



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*



Bill Detweiler, Director  
Development Services

*"We can't all be heroes. Somebody has to sit on the curb and applaud when they go by."*

*~~ Will Rogers*

*The Development Services team is filled with dedicated and hardworking individuals. Rarely do we identify and applaud any single-source act in the organization because a majority of our accomplishments are*

*completed through a team effort. Yes, there are great individual exertions to provide outstanding customer service, and those individual accomplishments are distinguished with a high-five and a bit of ribbing provided by teammates. But, for the most part, the staff attitude is such that we revel in team accomplishments while recognizing intellectual strength and professional competence are established through sharing ideas and resolving issues as a team.*



*was recently involved in a discussion with representatives from the Golden Downtown Development Authority. Downtown Golden is nationally recognized as a model for urban renewal in a small community. They have the benefit of close proximity*

For the latest in development activity,  
please visit:

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

# DEVELOPMENT TALES

*to the Coors Factory, School of Mines, and a constant water source, Clear Creek, running through the middle of the Town. Yet, the Downtown was in disrepair with boarded shop windows as recent as the early 1990's. What happened that allowed Golden to be successful? Ongoing investment in Coors and significant growth at the School of Mines brought residents to Downtown and provided the renewal authority with funding to make street, infrastructure and building façade improvements, along with stabilization of the creek banks, bridges, and pedestrian entry points into the creek for recreation.*



*f some of the items noted above sound familiar, well they should. Ongoing investment in residential projects is resulting in the opening of new businesses and expansion of existing business services in our Downtown. No, we do not have an international brewing company Downtown. And no, we do not have a nationally recognized university at our doorstep. But, we do have a Downtown corridor filled with western heritage and history adjacent to a historic neighborhood. And, unlike Golden, we have an Interstate adjacent to the Downtown that provides visibility to nearly 100,000 vehicles per day.*



*very historic downtown has its uniqueness and Castle Rock offers great opportunities for ongoing investment. The Town and Downtown Development Authority worked closely together to create a Downtown that is pedestrian-oriented, while providing special events that feature the award-winning Festival Park as its center. Views of the namesake rock and preservation of historic buildings is creating an environment for existing and future visitors. We are gaining momentum. I can't wait to visit the Castle Rock Downtown in 2030 to observe the progress made based upon decisions occurring today.*



*he New Year has passed and winter is settling in. Stay safe and warm and spend as much time as possible in our lovely Downtown.*

# STAFF SPOTLIGHT

## Meet the staff...

The Development Services Enterprise Team is a diverse group with outstanding professional talent. The team works collectively to accomplish the Mission, Vision, and Values of the organization and to achieve the Enterprise program mission, "Implementing Community Vision through Development Activities." Each month we will recognize one or two staff members to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

### JR Trout, Senior Combination Building Inspector



JR Trout is a Senior Combination Building Inspector in the Building Division. He performs inspections on all new construction in the Town, which includes residential and commercial projects. JR is primarily responsible for inspecting complex residential and commercial projects for Building Code and Ordinance compliance. He serves as the Lead Inspector providing assistance to the Building Division's Building Inspectors, as directed by the Building Inspector Supervisor. JR also educates property owners, architects, builders and engineers on matters relating to Building Code compliance and Zoning Ordinances.

JR is newly married and has a family comprised of his new wife, two daughters and a stepson. The Trout family has a dog, named Fred, with a new addition of puppy, Ethel, along with their brood of hens and Rudy, the rooster. JR and his wife are both Colorado natives. The Trout family enjoys hunting, fishing, camping and hiking.



**Implementing the Community Vision through Development Activities**

# WHAT'S NEW - PEOPLE

## Years of Service Awards

On January 15th, Development Services Director, Bill Detweiler, presented one-year service awards to the following staff members:



**Jackie Jensen**  
Senior Office  
Assistant



**Cara Reed**  
Neighborhood  
Liaison



**Brett Wilkie**  
Building Inspector

At a Special Recognition Event in December 2018, staff members pictured below were presented with various Years of Service Awards:



**Denise Hendricks**  
Administrative Assistant  
10 Years



**Joseph Montoya**  
Chief Building  
Official  
5 Years



**Phil Kranz**  
Business  
Administration  
Manager  
5 Years

**Congratulations!**



# WHAT'S NEW - PEOPLE

## ICC Certifications



Business Administration Manager, Phil Kranz, announced that Tracy Shipley, Development Services Technician, passed the ICC Permit Technician exam on January 7th and the ICC Zoning Inspector exam on January 14th.

**Well done, Tracy!**



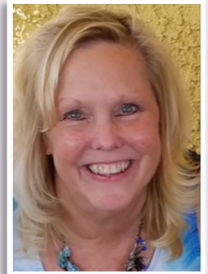
Tracy Shipley  
Development  
Services Technician

## Zoning Manager Featured in Colorado Municipal League Publication

In each issue of Colorado Municipalities Magazine (published bimonthly by the Colorado Municipal League) a key person in municipal government is introduced through the "Get to Know..." column. Each person featured answers questions about his or her position and municipality, and how he or she ended up in municipal government.

DS Zoning Manager, Tammy King, is featured in the February 2019 issue. To view the article, please visit:  
<http://www.cml.org/feb19-gettoknow>

**Way to go, Tammy!**



Tammy King  
Zoning Manager

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# WHAT'S NEW - PEOPLE

## New Enterprise Business Analyst

Please welcome Justin Lindsay, Enterprise Business Analyst. Justin joined the Enterprise Team on January 22nd from Charles Schwab where he was responsible for trade error corrections. He holds a Bachelor's Degree in Economics from the University of Colorado at Denver. Justin will be assisting the Business Administration Team with budgeting, forecasting, workflow streamlining, and any other financially related decisions or questions.

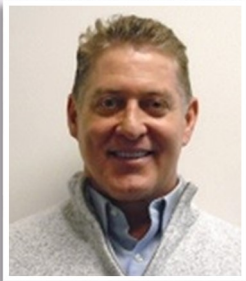


Justin Lindsay  
Enterprise  
Business Analyst

Justin enjoys traveling and has visited 21 countries. In the summer time, he likes to camp and go fly fishing. Justin is a huge fan of various music genres and loves to attend concerts at Red Rocks. He also plays the guitar and bass guitar. Justin's other interests include watching football and hockey, Go Pack Go!

Welcome, Justin!

## New Enterprise Lead Development Engineer



Brian Kelley  
Lead Development  
Engineer

Carl Armijo, Public Works Engineering Manager, announced that Brian Kelley joined the DS Enterprise Team on January 22nd as the new Public Works Lead Development Engineer. Brian comes to the Town from the City of Colorado Springs where he was an Engineering Program Manager. He brings with him over 23 years of experience in leadership, supervisory skills, development review, construction inspections, specifications, pavement design, and right-of-way coordinator. Brian is a well-diversified engineer. He is a graduate of West Point United States Military Academy with a degree in Civil Engineering and is currently working on his Masters Degree in Public Administration. Brian is a registered Professional Engineer in the State of Colorado and he will be overseeing the transportation development plan review and development construction for all new residential and commercial development projects within the Town.

Brian lives in Monument and is married with two grown children. In his spare time, he and his wife enjoy world travel and spending time with their family. Brian also enjoys hunting, hiking and various team sports.

Welcome, Brian!

# WELCOME

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# WHAT'S NEW - PEOPLE

## Town Managers Choice Award

A Town Managers Choice Award was presented to a group of Town employees, which included Tara Vargish, DS Assistant Director. This group was tasked with revising the Town's Performance Review process, a project with Town-wide impact. The goal was to make the performance review process less time-consuming while still providing valuable feedback for the employees. Task Force members worked earnestly to identify what was working and where there was room for improvement with the performance review process. They decided it was important to ensure the tool was still tied to the Town's values. They identified and tried to reduce overlap between categories. Ultimately, they developed a new concept for grouping performance categories and providing performance comments. The group tested the form and made adjustments based on their experience. The group presented the recommended form to the Department Heads and received approval to roll out the new form. Task Force members scheduled and made presentations to employee groups. Feedback received about the revised form has been overwhelmingly positive.



Performance Review Process Task Force Members  
Tara Vargish, DS Assistant Director  
(back row, 5th from left)

*Congratulations!*

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# WHAT'S NEW - PEOPLE

## Applause Award

On January 15th, an Applause Award was presented to Construction Inspector, Chad Huber, for his exceptional work managing the inspections and construction of the Castle Oaks project in Liberty Village. Chad was assigned to the \$6 million project because of his background in structure and roadway section construction. Chad spent countless days communicating with the developer, the contractor, and their upper management to solve issues that arose in the field.

Chad's exceptional work on this project not only allowed the project to finish on time, but also ensured that the Town received the highest quality product possible. Throughout the project, his Supervisor, Austin Payne, received multiple emails and phone calls praising Chad's dedication, helpfulness, positive attitude and overall exceptional customer service.



Chad Huber, Construction Inspector (Left)  
Austin Payne, Inspection Supervisor (Right)

APPLAUSE  
award

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# PROJECT UPDATES

## New Land Use Submittals (Public Hearings Not Required)

### Auburn Ridge

**Site Plan Amendment:** To add an arching monument sign over private driveway, located at the southwest corner of Wolfensberger and Auburn.

### Burt Subdivision

**Construction and Soil Erosion Plans:** For light industrial and automotive project, located at northeast corner of I-25 Frontage Road and S. Perry Street.

### Crystal Valley Ranch:

**Site Plan Amendment:** For landscaping to be consistent with new regulations for single-family homes project within southern half of Loop Road.

**Soil Erosion Control Plans Revision:** For a phase of single-family project located within East and West Loop Roads, immediately west of East Loop Road.

**Drainage Easement Agreement:** For retaining wall construction on four single-family home lots, located in southern area of Crystal Valley Ranch, south of Loop Road.

### Heckendorf Ranch - Retail Buildings:

**Public Improvement Agreement:** To address interchange contributions for commercial lots located south of Crystal Valley Parkway, directly south of new Fire Station.

### Meadows:

**Design Revision:** For waterline construction plans, relocating point of connection adjacent to SH 85, southeasterly of the North Meadows/SH 85 interchange.

**Site Plan:** For Jiffy Lube, located on north side of Meadows Parkway at Lombard Street, westerly side of bridge over Plum Creek.

**Design Revision:** For Town Center CVS Pharmacy storm water inlets.

**Agreement:** To deed right-of-way parcels necessary for the proposed roundabout on North Meadows Parkway, south of SH85 Interchange.

**Revision of Phasing Plan:** For single-family subdivision located east of and adjacent to Meadows Boulevard and Butterfield Crossing.

### Oaks

**Minor Site Development Plan Revision:** For the removal of walk-out type lots for the 117 single-family lot subdivision located on South Ridge Road directly west of Appleton Way.

### Promenade

**Whole Foods Design Revision:** For utility services and landscaping, located west of Sierra Trading Post.

### Terrain - Upper Sunstone

**Subdivision Improvement Agreement:** For 261 homes, located east of Ridge Road and south of SH86, east of King Soopers shopping center.

### Town Project - Public Works Service Center Expansion

**Construction and Soil Erosion Control Plans:** For an addition of office space and maintenance bay area, located at 4175. S. Castleton Court.

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# PROJECT UPDATES

## New Land Use Submittals (Quasi-Judicial - Public Hearings Required)

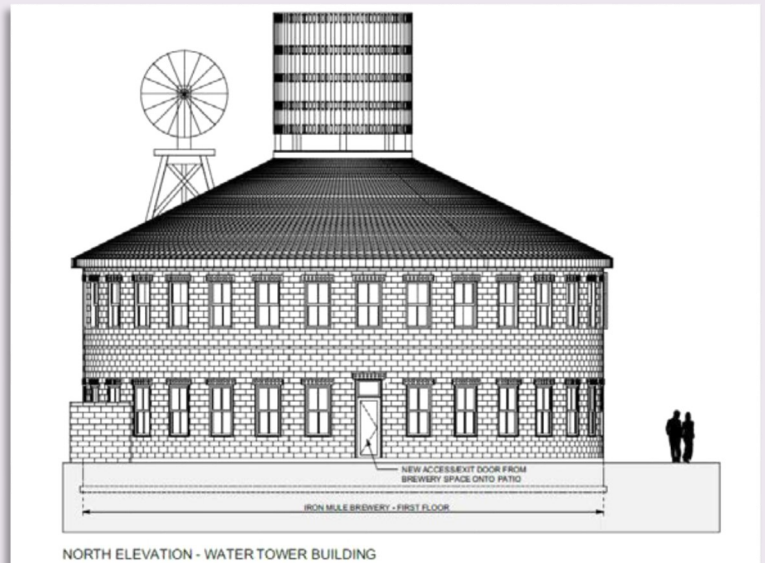
### Iron Mill Brewery Site Development Plan/Façade Amendment

Development Services received a new Site Development Plan/Façade Amendment application for 514 N. Perry Street, Acme Water Tower Building, Iron Mule Brewery. Iron Mule Brewery was formally known as Castle Rock Beer Company. The owner is proposing a new exterior door on the north side of the building that would exit onto a new, outdoor patio. The outdoor patio was previously approved by the Design Review Board with an earlier amendment and administratively-approved right-of-way encroachment agreement. None of the patio features would be permanent since they will be located within the Town right-of-way. The right-of-way is part of Sixth Street, which mostly includes a public parking lot.

The project is located within Mayor Pro Tem Bower's district. The Design Review Board will consider this application at a future public hearing.



Existing View from Parking Lot



Proposed Door Added

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# PROJECT UPDATES

## New Land Use Submittals (Quasi-Judicial - Public Hearings Required)

### 103 N. Lewis Street Design Changes

Development Services received a Historic Preservation application for design changes to 103 N. Lewis Street, located at the northwest corner of Lewis and First Streets. The owners are proposing to remove the newer rear porch, build a new addition off the rear of the house towards the alley, and make design changes to the existing home that include new windows, new front porch railing, and new paint/roof. The future addition would include a garage and second floor accessory dwelling unit. The home was built in 1907 with the rear porch added about 60 years later. Removal of the porch does not require recommendation from the Historic Preservation Board and approval from Town Council since it was built after 1945. The property is not landmarked, but is within the Craig and Goulds neighborhood, which requires any design changes go before the Historic Preservation Board for approval.

The project is located within Mayor Pro Tem Bower's district. If approved by the Historic Preservation Board, the owners would need to go before Town Council for approval of the accessory dwelling unit.



Proposed South Elevation



# PROJECT UPDATES

## New Land Use Submittals (Quasi-Judicial - Public Hearings Required)

### Site Development Plan Amendment for Meadows Filing 16, Parcels 6 and 7

Castle Rock Development Company submitted a Site Development Plan Amendment application for Meadows Filing 16, Parcels 6 and 7. The proposal is to amend the existing approved Site Development Plan to allow 57 single-family, detached homes to be located on 39 acres. The homes will be constructed in two neighborhoods located on either side of Coachline Road, north of the intersection with Wolfensberger Road. The neighborhood west of Coachline will include 45 homes and approximately 23 acres of open space, to be dedicated to the Town as an extension of the Ridgeline Trail Open Space. Twelve (12) homes will be constructed on the east side of Coachline Road.

The project is located within Councilmember Jess Loban's District and will require public hearings before the Planning Commission and Town Council.



Vicinity Map

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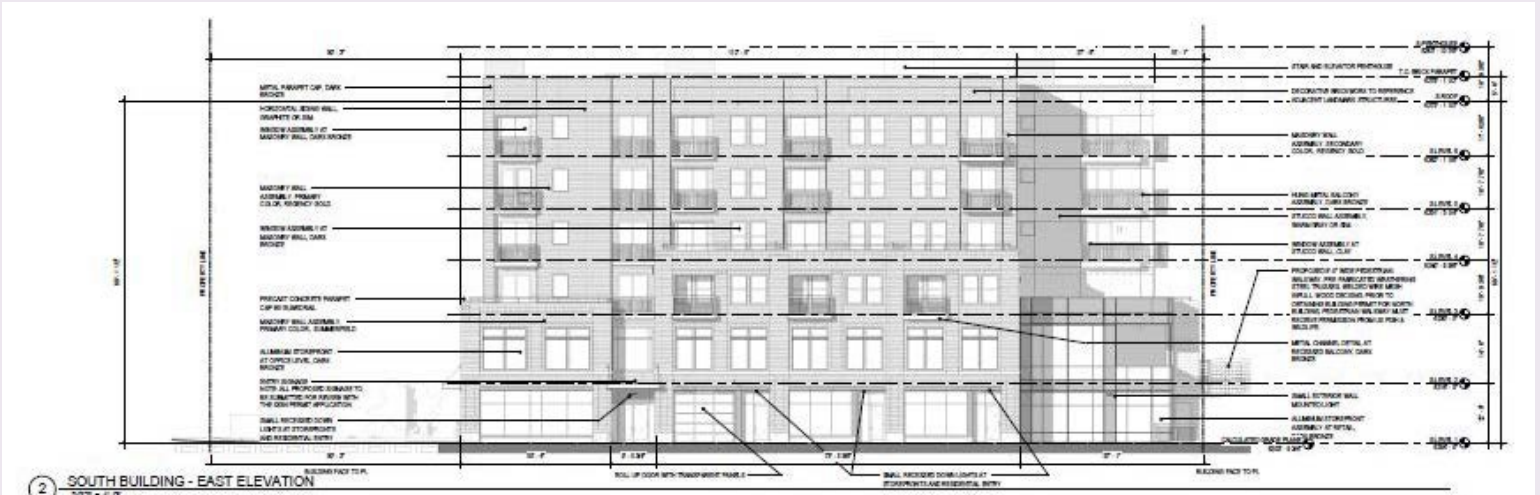
## PROJECT UPDATES

## New Land Use Submittals (Quasi-Judicial - Public Hearings Required)

## Riverwalk Façade Changes, 215 and 115 N. Wilcox Street

The Riverwalk North and South project was originally approved by the Design Review Board on September 14, 2016, with an amendment approved on April 26, 2017. The owner and developer, Confluence Companies, is proposing minor façade changes to the Riverwalk buildings. The main façade change is the use of more brick on both buildings. Other changes include the addition of two exterior utility doors on the South building and a roll-up door with glass added to the east elevation facing Wilcox Street on the South building.

**This proposal is within Mayor Pro Tem Bower's district and will require a public hearing before the Design Review Board.**



### Proposed Elevation, South Building

# PROJECT UPDATES

## New Land Use Submittals (Quasi-Judicial - Public Hearings Required)

### 110 N. Lewis Street - Historic Preservation Application for New Garage

The property owner of 110 N. Lewis Street submitted a Historic Preservation application for a new garage. The proposal includes a new, detached garage on the rear of the property with access to the rear alley. The three-car garage would measure approximately 1,060 square feet with an attached greenhouse measuring approximately 100 square feet. The locally-landmarked home on the property, also known as the Jacob Kroll House, was built in 1887. There are no proposed alterations to the historic structure.

The garage design proposal is within Mayor Pro Tem Bower's district and requires approval by the Historic Preservation Board at a public hearing.



Proposed Garage Elevation (Alley View)

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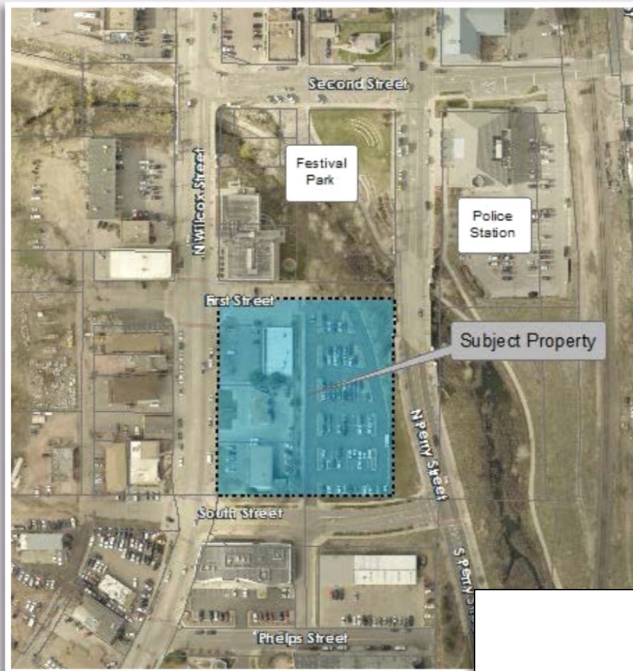
# PROJECT UPDATES

## New Land Use Submittals (Quasi-Judicial - Public Hearings Required)

### Festival Park Commons Site Development Plan, 8 - 20 N. Wilcox Street

The owner/developer of Festival Park Commons submitted a Site Development Plan for a mixed-use building located directly south of Town Hall. The proposed seven-story building would include residential/retail/office space on the west side of the building adjacent to Wilcox Street and a parking garage on the east side adjacent to Perry Street. The project also includes a plaza area by Town Hall and an additional plaza space by Wilcox Street. The ground floor would contain retail and office space while floors two through seven would house 124 for-sale condos. The parking garage would have 650 spaces total, 300 of which would be for public use.

The proposal is located within Mayor Pro Tem Bower's district and requires approval by the Design Review Board at a public hearing.



Located South of Town Hall



Proposed Elevation (Looking Southeast)

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sion



# WHAT'S NEW - TOWN COUNCIL

## Memmen Trails Substantial Compliance

On January 8th, Town Council approved (7-0) the Annexation Resolution for Substantial Compliance, which is the first step in the annexation process. The proposed annexation area is 15.782 acres and is located east of Oman Road, south of Memmen Park, and north of the Glover subdivision. Council requested staff to provide a history of how the Town acquired the adjacent Memmen Open Space when this item returns to Council for the next step.



Vicinity Map



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# WHAT'S NEW - TOWN COUNCIL

## Meadows Site Development Plan, Filing 16, Parcel 8

On January 8th, Town Council voted to continue (5-2) the public hearing to February 19th for the proposal to construct a neighborhood of 58 paired homes (116 single-family units) on a 27-acre site just west of the Park Preserve development on Wolfensberger Road near Coachline Road/Plum Creek Parkway. Council decided more time was necessary to review the proposal and determine how it lines up with current development criteria.



Vicinity Map

## Design Review Board Appointment

On January 22nd, Town Council voted (7-0) to appoint Planning Commissioner Charles Fletcher to the Design Review Board. This appointment fills the vacancy left by Planning Commissioner Max Brooks' resignation.



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# WHAT'S NEW - BOARDS & COMMISSIONS

## Planning Commission

On January 2nd, Planning Commissioner Max Brooks resigned from the Planning Commission, as well as the Design Review Board.

The Planning Commission presented Commissioner Brooks with a Resolution of Appreciation thanking him for his leadership and service on January 10th. The Commission recommended that Town Council appoint Commissioner Charles Fletcher to the Design Review Board to fill the vacancy left by Commissioner Brooks' resignation. Town Council will vote on Commissioner Fletcher's appointment at their January 22nd meeting.

Commissioner David Kay was voted to serve as Chair and Commissioner Laurie Van Court as Vice-Chair.

## Terrain Planning Areas 47, 51 and 52, Use by Special Review/Site Development Plan

On January 24th, the Planning Commission held a public hearing regarding SLV Castle Oaks, LLC application for a Use by Special Review-Site Development Plan (USR-SDP), known as Upper Sunstone Village. The application proposes 261 single-family dwelling units, both detached and attached, on a 56.5-acre parcel. The parcel is located south of State Highway 86, north of Enderud Boulevard and east of N. Ridge Road. Staff recommended approval based on the proposed USR-SDP meets the requisite review and approval criteria.

The Planning Commission unanimously voted to recommend approval to Town Council. A public hearing before Town Council will be scheduled in the near future.

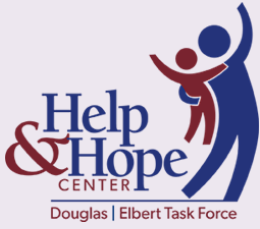


Vicinity Map

Implementing the Community Vision through Development Activities

# WHAT'S NEW - GENERAL

## Help & Hope Center Donation



Throughout 2018, Development Services staff and their customers made monetary contributions to Dot, the department's mascot. The contributions were donated in January by Jennifer Bigham, Development Services Technician, and Dot's keeper for the year, to the Douglas/Elbert Task Force's Help and Hope Center. Marion Dahlem, Volunteer Coordinator for Hope & Help, commented, *"This is great! Around this time of year, we see a decline in donations because the holidays have passed. This donation will help immensely. Please thank all of Development Services for their continued support of our organization."*

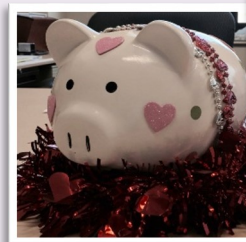
Ms. Dahlem sent a follow-up note to Jennifer stating that she had posted news of the contribution on their social media site. To view the Facebook posting, please visit: <https://www.Facebook.com/DouglasElbertTaskForce/>

The Douglas/Elbert Task Force Help & Hope Center is a 501(c)3 non-profit human service organization dedicated to providing assistance to people in Douglas and Elbert counties who are in serious economic need, at risk of homelessness, or in a similar crisis.

**Thank you, Jennifer!**



Jennifer Bigham (Left)  
Development Services Technician  
Marion Dahlem (Right)  
Volunteer Coordinator for Hope & Help



Dot  
DS Mascot



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# WHAT'S NEW - GENERAL

## Contractors Luncheon

The January Contractors Luncheon was held on January 9th and sponsored by the Town of Castle Rock, Building Division. Approximately 50 people attended the luncheon. Agenda topics included:

- Residential Fire Sprinkler Code
- 2018 End of Year Review
- Future Q&A - Review of Significant Changes



Luncheon meeting summaries may be viewed by visiting: <http://co-castlerock2.civicplus.com/2887/News-and-Updates>

Upcoming sponsor opportunities are still available. Please contact our Development Services Technicians at [buildingcounter@CRgov.com](mailto:buildingcounter@CRgov.com) or 720-733-3527, and they would be happy to assist you.

The next contractors luncheon is scheduled for:



- Wednesday, February 13, 2019
- 11:30 am to 1:00 pm
- Mill House at Philip S. Miller Park  
1375 W. Plum Creek Parkway

Implementing the Community Vision through Development Activities



# WHAT'S NEW - GENERAL

## Board and Commission Annual Appreciation Event

January 28th was a special evening at the Philip S. Miller Park, Mill House, where the DS Board and Commission members gathered for an Italian dinner in their honor, catered by Castle Rock's Angie's Restaurant. The Mayor and Town Council members, as well as key DS staff, were in attendance to recognize and thank the Board and Commission members for their valuable time and volunteer service.

DS Director, Bill Detweiler, gave an overview of DS 2018 projects and accomplishments, in addition to 2019 projections.

Development Services supports five Boards and Commissions: Board of Adjustment, Board of Building Appeals, Design Review Board, Historic Preservation Board and the Planning Commission.

### Development Services Board and Commission Dinner

Monday January 28, 2019

From 6:00 - 8:00 P.M.

Location: Mill House at the P.S. Miller Park

*Development Services*

*Cordially invites the Development Services supported  
Boards & Commission, Town Council, and the DDA to share a  
festive complimentary dinner to review 2018 and look ahead at  
2019.*

Please RSVP by Thursday January 24, 2019 to:  
Sharon Chavez at 720-733-3586 or email [schavez@crgov.com](mailto:schavez@crgov.com)

Three or more Council members, Board or Commission members may be attending this meeting.

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

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

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

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

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



Photo Courtesy of Margaret Kroeckel  
(Town Attorney's Office)

"Efforts and courage are not enough  
without purpose and direction."

~~ John F. Kennedy

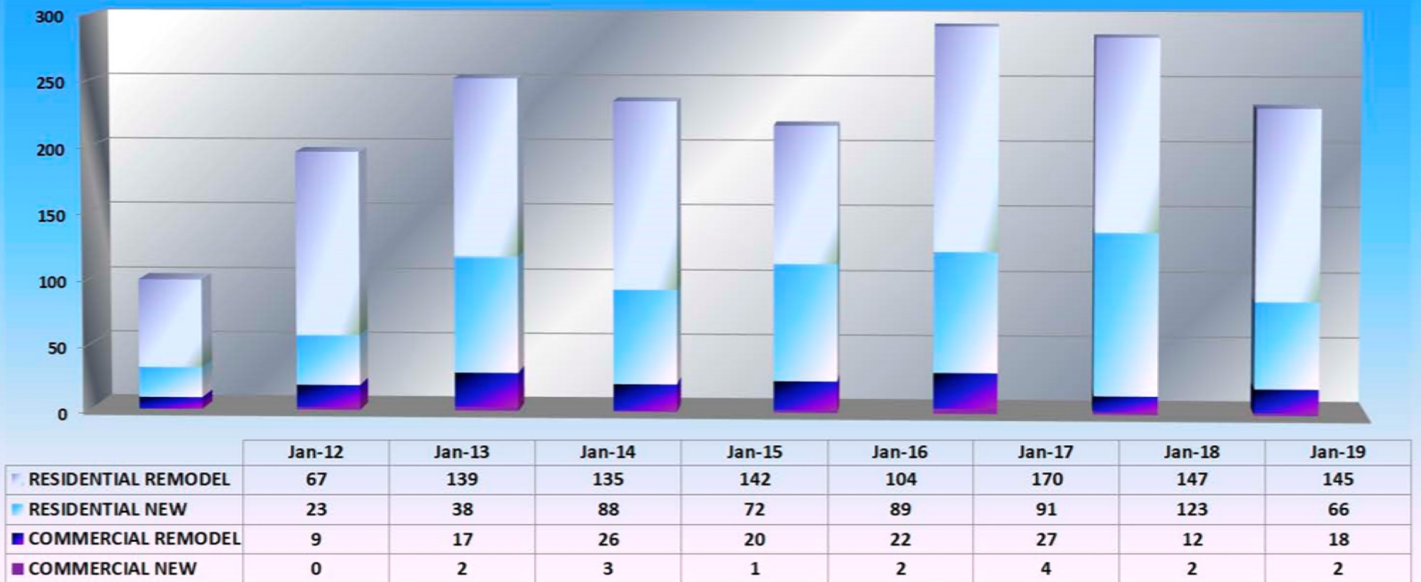
To subscribe to this monthly report via E-mail, please  
send your request to [Planning@crgov.com](mailto:Planning@crgov.com).

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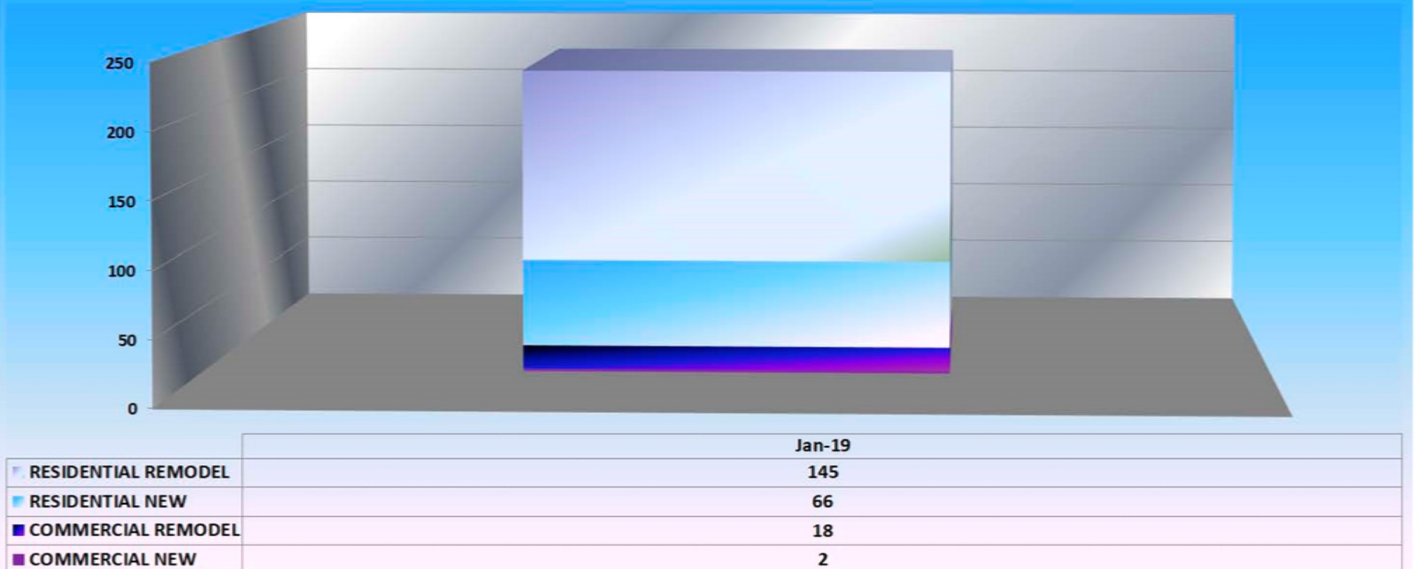
# CORE SERVICE LEVELS

## Building Division

BUILDING PERMIT APPLICATIONS RECEIVED  
JANUARY 2012 - 2019



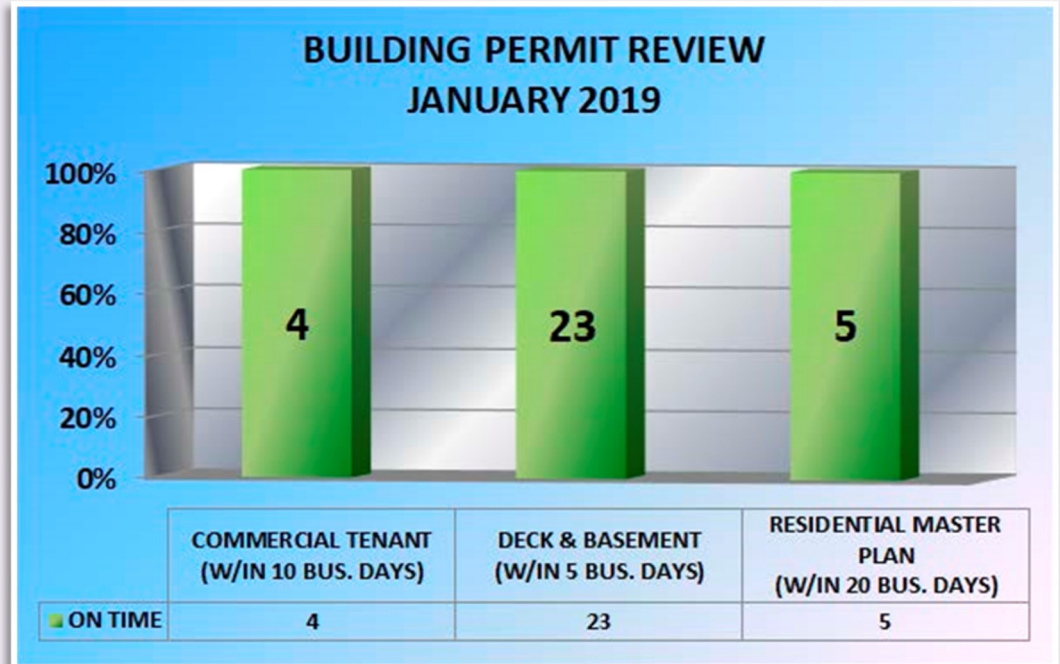
BUILDING PERMIT APPLICATIONS RECEIVED  
THROUGH JANUARY 2019



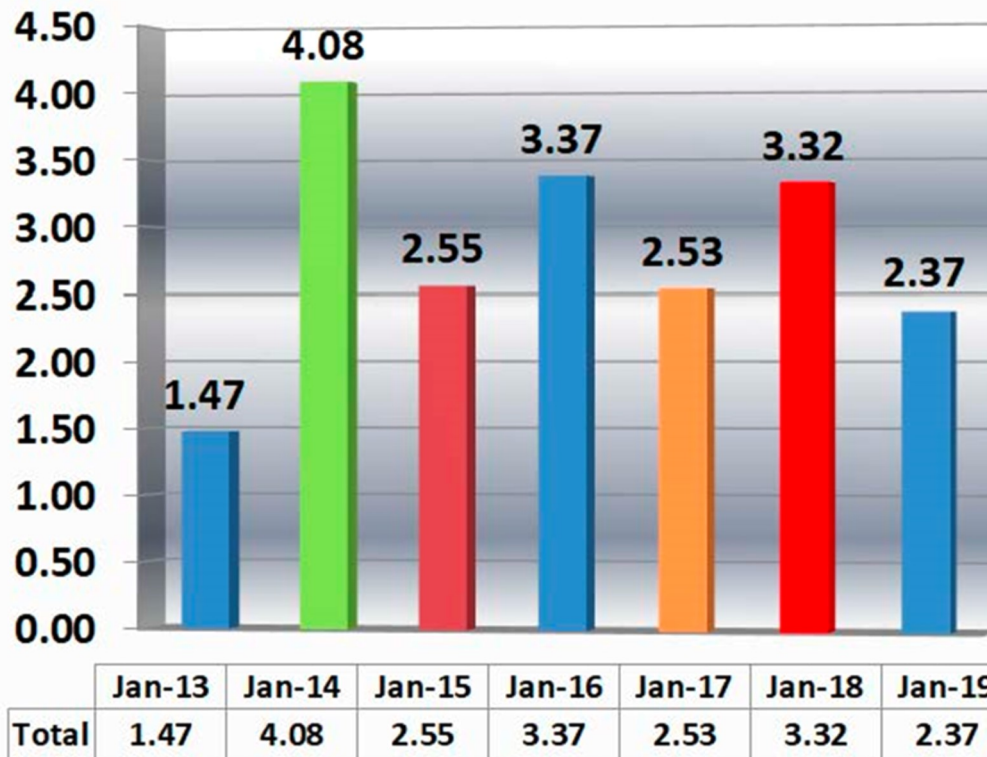
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# CORE SERVICE LEVELS

## Building Division



## MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 28% FROM LAST YEAR



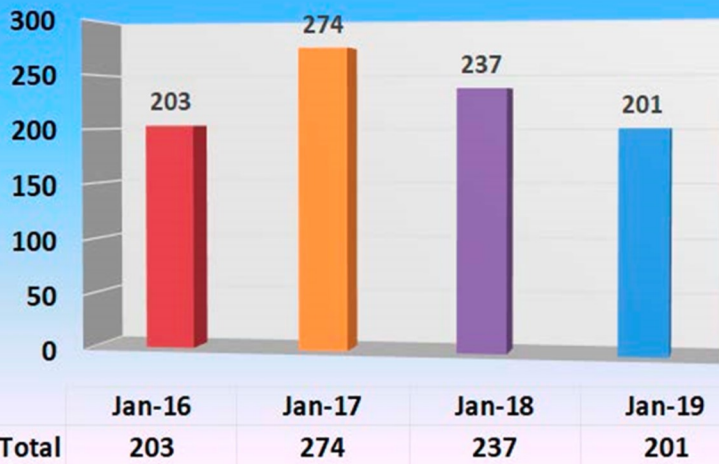
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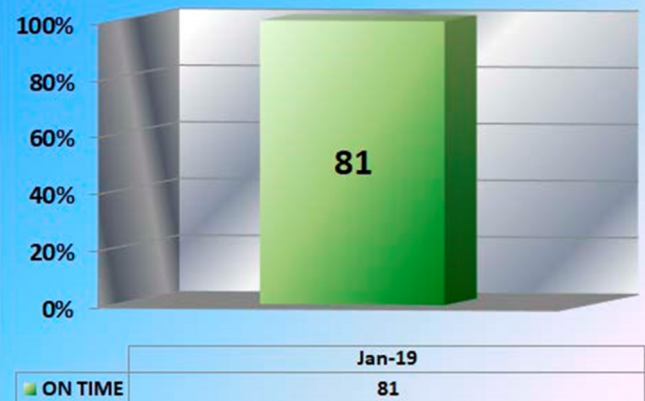
# CORE SERVICE LEVELS

## Building Division

**BUILDING PERMITS ISSUED  
DOWN 15% OVER 2018**



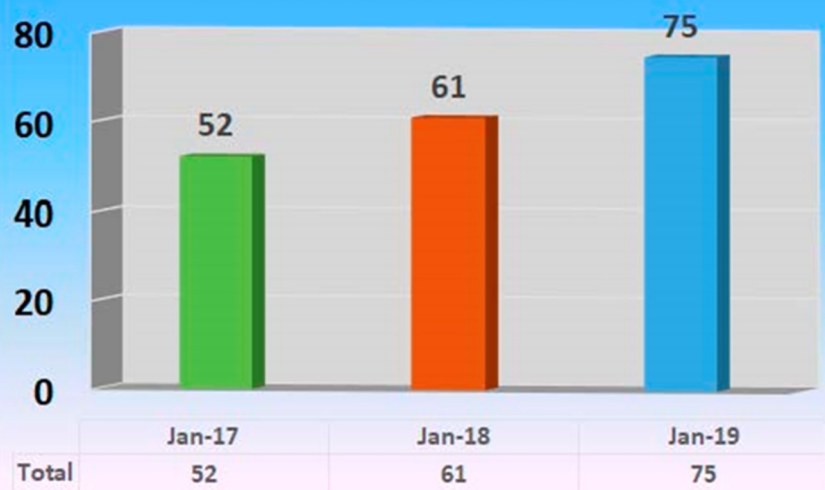
**FEES CALCULATED  
(W/IN 3 DAYS)**



**BUILDING INSPECTIONS  
JANUARY 2019**



**CONTRACTOR REGISTRATION 2017-2019  
UP 23% IN JANUARY OVER 2018**



**Implementing the Community Vision through Development Activities**



# CORE SERVICE LEVELS

## Code Compliance

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



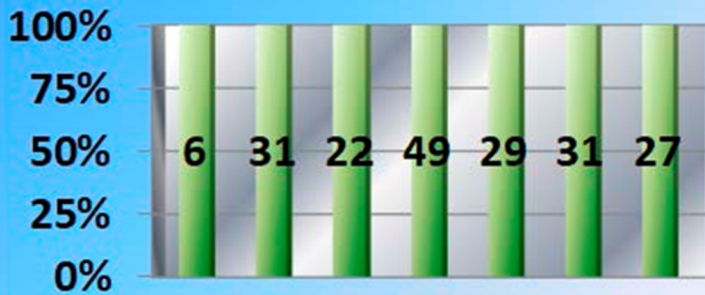
	Jan-19
■ LATE	0
■ ON TIME	27

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



	Jan-19
■ LATE	0
■ ON TIME	86

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



	Jan-13	Jan-14	Jan-15	Jan-16	Jan-17	Jan-18	Jan-19
■ LATE	0	0	0	0	0	0	0
■ ON TIME	6	31	22	49	29	31	27

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

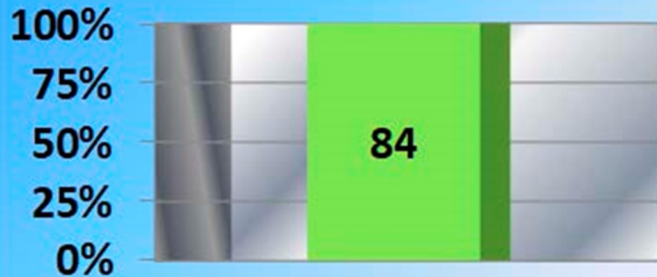


	Jan-19
■ LATE	0
■ ON TIME	22

# CORE SERVICE LEVELS

## Code Compliance

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



	Jan-19
LATE	0
ON TIME	84

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



	Jan-19
ON TIME	17

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



	Jan-19
LATE	0
ON TIME	26

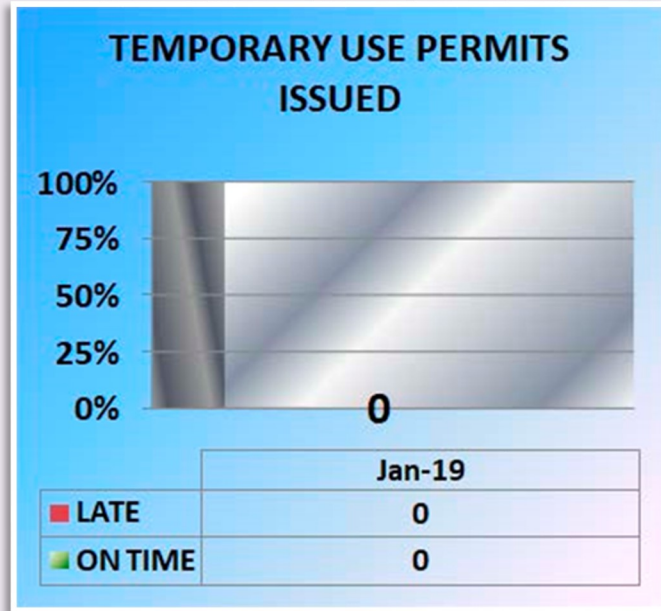
### SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



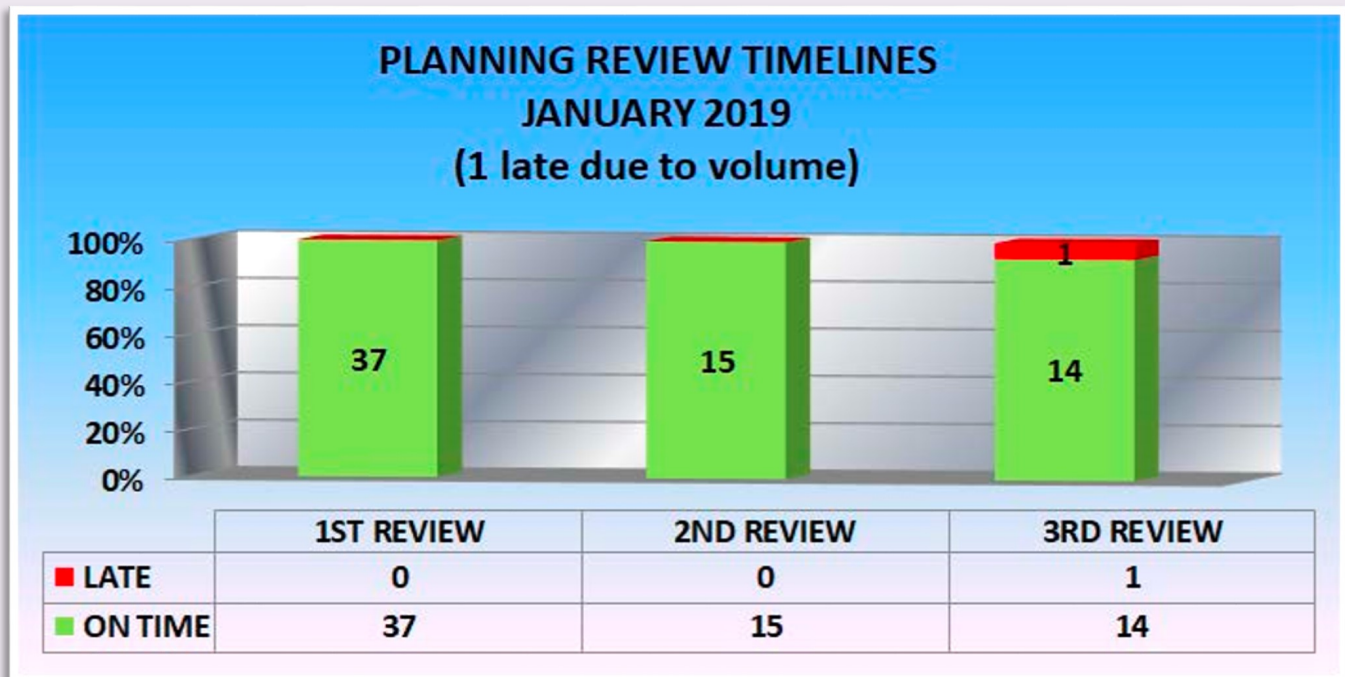
	Jan-19
LATE	0
ON TIME	0

# CORE SERVICE LEVELS

## Zoning Division



## Planning Division



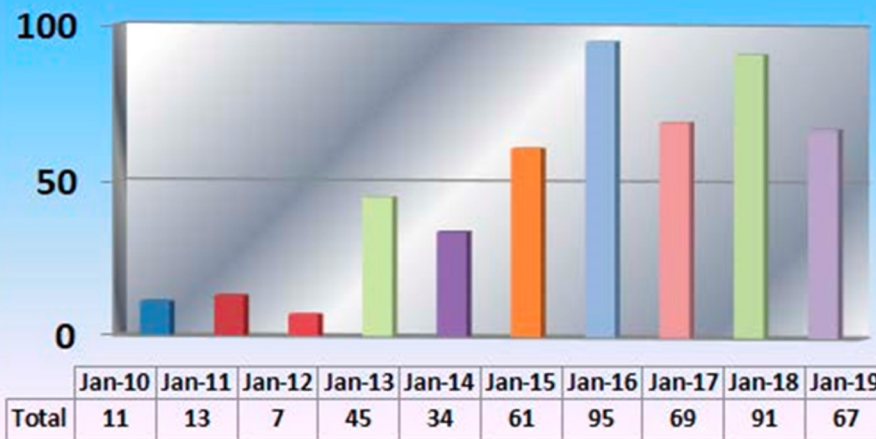
Implementing the Community Vision through Development Activities



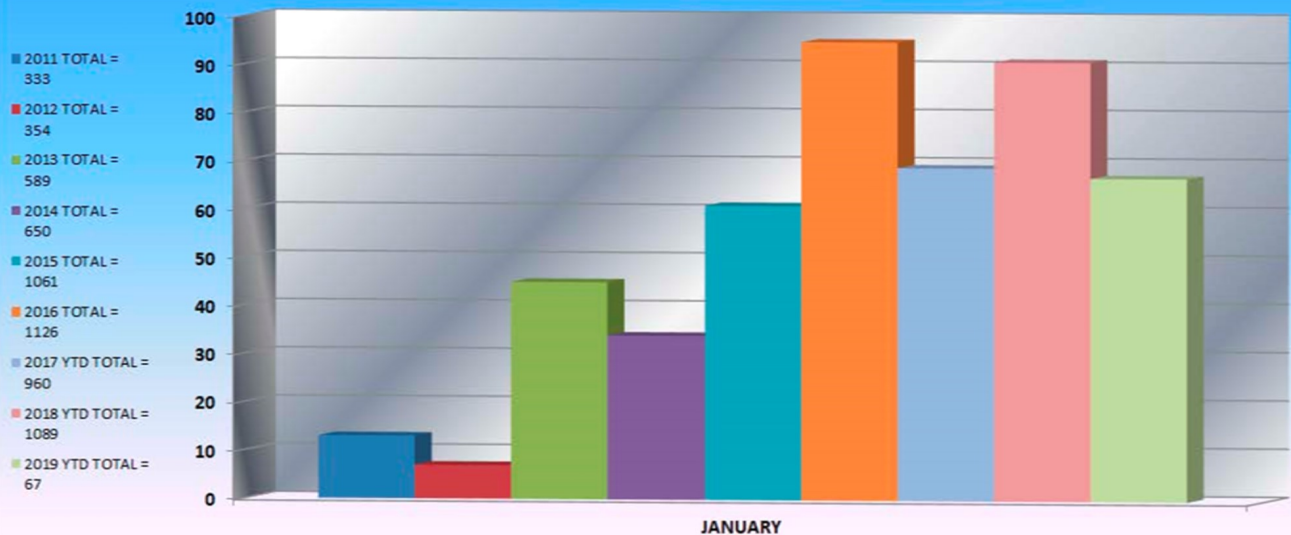
# DEVELOPMENT ACTIVITY

## Planning Division

### PLANNING/DEVELOPMENT REVIEWS JANUARY 2010- 2019 (DOWN 26% OVER 2018)



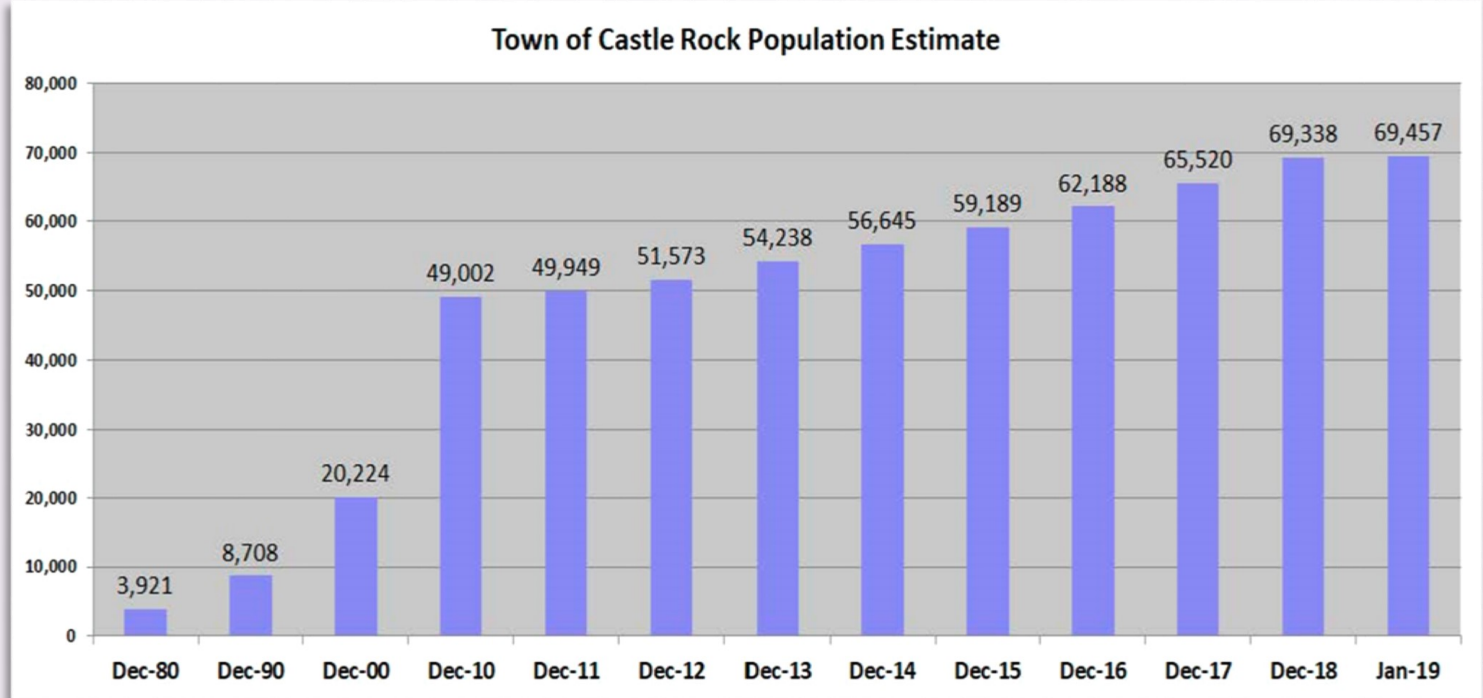
### CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 26% OVER 2018 THROUGH JANUARY



Implementing the Community Vision through Development Activities



# POPULATION ESTIMATE



**Implementing the Community Vision through Development Activities**