."*

### Amy Shalz, Plans Examiner

James Martino, Assistant Chief Building Official, stated:

*"Please join Development Services in congratulating Amy Shalz on her new role as Plans Examiner. Amy joined the Town in 2012 as a Permit Technician and then the building inspection team in 2014. Amy has since acquired ICC Residential & Electrical Inspector certifications and is excited to increase her knowledge base and impact on the team."*

Amy started her new role October 24th.



Amy Shalz  
Plans Examiner

Implementing the Community Vision through Development Activities

# WHAT'S NEW - PEOPLE

## The Changing Face of Development Services (Continued)

### Josiah Flamm, Building Inspector Supervisor

On October 20th, James Martino, Assistant Chief Building Official, announced:

*“Please join the Development Services team in congratulating Josiah Flamm as the Town’s new Building Inspector Supervisor. Josiah joined the Town in 2012 as a Building Inspector and then moved into the role as an ICC Combination Inspector once he acquired all the required certifications. Josiah brings over 15 years’ experience in the building industry as a superintendent, a project manager and most recently as a building inspector. We are excited to capitalize on Josiah’s knowledge base and experience!”*

Josiah started his new role on October 24th.



Josiah Flamm  
Building Inspector  
Supervisor



Ben Christensen  
Seasonal Building  
Inspector

### Ben Christensen, Seasonal Building Inspector

On October 13th, James Martino, Assistant Chief Building Official, announced that Ben Christensen would be joining the building inspection team as a Seasonal Building Inspector effective October 17th.

*“Many of you already know Ben, as he has been helping out the Building Counter for the last few months. We look forward to his assistance as we continue to provide the high level of customer service that everyone has come to expect from the Town of Castle Rock.”*

### Jenn Bigham, Development Services Technician

Kevin Wrede, Planning Manager, announced on October 21st that Jenn Bigham accepted the position of Development Services Technician.

Jenn will be working under Tammy King, the new DS Zoning Manager, and she will jump right in and start her new position on October 24th at the POD desk. Jenn has been working as a temporary Front Counter Assistant for the past few months.

Jenn and her family recently moved to Castle Rock by way of Canton, Ohio. She is married with three children and a great dane, Karma. Jenn plans to return to school next year and may change her major to Urban Development.



Jenn Bigham  
Development  
Services  
Technician

Implementing the Community Vision through Development Activities

# WHAT'S NEW - PEOPLE

## The Changing Face of Development Services (Continued)



**Rob Dana**  
Combination Building  
Inspector

### **Robert Dana, Combination Building Inspector**

On October 31st, James Martino, Assistant Chief Building Official, announced that Rob Dana had joined Development Services as its newest Combination Building Inspector. Rob started with the Town in September of this year as a Seasonal Building Inspector.

Rob is a licensed electrician, certified home inspector and brings over 20 years of experience in the construction industry to the DS Building Inspection team.

### **University of Colorado-Denver Job Shadow**

Bill Detweiler, Director, participated in the University of Colorado - Denver Job Shadow Program, and on October 28th, Kari Remmen, a participant in the Masters of Urban Planning program, joined Development Services for the day.

Bill briefed Kari on the Town's community development background and current development activities and Kari then met with each of the DS division teams. Following lunch, Bill took Kari on the town wide tour visiting various development projects and Judy Hostetler, Real Estate Specialist, and Tara Vargish, Assistant Director, took Kari on a walking tour of downtown.

Kari enjoyed her day and found the information and discussions very helpful.



From the left:  
Tara Vargish, Assistant Director,  
Kari Remmen, and  
Bill Detweiler, DS Director

## WHAT'S NEW - PEOPLE

## ICC Annual Conference and Code Hearings

**Joseph Montoya, Chief Building Official, and Andy Blake, Plans Examiner and Treasurer of the Colorado Chapter of the ICC, attended the annual ICC Conference (October 16th through 18th) and Code Hearings (October 19th through 25th) in Kansas City, Missouri.**



***“No other building safety code conference offers more exclusive International Code resources, education and networking opportunities than at ICC’s Annual Conference.” ([iccsafe.org/about-icc/calendar/annual-conferences-hearings/annual-meetings](https://iccsafe.org/about-icc/calendar/annual-conferences-hearings/annual-meetings))***

**CODE COUNCIL®** This year's conference expanded its educational schedule to 1-1/2 days, featured a Building Safety and Design Expo and introduced classes and demos on the latest features and applications for drones.

**Joseph participated, along with peers from across the country, in the Group B Public Comment Hearings which will shape the 2018 Group B International Codes.**

## 2016 APA Annual Conference - Colorado Chapter

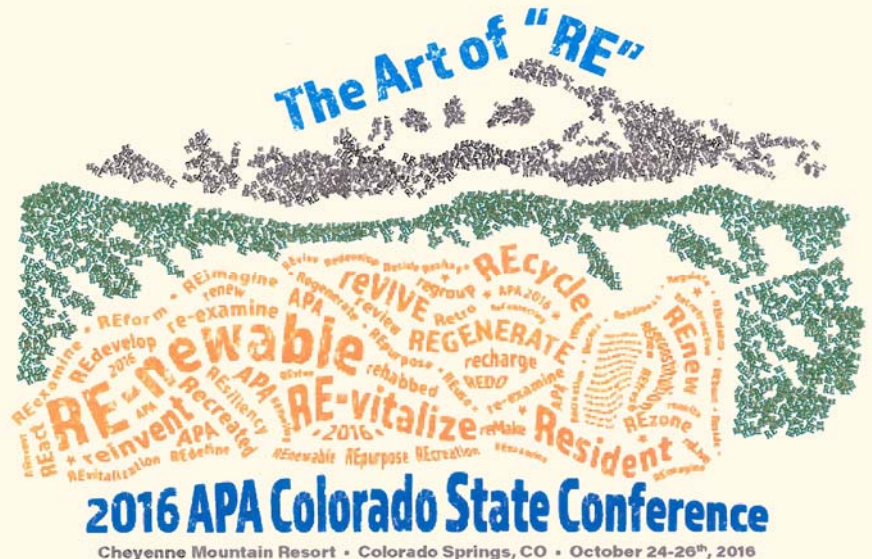
**The 2016 Annual Conference of the Colorado Chapter of the American Planning Association was held at the Cheyenne Mountain Resort, October 23rd through October 26th. This year's theme was "The Art of RE".**



The schedule included educational sessions, mobile tours and social events and allowed our Planners to keep up to date on the newest developments and planning techniques and network with their peers from across the state.

**Attendees from DS were:**

- **Sandy Vossler, Senior Planner;**
- **Kathy Marx, Senior Planner;**
- **Donna Ferguson, Planner II;**
- **Brad Boland, Planner I; and**
- **Julie Kirkpatrick, Long Range Project Manager.**



## Implementing the Community Vision through Development Activities

# WHAT'S NEW - PEOPLE

## Housing Colorado NOW! Annual Conference

Julie Kirkpatrick, Long Range Project Manager, attended the annual conference of Housing Colorado NOW! This year's theme was "Opening Doors to Affordability" and was held October 5th through 7th at Beaver Creek, Colorado.



*"Housing Colorado's signature event is our Annual Housing Colorado NOW! Conference, a three-day event drawing over 660 participants throughout Colorado and across the U.S. This event, guided by the Conference Planning Committee, showcases 35+*

*educational sessions, and is one of the largest of its kind. In 2016, the conference will be celebrating its 28th anniversary.*

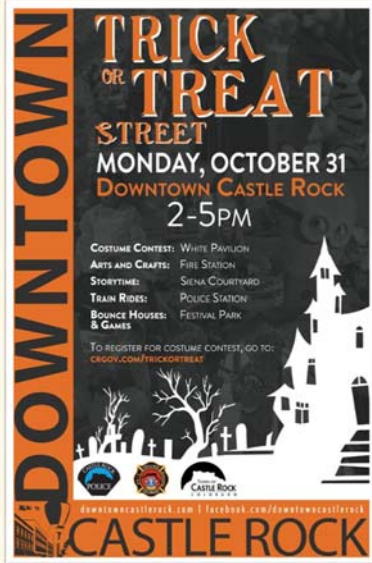
*"It is our vision that everyone in Colorado will have the opportunity for housing stability and economic prosperity. 'Opening Doors to Affordability' is not only the theme of this year's conference, but it is also a reminder that decent, safe, affordable housing is not a reality for everyone." (housingcolorado.org/?page=nowannualconference)*

Key speakers included David A. Smith, Recap Real Estate Advisors; Phyllis Resnick, Ph.D., Colorado State University, and Tim Clue, writer and corporate comedian.



Implementing the Community Vision through Development Activities

# WHAT'S NEW - PEOPLE

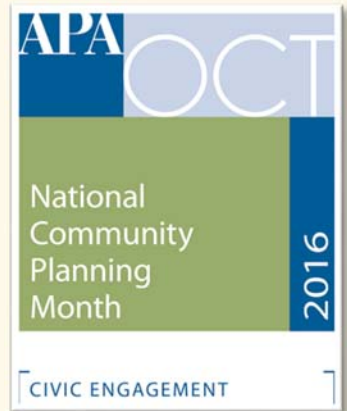


## Trick or Treat Street

Development Services participated with a booth at Trick or Treat Street on October 31st, an event sponsored by the Downtown Alliance. Several staff members manned the booth, passing out candy and DS coloring books to the costumed kiddies.

As the month of October was also National Community Planning Month, the Planning division provided a Town map for the children to “pin” their house.

Staff participants were: Tara Vargish, Assistant Director; Julie Parker, Sr. Office Assistant; Scott Seubert, Zoning Inspector; Brad Boland, Planner I and Jenn Bigham, Development Services Technician.



Implementing the Community Vision through Development Activities

# KUDOS

## Sandy Vossler, Senior Planner

Stephanie L. McCandless, Director of Corporate Operations, Castle Rock Development Company, wrote on October 5th:

*“Sandy: Matt Griffin, Vice President, Development Operations, and Eric Garrett, President, The Garrett Companies, said you were the best Town Planner they have ever worked with.”*

**High five to Sandy!**



Sandy Vossler  
Senior Planner

## Kudos to the Building Inspection Team



Rob from Bullseye Construction, met Jon White, Combination Building Inspector, and he thought he was a very good inspector. In fact, he noted that Jon works *with* the customers not against them. Rob also went on to say that he thought Josiah Flamm, Building Inspector Supervisor, would be very successful in his new position.

**Hats off to Jon and Josiah!**



Top: Jon White, Combination  
Building Inspector  
Left: Joseph Flamm, Building  
Inspector Supervisor



Dena Paulin  
Development Services  
Technician

## Dena Paulin, Development Services Technician

James Martino, Assistant Chief Building Official, announced on October 26th, that Dena Paulin, Development Services Technician, passed the ICC Residential Plans Examiner examination to acquire her third ICC certification this year.

*“The International Codes, or I-Codes, published by ICC, provide minimum safeguards for people at home, at school and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. Building codes benefit public safety and support the industry’s need for one set of codes without regional limitations.”* ([iccsafe.org/about-icc/overview/about-international-code-council](http://iccsafe.org/about-icc/overview/about-international-code-council))



These exams require many hours of study and are extremely difficult, and we are very proud of our Building and Zoning Divisions’ certifications.

**Way to go, Denal**

**Implementing the Community Vision through Development Activities**

# PROJECT UPDATES

## Promenade - Filing 1, Amd 1, Replat of Lot 2A, Blk 4, Amd 10

The Promenade at Castle Rock, LLC, submitted an application to replat Lot 2A. This application will replat one lot into two separate lots, one 1.5 acre lot and one 1.298 acre lot. This application is under administrative review and does not require public hearings.

## Promenade - Ent Credit Union



Ent Credit Union submitted an application for a Site Development Plan on Lot 2A-1, Block 4, at the Promenade at Castle Rock. The site is located off Promenade Parkway. The proposal is for the construction of a new 5,300 square foot building with associated

landscaping and parking. This application is under administrative review and will not require public hearings.

## Douglas County Public Works

Douglas County Public Works is proposing a connection to the Town's water and sewer utilities. Two existing buildings are included in this proposal, 3020 and 3026 North Industrial Way. The plans are for the installation of a one-inch water line and a four-inch sanitary sewer line connection to the existing mains. This application is under administrative review and does not require public hearings.



PleasantView Annexation  
Vicinity Map

## PleasantView Annexation

James Mill, P.E., Legacy Engineering, Inc., authorized agent for the property owners, filed a new annexation petition with the Town on October 27th under the name of PleasantView. Upon completion of review, the Petition will be filed with the Town Clerk. At that time, the annexation will be reviewed by Town Staff and external public utilities and resource agencies.

The 30-acre property is located south of Pleasant View Drive, southwest of the intersection of Castle Oak Drive and Pleasant View Drive. The site is surrounded by zoned property within the Town

boundary and determined to be an enclave. The property is currently zoned Rural Residential within Douglas County. If annexed into the Town, 100 single-family residences are proposed for the site. Public hearings will be scheduled before Planning Commission and Town Council.

Implementing the Community Vision through Development Activities

# WHAT'S NEW - TOWN COUNCIL

## Town Council

### Use By Special Review - Verizon Wireless

The applicant, Verizon Wireless, in conjunction with the property owner, Limelight and Meadows Development, LLC, is requesting approval of a Wireless Use by Special Review (UBSR) application in order to install a wireless service facility at 3990 Limelight Avenue. If approved the wireless service facility would increase capacity coverage for the residents and business owners of Castle Rock who utilize the Verizon Wireless network.

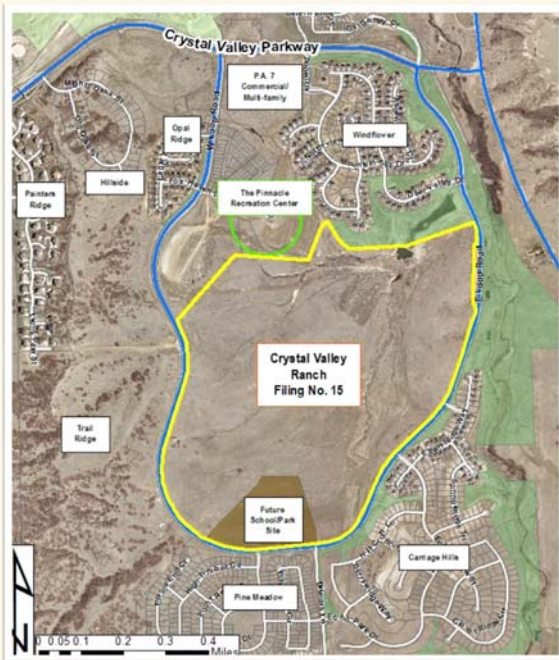
The applicant proposes to install three sets of antennas on the top of the building behind panels which have been designed to match the architectural parapet of the building. The associated equipment is proposed to be located inside the building in a separate equipment room. A lease agreement has already been established between Verizon Wireless and the property owner and the Site Development Plan (SDP) for the building was approved through an administrative review process on September 30, 2015.

On October 4th, Town Council approved the Use By Special Review as presented by a vote of 6-0.



Location of Proposed Verizon Wireless Service Facility at 3990 Limelight Avenue

### Crystal Valley Ranch Filing 15 Site Development Plan



Crystal Valley Ranch Filing No. 15  
Vicinity Map

Crystal Valley Ranch is a master-planned subdivision located in the southeast portion of the Town of Castle Rock. The property was zoned in 2001 for 3,475 dwelling units. Residential development within Crystal Valley Ranch was slow in the 2000s due to economic conditions and other factors.

In 2012, Crystal Valley Recovery Acquisition, LLC, the current applicant, purchased a significant portion of the undeveloped PD and began site planning the development. Sales of residential lots have increased steadily over the past few years. To date, approximately 1,308 single-family residential lots have been platted in Crystal Valley Ranch. The Site Development Plan (SDP) proposal is for a 900-lot, single-family residential neighborhood development

Town Council approved this Site Development Plan by means of Resolution 2016-098 on October 4th.

**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - TOWN COUNCIL

## Town Council (Continued)

### Meadows Filing 20, Phase 1, Site Development Plan

The Meadows is a master-planned subdivision located in the northwest portion of the Town of Castle Rock. The original Meadows Planned Development (PD) was approved in 1984 and allowed a maximum of 14,000 dwelling units. Under the 1984 zoning, this particular property was zoned for multi-family development with densities up to 18 dwelling units per acre (du/ac).

The Meadows has gone through several re-zonings over the years. The current PD zoning, approved in 2003, allows a maximum of 10,644 dwelling units; to date approximately 5,660 units have been approved or constructed in the Meadows. This property is within the Town Center use area and permitted uses on the site remain single-family, multi-family and commercial. This Site Development Plan (SDP) proposal is for a 240-unit, multi-family residential development with a density of 16 du/ac.



A Proposed Side Building Elevation  
Meadows Filing 20, Phase 1, SDP

On October 4th, Town Council approved this Site Development Plan via Resolution 2016-099 by a vote of 6-0.

### Substantial Compliance Hearing - Castle Rock Industrial Park Annexation



Vicinity Map  
Castle Rock Industrial Park Annexation

The annexation petition known as Castle Rock Industrial Park was filed with the Town Clerk on August 30, 2016. The proposed annexation area is 4.568 acres. The property, addressed as 2801 U.S. Highway 85, is a vacant industrial site under the jurisdiction of Douglas County.

Town Council must review and find the Petition for Annexation to be in Substantial Compliance with the applicable requirements of the Municipal Annexation Act and set a date for the Eligibility Hearing. The Substantial Compliance and Eligibility Hearings only determine whether or not a petition for annexation may move forward to the Town's annexation and zoning process.

By approval of Resolution 2016-100, on October 4th, Town Council found the Petition for Annexation to be in substantial compliance and set the Eligibility Hearing for November 15th.

**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - TOWN COUNCIL

## Town Council (Continued)

### Neighborhood Meetings Ordinance

In 2009, the Town Council passed a resolution to encourage neighborhood meetings and this was used as policy until 2012. In 2012, Town Council adopted an amendment to the zoning code application process “strongly encouraging” applicants to conduct

neighborhood meetings to ensure interested parties were aware of the details of an application. Since that time staff has reinforced the need for applicants to conduct neighborhood meetings, but not all applicants do so given it is encouraged and not required.

Staff is proposing a text amendment that would require applicants to conduct neighborhood meetings in certain instances. The goal is to ensure that the applicant and interested parties can be involved and provide feedback before and during the land application review process and that staff has an opportunity, if needed and prior to public hearings with the Planning Commission and Town Council, to conduct additional neighborhood meetings if there are specific unresolved issues about an application.

On October 18th, Town Council approved this Code amendment on second reading via Ordinance No. 2016-035 by a vote of 6-0.

### Ordinance to Vacate a Portion of First Street and Alley



Proposed Town Hall Right-of-Way  
Vacation

The Town of Castle Rock is proposing the expansion of Town Hall and the renovation of Festival Park. Upon the completion of the Alta survey for both projects it was apparent that the underlying rights-of-way including an alley and portions of First Street should be vacated.

The platted 20-foot wide alley separates Block 29 in half in a north / south direction. First Street has a total platted width of 80 feet and runs in an easterly direction from its intersection with Wilcox Street on the west to Perry Street on the east. Block 29 is bisected by Sellars Gulch drainage cutting through the property diagonally southeast to northwest. Therefore, it is proposed that the Town vacate those land divisions that are colored in blue in the graphic to the left.

Town Council approved this right-of-way vacation on second reading, October 18th, by a vote of 6-0.



# WHAT'S NEW - TOWN COUNCIL

## Town Council (Continued)

### Public Hearing Posting Ordinance

The Development Services Department is proposing an amendment to the Town Municipal Code that provides clarity, flexibility and ensures the Town staff and public land use applicants have clear direction with respect to how public notification (sign posting) takes place for all land use applications requiring a public hearing.

Development Services recently obtained new public hearing and Neighborhood Meeting signs of higher quality than previous signs used for posting notification.

The Development Services staff would like the ability to be responsible for the delivery, installation and removal of the new assets. Therefore, staff has identified the need to provide clarification in the Municipal Code with respect to who is allowed to post public hearing signs on properties as required for land use applications being presented to Planning Commission and Town Council.

On October 18th, Town Council approved this code amendment on second reading by means of Ordinance 2016-037 with a vote of 6-0.



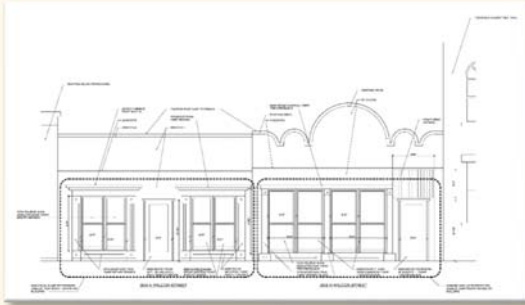
**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - BOARDS & COMMISSIONS

## Historic Preservation Board

### Landmark Alteration Certificate

A Landmark Alteration Certificate has been requested for 302-304 Wilcox Street. These buildings currently house the Castle Rock Bar and Grill in the 300 block of Wilcox Street and are currently under contract for purchase.



302-304 Wilcox Street  
Proposed Façade

On October 5th, the Board approved a proposal submitted by the contract purchaser for façade improvements to both buildings.

This proposal will also require approval by the Design Review Board.



302-304 Wilcox Street  
Current Façade

### City Hotel Nomination

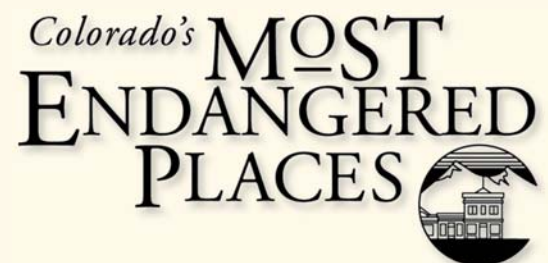
On October 5th, Board Member Carlos Salinas informed the Board that an application was submitted to Colorado Preservation, Inc., for the City Hotel's nomination to the Colorado's Endangered Places List. The next steps include scheduling a site visit and obtaining letters of support from the community. The Castle Rock Historical Society has already submitted a letter.



City Hotel  
415-419 Perry Street

*"Since 1997, Colorado Preservation, Inc. has developed Colorado's Most Endangered Places Program to build awareness of, and assistance for, historically significant places within the state that are in danger of being lost. The success of the Endangered Places Program is based on the dedicated efforts of concerned citizens, legislators, local governments, commercial businesses, organizations and foundations, members, and donors who have contributed to successful partnerships and preservation solutions. The purpose of the program is to elevate the discussion and ramp up local action toward saving significant places that matter to Coloradans."*

([coloradopreservation.org/programs/endangered-places](http://coloradopreservation.org/programs/endangered-places))



Implementing the Community Vision through Development Activities

# WHAT'S NEW - BOARDS & COMMISSIONS

## Planning Commission

### Calvary Chapel Castle Rock Annexation and Zoning

Due to a lack of quorum at the Planning Commission meeting of October 13th, the Annexation and Zoning items for Calvary Chapel Castle Rock were continued to the Planning Commission meeting of October 27th.

During this period, the applicant withdrew the Zoning application for submittal at a later date which has yet to be determined. At the Planning Commission meeting of October 27th, it was noted that the Zoning application had been withdrawn; and as a result, the Annexation item was tabled by a vote of 5-0.



### Miller's Landing Interchange Overlay Planned Development Plan and Interchange Overlay Planned Development Zoning Regulations

The Interstate 25 (I-25) corridor provides an important opportunity for the Town of Castle Rock for higher intensity and high quality economic development.

The Town resolved to promote strong and sustainable economic development opportunities at the I-25 interchanges by allowing higher densities, increased floor area ratios and building heights, and mixed-use development and by establishing enhanced form-based design standards intended to create a memorable and positive first impression upon entering the Town and an image and character that is uniquely Castle Rock's. Toward that end, in 2010 Town Council approved an Ordinance creating the Interchange Overlay (IO) zoning classification.

The proposed Miller's Landing IO Planned Development (PD) represents yet another step towards realizing the Town's objectives of establishing strong economic development opportunities along the I-25 corridor. The wide range of permitted uses and design standards within an IO District will allow for creative and flexible development of the vacant site. Additionally, development of the site under provisions of the Town's Urban Renewal Authority provides the funding mechanism

necessary to remediate the former landfill, which has stood as an impediment to development of the site.

One person from the public had questions on future road improvements and the depth of the landfill.

The Planning Commission voted 5-0 on October 27th to recommend this project to Town Council.



Miller's Landing Vicinity Map

**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - BUILDING DIVISION

## Upcoming Contractors Luncheons:

The October 12th luncheon covered the following:

- 4:00 pm cut-off time for emails;
- eTRAKiT issues;
- Changes to the Single-Family Home inspection card by Dena Paulin, Development Services Technician; and
- New payment procedures.



- Wednesday, November 9th  
Council Chambers  
11:30 am to 1:00 pm
- No luncheon in December
- Wednesday, January 18th  
Council Chambers  
11:30 am to 1:00 pm

Sponsor opportunities are available for upcoming luncheons. If you're interested, our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, will be happy to assist you. Please contact them at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527.



Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## Castle Rock Thriving

On October 31st, the Colorado Real Estate Journal published an article entitled, "Castle Rock Thriving With Development," authored by Jill Jamieson-Nichols.

*"Most people know Castle Rock isn't the sleepy bedroom community it used to be, but many people attending a recent commercial real estate event were amazed to hear Economic Development Council President and CEO, Frank Gray, detail the level of development going on in the town."*

Kevin Tilson, Director of the Castle Rock Downtown Alliance (a partnership of the Downtown Development Authority and the Downtown Merchants Association), noted that a considerable amount of the job growth in the Town has come from executives and entrepreneurs who live in the Town and prefer not to commute to Denver or the Tech Center.

Ms. Jamieson-Nichols goes on to name several projects currently underway, several that will begin construction before long and projects being proposed, noting that there are hundreds of millions of dollars being invested in the Town with an estimated \$100 million being invested in Downtown alone.



The MOVE Building, 202 6th Street

To view this article in its entirety, please visit: [crej.com/news/castle-rock-thriving-new-development](http://crej.com/news/castle-rock-thriving-new-development)

## Colorado's 14 Small Cities Rank from Best to Worst

Caitlin Hendee of the Denver Business Journal, published an article on October 31st ranking Colorado's 14 Small Cities from Best to Worst.



Each city was scored on affordability, economic health, education and health, quality of life and safety.

The Town of Castle Rock scored an overall

66.48 and was ranked number 3.

Littleton garnered the first spot with a score of 69.23 and Parker was named as number 2, scoring 66.61.

To view the complete article, please visit:

[bizjournals.com/denver/news/2016/10/31/how-colorados-14-small-cities-rank-from-best-to.html?ana=e\\_ae\\_set1&ed=2016-10-31&j=76309311&s=article\\_du&t=1477948938#g1](http://bizjournals.com/denver/news/2016/10/31/how-colorados-14-small-cities-rank-from-best-to.html?ana=e_ae_set1&ed=2016-10-31&j=76309311&s=article_du&t=1477948938#g1)



Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## The Lure of Castle Rock

Mark Samuelson, columnist for The Denver Post, featured TRI Pointe Home's development in Terrain in the October 23rd edition of the paper.



In the first sentence of the article, Mr. Samuelson notes that two years ago, Castle Rock was named by Money Magazine as the fourth "Best Place to Live" in the entire United States. He also notes that in 2014, Terrain won the Home Builders' Association's "Community of the Year" for the Denver-Boulder area.

Comparable pricing finds these homes less expensive than Parker and more affordable than Centennial or Greenwood Village, while very few other communities in this price range can match the amenities offered by Terrain.

While TRI Pointe Home's inventory is diminishing in Flat Rock Village, they do have homes that can be delivered before the holidays. TRI Pointe Homes will also soon be opening sites in a new Terrain neighborhood known as Ravenwood.

To view this article in it's entirety, please visit: [dphomes.today/2016/10/20/the-lure-of-castle-rock-tri-pointe-has-five-homes-ready-before-christmas-in-a-town-ranked-as-a-best-place-to-live/](http://dphomes.today/2016/10/20/the-lure-of-castle-rock-tri-pointe-has-five-homes-ready-before-christmas-in-a-town-ranked-as-a-best-place-to-live/)

To view public notices, please visit:  
[CRgov.com/notices](http://CRgov.com/notices)

For planning questions, please email:  
[Planning@CRgov.com](mailto:Planning@CRgov.com)

For zoning questions, please email:  
[Zoning@CRgov.com](mailto:Zoning@CRgov.com)

To view building info, please visit:  
[CRgov.com/building](http://CRgov.com/building)

For code information, please visit:  
[CRgov.com/CodeCentral](http://CRgov.com/CodeCentral)



"Let us be grateful to the people who make us happy; they are the charming gardeners who make our souls blossom."

~~ Marcel Proust  
(1871 - 1922)

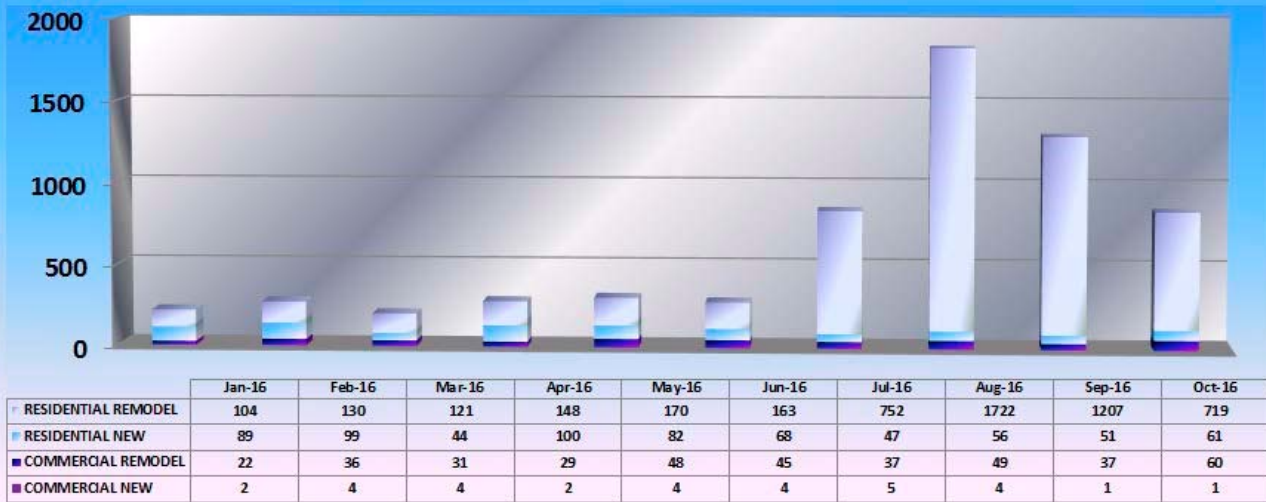
To subscribe to this monthly report via E-mail, please send your request to [Planning@crgov.com](mailto:Planning@crgov.com).

Implementing the Community Vision through Development Activities

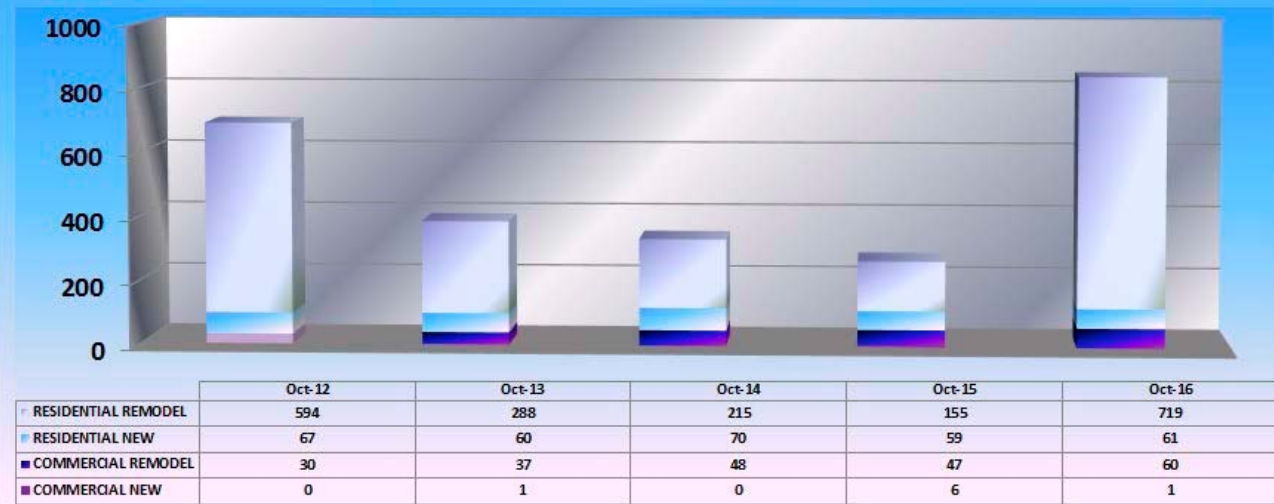
# CORE SERVICE LEVELS

## Building Division

### BUILDING PERMIT APPLICATIONS RECEIVED 2016



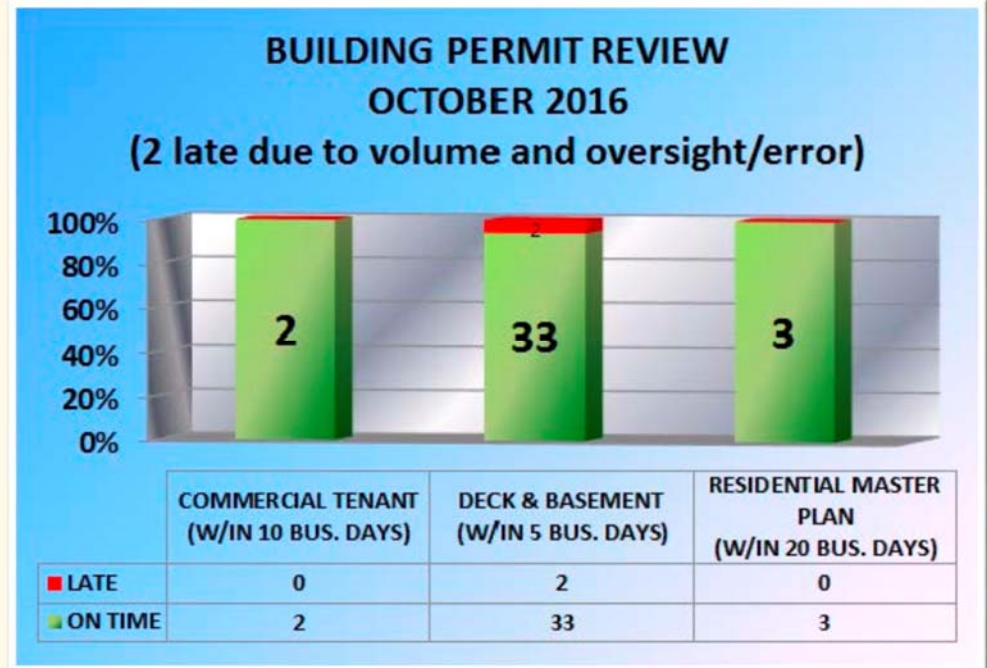
### BUILDING PERMIT APPLICATIONS RECEIVED OCTOBER 2012 - 2016



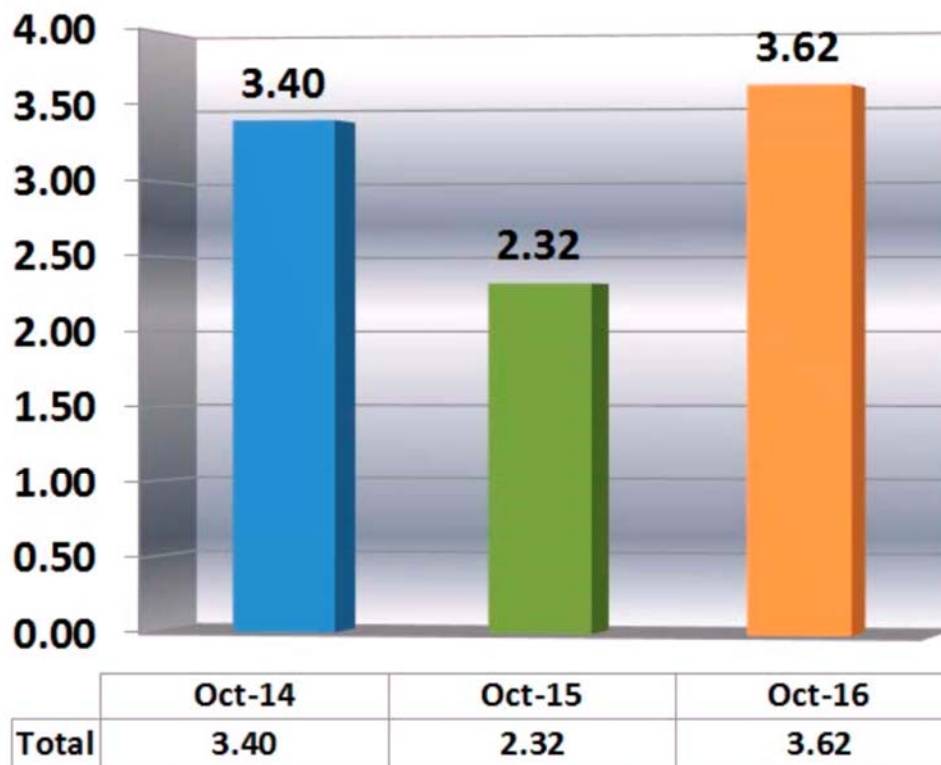
Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Building Division



## MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 56% FROM LAST YEAR



Implementing the Community Vision through Development Activities

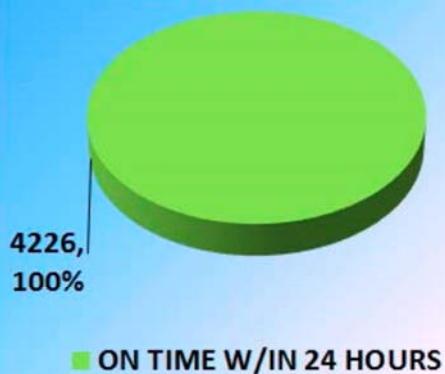
# CORE SERVICE LEVELS

## Building Division

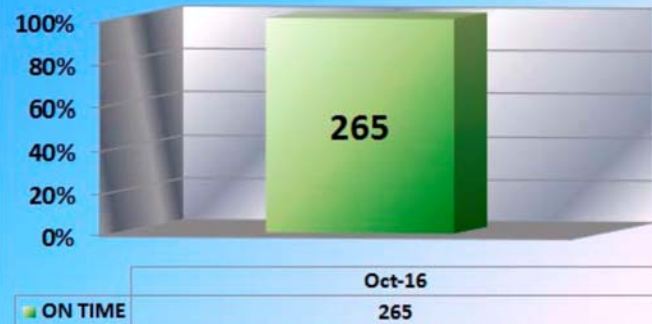
**CONTRACTOR REGISTRATION AUGUST 2015 VS 2016**  
UP 41%



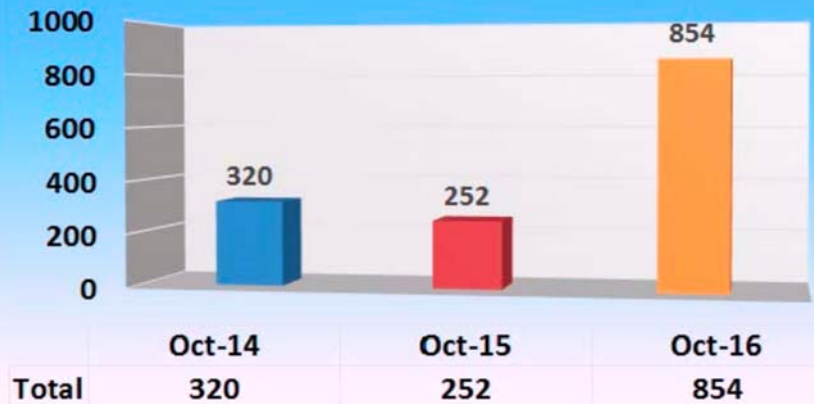
**BUILDING INSPECTIONS  
OCTOBER 2016**



**FEES CALCULATED  
(W/IN 3 DAYS)**



**BUILDING PERMITS ISSUED  
UP 239% OVER 2015 DUE TO HAIL STORM**



Implementing the Community Vision through Development Activities

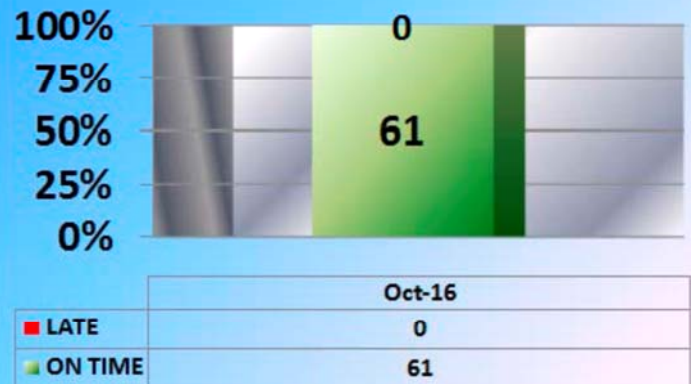
# CORE SERVICE LEVELS

## 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

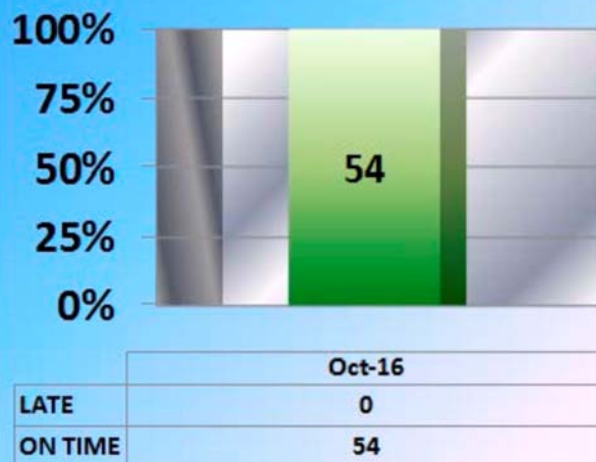
### SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



### SITE VISITS (W/IN 5 BUS. DAYS)



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



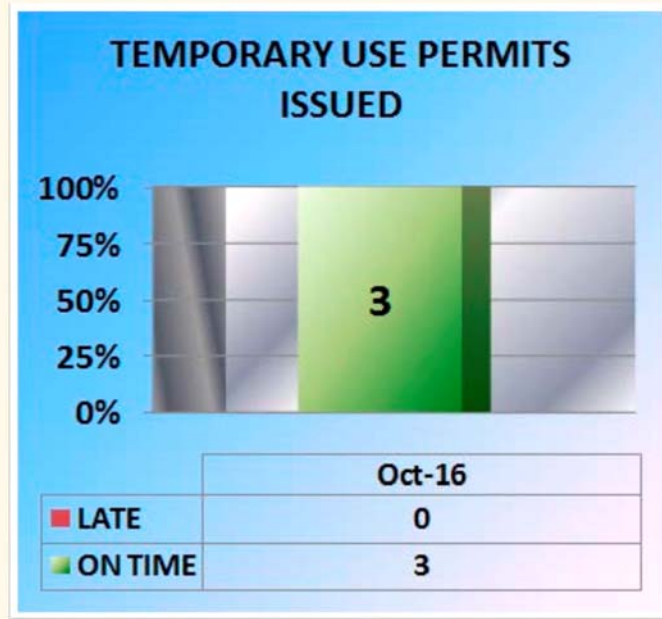
### NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



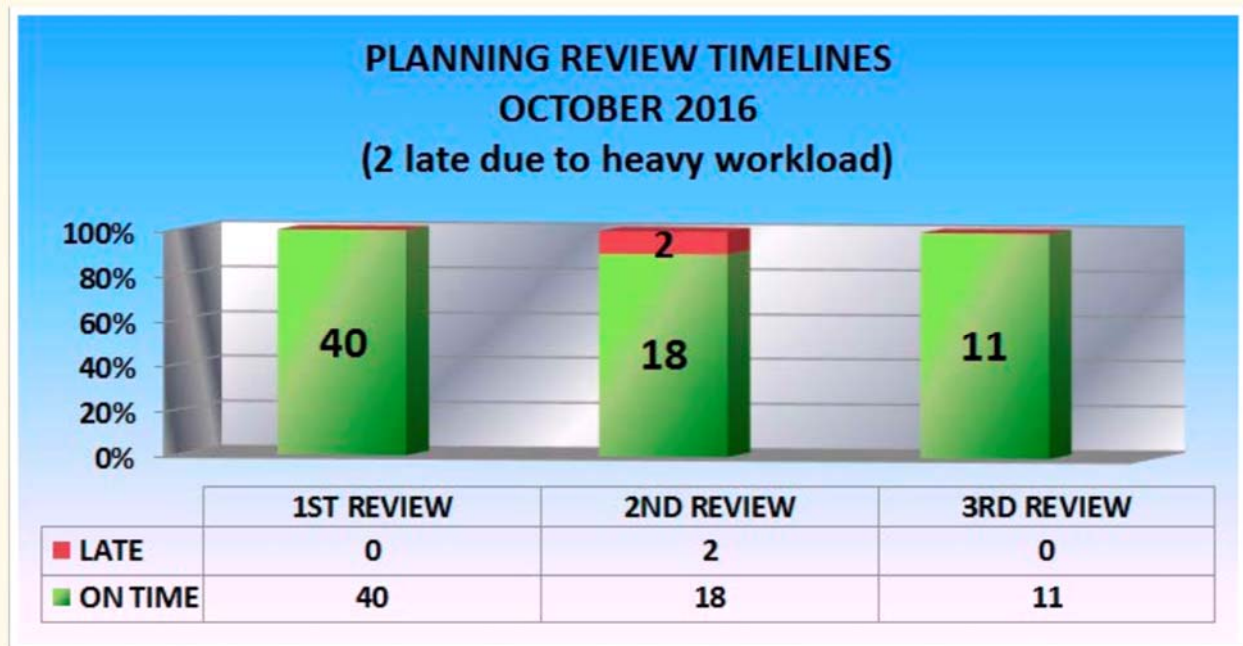
Implementing the Community Vision through Development Activities

# CORE SERVICE LEVELS

## Zoning Division



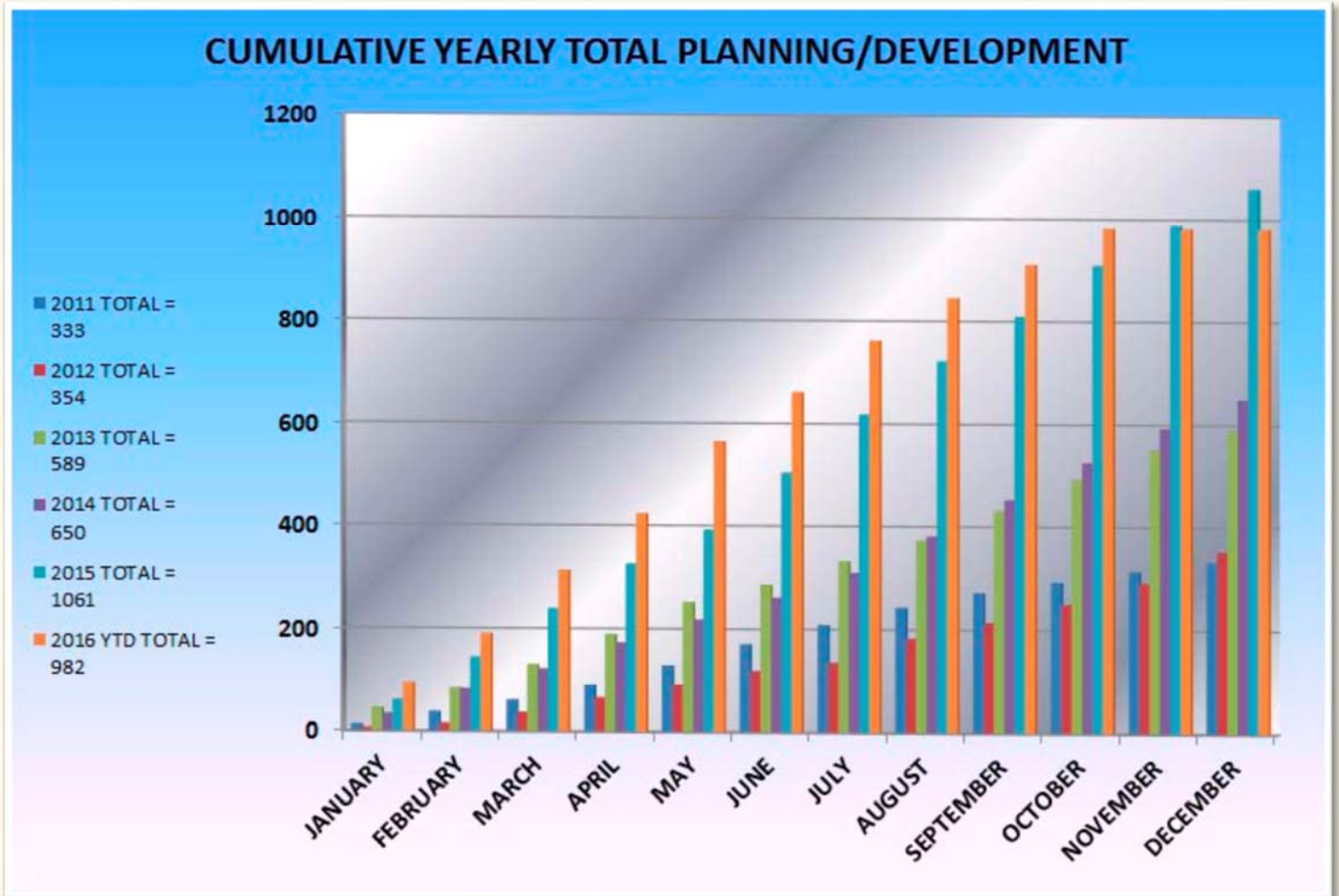
## Planning Division



Implementing the Community Vision through Development Activities

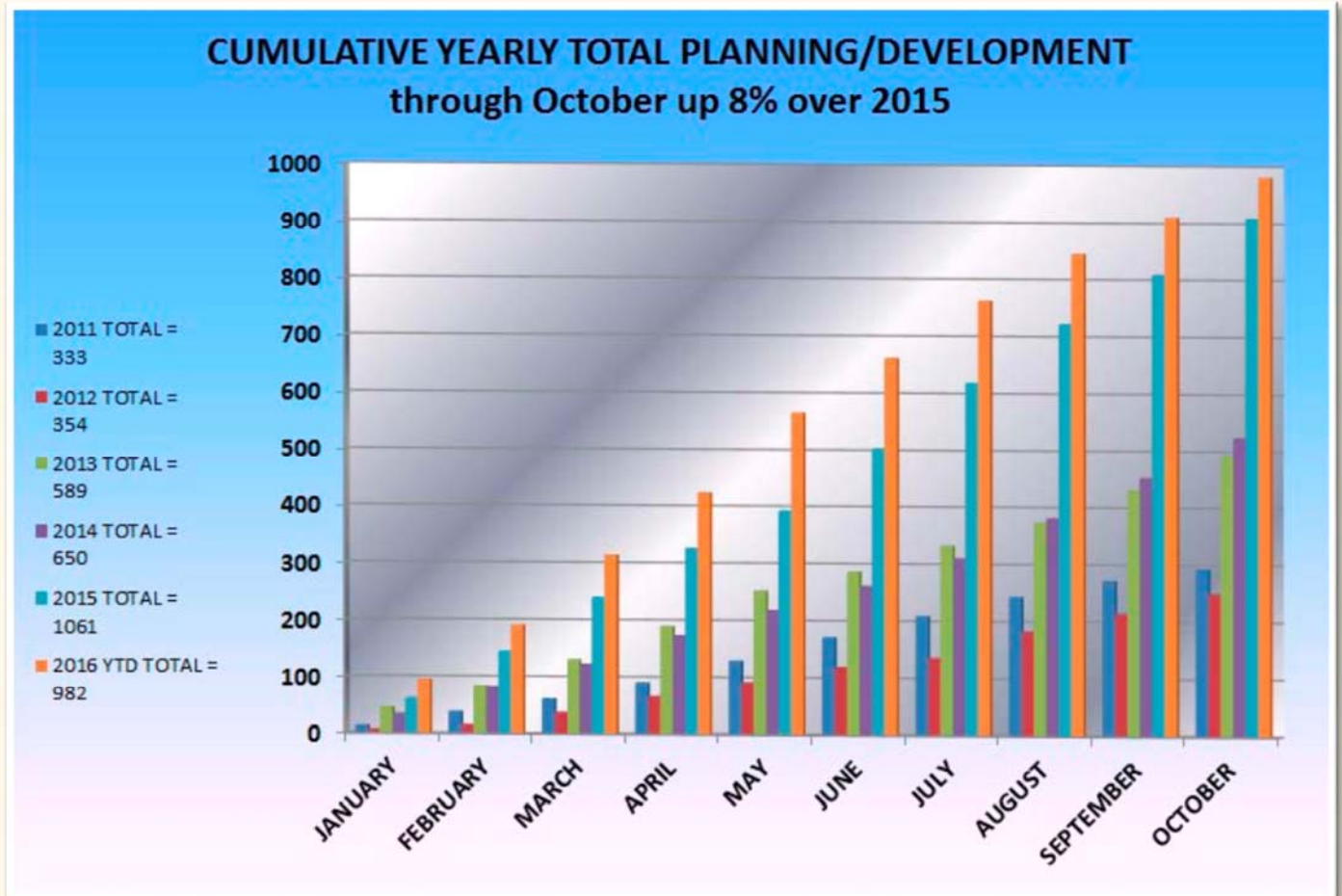
# DEVELOPMENT ACTIVITY

## Planning Division



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