



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

*"Insgesamt, zur gleichen zeit."
(altogether, at the same time)*

~~ Mozart

A very young Mozart was being interviewed by a Vienna newspaper reporter when the question arose how Mozart created his music. Because music is an assembly of musicians playing

individual notes, most often not at the same time, did Mozart start by writing musical notes for the violins, then the woodwinds and brass, then percussion, etc., to complete his symphonies? Mozart's reply was, "No, I write the music altogether, at the same time." It takes an extraordinary talent to visualize or hear the whole of something, then break it into individual pieces and put it back together again. That was the musical genius of Mozart.

One of the fascinating occurrences in my life is to witness extraordinary individual talents come together to play beautiful music, or in the case of the Development Services team, to observe individual talents blending together for the benefit of our customers. As an example, you may hear very little about the efforts needed to initiate

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DEVELOPMENT TALES

and complete the process to construct a building. Viewed from afar, it appears to be a single step of simply doing the work. A closer look results in viewing the individual steps needed to complete the process. As with an orchestra, where each musician plays individual notes and those notes are blended into the musical experience, constructing a building is based upon codes that ensure the public health, safety and welfare. Initial steps include discussions with the front counter staff on submittal requirements, followed by discussions with the plan review staff who identify adjustments to meet building codes, followed by a return to the front counter to receive a building permit, followed by a series of on-site building inspections, followed by final inspections where building inspectors and fire inspectors ensure all code requirements have been met, followed by a return to the front counter to pick up the occupancy permits and move into the building. Each individual step to construct a building, similar to notes in a symphony, are coordinated and intertwined. If not, instead of hearing music, you would simply hear noise. I suggest, based upon feedback from the architects, contractors and homebuilders that we serve, the Town is making beautiful music for our customers.



have been discussing the existing and future pace of development activity with our customers. Because the Development Services Enterprise program is self-sufficient and not reliant on general fund taxes, we closely monitor economic trends and growth projections to ensure the stability of the Enterprise Fund. Although the recent natural disasters that occurred in south Texas and Florida are far away, past natural disasters in the U.S. have resulted in increasing material costs and a shortage of building materials across the nation. When discussing this issue with our customers, I am seeking an opinion whether the expected shortage in building materials and work force will impact development activity across the Colorado Front Range, specifically in Castle Rock. To date, and perhaps it is too early to tell, our customers have difficulty predicting whether there will be a shortage in building materials and any reduction in the available work force due to rebuilding efforts that will occur in south Texas and Florida over the next 5+ years.

DEVELOPMENT TALES

What all of our customers can agree on is that Colorado is a highly desirable State to relocate families, a highly desirable State for employment, and a highly desirable State for continued investment by commercial office, commercial retail, and specifically Castle Rock, a highly desirable community for the national homebuilders. Stay tuned.

***B**uilding activity remains strong. The latest building activity reports show that we are slightly behind the 1,133 residential building permits issued in 2016. Current projections estimate we will issue approximately 1,050+ residential permits in 2017. Commercial activity has slightly declined when compared to 2016 permit activity. Current projects estimate we will issue approximately half of the commercial permits than issued in 2016, mostly due to reduced activity in Promenade. The good news is that Downtown activity is in high gear with construction at the Riverwalk project well underway, and the Festival Park improvements and Town Hall addition are nearly complete. The Meadows Town Center is filling commercial space and continued building activity is occurring at Castle Rock Adventist Hospital.*

***S**now is flying as I write the latest edition of Development Tales. Summer is a fond memory, the fall season is here and it is almost time for the goofy Rocky Mountain winter weather to arrive.*



PERMIT ACTIVITY MAP - SEPTEMBER

***Our Permit Activity Map is
being redesigned.
We will publish the
August, September and October
maps in
the November Monthly Report.***

KUDOS

ICC Certifications



Rob Dana
Combination Building
Inspector

James Martino, Assistant Chief Building Official, announced in October:

- Rob Dana, Combination Building Inspector, passed the ICC Residential Plumbing Inspector exam and the ICC Residential Mechanical Inspector exam;
- J. R. Trout, Combination Building Inspector, passed the ICC Residential Electrical Inspector exam.

These difficult exams require extensive study and preparation.

“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)



J. R. Trout
Combination Building
Inspector

Congratulations, Rob and J.R.!

Supervisor Certificate

Lenore Bennett, Combination Building Inspector, received her Supervisor’s Certificate from Castle Rock University.



“Castle Rock has developed its own Supervisor Certificate Program to provide Town supervisors and managers with a common training experience covering supervisory principles and tools.

The program is also intended to provide a common understanding of the Town’s shared values, so supervisors and managers are better equipped to fulfill the expectation that they model the values in their behavior and performance and define the values for team members and staff.”



Lenore Bennett
Combination
Building Inspector

Hats off to Lenore!

Implementing the Community Vision through Development Activities

KUDOS

Neighborhood Clean Up Day Kudos

A local resident wrote to Jenn Bigham, Development Services Technician - Zoning, on September 30th:

"I wanted to let you know how much we appreciate the Town sponsoring the cleanup drive today. It was very well run and everyone we met from the Town and the Task Force was friendly and helpful. This is exactly the sort of thing that makes me so glad I live in Castle Rock."

Well done Zoning Division!



Left to right:
Jenn Bigham, Development Services Technician - Zoning;
Cara Reed, Neighborhood Liaison;
Scott Seubert, Zoning Inspector and
Tammy King, Zoning Manager

Certificate of Compliance

A local homeowner had issues with a deck build. Members of the Building Division promptly assisted with the issues, and the homeowner wrote the following to Cindy Brooks, Permit Specialist, on September 11th:

"Wow!!!! That was out off the blue! Thank you so much! I wasn't worried about the time. I appreciate all your efforts. I grew up in a small town in a county of only 30,000. Castle Rock still has the same feel even though it has grown so fast. Please pass on my thanks to all involved!"

Kudos to Cindy Brooks, Permit Specialist; Jon White, Building Inspector Supervisor and Kyle Sipes, Building Inspector.



Left to right:
Cindy Brooks, Permit Specialist; Jon White Building Inspector Supervisor and
Kyle Sipes, Building Inspector

Implementing the Community Vision through Development Activities

KUDOS

New Project Green Representatives



Lynda Halterman
Permit Specialist

Lynda Halterman, Permit Specialist, and Jenn Bigham, Development Services Technician-Zoning, have been named DS Green Team Representatives.

"In 2008, Town Council inspired staff to volunteer their time to build a more sustainable Castle Rock to benefit Town residents and our unique and beautiful region. Town staff created an environmental sustainability program called Project Green. The broadly focused program includes energy and water conservation, solid waste recycling and other areas to help sustain

the natural environment and be responsible stewards of the Town's resources." (crgov.com/2463/Environmental-Information)



Jenn Bigham
Development Services
Technician-Zoning

Congratulations, Lynda and Jenn!



Denise Hendricks
Administrative Supervisor

DS Scanning Project Completed

Denise Hendricks, Administrative Supervisor, announced on September 15th that all of the DS building, planning and zoning files have now been scanned and the last batch of files will soon be uploaded to the Town's software.

This has been a huge project, and the remainder of the paper files are scheduled for shredding in November.

A special thank you to all DS staff and inter-departmental staff who made this project a success!



Town Value:

We work as a team toward common goals with a spirit of cooperation.

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE



2017 Annual ICC Conference

Joseph Montoya, Chief Building Official and Colorado Chapter ICC Board Member, and Andy Blake, Plans Examiner and Colorado Chapter ICC Treasurer, attended the 2017 Annual ICC Conference, September 10th through 13th, in Columbus, Ohio. This year's theme was, *"Many Voices for One Purpose."*



This annual conference *"offers members expert insights on building safety, fire prevention and resilient construction with unique education sessions led by nationally-renown instructors."* (iccsafe.org)

Additionally, the conference offered special networking events, captivating speakers, historic building tours and the Building Safety & Design Expo.



Top: Joseph Montoya, Chief Building Official

Bottom: Andy Blake, Plans Examiner

2017 Western Planner Conference

Sandy Vossler, Senior Planner, and Julie Kirkpatrick, Long Range Project Manager, attended the 2017 Western Planner Conference, September 11th through 15th, in Spearfish, South Dakota. The theme for this year's conference was *"Partners in Progress."*

Speakers and facilitators came from all over the United States, with one speaker hailing from Nairobi, Kenya.

In addition to the regular educational sessions, Sandy and Julie also attended the one-day training presented by the Community Planning Assistance for Wildfire, which took an *"in-depth look at how wildfires are affecting western communities and which planning and regulatory tools can reduce the increasing impacts from wildfires. Planning tools for wildfire mitigation covered a range of scales, including buildings, lots, subdivisions and communities."* (westernplanner.org/conferences/2017/2/28/community-planning-assistance-for-wildfire-planner-training)



Top: Sandy Vossler
Senior Planner

Bottom:
Julie Kirkpatrick
Long Range Project
Manager

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Chopped Castle Rock

The Town's Healthy Living Team sponsored the Chopped Castle Rock event on September 20th. The team extended invitations to the employees of the Town to submit healthy food to be judged and shared with fellow employees.



Tara Vargish
Assistant DS Director

Roughly 85 employees attended the competition with 10 folks entering dishes for judging.

Participants could create a dish for judging or use the four mystery ingredients in their selected basket (or category). Categories included appetizer, entrée and dessert.

Tara Vargish, Assistant DS Director, took second place in the Chopped Entrée category with her "Lemon Honey Grilled Chicken with Lemon Rice."

Douglas County Household Chemical Roundup

The Douglas County Household Chemical Roundup was held September 30th at Castle Rock Water.

Sharon Chavez, Sr. Office Assistant, volunteered for this project and assisted with directing traffic at the site.

The proper disposal of many common household items, including motor oil, antifreeze, vehicle batteries, household rechargeable batteries, solvents, house and garden chemicals, compact fluorescent lights (CFLs), fire extinguishers, items containing mercury, propane tanks, oil-based paint, and passenger vehicle and pickup truck tires, can prevent poisonings and fire hazards within the home.

In 2016, the Douglas County Household Chemical Roundup Program properly disposed of 372,222 pounds of hazardous materials and an estimated 3,030 households were served.



Sharon Chavez
Sr. Office Assistant



PROJECT UPDATES



Vicinity Map
Founders Village Filing 25

Founders Village Filing 25 Re-Approval of Construction Docs

Richmond American Homes submitted civil construction documents for Founders Village Filing 25 located on the east side of Heritage Avenue. The plans were originally approved in 2015 and submitted for re-approval. The site development plan was approved in 2006. The development is for 67 single-family dwellings with associated infrastructure and utilities. This project is under review and does not require public hearings.

New Fire Station Breaks Ground

On September 18th, Castle Rock Fire and Rescue Department broke ground for its new fire station at 631 Crystal Valley Parkway. This location was determined as part of the department's research for the 2014-17 Fire Master Plan. The new station is expected to open in the summer of 2018 with 12 new staff members.



Miller's Landing Landfill Remediation GESC and Site Grading



CCD Millers Landing, LLC, has submitted Grading, Erosion and Sediment Control (GESC) plans for the landfill remediation of the property located on the northwest corner of Interstate 25 and Plum Creek Parkway. The remediation project will include the removal of approximately 100,000 cubic yards of material and minor site grading to ensure proper drainage. This project is under administrative review and does not require public hearings.

Don't forget ...

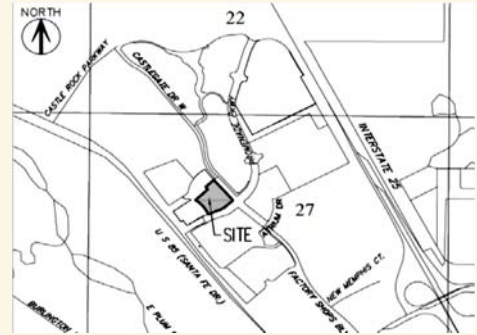
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Implementing the Community Vision through Development Activities

PROJECT UPDATES

Promenade at Castle Rock Amendment

Promenade at Castle Rock submitted a plat for lot 3A, block 5. The new plat will divide the current lot 3A into two separate parcels: Lot 3A-1 will contain 1.871 acres and Lot 3A-2 will contain 1.642 acres. The site is located on the northwest corner of Castlegate Drive and Promenade Parkway. This project is under review and does not require public hearings.



Vicinity Map
Promenade at Castle Rock
Filing 1, Amendment 17

Promenade at Castle Rock Site Development Plan



Vicinity Map
Promenade at Castle Rock
Block 2, Lot 1A-4A

Alberta Development Partners submitted a new Site Development Plan for the construction of a new 2,500 square foot building with associated landscaping, parking and required site improvements. The site is for a new restaurant with drive-through. The project is located on Promenade Parkway, south of Castle Rock Parkway. This project is under administrative review and will not require public hearings.

Springs at Castle Rock

This property is located in the Town Center use area of the Meadows Planned Development. This is a multi-family project titled the Springs at Castle Rock. The site plan proposes 204 units consisting of studio, 1-, 2- and 3-bedroom units in 9 residential buildings on 11.49 acres. The buildings will be 3-story, with private entries to each unit. Private amenities include a clubhouse, pet playground, storage lockers, picnic areas and attached and detached garages. The developer described this as an upscale, market-rate community. An informational neighborhood meeting was held on June 12 at the Taft House. No members of the public attended. Public hearings will be required, but no dates have been determined.



Springs at Castle Rock
Vicinity Map

Implementing the Community Vision through Development Activities

PROJECT UPDATES & TOWN COUNCIL

Castle Highlands Filing 2, Omni Channel Stabilization

Atlantic Development and Investments submitted construction documents for the Omni Channel located south of Wolfensberger Road and Auburn Drive. The plans are for improvements to the Omni Channel for stabilization. This project is under administrative review and will not require public hearings.

Your Storage Center at Castle Rock Planned Development Plan and Development Agreement

Cactus Moon Maizeland, LLC, the property owner and developer, submitted an application for Annexation, Planned Development Plan and Development Agreement, titled "Your Storage Center at Castle Rock". The development plan includes approximately 1.5 acres in the County, combined with adjacent property located within the Town boundary. The proposed zoning is for self-storage and light industrial uses. The property is located on the I-25 Frontage Road between Brookside Circle & Perry Street and is currently vacant.



Vicinity Map
Your Storage Center of Castle Rock Site

The Annexation, Planned Development Plan and Development Agreement require public hearings before the Planning Commission and Town Council. Council previously approved the Substantial Compliance and Eligibility petitions. The next steps are annexation and zoning.

Your Storage Center at Castle Rock - Eligibility Hearing

On June 13, 2017 a Petition for Annexation for property consisting of two parcels of land located along the I-25 Frontage Road was filed with the Town by Cactus Moon Maizeland, LLC. On July 18, 2017, Town Council found the Petition to be in Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act of 1965 and scheduled its Eligibility Hearing for September 5, 2017.

The Eligibility Hearing is procedural; this hearing only determines whether the proposed annexation meets State requirements and makes findings on whether or not an election is required.

Town Council voted 6-0 to confirm eligibility for annexation of this property on September 5th via Resolution 2017-069.

WHAT'S NEW - TOWN COUNCIL

Appointment to Planning Commission

Town Council moved to appoint Dan Ahrens to fill a vacancy on the Planning Commission on September 19th. Mr. Ahrens appointment will expire on May 31, 2018.

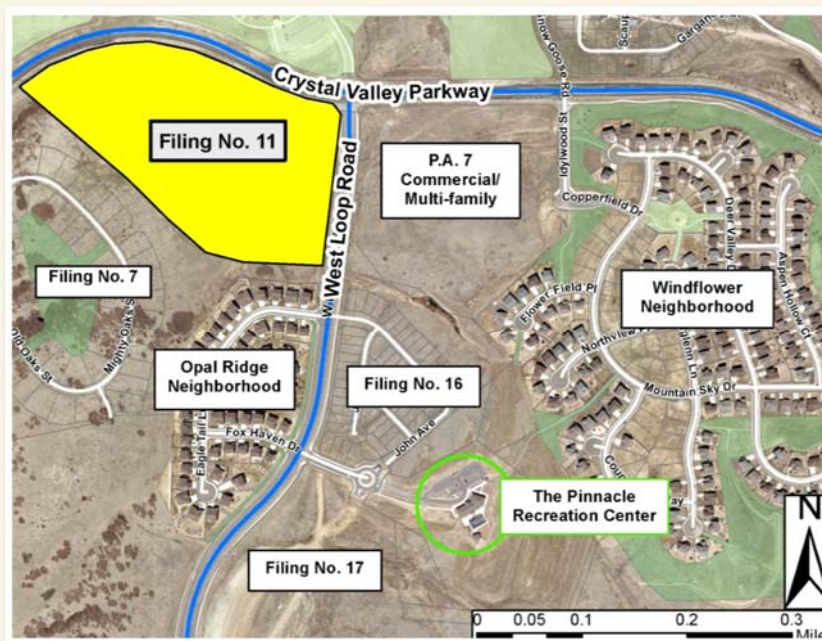
Crystal Valley Ranch Filing No. 11 Site Development Plan

Crystal Valley Ranch is a master-planned subdivision located in the southeast portion of the Town of Castle Rock. It is planned for a maximum of 3,475 dwelling units. To date, approximately 1,300 lots have been platted.

Filing No. 11 is located at the southwest corner of Crystal Valley Parkway and West Loop Road. Rhyolite Regional Park is located north of the site across Crystal Valley Parkway. The property abuts an open space tract to the west and south, that provides a buffer from the nearest existing residential neighborhoods. The property east of the site, across West Loop Road, is zoned for commercial and multi-family uses and remains undeveloped. The Site Development Plan proposes 140 single-family lots on approximately 25 acres for a gross density of 5.6 dwelling units per acre. There will be two access points: One full movement access from Crystal Valley Parkway and one full movement access from West Loop Road. Southbound and northbound dedicated left turn lanes will be added to West Loop Road.

A soft surface trail will be extended through Tract D and connect to the trail within the existing open space to the south of the site. In addition, three hard surface pedestrian walkways will connect to the sidewalk along Crystal Valley Parkway, providing a direct route to Rhyolite Park. Neighborhood entry monumentation will be constructed at the Crystal Valley Parkway entrance.

Town Council approved this Site Development Plan by means of Resolution 2017-070 on September 5th.



Crystal Valley Ranch Filing No. 11
Site Development Plan
Vicinity Map

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

Grant Application - 208 North Cantril Street

This request for a local rehabilitation grant will assist the property owners of 208 North Cantril Street, David and Brittany Braun, with the cost of reconstructing a portion of the foundation under a bedroom and bathroom in their house, which is one of four designated buildings located on this locally and nationally landmarked site. This property also received a Design Award this year.

The Board awarded a grant last year to assist with the construction of a retaining wall on the alley and another this year for reconstruction of the foundation on the landmarked barn on the property.

Significant wood rot and foundation issues in this part of the house need to be corrected to support the floors. The new foundation would be concrete with a rhyolite façade, but the rhyolite would not be visible due to grade issues.

The Historic Preservation Board voted to award a \$5,000 grant to the owners of the Dyer House for foundation repair.

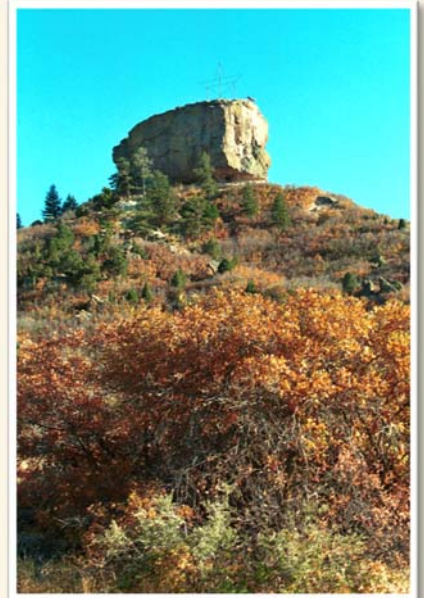


The Dyer House
208 North Cantril Street

Planning Commission

Amending Chapter 17.30 of the Town of Castle Rock Municipal Code by Adding a New Section 17.30.035 Creating the PL-3 Zone District

On March 15, 2016, the Town of Castle Rock Town Council approved Ordinance No. 2016-09 amending the Municipal Code to change the existing Public Open Space (POS-1 and POS-2) zone districts to Public Land (PL-1 and PL-2) zone districts. It was presented to council that at the time the zone change was complete, the rezoning of Philip S. Miller and Rock Parks would occur. Upon proceeding with the rezoning of the parks, citizens' concerns regarding the inclusion of Rock Park in the rezoning process were expressed. These concerns prompted the Town Manager to withdraw the request to rezone Rock Park to PL-2. Subsequently, staff has drafted an ordinance to create a PL-3 zone district that will be specific to Rock Park.



Planning Commission voted 6-0 to recommend this Ordinance to Town Council for approval.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

Meadows Filing 20, Amendment No. 8, Site Development Plan

The Meadows is a master-planned community 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. Since that time, the Meadows has gone through several



Meadows Filing 20, Amendment 8
Site Development Plan
Vicinity Map

rezonings. The current zoning, approved in 2003, allows a maximum of 10,644 dwelling units. To date, approximately 6,007 units have received a Certificate of Occupancy.

The property proposed for development is within the Town Center use area, which allows single-family (attached and detached), townhomes and apartment-style residential units. The property was originally site planned in 2004 as a single lot allowing a maximum of 24 multi-family dwelling units. Castle Rock Development Company is proposing a Site Development Plan amendment to create 11 lots for single-family detached development.

Planning Commission voted 6-0 to recommend approval of this Site Development Plan amendment to Town Council.

Design Review Board

Lost Coffee Site Development Plan and Façade Approval

As part of creating a vibrant downtown, *Castle Rock Design* encourages new buildings to develop attractive street facades that are pedestrian-oriented.

Through the use of temporary patios and façade grants, the Downtown Alliance has also worked diligently to help promote pedestrian activity along the downtown streetscape. The renovations of existing structures, whether newer or historic, is an important component to enhancing our Downtown.



The owner of 390 North Perry Street proposed to remove an existing window at Lost Coffee and replace it with a roll-up window and new concrete counter. This would create a walk-up counter along the street façade of Lost Coffee, adjacent to the sidewalk and small outdoor seating area.

The Design Review Board voted 6-0 on September 13th to approve this Site Development Plan and façade. The owner can now move forward with the construction and façade grant program.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

505 and 515 Jerry Street Site Development Plan (Apartments and Offices)

The *Downtown Master Plan's* framework states, *"The northern end of Downtown will become a welcoming entryway, centered along a tree-lined Wilcox Street with additional office and residential uses complementing the existing administration offices of the Douglas County School District."* While this proposed project is a block west of Wilcox Street on Jerry Street, supplying downtown with more residential units and office space is a current goal.



East Elevation
5th and Jerry Streets
Apartments and Offices



Artist's Rendition
Proposal for 5th and Jerry Street

Located at the northwest corner of Fifth and Jerry Streets, the proposed six-story building includes 65 apartments, five office suites, a storage area for the tenants and 78 parking spaces. One of the two parking levels will be underground.

On September 13th, the Design Review Board voted 6-0 to approve this Site Development Plan.

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.

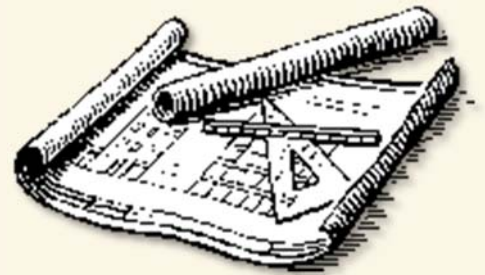
This volunteer appointment requires a 2-year term commitment, and applicants must be a downtown Castle Rock property owner.

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? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The September Contractors Luncheon was held on September 13th and sponsored by Mission Basement Company. The luncheon experienced another great crowd, and the agenda included:



- Introduction of new Inspection Team members by James Martino, Assistant Chief Building Official;
- Introduction of new Team members by Kris Julseth, Meter Services Support Specialist;
- Updated policy and procedures review and new pre-rough frame inspection requirements by James Martino, Chief Assistant Building Official.



Upcoming Contractors Luncheons:

- ➡ Wednesday, October 18th
11:30 am to 1:00 pm
The Millhouse, P. S. Miller Park
- ➡ Wednesday, November 8th
11:30 am to 1:00pm
The Millhouse, P. S. Miller Park
- ➡ No luncheon in December

If you're interested in sponsoring or attending a luncheon or have any questions, the DS Admin Staff will be happy to assist you. Please contact the DS Admin Staff at 720-733-2200 and press "0".



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Castle Rock Lifestyle

Published on September 28th, Caitlin Hendee, Denver Business Journal, and Bobbi Sheldon, KUSA, collaborated on an article reviewing Castle Rock's lifestyle, history and new growth entitled, *"This Colorado Town is Named After a Castle on a Hill."*

The article notes the Town's setting for its trails, parks and open space and goes on to describe the Town's roots in rhyolite mining and its historic designation as the County seat.

Downtown is described as *"walkable with lots of charm"*, with several photos, names and descriptions of our downtown restaurants.

The authors' noted our growth with descriptions of various development, including Riverwalk, Promenade, the Collaboration Campus and Miller's Landing.

To view this article in its entirety, please visit:

9news.com/life/style/colorado-guide/this-colorado-town-is-named-after-a-castle-on-a-hill/479348039



Castle Rock Ranked #3

Denver Business Journal's article, *"Here are Colorado's 10 Most Affluent ZIP Codes,"* ranks the Town of Castle Rock as #3 in the state.

Authored by G. Scott Thomas and Caitlin Hendee of the Denver Business Journal, the article notes that this ranking is according to the American Business City Journals' *"exclusive affluence rating for 22,568 ZIP code territories across the nation."*



The 2017 ratings are based upon a 12-part formula, including per capita income, median household income, poverty rate, median house value and number of adults with Bachelor's and advanced degrees.

To view the complete article, please visit:

bizjournals.com/denver/news/2017/07/06/affluence-scores-for-22-568-zip-codes-across.html?ana=twf#g8

Woodlands Boulevard
Town of Castle Rock

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Neighborhood Clean Up Day - September 30th

On Saturday, September 30th, the Town of Castle Rock - Zoning Division, held its first Neighborhood Clean Up Day. Dumpsters were provided for Town residents in four locations, and the Douglas Elbert Task Force provided a truck for donations.



Tammy King, Zoning Manager, reported that the event was a huge success! Twenty-five dumpsters were filled with junk, over 150 yards of metal scrap was collected and donations for the Task Force filled an entire box truck.

Tammy noted, *"People were so appreciative of the event, and it was incredible to see neighbors helping neighbors. I am SUPER proud of my TEAM for making this event such a success!"*

The DS Zoning division is comprised of Tammy King, Zoning Manager; Scott Seubert, Zoning Inspector; Jenn Bigham, Development Services Technician-Zoning and Cara Reed, Neighborhood Liaison.



Left to right:

Jenn Bigham, Development Services
Technician - Zoning;

Cara Reed, Neighborhood Liaison;
Scott Seubert, Zoning Inspector and
Tammy King, Zoning Manager



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Neighborhood Clean Up Day - Photos!



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL



Town Hall Addition
September 29, 2017

Town Hall Addition Update

The addition's exterior and interior are taking shape. By the end of the first week in October, all the exterior glass will be installed, including the new lobby doors, and the rhyolite block will be completed around the windows.

Inside the building, the epoxy and carpet flooring were completed the last week in September along with the final fire alarm, fire sprinkler tests and inspections.

The final painting of the walls and steel beams along with installation of the countertops, office glass walls and doors will be finished the first week in October.

A manufacturing issue with the glass floor and front counter glass panels has slightly delayed our moving plans. The delivery and installation of the systems furniture will begin October 9th.

Stay tuned for the final move dates and the events celebrating the opening of the new addition!

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



*"Listen!
The wind is rising,
and the air is wild with leaves,
We have had our summer evenings,
now for October eves."*

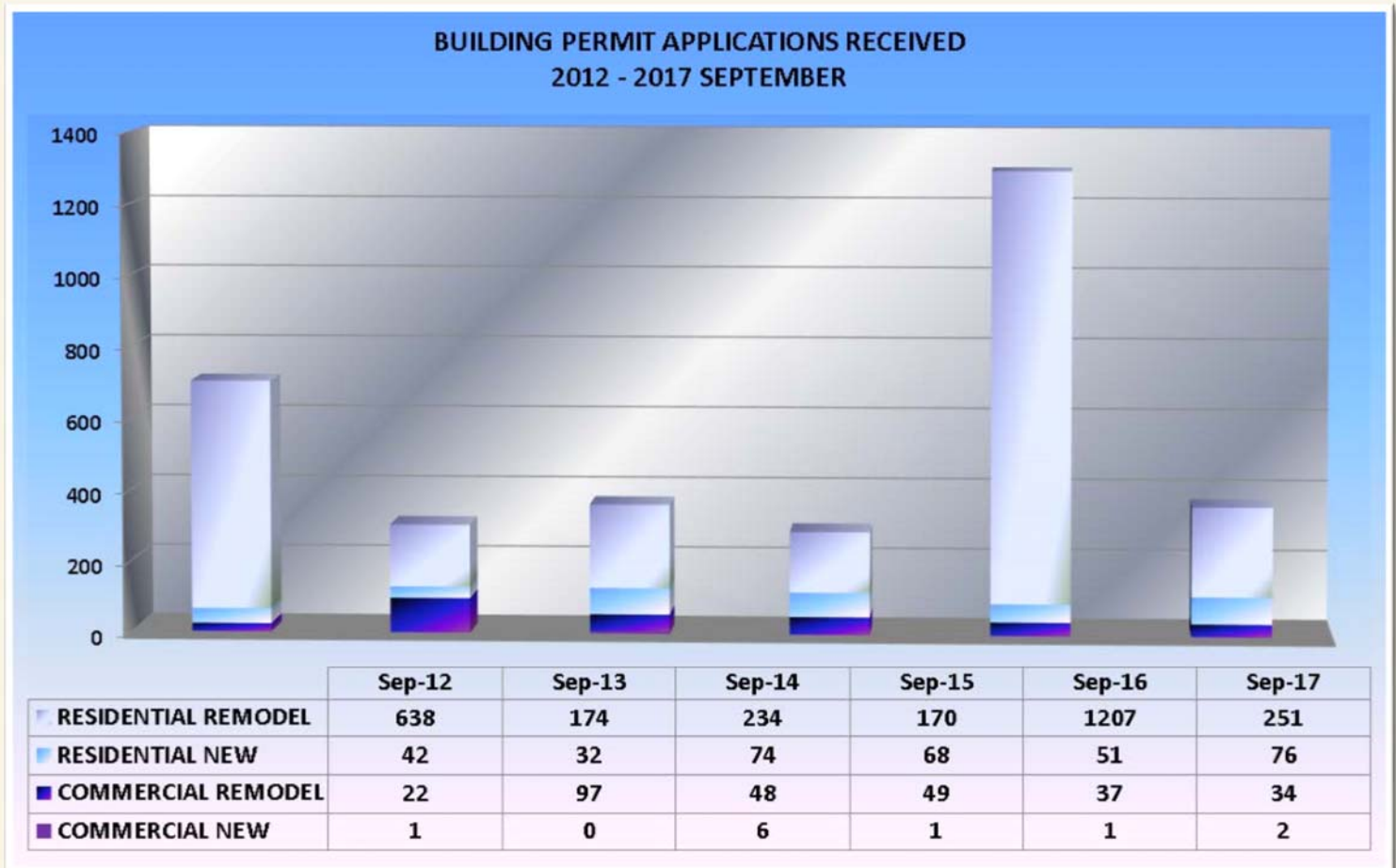
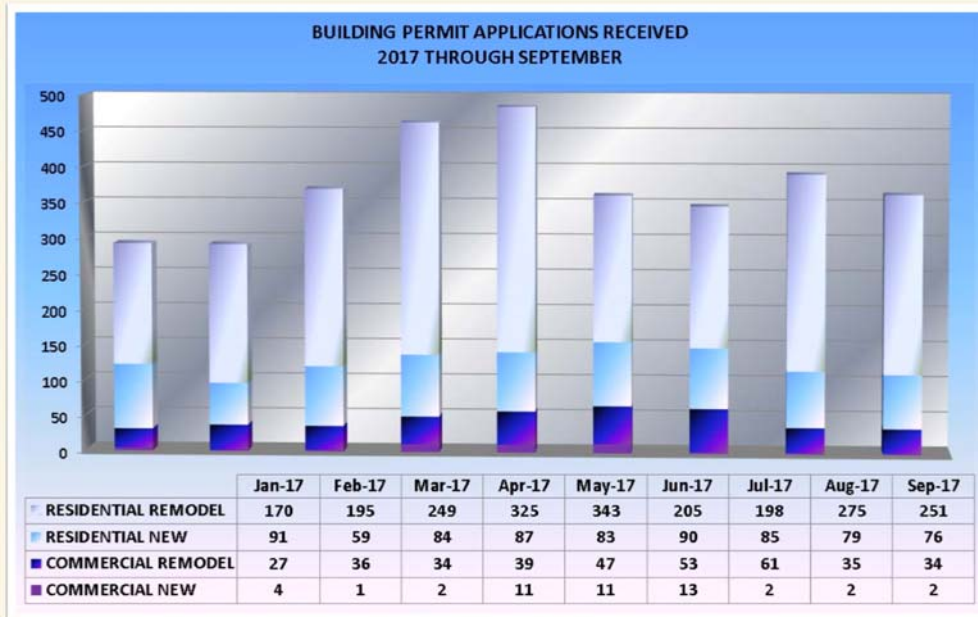
*~~ Humbert Wolfe
Italian-born, British Poet
(1885 - 1940)*

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CORE SERVICE LEVELS

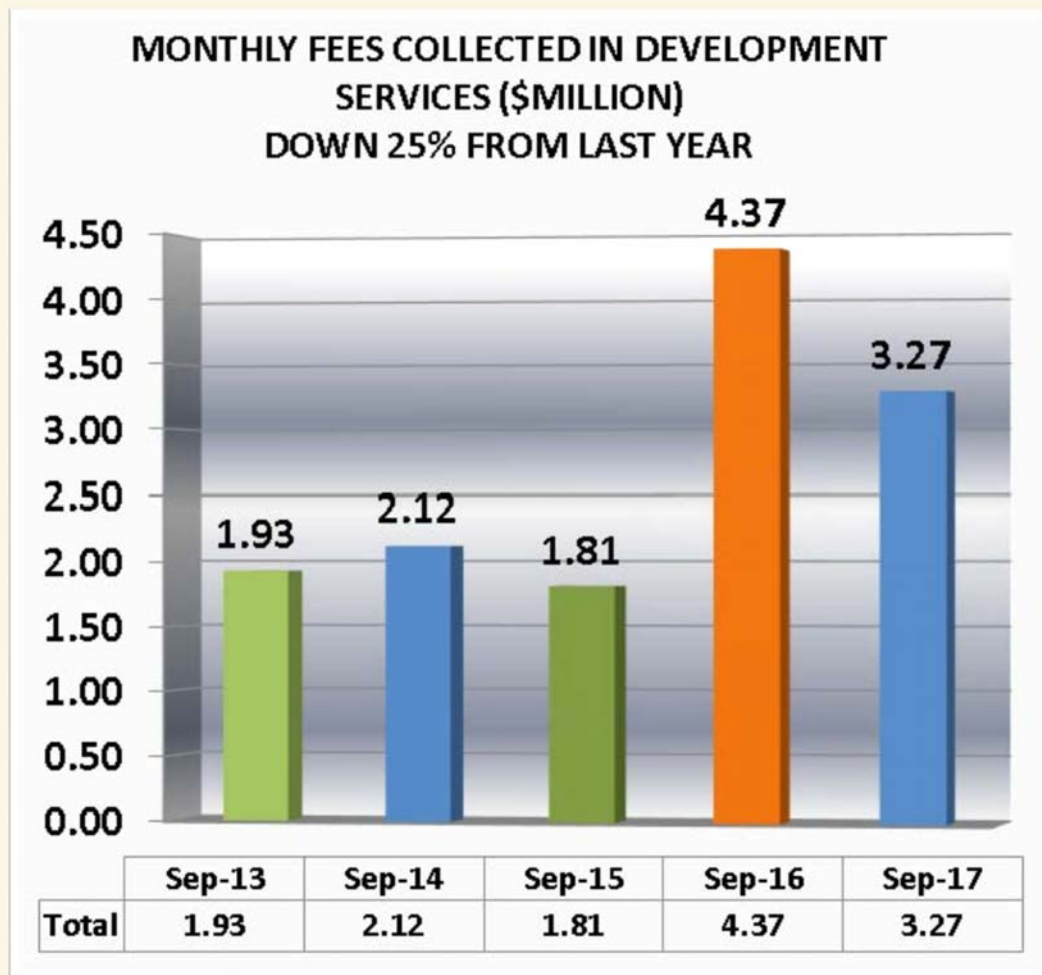
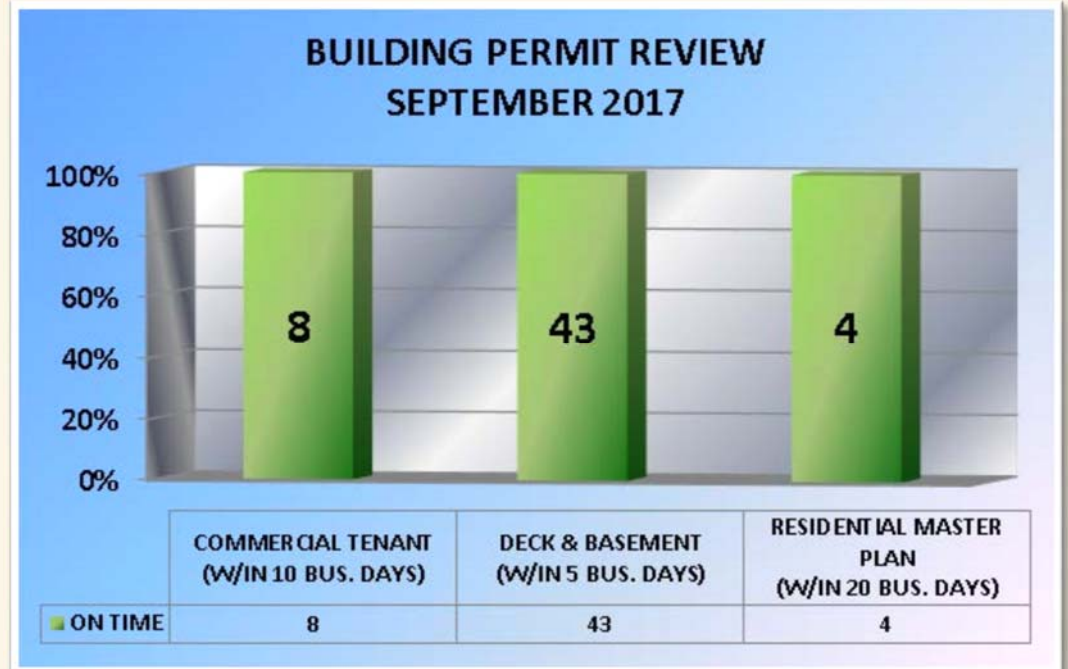
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

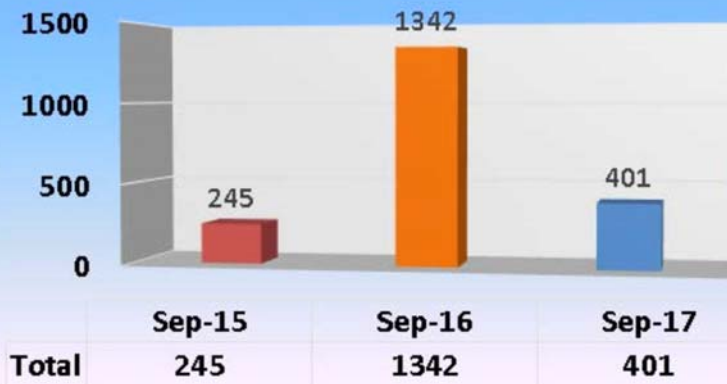


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

**BUILDING PERMITS ISSUED
DOWN 70% OVER 2016
(2016 UP DUE TO HAIL STORM)**



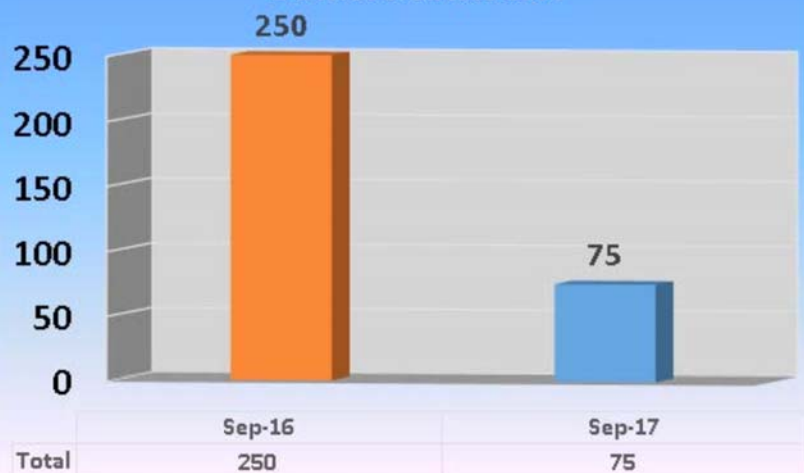
**FEES CALCULATED
(W/IN 3 DAYS)
(1 LATE DUE TO VOLUME)**



**BUILDING INSPECTIONS
SEPTEMBER 2017**



**CONTRACTOR REGISTRATION 2016 VS 2017
DOWN 70% IN AUGUST**



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

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



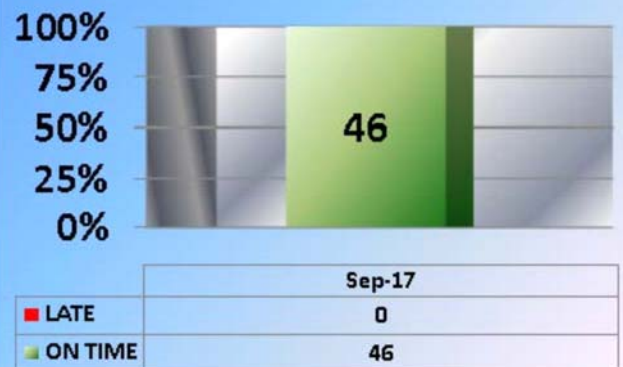
**BUS. LICENSES REVIEWED
(W/IN 7 BUS. DAYS)**



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



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



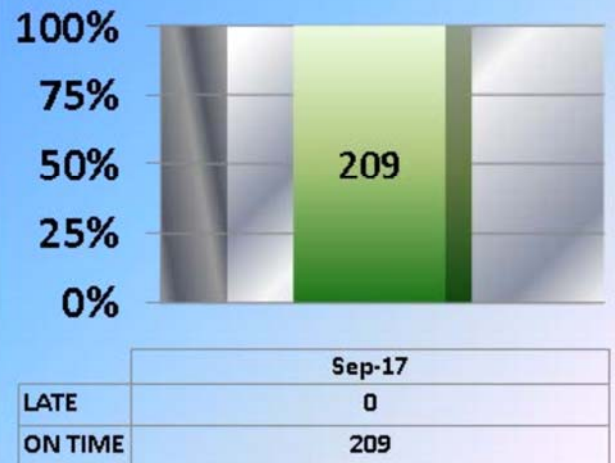
CORE SERVICE LEVELS

Code Compliance

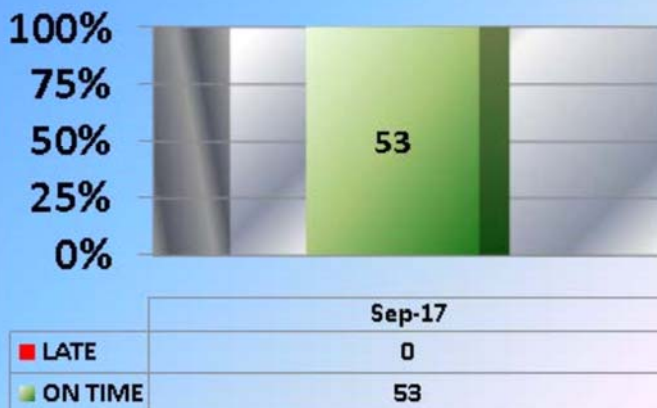
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



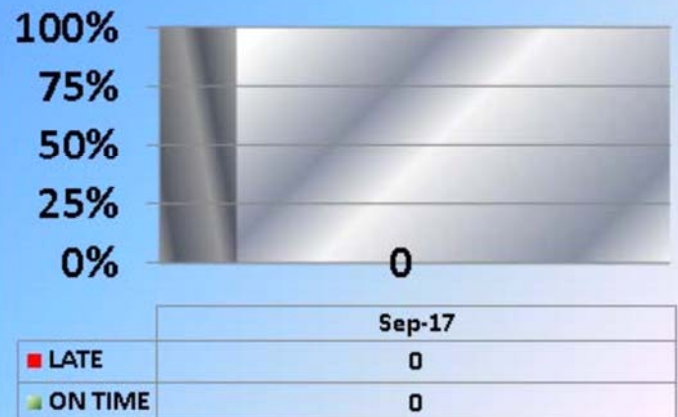
SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



SITE VISITS (W/IN 5 BUS. DAYS)

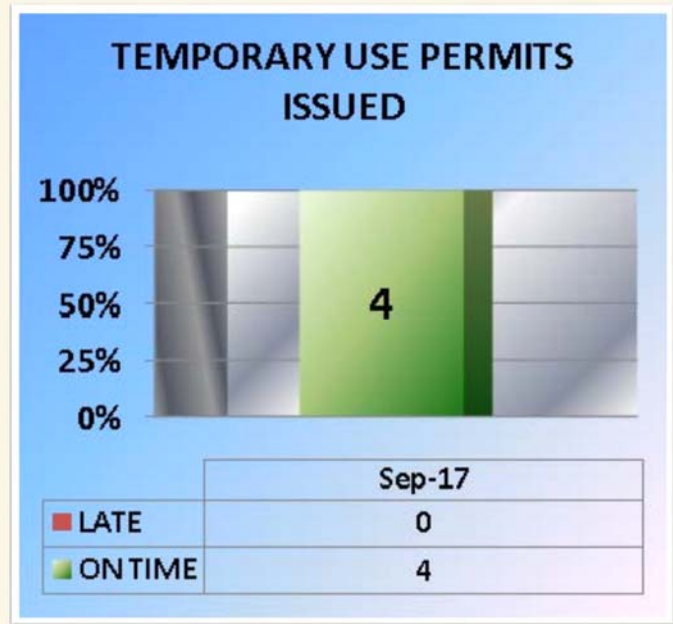


SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)

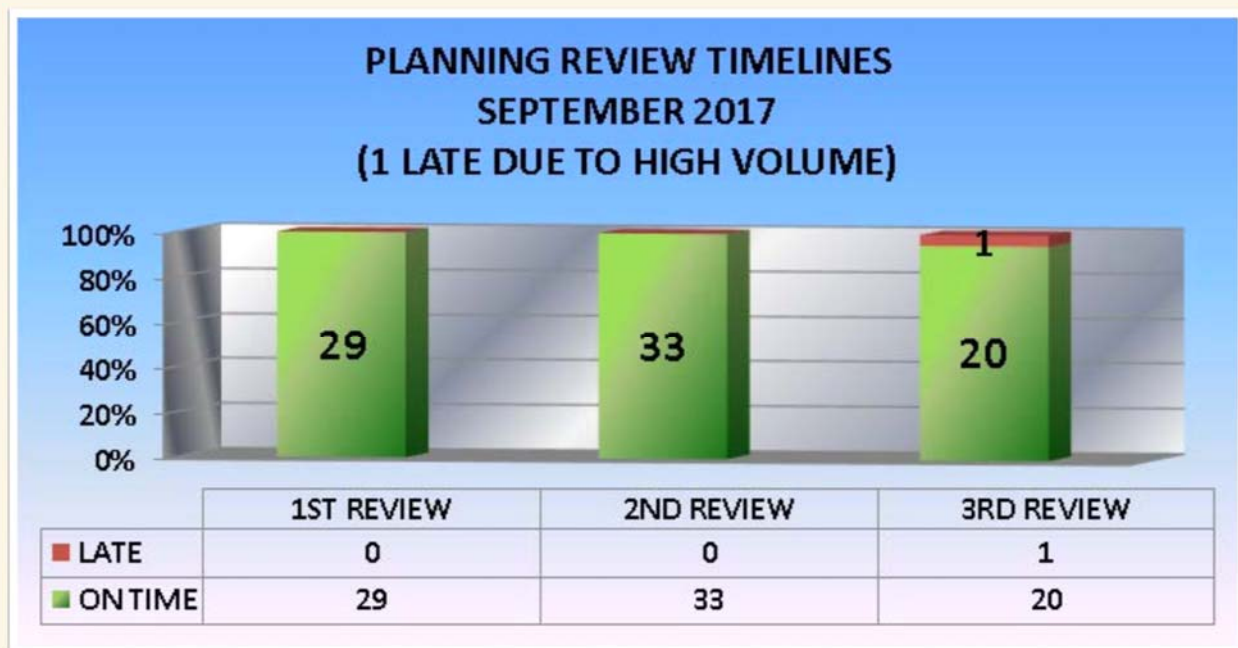


CORE SERVICE LEVELS

Zoning Division



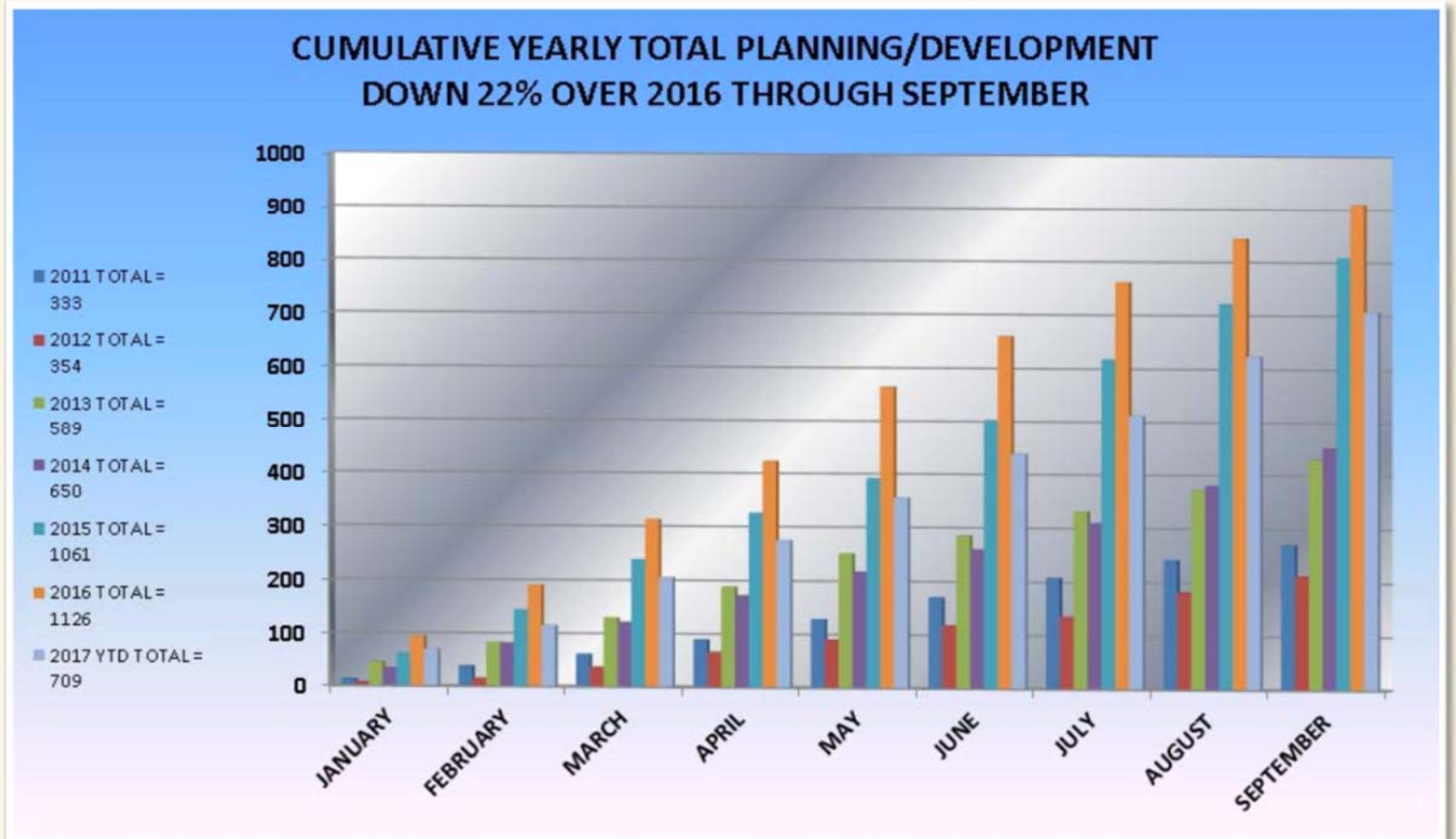
Planning Division



Implementing the Community Vision through Development Activities

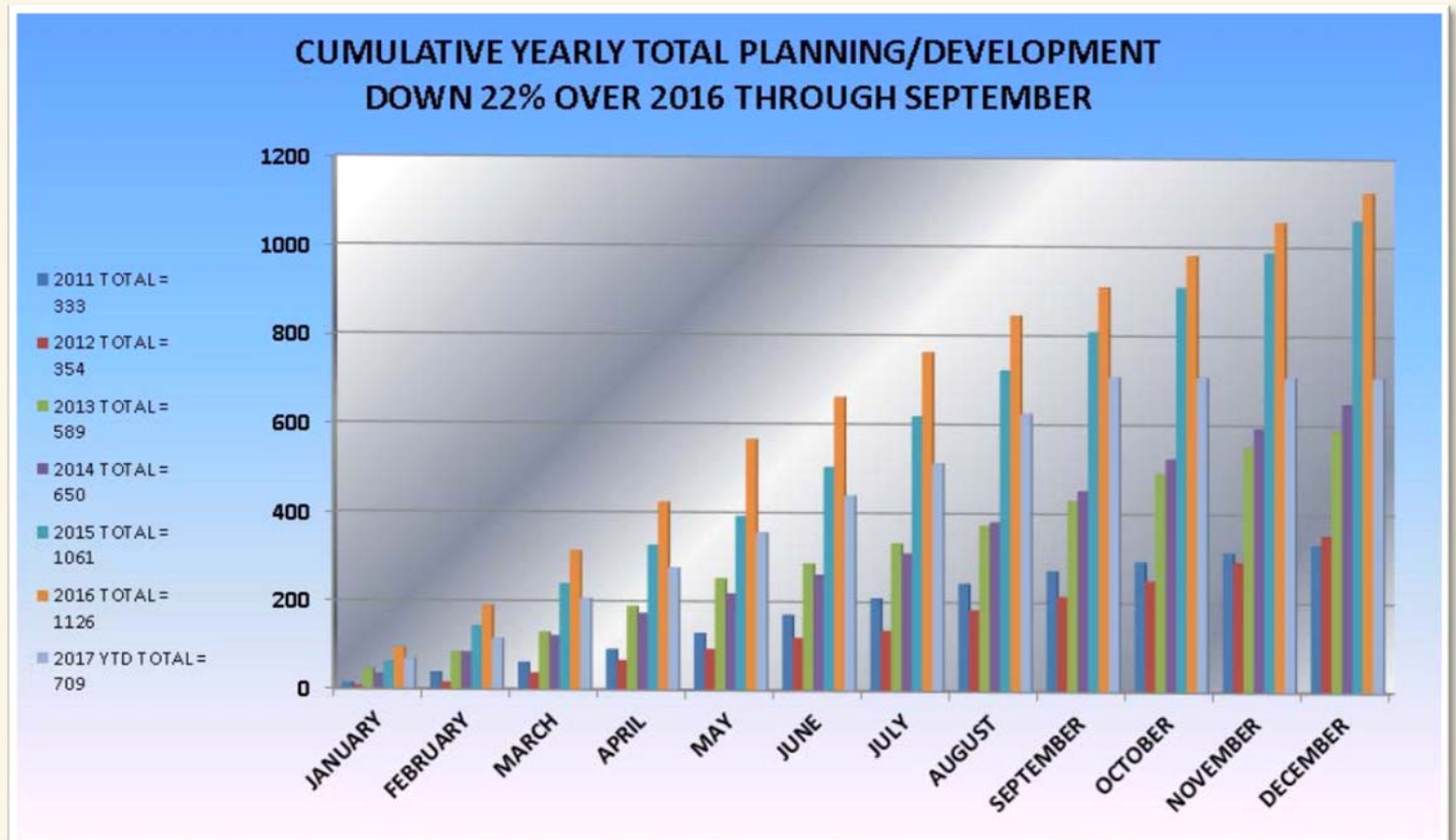
DEVELOPMENT ACTIVITY

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