



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"I have noticed even people who claim everything is predestined, and that we can do nothing to change it, look before they cross the road."

~~ Stephen Hawking



here often arises a sense of predestination whenever I am involved in a discussion about growth in Castle Rock. Opinions include:

- *"Growth will come no matter what we do."*
- *"Without growth local businesses die, no new business will come to Town."*
- *"All we see are more homes and more businesses. It will never stop."*




omewhere among the diversity of opinions is a middle ground. Yes, generations of Town Council-approved zoning entitlements that allowed the development activity we see today, and some of those entitlements are waiting for growth to arrive. Legal consequences may arise if we want to take away someone's right to develop property that

For the latest in development activity,
please visit:


www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

went through a public process and was zoned for development. But, that does not mean every inch of Castle Rock will develop. Thanks to the foresight of those same generations of Council members who approved zoning entitlements, a substantial percentage of open space was required with each project and will remain in perpetuity.

 The beautiful ridges, valleys and hillsides in Castle Rock will remain undeveloped due to preservation through existing zoning entitlements and Town Code regulations. As the built environment and landscape material in Castle Rock matures, the once-vacant countryside will change. I suppose one could consider such change predestined? The growth in Castle Rock is planned, not random. The growth in Castle Rock follows the vision and policies created by decision-makers and implemented as a partnership between the Town and the development community. It has resulted in a community with high-quality development, high-quality parks and open space, high-quality water services, high-quality and safe roads, high-quality service needs to the residents, and high-quality public safety programs through police and fire.

 If there is any predestination in Castle Rock, that predestination is resulting in a great community.

 Permit activity remains strong through the first quarter of 2018. Residential and commercial permit activity is up in March 2018 when compared to March 2017. The growth trends are consistent with discussions I and the Development Services team have been having with homebuilders, commercial developers, and financial professionals. As the stock market fluctuates and as interest rates continue to rise, there may be a shift in the level of permit activity, but there are no signs of any adjustments at this time.

 I hope everyone enjoyed St. Patrick's Day as we look forward to hearing the sounds of spring.

KUDOS

Town Manager's Choice Award

On March 15th, Town Manager, Dave Corliss, presented the *Town Manager's Choice Award* to Town staff who played an integral part in the successful adoption of the 2030 Vision and Comprehensive Master Plan.



The *Town Manager's Choice Award* is designed to recognize employees or work teams who demonstrate exemplary inter-departmental cooperation, participation in a Town-wide task force or committee or other team contribution as determined by the Town Manager.

Award recipients included:

DEVELOPMENT SERVICES

- Julie Kirkpatrick, Long Range Project Manager
- Tara Vargish, Assistant Director
- Kevin Wrede, Planning Manager
- Denise Hendricks, Administrative Supervisor
- Sharon Chavez, Senior Office Assistant
- Julie Parker, Senior Office Assistant
- Jackie Jensen, Senior Office Assistant

PUBLIC WORKS

- Thomas Reiff, Transportation Planner

COMMUNITY RELATIONS

- Karen Carter, Community Relations Manager
- Caroline Frizell, Community Relations Specialist
- KerriAnne Mukhopadhyay, Community Relations Specialist
- Carrie Martin, Community Relations Specialist

GIS

- Jeff Caldwell, GIS Specialist
- Brittaney Murphy, GIS Analyst



To view the adopted 2030 Vision and Comprehensive Master Plan, please visit CRgov.com/CompPlan.

Congratulations, everyone!

Implementing the Community Vision through Development Activities

KUDOS

Town Manager's Choice Award

Town Manager, Dave Corliss, presented a second *Town Manager's Choice Award* on March 15th to Town employees for their hard work and dedication on the Town Hall Expansion Project. Award recipients included: James Martino (DS), Sheila Thogerson (DoIT), Andy Novak (DoIT), John Kilman (DoIT), and Scott Smith (Facilities).



Well done, everyone!



Supervisor Certificate



Jon White
Building Inspector
Supervisor

Jon White, Building Inspector Supervisor, received his 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."



Way to go, Jon!

Implementing the Community Vision through Development Activities

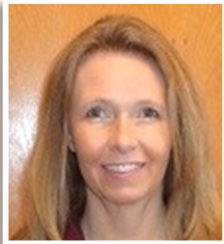
KUDOS

Kudos from Taylor Morrison

Chief Building Official, Joseph Montoya, shared the following note he and James Martino, Assistant Building Official, received from Drew Ongna, Terrain Superintendent for Taylor Morrison on March 21st: *"Mark and I just wanted to take a minute to reach out to you to let you know how much we appreciate all the hard work that Lynda and Diane have done for us the last week. We had 6 closings the last 5 days which were a real struggle to try to get CO's on time from weather, trade performance, and other related issues. We did not perform up to our normal standards like we have been in the past so that*



Lynda Halterman
Permit Specialist



Diane Maki
Permit Specialist

created more work for them than normally required. We are working hard to remedy things for our upcoming houses so we don't continue putting more pressure on them. Next time you see them can you please give them a big thank you from the whole Taylor Morrison staff for helping us through this. We look forward to continuing our great relationship with the Town of Castle Rock through the duration of our current sites and hopefully more to come. Please feel free to contact me if you have any questions or concerns about anything. Thanks again!"

Well done, Diane and Lynda!

Customer Service Recognition

On March 28th, Brian Bates, a citizen requesting information concerning previous Planning Commission and Town Council meetings regarding Crystal Valley Ranch Major Amendment #3, emailed this note: *"I have had the opportunity to talk with various people throughout the Town's multiple departments Development Services [Donna Ferguson/Sandy Vossler], Public Works [Jacob Vargish] and now Town Administration [Kristin Zagurski and Lisa Anderson]. Everyone has been extremely helpful, patient and pleasant. It is actually an experience that is unusual and contradictory to my adventures with other municipalities. The Town of Caste Rock is doing it right!"*

Way to go, everyone!



Jeremy Overmyer
Combination
Building Inspector

ICC Certification

Jeremy Overmyer, Combination Building Inspector, passed the ICC Commercial Mechanical Inspector exam on March 27th.

Congratulations, Jeremy!



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2018 Colorado Chapter ICC Educational Institute

The 33rd Annual Colorado Educational Institute, hosted by the Colorado Chapter of the International Code Council, was held March 5th through 9th at the Marriott Denver Tech Center.



"The Educational Institute will once again offer 13 full-week course paths with instruction by some of the best instructors in the country. Class offerings will include a number of new classes as well as updated versions of our most popular classes, all based on the 2018 International Codes and the 2017 National Electrical Code." (coloradochaptericc.org/education/education-institute)



Joseph Montoya, Chief Building Official, was the instructor for two courses at the Educational Institute: *Commercial Plumbing Inspections 101* and *Plumbing Plan Review*.

This week-long conference provides the Building Division personnel with new tools and concepts to utilize in their everyday duties, an introduction to the latest trends in the building industry and a chance to network with their peers in the construction field.

Those attending from the Building division were:

- Joseph Montoya, Chief Building Official
- James Martino, Assistant Chief Building Official
- Lynda Halterman, Permit Specialist
- Diane Maki, Permit Specialist
- Cindy Brooks, DS Technician
- Tracy Shipley, DS Technician
- Amy Shalz, Plans Examiner
- Andy Blake, Plans Examiner
- J. R. Trout, Plans Examiner
- Jon White, Bldg Inspector Supervisor
- Josiah Flamm, Combo Bldg Inspector
- Ron Weller, Combo Bldg Inspector
- Raul Gierbolini, Combo Bldg Inspector
- Jeremy Overmyer, Combo Bldg Inspector
- Rob Dana, Combo Bldg Inspector
- Brett Wilkie, Bldg Inspector

"The Colorado Chapter of the International Code Council is dedicated to the improvement of building safety, by promoting and improving the International Codes, educating the building industry, public, and our membership, and providing mutual aid to building professionals." (coloradochaptericc.org)



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

2018 Rocky Mountain Land Use Conference

The 2018 Rocky Mountain Land Use Conference was held March 8th and 9th at the University of Denver Sturm College of Law. The theme for this year's Western Places / Western Spaces Conference was *"Disruption, Innovation, and Progress: Planning for an Uncertain Future."*



"The Rocky Mountain West is characterized as much by its vibrant and diverse communities as by its sweeping plains and rugged mountains. The annual Western Places/Western Spaces conference explores the social and development issues facing communities—from large cities to small towns—as well as concerns about managing and preserving our natural heritage."

The keynote speaker for this year's conference was Florence Williams, author of *"The Nature Fix: Why Nature Makes Us Happier, Healthier and More Creative."*

Attendees included:



Kevin Wrede
Planning Manager



Donna Ferguson
Senior Planner



Brad Boland
Planner I



Charles Fletcher
Planning Commissioner

To learn more about the RMLUI conference, please visit: <http://www.law.du.edu/rmlui/conference>



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Senior Planner

On March 21st Development Services Planning Manager, Kevin Wrede, announced that Donna Ferguson, Planner II, was selected to fill the Senior Planner position left vacant by the departure of Kathy Marx.

Congratulations, Donna!



Donna Ferguson
Senior Planner

Public Works Inspections Supervisor



Austin Payne
Inspections
Supervisor

Public Works Development Lead Engineer, Tony Marusiak, announced on March 9th that Austin Payne, Construction Inspector, accepted the Public Works Inspections Supervisor position.

Congratulations, Austin!

Please Make Welcome

On March 26th, the Enterprise Team welcomed Construction Inspector, Nick Zoller. Nick will assist the inspection team that oversees the installation of utilities and construction of streets to ensure they are built to Town specifications before they are conveyed and accepted by the Town.

After attending college at the Colorado School of Mines, Nick worked as an Engineering Consultant for A.G. Wassenaar and spent the last year working on projects in the Castle Rock area. Nick is a Colorado native and enjoys hiking, fishing and hunting.

Welcome, Nick!



Nick Zoller
Construction
Inspector



Implementing the Community Vision through Development Activities

PROJECT UPDATES

Proposed Site Development Plan—221 N. Wilcox Street

Confluence Company, the property owner and developer of 221 N. Wilcox Street, submitted a Downtown Site Development Plan for the site located at the southwest corner of Third and Wilcox Streets, formerly used as a bank. The project proposes 39 residential condominiums (for sale) on floors 2-5, approximately 8,500 square feet of retail/restaurant on the first floor, and 62 parking spaces on two underground floors. The parking entrance would be from the alley that abuts the southern edge of the property. The project would also provide outdoor patio/pedestrian space along a portion of Third Street and along Wilcox Street. The project is zoned B, business/commercial, within the Downtown Overlay District.

The Design Review Board will consider this application at a future public hearing.



Street Location Map

Proposed View from Wilcox
& Third Street



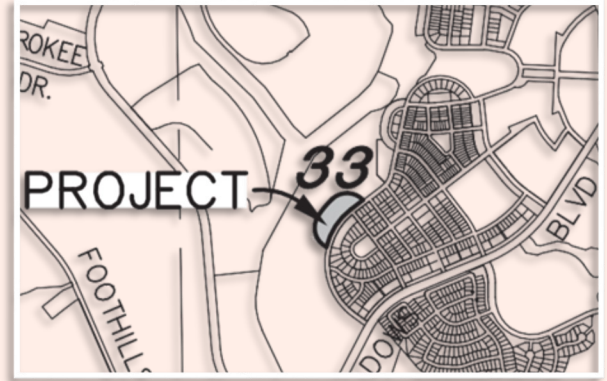
Implementing the Community Vision through Development Activities

PROJECT UPDATES

Meadows Filing 20, Phase 2, Amendment 6

Castle Rock Development Company submitted a plat for Meadows Filing 20, Phase 2, Amendment 6. The plat will not create new lots, but will correct the platted Right-of-Way from 50 feet to 44 feet to be in compliance with the approved Site Plan for the development.

This project is under administrative review and does not require public hearings.

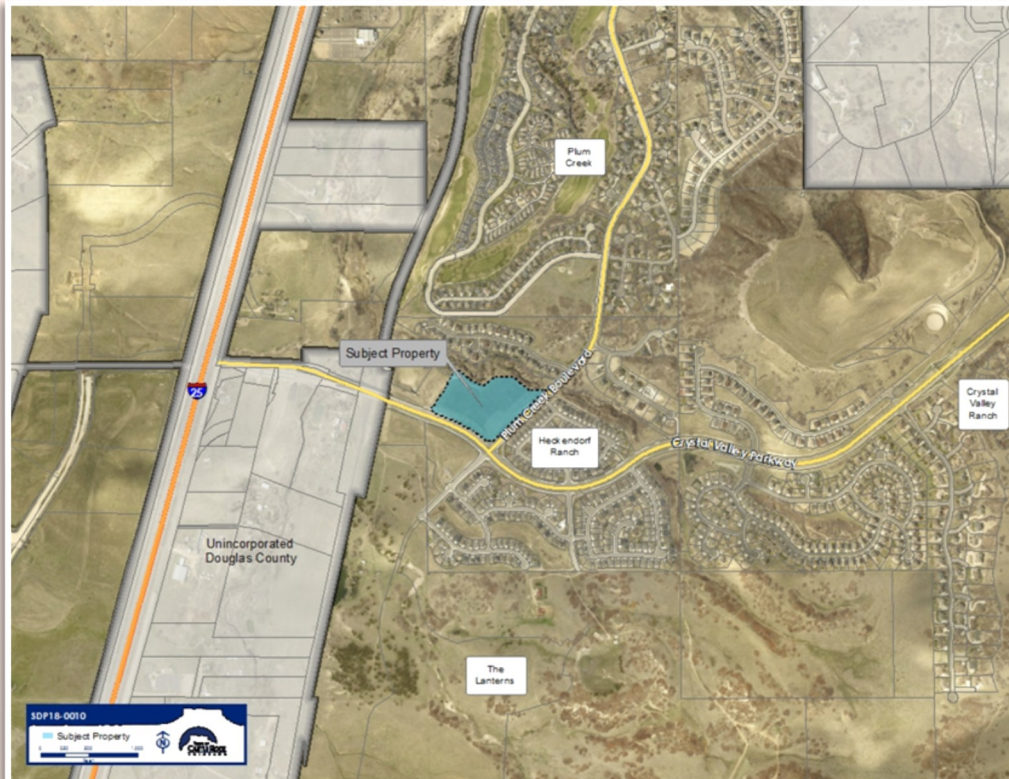


Site Location

Heckendorf Ranch Multi-Family Project

Forum Development Group submitted a Site Development Plan proposal for a 155-unit, age-targeted, multi-family development on the northwest corner of Plum Creek Boulevard and Crystal Valley Parkway. The units will be a combination of apartments and townhomes, offered as a for-rent product. Onsite amenities will include a clubhouse, pool, spa, BBQ pavilion, community garden and small pet play area. Required parking will be provided on the site and the townhomes will have individual garages.

Public hearings before the Planning Commission and Town Council are required.



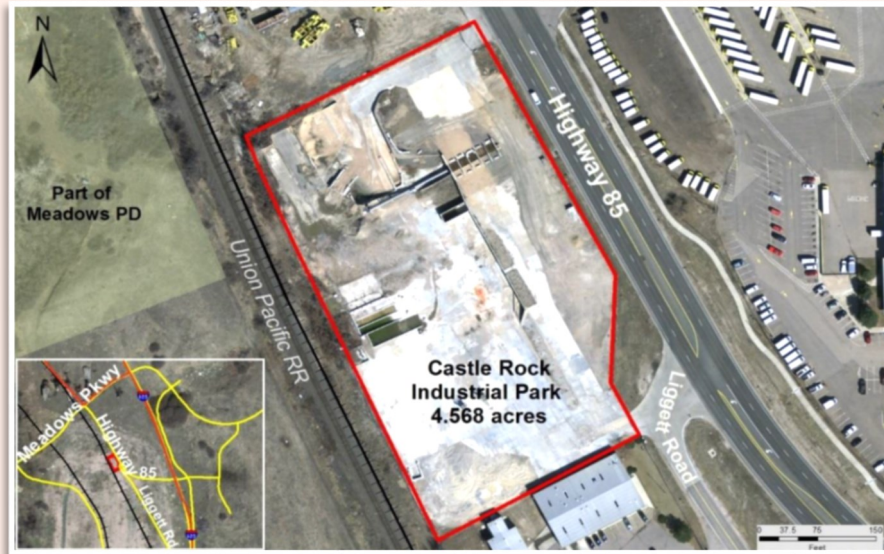
Vicinity Map

Implementing the Community Vision through Development Activities

WHAT'S NEW—TOWN COUNCIL

Castle Rock Industrial Park Annexation

On March 6th Town Council voted to approve (7-0-0) the Castle Rock Industrial Park Annexation (West of Liggett Road and Highway 85) on second reading, as presented. Also approved (7-0-0) was the amendment to the Town's Zone District Map by Designating the Castle Rock Industrial property as I-2 General Industrial. In addition, Council voted to approve (7-0-0) the companion resolution approving the Castle Rock Industrial Park Annexation and Development Agreement.



Location Map



Surrounding Zoning & Use Map

Implementing the Community Vision through Development Activities

WHAT'S NEW—BOARDS & COMMISSIONS

Proposed Ordinance for Downtown Overlay District Parking Requirements

The Planning Commission held a public hearing on March 22nd regarding a proposed Ordinance Amending Chapter 17.42 and 17.54 of the Castle Rock Municipal Code Concerning Parking Requirements for Development in the Downtown Overlay District. The proposed ordinance addresses parking requirements for newly constructed multi-family and commercial uses within the Downtown Overlay District, which currently has no parking requirements.

The Planning Commission voted 6-0-0 to recommend approval of the proposed ordinance to Town Council.

Town Council will consider this ordinance at a future public hearing.



Downtown Castle Rock

Implementing the Community Vision through Development Activities

WHAT'S NEW—BOARDS & COMMISSIONS

Terrain—Sunstone Village—Proposed Use by Special Review/Site Development Plan



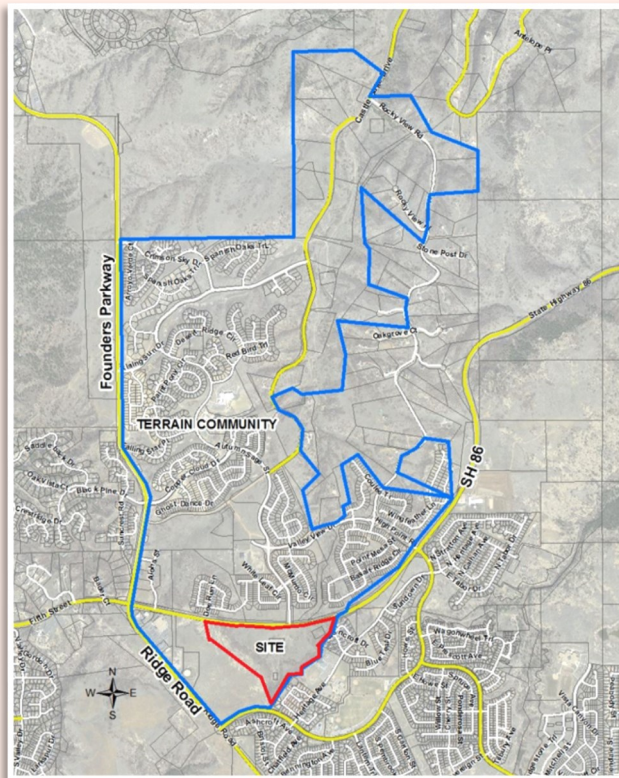
On March 22nd the Planning Commission held a public hearing on SLV Castle Oaks, LLC's proposal for 120 single-family attached units on 13+ acres with 24+ acres of associated open



space. The project is located east and south of the intersection of State Highway 86 and N. Ridge Road and will take access from State Highway 86 directly across from Autumn Sage to the north. The Terrain Planned Development (PD) zoning for this property is mixed-use development including multi-family residential and/or retail and commercial uses (MF/IB). Single-family attached dwelling units are a use by special review with the MF/IB zoning designation. This UBSR/SDP complies with the Terrain PD use and development standards for single-family residences.

The Planning Commission voted 5-0-1 to recommend approval to Town Council.

Town Council will consider this project at a future public hearing.



Site Location (outlined in red) Within Terrain Community (outlined in blue)

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Wireless Use by Special Review—SDP for Quarry Mesa Cell Tower

A public hearing was held on March 22nd before the Planning Commission regarding an application by Eco-Site, in conjunction with T-Mobile, for approval of a Wireless Use by Special Review (USBR)—Site Development Plan (SDP) to construct a stealth cell tower on a parcel of land within Quarry Mesa Open Space.



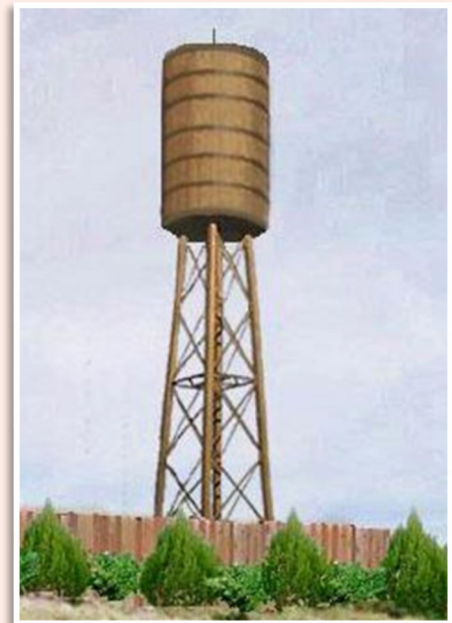
Eco-site, a company which builds, owns and operates towers, requests to lease from the Town a 70' x 30' portion of land on the corner of a parcel which lies on the edge of the mesa in order to construct a cell tower which they would lease to T-Mobile and other service providers. The cell tower is designed to look like a water tower. The water tower is proposed to be 50-feet high with a diameter of approximately 15-feet. The lease area and tower would be designed to accommodate two carriers with the capability of being further modified to accommodate three carriers. The lease area would be enclosed by an 8-foot tall wood fence which would be further surrounded by landscaping to provide screening. To prepare the site for development, a retaining wall and extension of an existing service road are proposed. If the Wireless USBR is approved Eco-Site will formalize a lease agreement with the Town.

After hearing several citizens speak in opposition and considering staff's recommendation of denial based on the USBR does not meet the review and approval criteria of Sections 17.60.030 and 17.60.060.B of the Municipal Code, the Planning Commission voted 6-0-0 to recommend that Town Council deny the application.

This project will be considered by Town Council at a future public hearing.



Vicinity Map

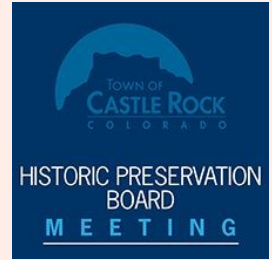


Proposed Water Tower Design

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board News

The Historic Preservation Board held their regularly-scheduled meeting on Wednesday, March 7th. Following is a meeting summary by Julie Kirkpatrick, DS Staff Liaison:



Angie Deleo (Castle Rock Museum and Historical Society Director) addressed the Board on opportunities to help with the Trolley Tours in May, celebrating Historic Preservation Month. The Board voted 7-0-0 to help the Castle Rock Historical Society with the Trolley Tours by providing the printing cost for the brochures to be used on the tour and to help pay for the Trolley Tour driver. With Board member LaFleur recusing herself from the discussion and motion, the Board voted 6-0-1 to approve \$500 for the production of 125 “The Rock” ornaments to be given to Trolley Tour attendees. The ornaments are made of Aspen wood and will have the Rock outline brandished on the front and will also include the Town’s incorporation date of 1881. The HP budget allocated for educational purposes for the community will be used for these projects.

The Board voted 7-0-0 to recommend to Town Council that they consider supporting HB18-1190, Colorado Historic Preservation Tax Credit Re-Authorization, as introduced to extend the current credit program through 2029. Councilmember Bower volunteered to help with this item.



Historic Photo of Downtown Castle Rock
Circa 1923

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Board & Commission Vacancies

Some terms for Town appointed Board and Commission members expire on May 31st of each year.

Development Services supports the following five Boards and Commissions, and the following terms are available for Town residents who wish to volunteer:



- **Board of Adjustment:**
Two vacancies with terms expiring May 31, 2020
One vacancy with partial term expiring May 31, 2019
 - **Board of Building Appeals:**
Two vacancies with terms expiring May 31, 2020
 - **Design Review Board:**
Three vacancies with terms expiring May 31, 2020 (one member must be a downtown property owner)
 - **Historic Preservation Board:**
Three vacancies with terms expiring May 31, 2020
 - **Planning Commission:**
Three vacancies with terms expiring May 31, 2020
- ✓ For volunteer applications and additional information on each Board and Commission, please visit: CRgov.com/boardvacancies
- ✓ For more information on current vacancies; the overview, purpose and responsibilities of the individual boards and commissions, please visit CRgov.com/boards
- ✓ Need further information? 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 Luncheons

The March Contractors Luncheon was held on March 14th and sponsored by Richmond American Homes. Agenda topics included:

- Changes to SFE Water Calculations
- 2018 IPC Updates
- DESC Plot Plans & Grade Certificate Requirements
- Correct Slope Percentages
- New Customer Service Kiosk

If you wish to view luncheon meeting summaries, please visit: <http://co-castlerock2.civicplus.com/2887/News-and-Updates>

The next luncheon is scheduled for:



Wednesday, April 11, 2018

11:30 am to 1:00 pm

**Millhouse at P.S. Miller Park
1375 W. Plum Creek Parkway**

If you're interested in sponsoring a luncheon or have any questions, our Permit Specialists, Lynda Halterman and Diane Maki, will be happy to assist you. Please contact them at buildingcounter@CRgov.com or 720-733-3527.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Accessory Dwelling Unit and Owner

Accessory Unit Summit

DS Director, Bill Detweiler, participated as a guest speaker at the ADU/OAU summit in Boulder, Colorado, on March 17th. Bill, along with other panel members from Portland, Oregon, and Austin, Texas, provided an overview of existing regulations in their respective communities and the goals and themes behind each jurisdiction's ADU ordinance. Bill was the only member representing a local jurisdiction. He noted that his role was to identify how a local Front Range community was dealing with ADU's.

After their presentations and general discussion, the session opened up to attendees where panel members responded to questions and provided suggestions. Bill commented that it was good discussion and it reminded him of town hall meetings of the past.

better boulder
vibrant. liveable. connected.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Upcoming Historic Preservation Month

To coincide with National Historic Preservation Month in May, the Castle Rock Historical Society and Museum will conduct their annual historical trolley tour on Saturday, May 5th.

This year the tour will focus on rhyolite buildings and homes in Castle Rock. Come learn about the history of these beautiful buildings. Tour times are 9:30 am, 10:30 am, 11:30 am, 1:00 pm and 2:00 pm and will run approximately 45 minutes. The Castle Rock Museum, 420 Elbert Street, is the starting point for the tours.

Seating is limited and reservations are recommended. You can reserve your spot by calling or emailing the Museum at (303) 814-3164 or museum@castlerockhistoricalsociety.org.



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



"There is immense power when a group of people with similar interests gets together to work toward the same goals."

~~ Idowu Koyenikan

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

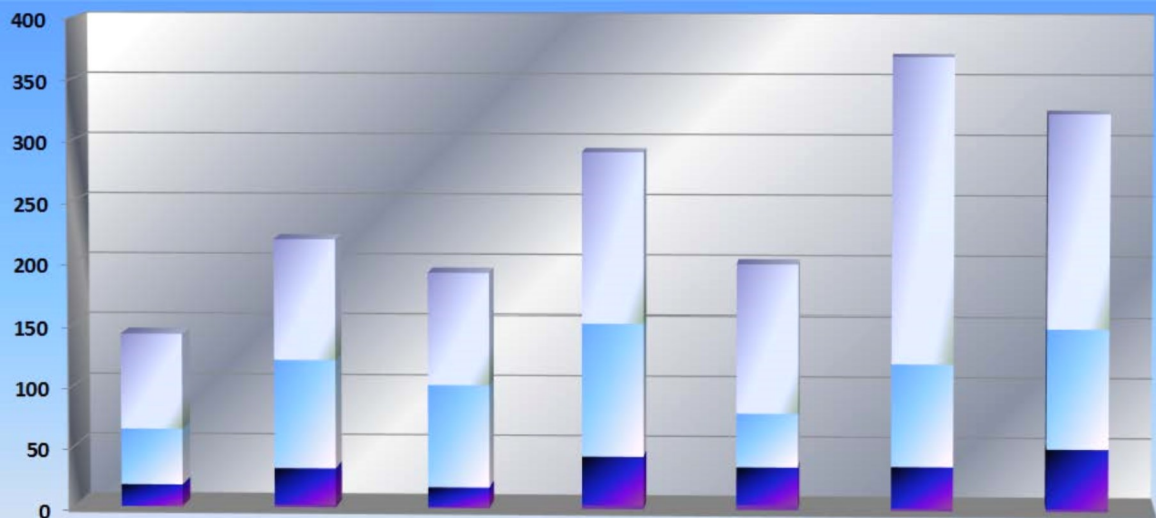
Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
2018



	Jan-18	Feb-18	Mar-18
RESIDENTIAL REMODEL	147	149	174
RESIDENTIAL NEW	123	104	98
COMMERCIAL REMODEL	12	17	49
COMMERCIAL NEW	2	2	2

BUILDING PERMIT APPLICATIONS RECEIVED
MARCH 2012 - 2018

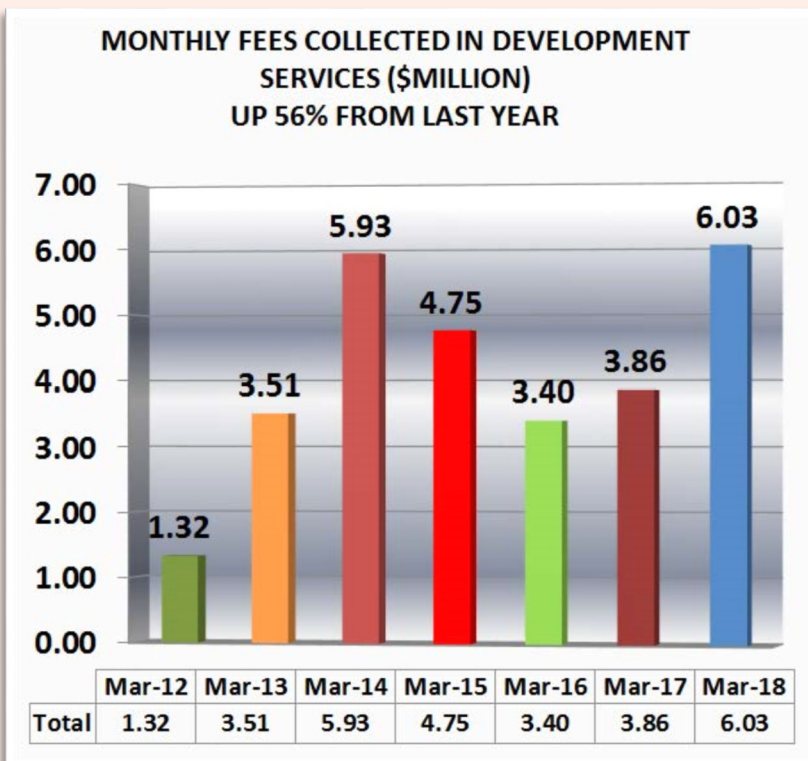
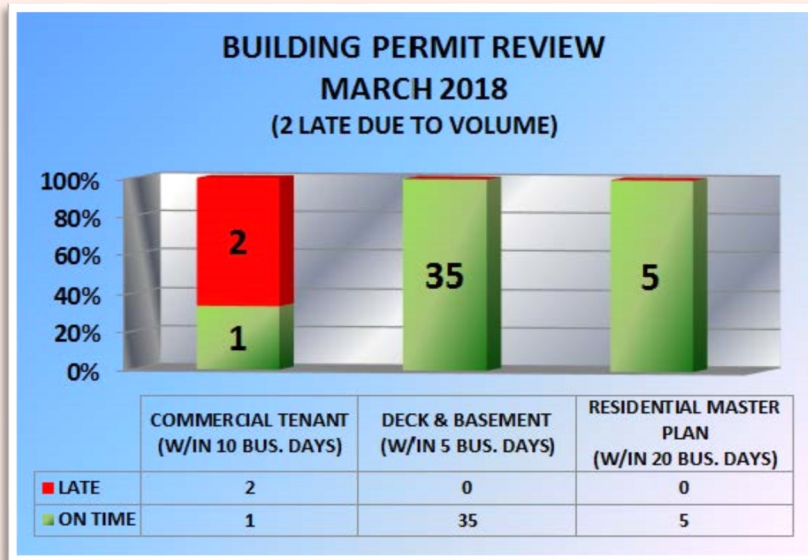


	Mar-12	Mar-13	Mar-14	Mar-15	Mar-16	Mar-17	Mar-18
RESIDENTIAL REMODEL	78	98	91	139	121	249	174
RESIDENTIAL NEW	46	89	84	109	44	84	98
COMMERCIAL REMODEL	18	30	16	40	31	34	49
COMMERCIAL NEW	0	2	1	3	4	2	2

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

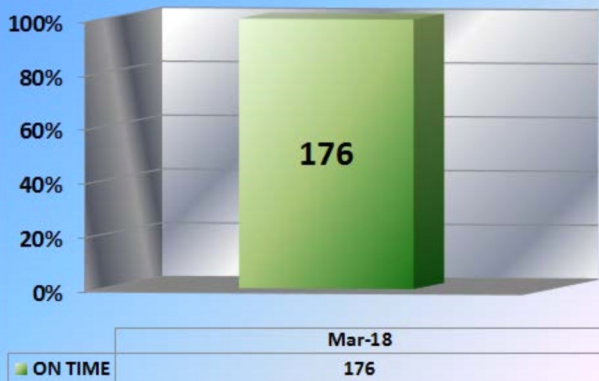
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

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



Building Division

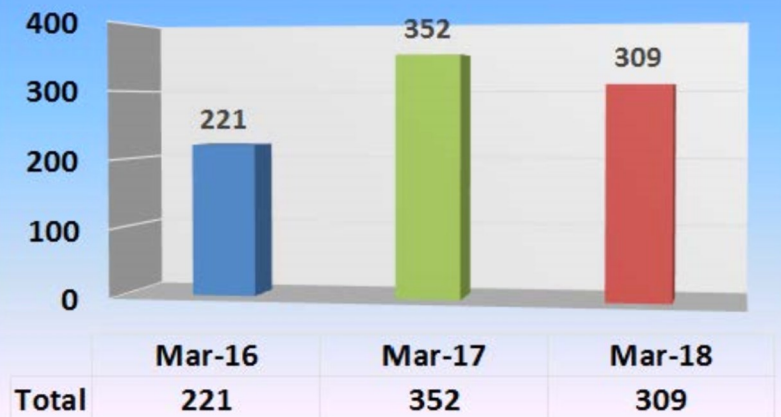
**CONTRACTOR REGISTRATION 2016-2018
UP 14% IN MARCH OVER 2017**



**BUILDING INSPECTIONS
MARCH 2018**



**BUILDING PERMITS ISSUED
DOWN 12% OVER 2017**

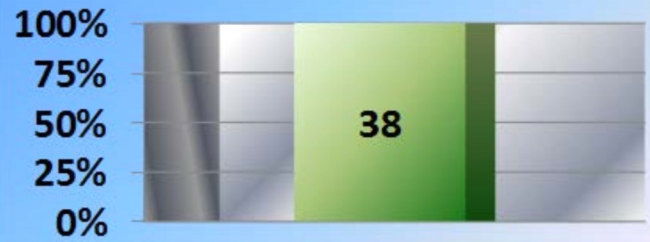


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

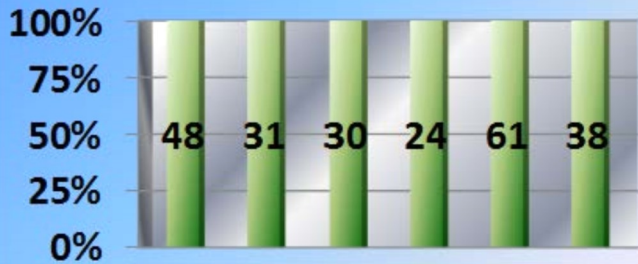
Code Compliance

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



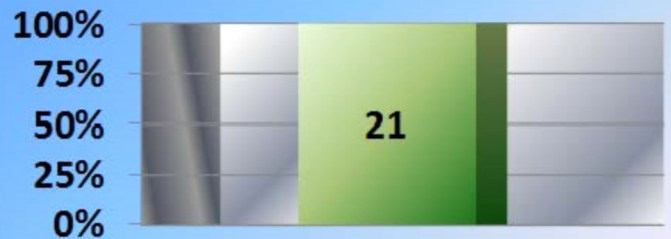
Mar-18	
LATE	0
ON TIME	38

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



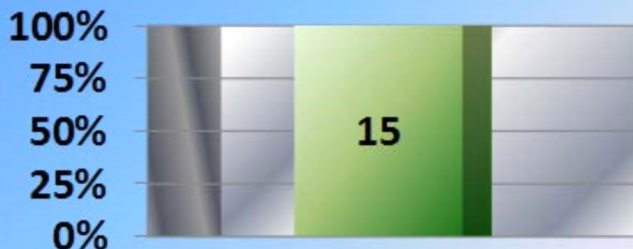
	Mar-13	Mar-14	Mar-15	Mar-16	Mar-17	Mar-18
LATE	0	0	0	0	0	0
ON TIME	48	31	30	24	61	38

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



Mar-18	
LATE	0
ON TIME	21

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

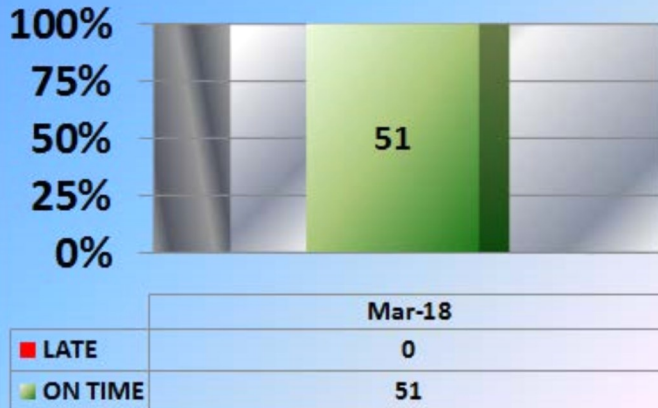


Mar-18	
LATE	0
ON TIME	15

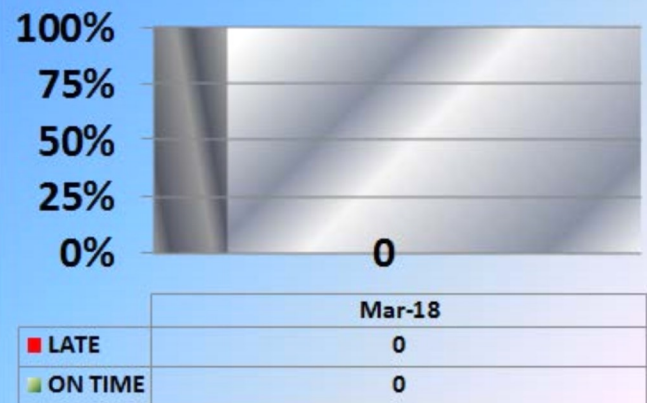
CORE SERVICE LEVELS

Code Compliance

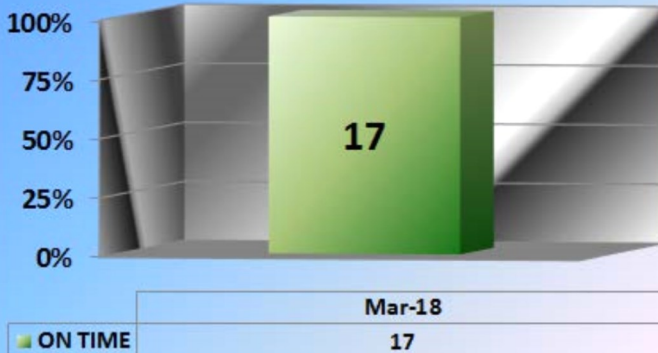
SITE VISITS (W/IN 5 BUS. DAYS)



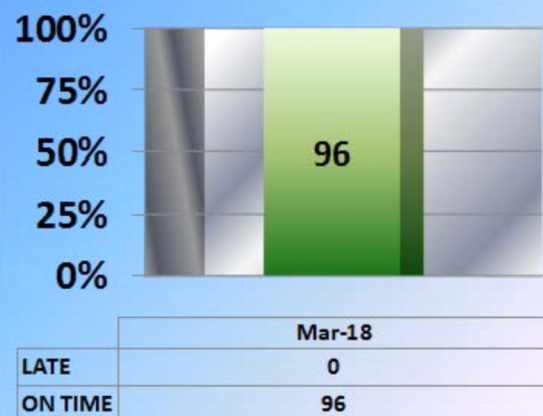
SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



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



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



CORE SERVICE LEVELS

Zoning Division

TEMPORARY USE PERMITS ISSUED



	Mar-18
LATE	0
ON TIME	6

Planning Division

PLANNING REVIEW TIMELINES MARCH 2018

(6 LATE DUE TO HIGH VOLUME/STAFF TURNOVER)



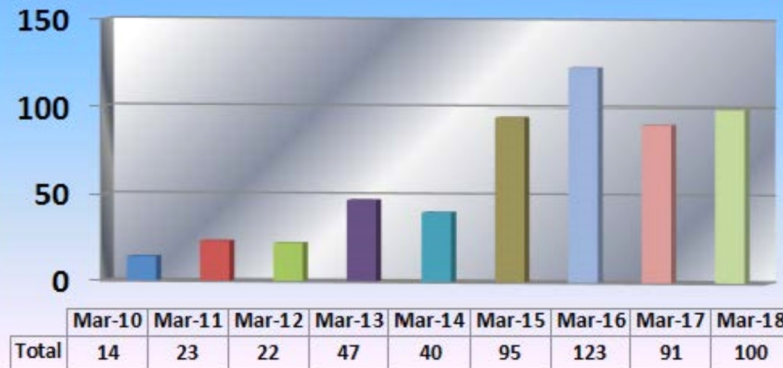
	1ST REVIEW	2ND REVIEW	3RD REVIEW
LATE	1	1	4
ON TIME	52	25	17

Implementing the Community Vision through Development Activities

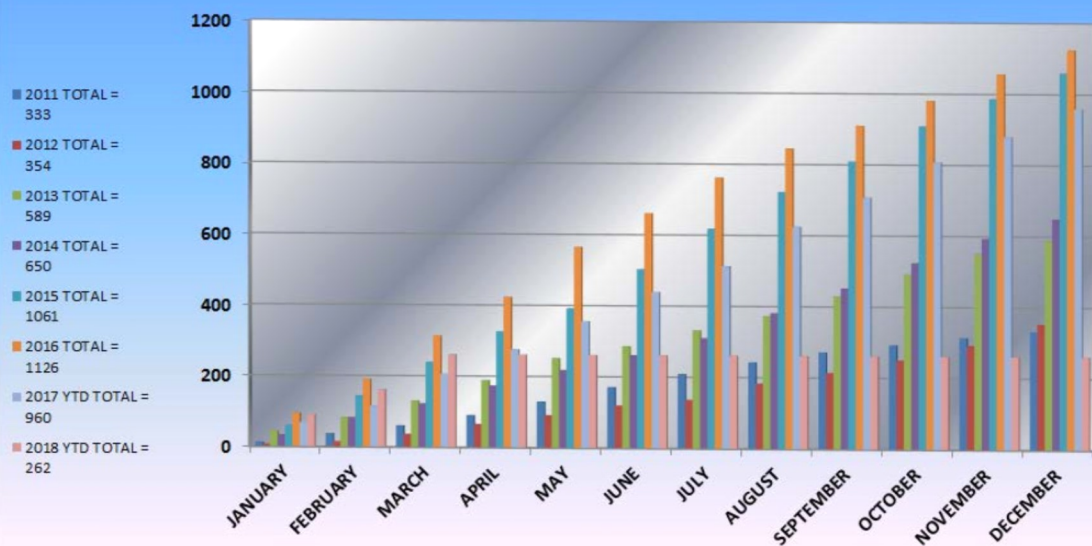
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS MARCH 2010- 2018 (UP 10% OVER 2017)



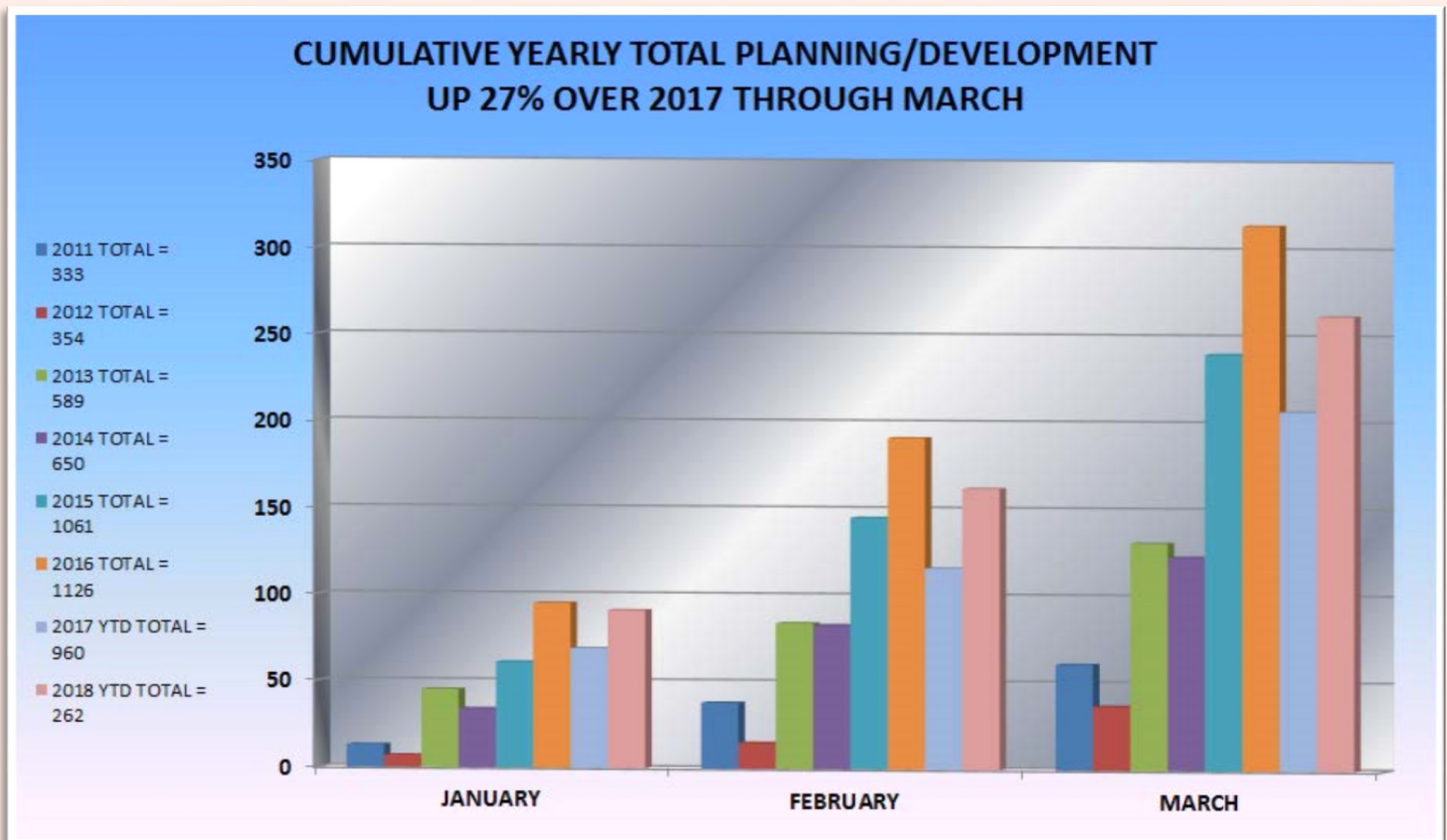
CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 27% OVER 2017 THROUGH MARCH



Implementing the Community Vision through Development Activities

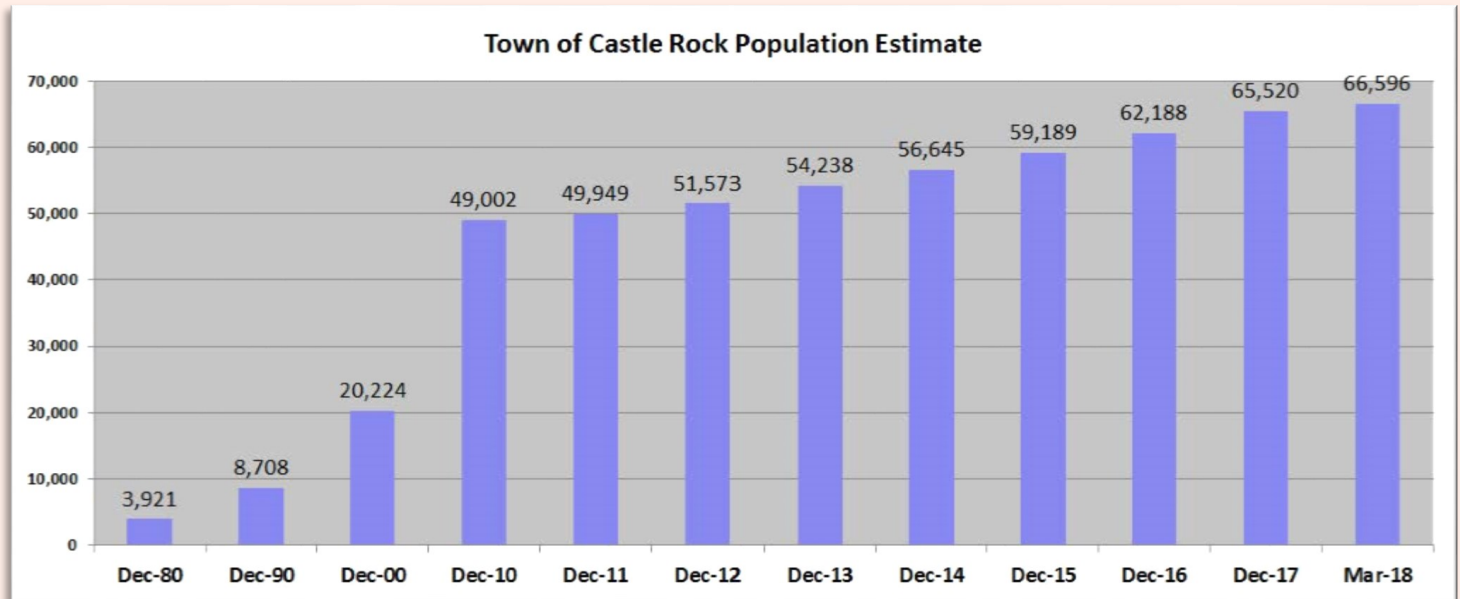
DEVELOPMENT ACTIVITY

Planning Division



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities