



Development Services

July 2024 Monthly Report



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Find more information on our [Development Activity](#) page.



Demolition for the future Brickyard site.

News from the Director

DISTINCT TOWN IDENTITY	RESPONSIBLE GROWTH
COMMUNITY SERVICES	THRIVING ECONOMY

As we embrace the height of summer, it's essential to manage weeds and overgrown vegetation to uphold the aesthetic and safety of our community. According to the Town of Castle Rock's Municipal Code, Title 8, Health and Safety, all properties—whether residential or commercial—must remain free of weeds and excessive vegetation throughout the year. Key requirements mandate that weeds and grass must not exceed 12 inches in height, noxious weeds identified by the Colorado Noxious Weed Act must be controlled, and plants and trees should be trimmed to prevent obstruction of driver vision or blockage of sidewalks and roadways. Property owners who violate these regulations receive reminder letters and may face Code Enforcement action if non-compliance persists. For more information on identifying and removing noxious weeds, visit CRgov.com/Weeds. To report violations, go to CRgov.com/ReportAConcern.



Tara Vargish, PE
Director
Development Services

In Development news, July 2024 marked steady development activity for our Town, with Castle Rock's estimated population reaching 85,882. The Zoning Division tackled 58 code compliance cases, focusing heavily on sign and site inspections. Meanwhile, the Planning/Development Review team processed 18 new development applications, and the Building Division managed an impressive 2,619 permit applications year-to-date. This month alone, 408 building permits were issued including 29 for new single-family homes.

To learn more about Development in Castle Rock, visit our webpage at www.CRgov.com.

100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200

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View [past issues](#) of the Development Highlights Newsletter.

We'd like to hear from you! You could win a **\$25 gift card** for completing our [Customer Service Survey](#).



Customer Service Survey



Fill out our Customer Feedback Survey to let us know how we are doing! Your participation will automatically enter you into a drawing for a **\$25 gift card** to a local Castle Rock business. Feedback Surveys can be found [online](#) and at the bottom of staff email signatures.

You may also receive an email requesting feedback after we complete your services. Your feedback is valuable to us! All responses are anonymous unless you request to be contacted. [Fill out a survey today!](#)

523 surveys distributed
17 May responses

Here are some comments from our customers in July:

- “The permit process has been very easy! The inspector was out early enough for the mid-roof inspection that it didn't hold the crew up.”
- “**Ethan Westbrook** and **Cindy Brooks** are extremely helpful & courteous! I appreciate both of them!”

Staff Kudos

- “Thank you **Diane Maki** for working expeditiously on this approval!” - Michael D.

Staff Anniversaries



Congratulations to **Logan Snell**,
**Landscape & Irrigation Plan
Reviewer**, on 1 year with the Town!



Congratulations to **Kallista Johnson**,
Development Services Technician,
on 1 year with the Town!



Congratulations to **BrieAnna
Simon**, **Senior Planner** on 2 years
with the Town!



Staff Spotlight

Development Services is excited to welcome two new combination building inspectors to our team: Vince Rapone and Adam Kindle. Both bring a wealth of experience and a passion for safety and quality that will greatly benefit our community.

Vince Rapone started as a Building Combination Inspector on July 17, 2024. His primary responsibility is inspecting residential and commercial electrical work. A typical day for Vince involves routing his inspections, reviewing specific prints needed for the day, and contacting customers with any special requests. His day-to-day activities culminate in thorough and precise electrical inspections to ensure compliance with safety standards.

Vince has learned a lot since joining our team. He appreciates the continuous learning curve and the opportunity to interact with various stakeholders. Vince grew up in Franktown and is a proud Colorado native. He completed his electrical apprenticeship at IEC. Outside of work, Vince enjoys a variety of hobbies, including camping, hiking, golfing, and watching sports. He loves riding his dirt bike at Rampart and has a keen interest in collecting sports cards and postcards. Family time is precious to Vince, who lives in Castle Rock with his girlfriend and daughter. Vince also has a twin brother living in Parker.



Vince Rapone, Combination Building Inspector

Adam Kindle joined us as a Combination Building Inspector in early May 2024. His role involves visually inspecting electrical systems to ensure they are safely installed according to manufacturer specifications and the National Electrical Code. Adam's inspections range from simple tasks like adding a light to a deck to more complex projects such as commercial buildings and large solar installations. Since joining the team, Adam has gained considerable knowledge about solar systems, enhancing his expertise in this growing field.



Adam Kindle, Combination Building Inspector

A Denver native, Adam is a licensed journeyman electrician with a passion for motorcycles, BBQ, and fishing. His family includes his wife and their over 200-pound Presa Canario Mastiff, a breed known for its impressive size and loyalty.

Both Vince and Adam bring a unique set of skills and experiences to Development Services, enhancing our ability to serve the community with top-notch inspections and a commitment to safety. Welcome, Vince and Adam; we are thrilled to have you on board!



Administrative Projects

Administrative land use submittals are reviewed and processed by staff, according to Municipal Town Code, and do not require public hearings. All land use submittals go through a rigorous review by Development Services, Castle Rock Water, Public Works, Fire, and Parks and Recreation.

Castle Park West

ADA and irrigation design revisions for conversion of 63-unit La Quinta Hotel to 42-unit Wellspring apartment facility, located at 884 Park Street.

Castle Pines Commercial

Irrigation design revision for a vacant restaurant, located at 810 New Memphis Court.

Dawson Trails

Erosion control design revision for phase 1 early grading north, for commercial pad site and Dawson Trails Boulevard, located on future Dawson Trails Boulevard.

Dawson Trails, Filing No. 1

Flood plain modification study for infrastructure improvements for Gamble Ridge North, located North of Territorial Road and West of Highway I-25.

Hyundai Castle Rock

Plat for future 33,000 square-foot automotive dealership and service center, located at 550 S. I-25 frontage road.

Meadows

Fire hydrant utility easement for future child care center, located at the northwest corner of Limelight Avenue and Prairie Hawk Drive.

Metzler Ranch

Replat and erosion control plans for U-Haul additional parking spaces, located at 11 Kellogg Court.

Milestone, Walmart

Site development plan amendment for Walmart fuel station and convenience store, located at 133 Sam Walton Lane.

Promenade

Construction documents and erosion control plans for future 48,660 square-foot hotel, located east of Promenade Parkway, north of Sam's Club.

Town project, Parks and Recreation

Erosion control plans for Red Hawk Ridge Golf Course tee box improvements.



221. N. Wilcox St., Riverwalk Luxe

Site development plan amendment to reconfigure sidewalk along Third Street to accommodate outdoor dining.



Boards and Commissions

Development Services manages five boards and commissions for building appeals, variance hearings, and land use cases. Comprised of local residents and business owners appointed by the Town Council, they make community-driven decisions aligned with local interests, contributing to balanced local development initiatives



Board of Adjustment

July 18, 2024

The Board of Adjustment held a special meeting and elected Boardmember Purcell as Chair and Vice-chair Lyons to continue as Vice-chair.



Design Review Board

July 10, 2024

Meeting canceled.

July 24, 2024

The Design Review Board held its regular meeting, during which they engaged in a session of legal training.



Historic Preservation Board

July 3, 2024

The Historic Preservation Board held its regularly scheduled meeting and voted to elect current Chair, John Beystehner, to continue as Chair and Diane Evans as the new Vice-Chair. They also appointed Mike Borgelt and Robert Lange as Design Review Board representatives.



Planning Commission

July 11, 2024

Meeting canceled.

July 25, 2024

The Planning Commission held its regular meeting, during which they engaged in a session of legal training.



TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: July 2024



85,882

Estimated Population
Population based on the total number of occupiable residential units

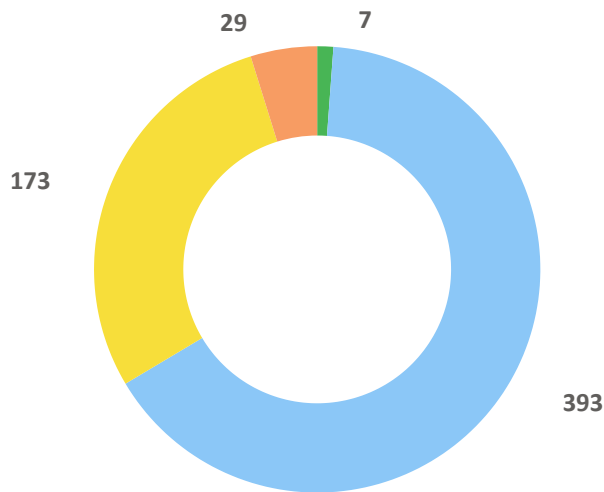


Zoning Division

Core Service Levels

Zoning staff process numerous code enforcement actions each month, from rubbish, abandoned vehicles and setback encroachments to illegal uses. They respond to complaints from the community, visit sites to determine compliance and issue Notices of Violation as necessary. Our inspection team removes hundreds of illegal signs encroaching into Town rights-of-way. Staff reviews all business licenses, temporary use permits and sign permits for zoning compliance in a timely manner.

16 Code Compliance Cases Opened



- Sign Compliance Responses 7
- Notices of Violation Sent 7
- Signs Removed from the Right of Way 393
- Business Licenses Reviewed 29
- Site visits 173

Planning/Development Review

Core Service Levels

The Planning and Development Review teams process numerous submittals each month. These core service levels are reported for all land use projects, including projects that go through public hearings and projects that are under administrative review.

Pre-Applications

- 7** New Pre-Applications This Month
- 57** Year-to-Date Pre-Applications
- 27%** Pre-Applications that advanced as new projects over the previous 12 months

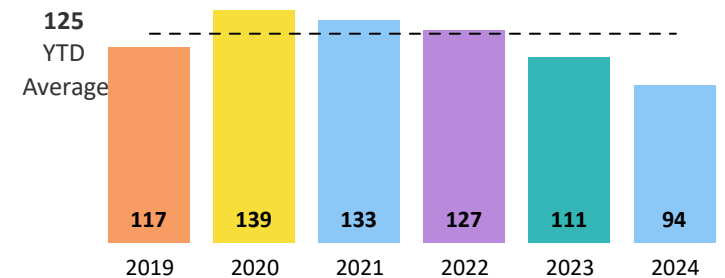
A pre-application meeting is required prior to any land-use submittal. Meeting may review conceptual ideas that never lead to a formal submittal. Pre-applications expire and must be resubmitted after 12 months.

New Development Applications

18 New Development Project Applications this month

4 Other Project Applications this Month

Year-to-Date Development Applications



Development Reviews

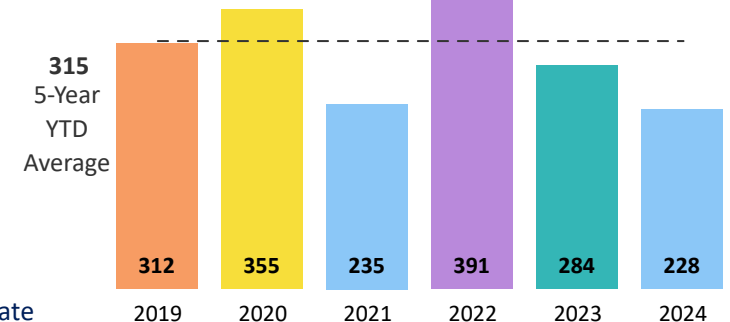
Monthly Reviews Completed

16 First Reviews

12 Second Reviews

12 Third Reviews

Year-to-Date Planning/Development Reviews



*on time with the exception of 13 late reviews due to being short staffed.

TOWN OF CASTLE ROCK DEVELOPMENT SNAPSHOT: July 2024



Building Division

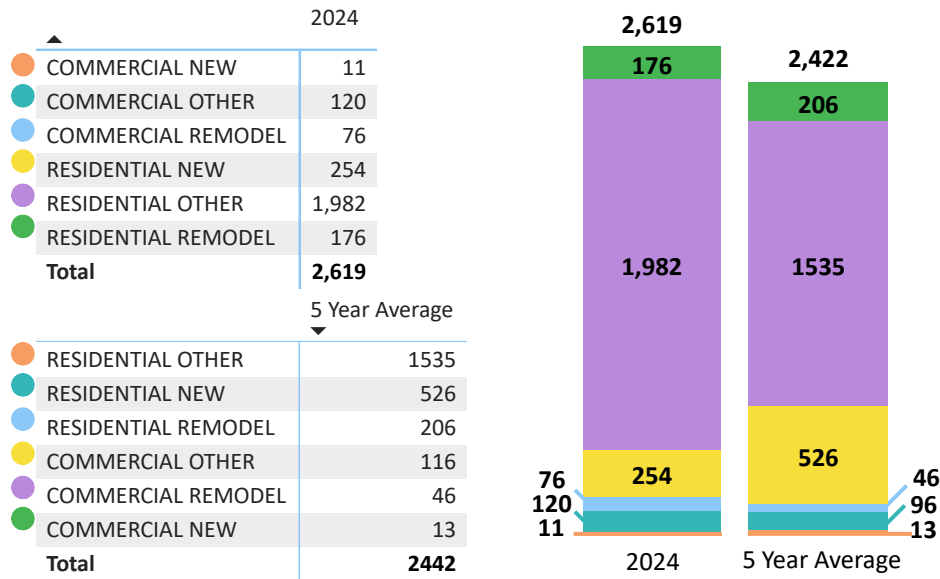
Core Service Levels

Building Division staff process hundreds of building permits a month, ranging from simple permits like a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conducts thousands of inspections each month to determine code compliance. We report on the following levels of service monthly, although they are just a snapshot of some of the work we do.

Development Services staff process permits, conduct inspections, respond to code violations and review plan submittals each month. This snapshot highlights staff activity during the previous month for the Zoning Division, Building Division and Planning/Development Review. Information on previous months can be found in the [Development Services' Monthly Report Archive](#).

Building Permit Applications Received

Year-To-Date Building Permit Applications Received



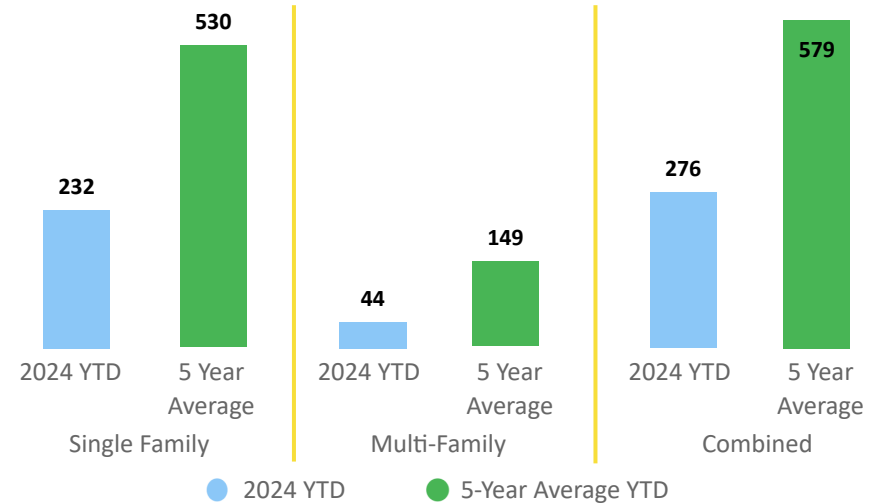
124
408
2,119

- Building Fees Calculated: 123 Within 3 days**
- Building Permits Issued**
- Inspections Completed: 2,097 Within 24 Hours**

Building Permits Issued



↓30% Commercial Space Permitted Compared to the 5 Year Year-To-Date Average



Building Permits Reviewed

Monthly Building Permit Reviews by Type

