



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"Wide differences of opinion in matters of religious, political, and social belief must exist if conscience and intellect alike are not to be stunted, if there is to be room for healthy growth." ~ Theodore Roosevelt



Whether or not the current pace of development activity continues, Castle Rock will always be recognized as a growth community. The opening of the Outlet Mall in 1992 brought millions of visitors to our wonderful community, and along with strong investment in The Meadows and Founders communities at that time, initiated a residential and business growth trend that continues today. We have a major Interstate bisecting our community which brings more than 70,000 vehicles per day to our doorstep. The location and access to business opportunities and regional activities makes Castle Rock a highly desirable place to work, live and play. Approval of the Promenade project along with ongoing investment in downtown development and homebuilding throughout the community will result in a continuation of growth. I offer the discussions about growth may have changed over the past 25 years following the opening of the Outlet Mall, but we must acknowledge that a diversity of ideas and



Bill Detweiler, Director
Development Services

For the latest in development activity,
please visit:

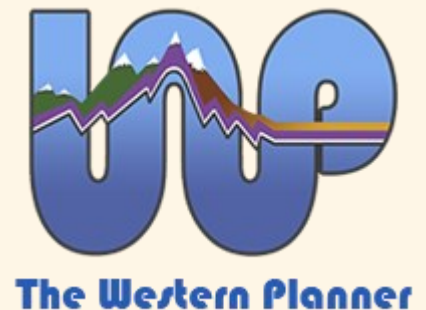
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

discussions must remain in place and are necessary to ensure Castle Rock grows in a planned and healthy manner.

My ongoing curiosity about the balance between the natural environment and built environment leads me to travel throughout Colorado and the western states where I purposely seek out discussions with community development professionals. Our discussions often lead to comparisons about the pace of growth, or non-growth, and how that impacts the political, social and environmental aspects of the community. Castle Rock is blessed with a stunning natural environment that is accented by good planning and environmentally sensitive regulations such as the Skyline / Ridgeline Ordinance. We are fortunate that generations of Town leadership have aggressively protected the natural environment through high-growth periods while blending housing and business opportunities into the community. Many of my peers are jealous of the homebuilding and business activity that exists in Castle Rock and planning actions that have led to a well-balanced growth community. Collectively, we should all be proud of what has been accomplished and look forward to great things as our community grows.

I am attending the annual Western Planner Conference in Great Falls, Montana, next week and look forward to discussions about development activity throughout the western states and to sharing success stories with other planning professionals.

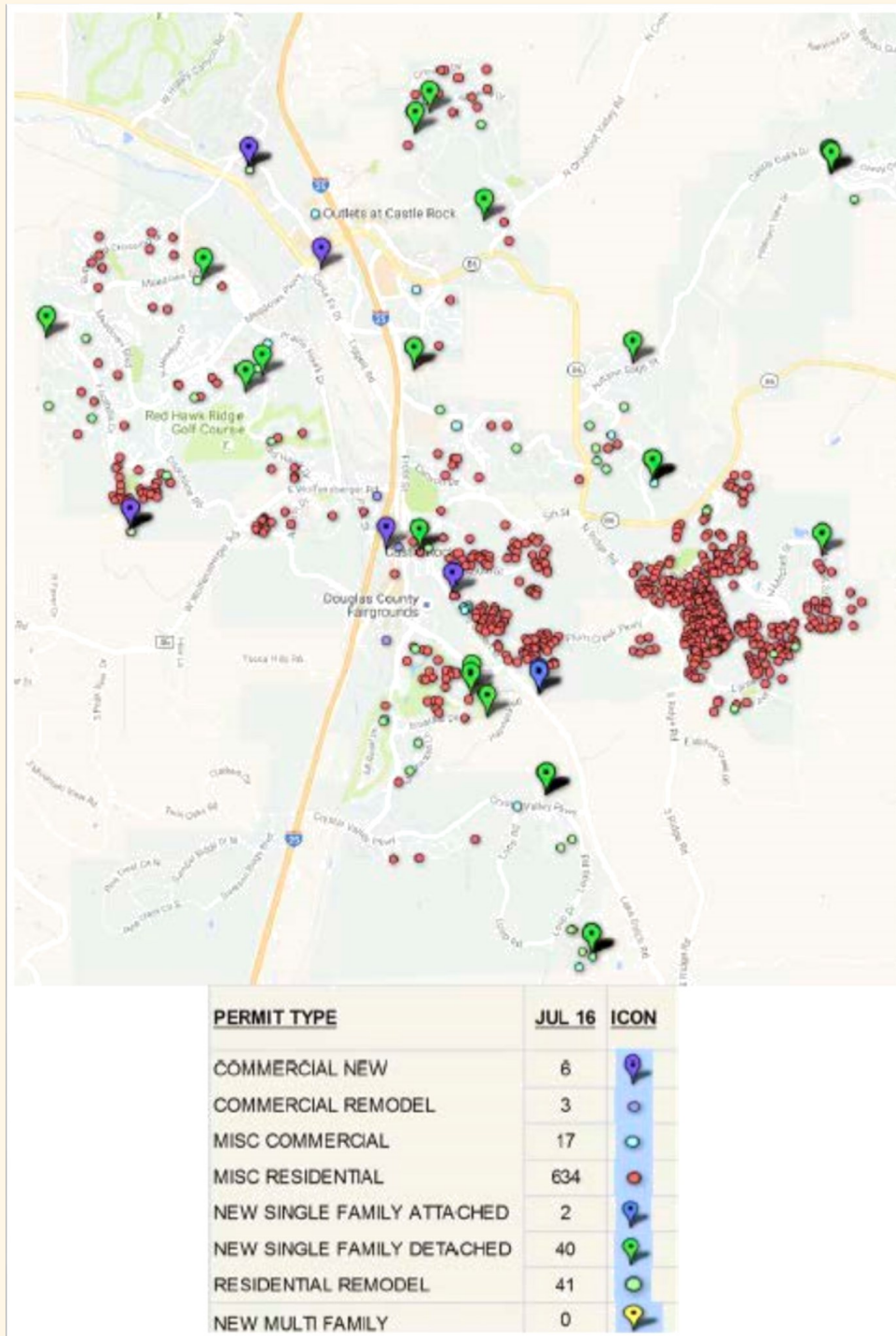


The school year is almost upon us, so please keep your eyes peeled for school-age children throughout our community.

PERMIT ACTIVITY MAP - JULY

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

Employee Picnic

The Parks and Recreation Department held their annual hotdog cookout for Town employees on July 27th at the Philip S. Miller Park. Everyone enjoyed lunch in the fresh air at the picnic pavilions, updates from Park and Rec and a quick team building exercise. Parks also arranged to have the Town trolley available to transport employees to and from the picnic, departing from both the Service Center and Town Hall.



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE AND KUDOS

Colorado Association of Permit Technicians



Cindy Brooks
Permit Specialist

Cindy Brooks, Permit Specialist, attended the July 15th meeting of the Colorado Association of Permit Technicians in Black Hawk, Colorado. In addition to the regular business meeting, Shaunna Mozinga of Colorado Code Consulting, LLC, made a presentation entitled, *"Help Me, Help You: Getting What We Need at the Permit Counter."*

The permanent goals of CAPT are to:

- *Educate the public, building safety and fire prevention professions on the duties, responsibilities and services a Permit Technician provides to the industry;*
 - *Promote and recognize Permit Technicians as invaluable front counter staff;*
 - *Encourage and promote education and certification of the Permit Technician;*
 - *Promote and support the ideals of the International Code Council (ICC); and*
 - *Educate and promote chapter and member benefits of the ICC and CAPT organizations.*
- (cocapt.com/goals)



Monthly Report Accolades

Pam Cox, Sr. Office Assistant, received the following feedback on the July monthly report:

On July 15th, Heidi Hugdahl, Deputy Town Attorney, wrote, *"You continue to awe and amaze me with the exceedingly nice job you do with the monthly report."*

And, on July 18th, Kathy Marx, Senior Planner, noted, *"I thought your memorial to Bob Lowenberg was excellent."*

Well done, Pam!



Pam Cox
Sr. Office Assistant

Implementing the Community Vision through Development Activities

KUDOS

Lenore Bennett, Combination Building Inspector

On July 8th Lenore Bennett, Combination Building Inspector, received a Value Award. Mary Shaw, Zoning Manager, noted,

"Please join me in congratulating Lenore Bennett who was recognized by receiving a Town Value Award, today. Lenore's contribution to DS to help with training and continuing to cover her former zoning job duties while also transitioning into her new position in the Building Division are greatly appreciated. Thank you, Lenore!"

The Value Award is presented to an individual Town employee or a work team for demonstrating exceptional dedication in upholding the Town values.



Lenore Bennett,
Combination Building
Inspector and Mary Shaw,
Zoning Manager

Way to go, Lenore!



Kudos to the Building Division

Hans Rivud and Richmond American Homes recognized the exceptional customer service of our Building Division and their Enterprise teammates in Utilities by delivering \$10 Daz Bog gift cards on July 26th.

Hats off to the Building Division and their Enterprise teammates in Utilities!

Hans Rivud,
Richmond American
Homes



Above, Mary Shaw,
Zoning Manager
Right, J. R. Trout,
Zoning Inspector

Zoning Division Recognition

On July 28th, a Castle Rock resident wrote to Mary Shaw, Zoning Manager, and J. R. Trout, Zoning Inspector:

"I just wanted to send a note of thanks for taking the necessary steps to resolve this weed issue. The open space looks transformed now rather than some weed jungle. Hopefully, we don't run into these same issues next year or whatever needs to be taken care of the remainder of this season. Again, thank you and have a wonderful summer."

Bravo to Mary and J. R.!

Implementing the Community Vision through Development Activities

KUDOS

J. R. Trout, Zoning Inspector

Mary Shaw, Zoning Manager, received the following email on July 13th from a Castle Rock resident:

"I just wanted to take a minute to let you know how very grateful I am for J.R.'s recent assistance.

"I am living next to a property which was abandoned over four years ago. My neighbors and I were maintaining it until the weeds destroyed all three of our mowers. I am trying to sell my house and am unable to do so with the way this house looks next door. As it also has a mold and rodent infestation, I am concerned for our health at this point. My realtor and I have spent hours on the phone trying to track down the lender and get the place cleaned up. I have talked to the State, the County, the HOA, the mortgage lender and the managing company for the lender. The absolute ONLY person that has been any help is J. R.

"Everyone has passed the buck to put responsibility on someone else, is not taking any blame or even trying to help us. J. R. stepped up to the plate immediately, told us his limitations, gave me direction on things the Town could not help with, AND did everything he said he would do in an efficient manner. He continuously communicated with me and is doing everything possible to help. It makes me feel good that my tax dollars are paying someone like him. Please commend him for a job well done."

Great job, J.R.!



J. R. Trout
Zoning Inspector



Jon White, Combination Building Inspector

On Friday, July 8th, James Martino, Assistant Chief Building Official, wrote:

"Recently one of the superintendents at the Promenade had this to say about Jon White, 'He is wonderful to work with, and I appreciate his calm, professional demeanor and helpful attitude.'"

Excellent work, Jon!

Jon White
Combination Building Inspector

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Verizon Wireless

Verizon Wireless submitted an application to install a wireless facility at 3990 Limelight Avenue. The proposed antennas will be located on the roof of the building behind stealth screens and the equipment will be located inside the building. The site was selected by Verizon Wireless in order to improve capacity coverage to the existing network in the Town and the County. A public hearing will be scheduled before Town Council on this application.



Promenade - Car Wash Express

A new application was submitted for Promenade at Castle Rock, Lot 2, Block 5, for an automated car wash in a 6,500 square foot building on a 1.42-acre site. The project is under administrative review and will not require public hearings.



Promenade - Bank of America

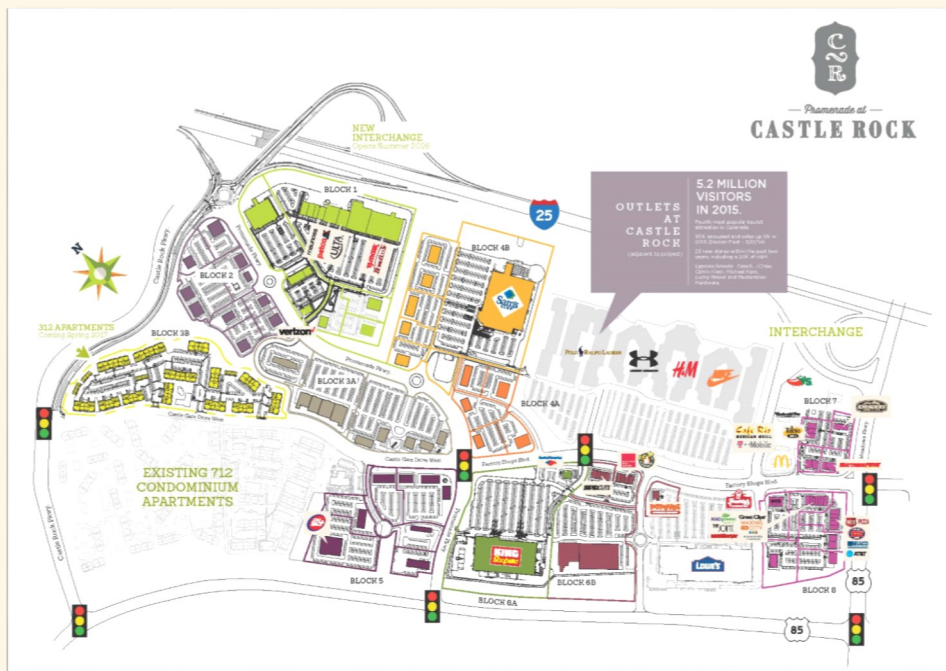
An applicant submitted a new site development plan for a Bank of America branch bank at the Promenade at Castle Rock. This application is under administrative review and will not require public hearings.



Promenade - Updated Site Map

Alberta Development Partners, LLC, released an updated site map for the Promenade at Castle Rock showing the location of a number of their tenants.

To view a larger rendition of this map, please visit: shoppromenadecastlerock.com/site-plan/



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council

Alexander Place Annexation - Substantial Compliance Hearing

Staff seeks Town Council approval to amend and restate the Substantial Compliance Resolution modifying the eligibility hearing date set by Town Council from June 14, 2016, to September 6, 2016. The reason for the change is to comply with the statutory timeframes.

This hearing demonstrates to Town Council that the Alexander Place Annexation Petition is in substantial compliance with the applicable requirements of the Municipal Annexation Act. After the Council concurs that a conforming annexation petition has been submitted, the Act mandates that the Council set a hearing date to determine if the allegations made in the petition are supportable and that the property is eligible for annexation. The Eligibility Hearing is set for September 6, 2016.

The Substantial Compliance and Eligibility Hearings determine whether a proposed annexation application may later be annexed to the Town. The Town Council, however, has no obligation to approve an annexation simply because the property is eligible for annexation. Council will determine whether it is in the Town's interest to annex the property when the annexation and zoning ordinances are considered at public hearing later this year.

Town Council found that the petition substantially complied with State requirements and approved the Substantial Compliance Resolution (Resolution No. 2016-69) on July 19th by a vote of 4-0.

Vicinity Map
Alexander Place Annexation

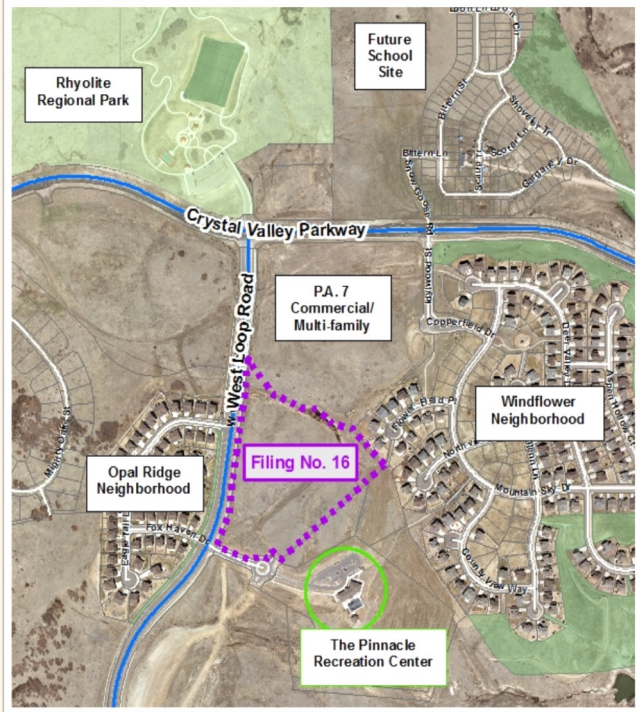


WHAT'S NEW - TOWN COUNCIL

Town Council (Continued)

Crystal Valley Ranch Filing No. 16 Site Development Plan

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. Filing No. 16 will offer an option for buyers seeking a single-family detached home on smaller lots which require less maintenance, in close proximity to trails, open space and the Pinnacle recreation facility. The Site Development Plan proposal is for a 58-lot, single-family residential neighborhood development.



The 14-acre site is located northeast of the West Loop Road / Fox Haven Drive intersection. Filing No. 16 is surrounded by developed and proposed single-family and multi-family neighborhoods. Commercial uses are also permitted within the planning area north of Filing No. 16. The Pinnacle recreation center is adjacent to the southeast of the property.

On June 23rd Planning Commission voted 7-0 to recommend approval of this project to Town Council, and on July 19th, Council voted 4-0 to approve the Crystal Valley Ranch Filing No. 16 Site Development Plan via Resolution No. 2016-070.

Vicinity Map
Crystal Valley Ranch Filing No. 16
Site Development Plan



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council (Continued)

Town Hall Expansion

In 2014 the Town embarked upon a comprehensive, Town-wide site and facility-planning process that was formally accepted by Town Council. The goal of the planning effort was to solve the Town's growing space needs and maintain current service levels over the next 10 years. Several phases of the implementation plan are complete after opening the Utilities Operations and Maintenance Center and the Police Department basement office space expansion. Expansion of Town Hall is the next phase of the plan implementation.

On July 21, 2015, Town Council authorized staff to enter into a contract with HB&A Architects to design an expansion to Town Hall funded through the Development Services Enterprise Fund.

The addition will result in a new main entry to Town Hall, now situated directly adjacent to the parking area on the south side of Town Hall. The new main entrance and lobby area provides space for a central front counter area served by Development Services, Finance and the Town Clerk. This design provides improved access for the community, as well as enhanced security in the existing building. The second and third floors will include office space for DS Planning, Development Review and Administration staff. The addition would also include an elevator and provide additional conference rooms, bathrooms and break rooms.

In a Direction / Discussion item on Town Council's agenda of July 19th, Council voted 4-0 to direct staff to proceed with the bidding process for the expansion of Town Hall.

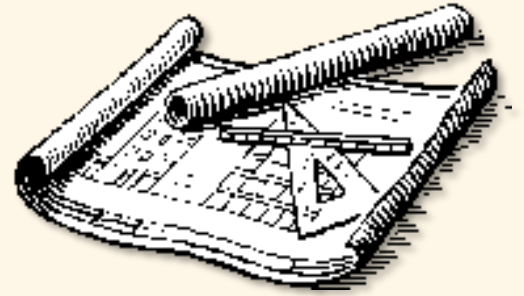


Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board Vacancy

Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board. This volunteer appointment requires a 2-year term commitment, and applicants must be a downtown Castle Rock property owner.



The Design Review Board reviews all development applications that require a Downtown site plan to achieve the goals and objectives of the Downtown Master Plan, the Downtown Overlay District and the Historic Preservation Plan.

The seven member board is comprised of two Downtown property owners, two representatives each from the Downtown Development Authority and Historic Preservation Board and one representative from the Planning Commission. The Design Review Board meets on the 2nd and 4th Wednesdays of each month.



Interested or need further information? Please contact Sally Misare, Town Clerk, at 303-660-1367 or SMisare@CRgov.com.



Historic Preservation Board

Desiree LaFleur was elected as a Historic Preservation Board representative to the Design Review Board on July 6th. Ms. LaFleur fills the Design Review Board vacancy left by the late Bob Lowenberg. The Historic Preservation Board has two representatives on the Design Review Board, and the other is Lucia McConnell.

Desiree LaFleur, Historic Preservation Board
Representative to the Design Review Board

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Election of Representative to Design Review Board

On July 14th, the Planning Commission voted unanimously to appoint Max Brooks as the Planning Commission representative to the Design Review Board. The Planning Commission has one representative on the Design Review Board.

Max Brooks, Planning Commission Chair and
Representative to the Design Review Board



Plum Creek Ridge at Castle Rock SDP, Amendment 1

Plum Creek Ridge at Castle Rock is a small residential subdivision cupped between East Plum Creek Parkway and South Gilbert Street and adjacent to Sellars Gulch. The neighborhood was originally conceptualized in 2013 with plans to bring single-family and multi-family residential housing options to the Town of Castle Rock while protecting the gulch and the natural landscape of the area. In 2015, plans for the single-family housing portion of the neighborhood were approved and now plans for the multi-family housing portion are coming to fruition.

Plum Creek Associates, LLC, is proposing a Site Development Plan for 45 townhome units and 1.98 acres of open space which represents Phase II of the Plum Creek Ridge at Castle Rock residential development. The proposed townhomes will continue to provide a myriad of housing choices for the residents of Castle Rock.

Planning Commission voted 7-0 on July 14th to recommend this Site Development Plan Amendment to Town Council.



Vicinity Map
Plum Creek Ridge at Castle Rock
Site Development Plan,
Amendment 1

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS/COMMISSIONS

Planning Commission (Continued)

The Meadows Filing No. 18, Tract GG, Site Development Plan, Amendment No. 11

The Meadows Development Team continues working towards their goal of creating a close-knit community atmosphere while providing quality, value and attractiveness in a variety of housing and commercial products to residents of Castle Rock.

This proposed Site Development Plan comprising approximately 20 acres is located within The Meadows community at the southeast corner of Prairie Hawk Drive and Low Meadows Boulevard, adjacent to the Bonaventure Senior Living Center. A Preliminary Plat and Final Site Plan were recorded in 2008, approving 93 single-family lots.

The applicant re-configured the layout to provide more open space, change some cut-through traffic potential and increased the lots to 98. This proposal complies with the zoning on the property.

Public comment included a concern regarding a section of temporary paving on Red Hawk Drive that is east of the site (this paving will occur with a different project) and other public comment related to the congestion at the Meadows Boulevard and Meadows Parkway intersection.

On July 14th, the Planning Commission voted 6-1 to recommend approval of this SDP Amendment to Town Council.



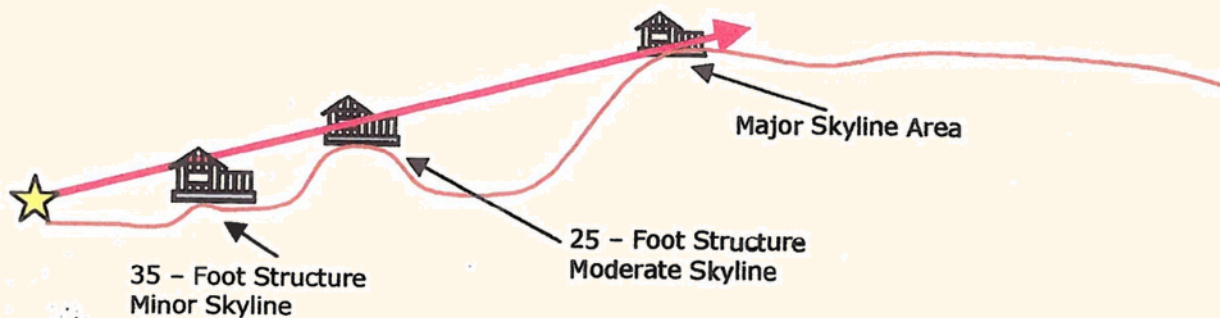
Vicinity Map
The Meadows Filing No. 18, Tract GG,
Site Development Plan, Amendment No. 11

WHAT'S NEW - BOARDS/COMMISSIONS

Planning Commission (Continued)

The Meadows Filing No. 18, Tract GG, Amendment No. 11, Skyline Variance Request

The Skyline/Ridgeline Protection Regulations were adopted by Town Ordinance in 1999 to preserve views of significant landforms and features that define the Town's character. A citizen study group and Planning Commissioners established viewing platforms representing points where an observer is located. The viewing platforms were located throughout the Town along major thoroughfares and other selected vantage points. Determination of Skylines was conducted by drawing an imaginary line representing the view plane from the viewing platform to the distant skyline. Measurements were taken at 1/8-mile intervals along the viewing platforms. This established the basis for defining Minor Skylines, Moderate Skylines and Major Skylines areas, depicted as follows:



Ridgelines were determined using a watershed analysis.

Applicant is seeking Planning Commission's approval on a Skyline Variance Request to allow 35-foot tall homes on 17 single-family lots within The Meadows Filing No. 18, Tract GG.

One member of the public spoke and expressed interest in keeping these lots at the 25-foot height.

The Planning Commission voted 6-1 on July 14th to approve the Skyline Variance Request.

Vicinity Map
The Meadows Filing No. 18,
Tract GG, Amendment 11
Skyline Variance Request



WHAT'S NEW - BOARDS/COMMISSIONS

Planning Commission (Continued)

Castle Rock Auto Dealers - Use By Special Review

Jason Clarkson, doing business as Castle Rock Auto Dealers, is a proposed new small business owner seeking approval for a Use by Special Review (UBSR) to operate an auto sales business out of the existing Moto Spa car wash located at 865 Barranca Drive.

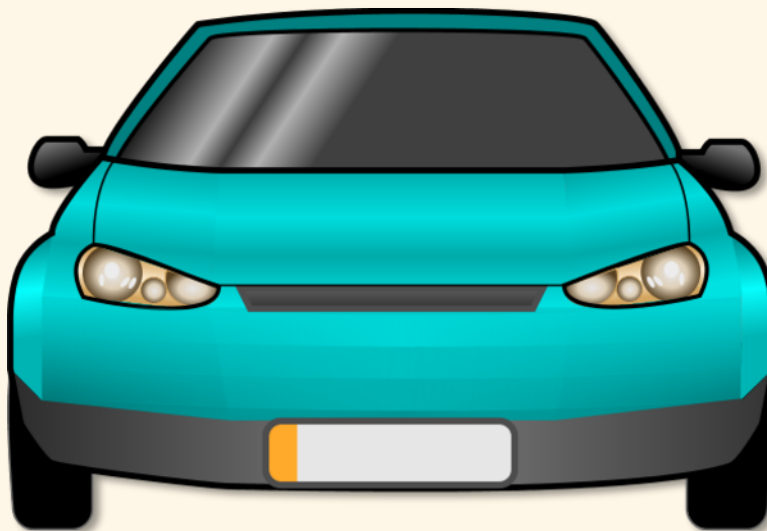
Moto Spa, LLC, has been washing and detailing cars for Town residents since 2004. The applicant has been an employee of Moto Spa since they opened their doors and has a long standing relationship with Moto Spa, LLC, as well as with many of the carwash customers.

Applicant proposes to occupy a small, 700 square-foot office space within the existing building and to share / utilize two existing parking spaces on the Moto Spa car wash site. These two spaces would accommodate one “for sale” vehicle space and one space for the applicant’s customer. The spaces would be located behind the car wash building along the eastern edge of the parking lot and parallel to Woodlands Blvd. Auto sales is a use permitted within the zone district only after review and approval by the Planning Commission.

Planning Commission voted 6-0 to approve this Use By Special Review on July 28th.



Vicinity Map
865 Barranca Drive



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

Upcoming contractors luncheons:



- NO JULY LUNCHEON
- Wednesday, August 10th (Cook-out sponsored by DS Building Division) (Rhyolite Park)
- Wednesday, September 14th
Council Chambers
11:30 am to 1:00 pm



Sponsor opportunities are available for upcoming luncheons. If you're interested, please contact our Permit Specialists, Lynda Halterman, Diane Maki and Cindy Brooks, and they will be happy to assist you. Please contact our Building Counter at buildingcounter@CRgov.com or 720-733-3527.

Building Division in Demand After Hail Storms

The early summer hail storms have triggered an abundance of activity for the Permit Specialists and the Building Inspectors. Requests for contractor registrations, roofing permits and roof inspections have increased significantly in the past few weeks.



Building permits soared from 342 in July, 2015, to 797 in July, 2016 — a rise of 133% due to the hail storm.

Contractor Registrations have climbed sharply from 66 in July of 2015 to 202 in July, 2016 — an increase of 206%.

The entire Development Services team came together in July:

- T. J. Kucwesky, Development Services Technician - Zoning, assisted with sign inspections;
- J. R. Trout, Zoning Inspector, and Kyle Sipes, Plans Examiner, assisted with building inspections;
- Andy Blake assisted not only in the field, but also covered some of Kyle's plan reviews; and
- In order to meet the 24-hour turn-around time on the over-the-counter roofing permits, the DS Admin staff helped to process roofing permits and contractor registrations.

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Sign Plaza Stakeholders Meeting / Luncheon

Mary Shaw, Zoning Manager, hosted a stakeholders meeting relating to the Town's off-site home builder signage, i.e., sign plazas, on July 29th. The sign plazas around the Town direct potential buyers to new home building sites.

Approximately 9 home builder representatives attended along with Joe Wilson of National Sign Plazas. Also in attendance from DS were Phil Kranz, DS Enterprise Business Analyst; Kevin Wrede, Planning Manager; J. R. Trout, Zoning Inspector and T. J. Kucewesky, Development Services Technician - Zoning.

Susan Elovitz, Director of Marketing for Thrive Home Builders, wrote: *"Thank you for the invitation.*



Thrive Home Builders is only building in Castlewood Ranch, and we have only four homes remaining to sell ... Thank you for everything you've done over the years, Mary, to help us drive traffic to our little community buried in the back of a virtually built-out community. We truly would not have only four homes remaining without the directional signs in Castle Rock!"



YOU'RE INVITED

to discuss signs in Castle Rock.

Dear valued stakeholder,

Please join us for an informal luncheon to facilitate discussion and generate feedback about the Town of Castle Rock sign plaza program. Representatives from National Sign Plazas will be present to address your questions and concerns.

Discussion topics:

- 1) What are the elements of the sign plaza program that make it successful today?
- 2) Are we responding to the market needs?
- 3) What can we do to update or add to the existing sign plaza structures?

RSVP or Questions

Contact Mary Shaw, Zoning Manager
720-733-3557 or mshaw@CRgov.com



WHAT'S NEW - GENERAL

ISO Scores May Affect Homeowners Insurance

Each year, a third-party agency known as the Insurance Services Office evaluates local fire, water and communications systems on a scale of one (the highest) to 10. This year, the Town of Castle Rock's ISO rating significantly improved. In urban areas the rating improved from a 5 to a 2, and in rural areas it improved from a 9 to a 2x.

"We have an ongoing commitment to be the best at providing emergency and prevention services," said Castle Rock Fire and Rescue Chief, Art Morales. "On every call, every day, we work hard to provide the best service to our community, and we are committed to continuous improvement. We appreciate that this rating recognizes our efforts and dedication to our Town."



The ISO rating is based on a number of things, including the skills and training of the firefighters, the quality of apparatus, the equipment capabilities, communications system and water supply.

This new rating may mean lower insurance rates for residents in the Town. ISO is the leading supplier of data and analytics for the property and casualty insurance industry, and most insurance companies use these classifications for underwriting and calculating premiums for residential, commercial and industrial properties. *(Copy courtesy of Community Relations.)*

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



"Patience and perseverance have a magical effect before which difficulties disappear and obstacles vanish."

~ John Quincy Adams
American President
(1767 - 1848)

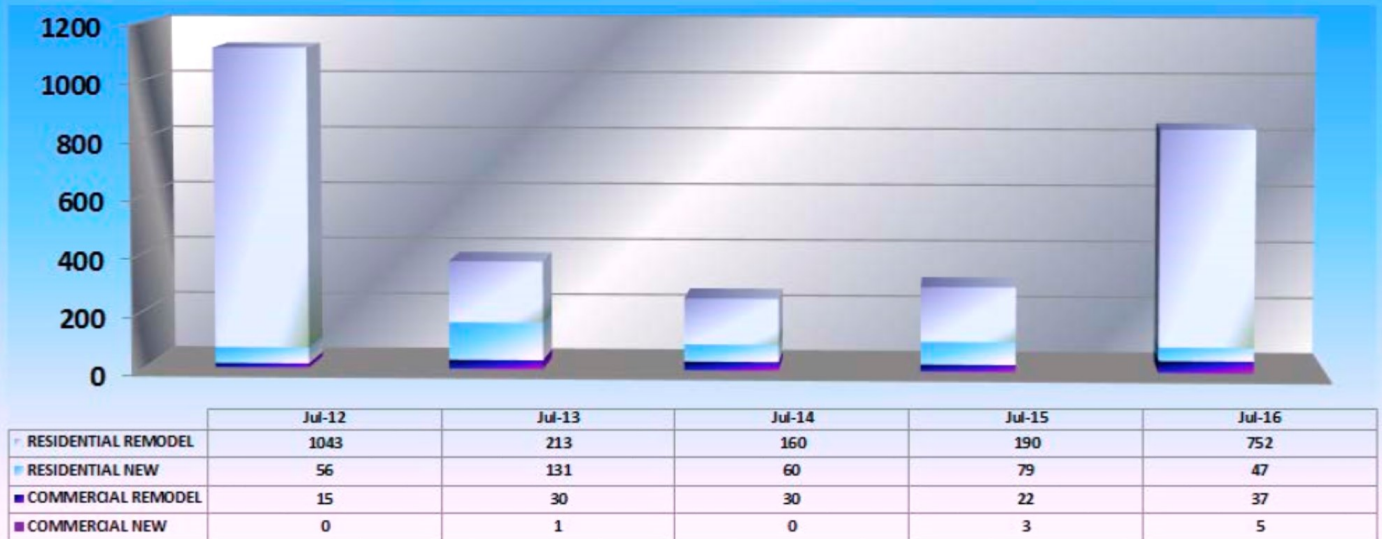
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Implementing the Community Vision through Development Activities

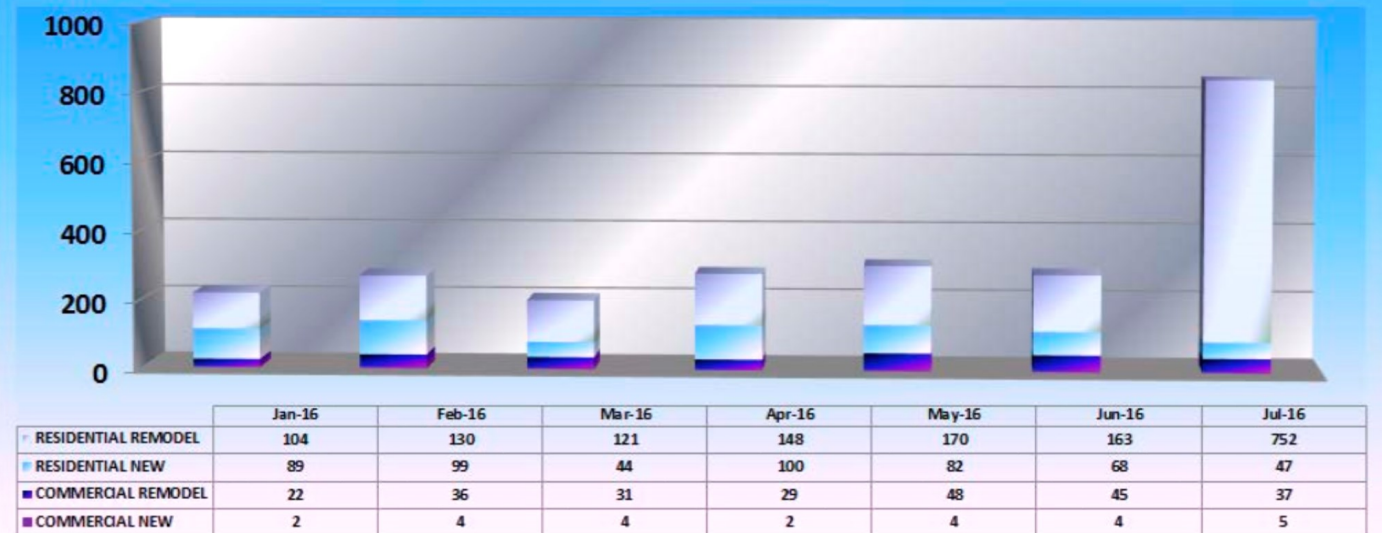
CORE SERVICE LEVELS

Building Division

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



**BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH JULY**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

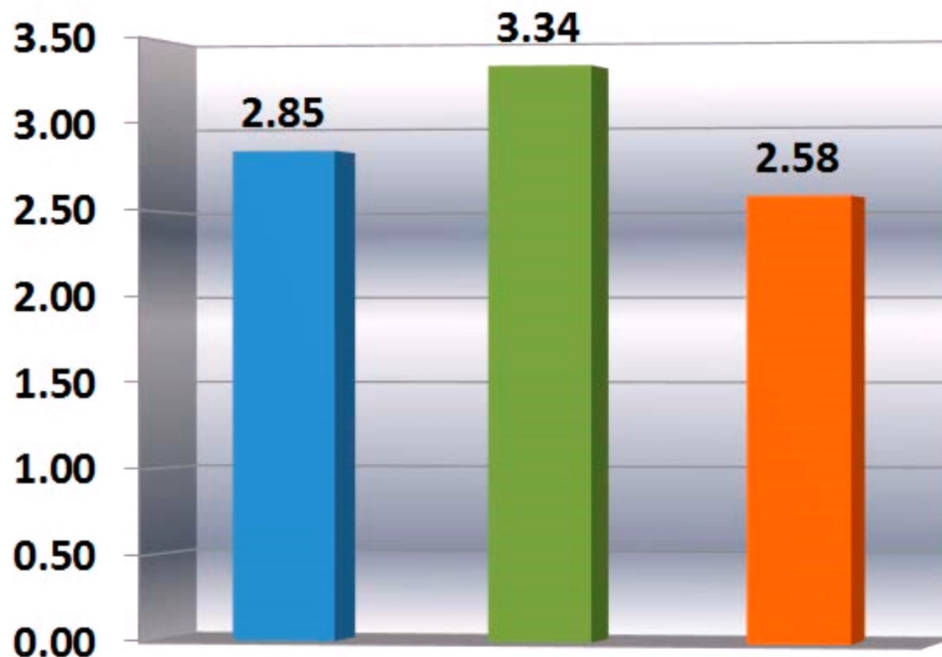
Building Division

BUILDING PERMIT REVIEW JULY 2016 (2 late due to oversight/error)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)
LATE	0	2
ON TIME	7	43

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 23% FROM LAST YEAR



	Jul-14	Jul-15	Jul-16
Total	2.85	3.34	2.58

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

FEES CALCULATED (W/IN 3 DAYS)

(3 late due to oversight/error)



LATE

ON TIME

Jul-16

3

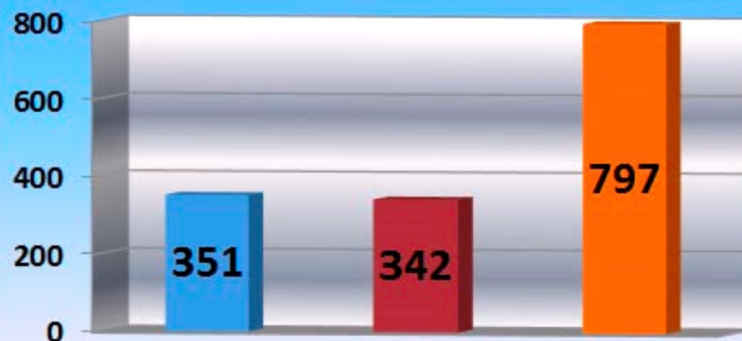
229

BUILDING INSPECTIONS JULY 2016



ON TIME W/IN 24 HOURS

BUILDING PERMITS ISSUED (UP 133% DUE TO HAIL STORM)



'JUL 14

'JUL 15

'JUL 16

Total

351

342

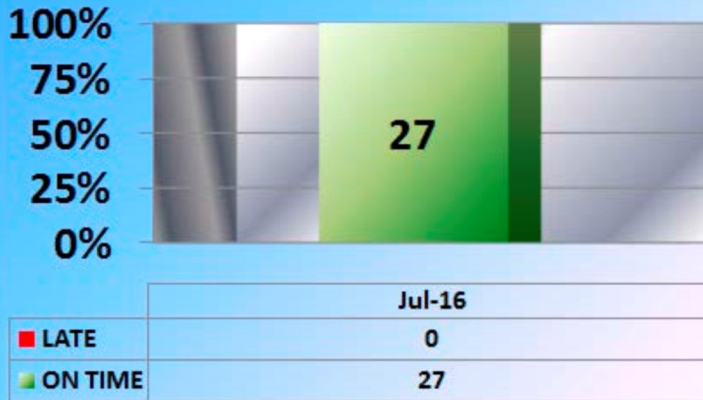
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Implementing the Community Vision through Development Activities

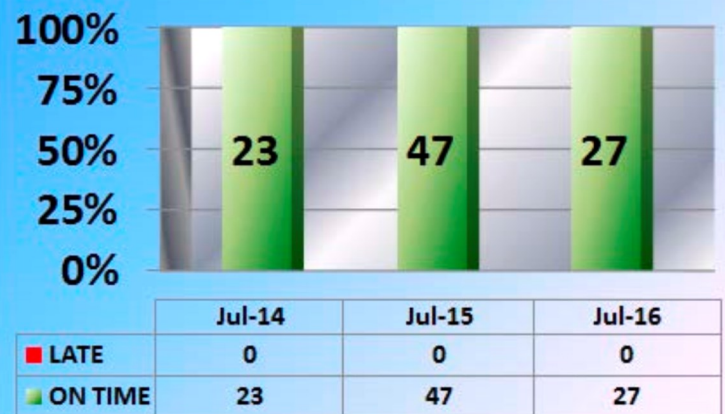
CORE SERVICE LEVELS

Code Compliance

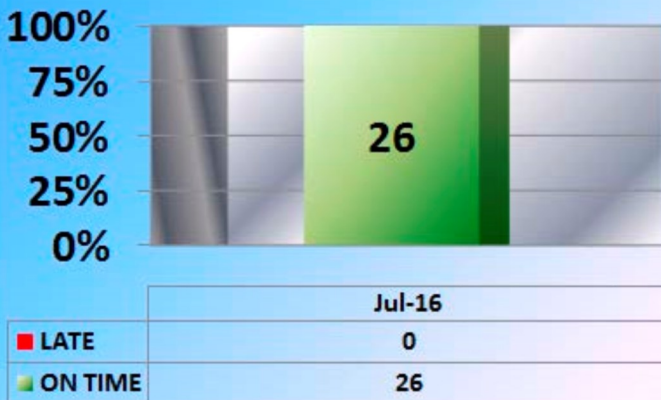
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



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



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



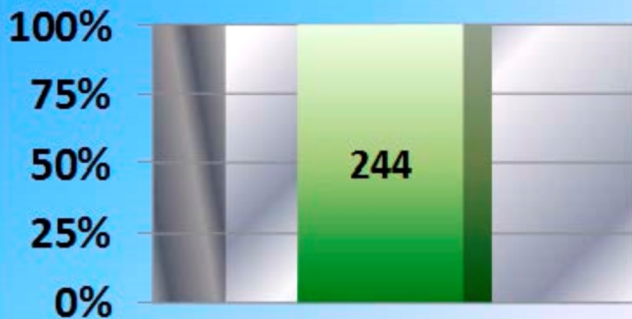
**SIGN PERMIT REVIEW
(W/IN 14 BUS. DAYS)**



CORE SERVICE LEVELS

Code Compliance

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



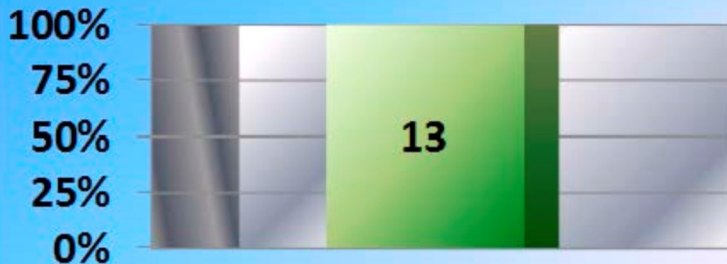
	Jul-16
LATE	0
ON TIME	244

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



	Jul-16
LATE	0
ON TIME	0

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



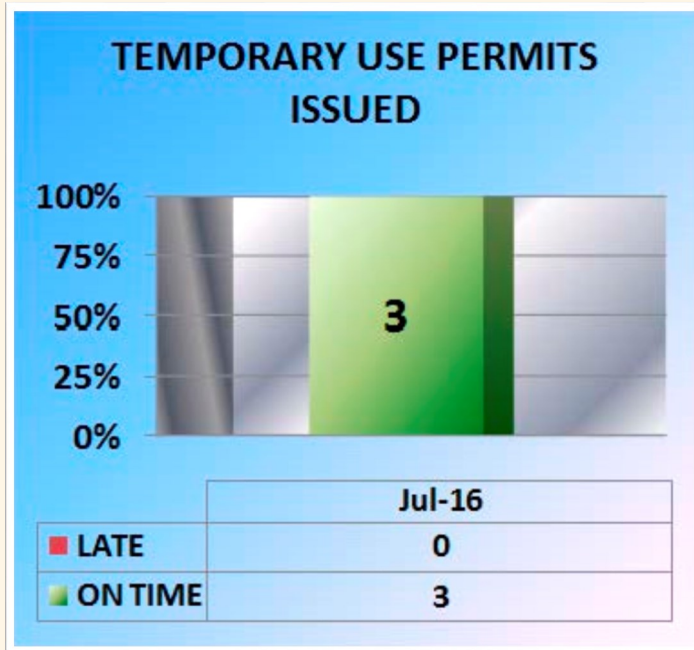
	Jul-16
LATE	0
ON TIME	13

SITE VISITS (W/IN 5 BUS. DAYS) (1 late due to volume)



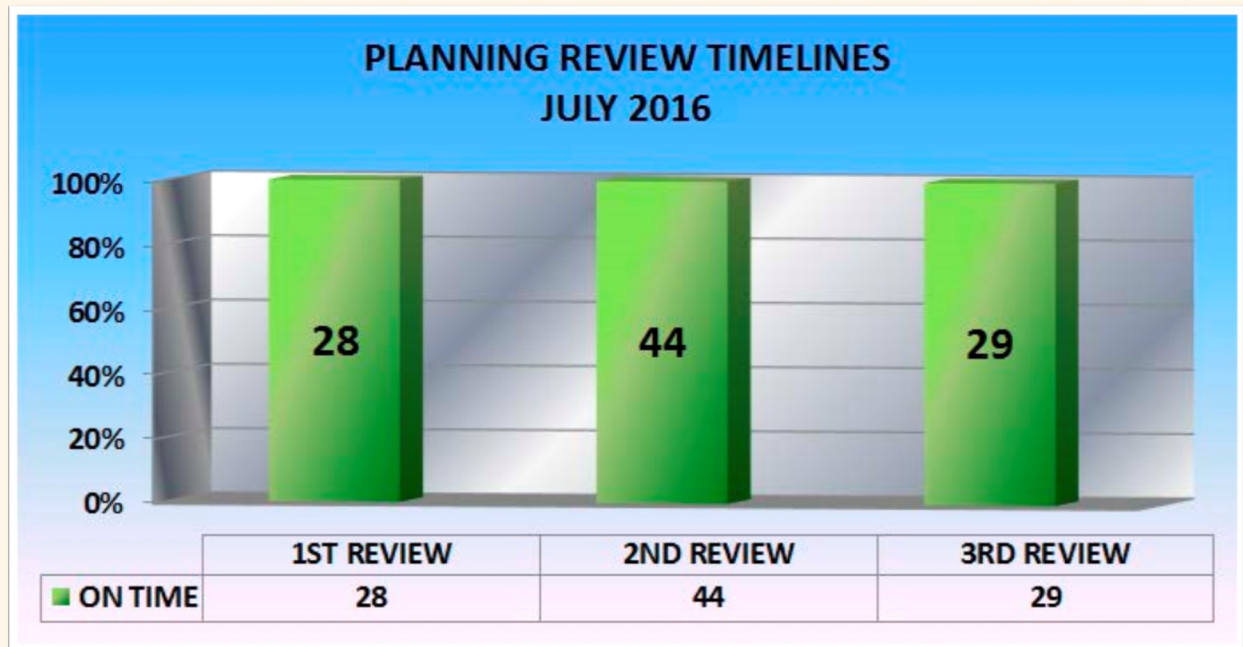
	Jul-16
LATE	1
ON TIME	26

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

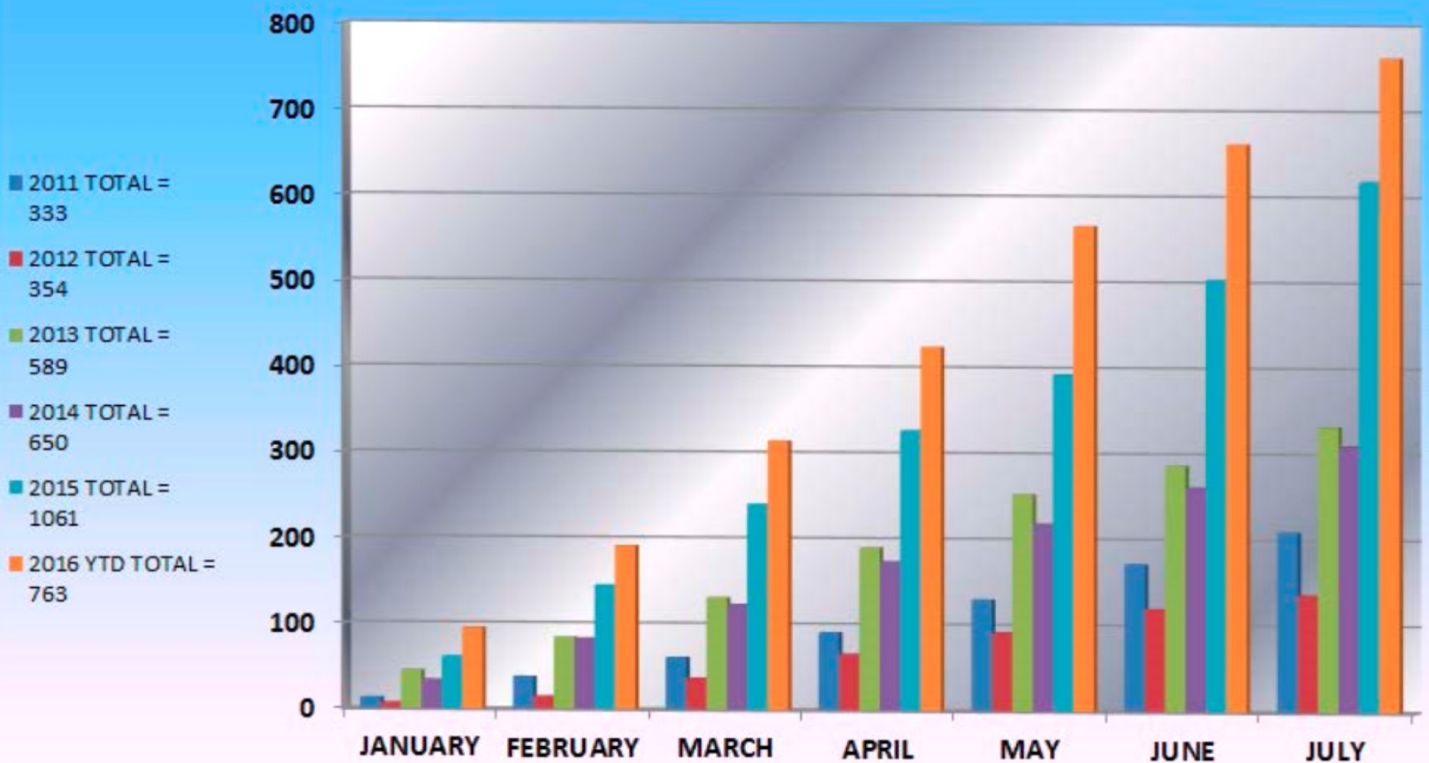


Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

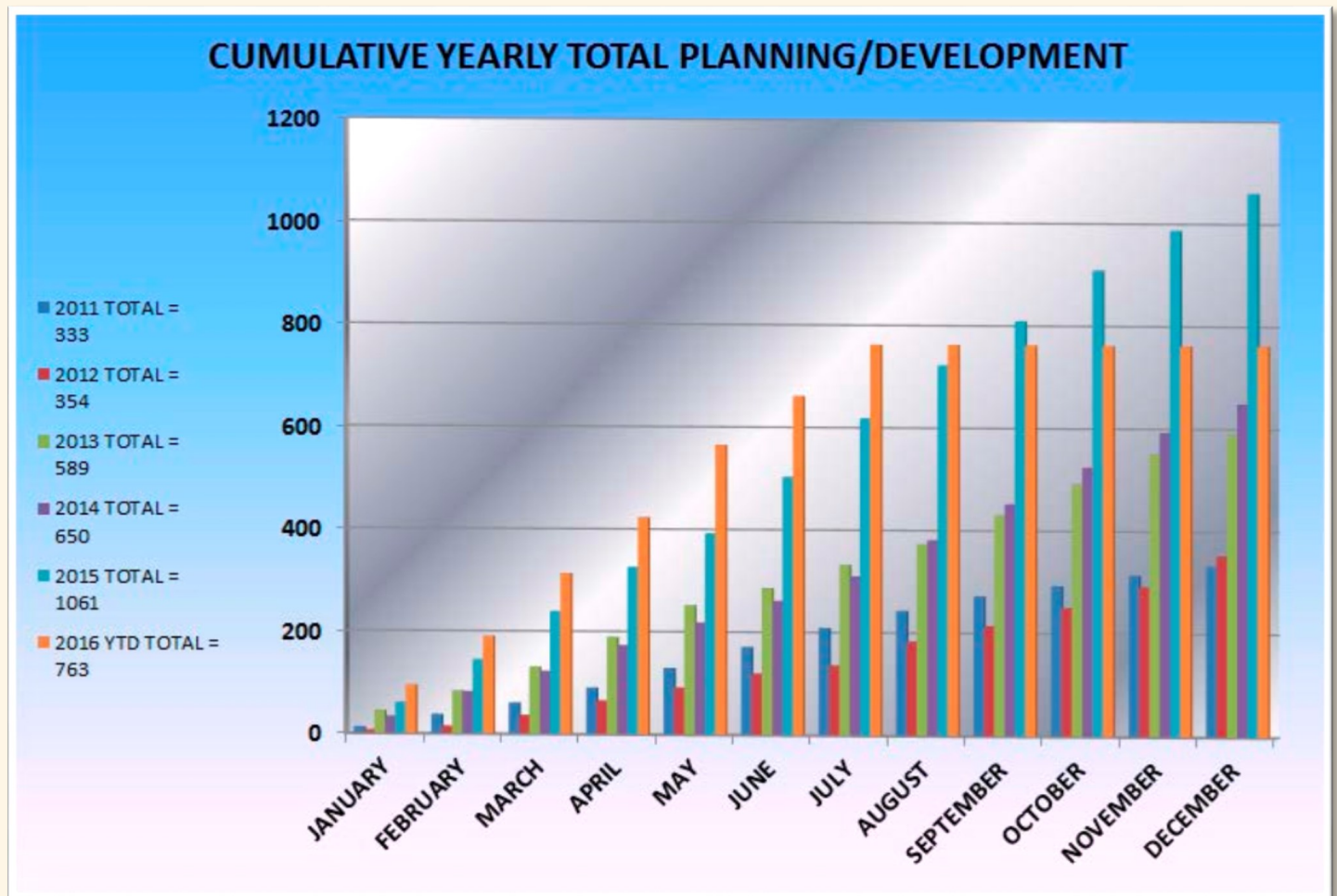
Planning Division

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT THROUGH JULY UP 23% OVER 2015



Implementing the Community Vision through Development Activities

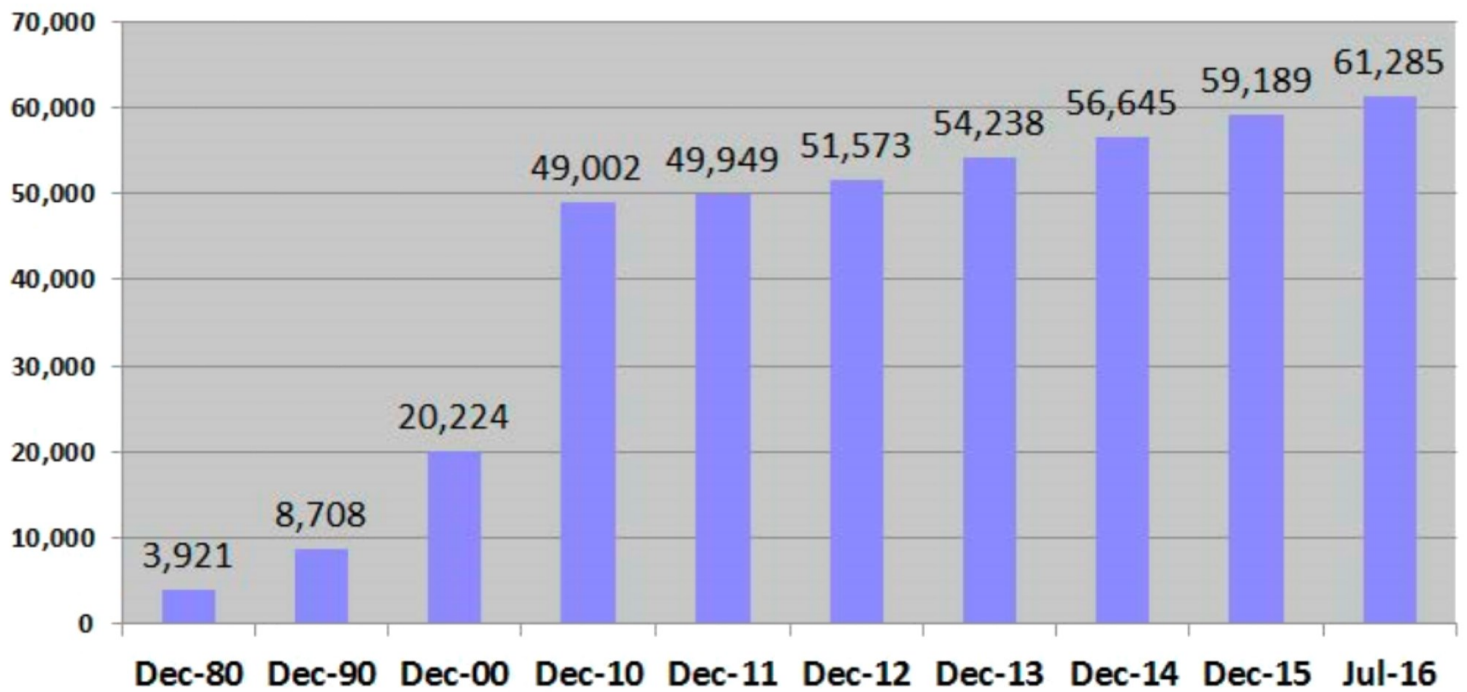
DEVELOPMENT ACTIVITY



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE

Town of Castle Rock Population Estimate



Implementing the Community Vision through Development Activities