



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"Every particular in nature, a leaf, a drop, a crystal, a moment of time is related to the whole, and partakes of the perfection of the whole."

~~ Ralph Waldo Emerson



Bill Detweiler, Director
Development Services



Our Department is directly responsible to Council and the five Boards and Commissions that we serve along with every resident and development applicant that comes to our door. We are a thread that assists in weaving the fabric of a great community, and a very active thread. Everyone on the Development Services team understands that our goal is, first and foremost, we are a customer service agency dedicated to the Mission, Vision and Values of the organization. The team recognizes that we are part of a whole and recognizes that we need to work together to achieve success.

For the latest in development activity,
please visit:
www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES



remain forever thankful to work with a group of professionals that support each other, share ideas with each other, and constantly seek out new methods and processes to assist our customers. How wonderful it is to participate in and feel a part of something bigger.



Development activity remains at a high pace through development submittals, site and building permit activity, and issuance of certificate of occupancy for homebuilders and commercial development. Recent front page news articles in the Denver Post and segments on Channel 7 News provided insight into the strong and positive growth occurring in Castle Rock. Projects highlighted in those stories include the Riverwalk Project, Festival Park, Promenade, and the excitement of proposed development at Millers Landing. Riverwalk recently announced the opening of new and highly visible businesses and plans are moving forward for construction of "Encore," a seven-story, mixed-use structure adjacent and south of Town Hall that includes additional commercial and office services and residential ownership properties, along with a 600+ space parking structure where 300+ public parking spaces are reserved for visitors to Town Hall, Festival Park and the variety of options in downtown. Castle Rock is filled with opportunities for family-oriented living and investment in commerce.



write this note while awaiting my second hip surgery in less than 3 months. Hereditary arthritis and overworking joints is a bad formula for those seeking longevity. Although I joke, that I will soon have "two titanium bits in my hips" surgery is a bit scary no matter the severity. I look forward to a speedy recovery and to joining my teammates in early August.



hope everyone had a safe and enjoyable 4th of July holiday weekend and that you are looking forward to a fulfilling summer.

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 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:

Ken Torres, Castle Rock Water Plan Review Engineer



Ken is a licensed engineer that has been working with the Town for about seven months. Never shying away from change, he moved here in December, 2018. With nearly forty years of combined experience, Ken has worked as a land surveyor and a design engineer in southern California; a project manager in Las Vegas, Nevada; and, most recently, he was the City Engineer in Cortez, Colorado.

As a plan review engineer, Ken values the Town’s organization of its Development Services team to provide the Castle Rock community with exceptional service.

The plan review process is a combination of technical and administrative matters guided by carefully thought out policies and criteria used to ensure that applicants wishing to develop or build in the Town follow codes and regulations to protect the health, safety, and welfare of the public. Ken has really enjoyed his time with the Town so far and is very thankful for the friendly and skilled staff he works with everyday. He especially likes the free food that’s often provided and the struggle to work it off through the wellness program.

Ken grew up in Cortez and graduated from the University of New Mexico (Lobos). He has one daughter, Audree, who attends Windsor High School. When Ken is not working, you will most likely find him on a golf course or taking care of his rental property and his other home back in Cortez.



Ken With Daughter, Audree

Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the staff...(Continued)

Julie Parker, Senior Office Assistant (Planning Division)

Julie has been with the Town since November, 2015 as a Senior Office Assistant and assigned specifically to the Planning Division since November, 2018. Julie acts as Administrative support for 3 of the 5 Boards that are supported by Development Services, preparing Council and Board/Commission packets and materials. She works directly with the Planning Team; the transition to the Planning Team has been exciting with a lot of things to learn. Julie is also responsible for website updates and public notice postings.

Julie has been married for 26 years to her High School sweetheart, Mike. They have two kids, Andrew (19) and Kiah (18). Andrew attends Fort Lewis College in Durango and Kiah will be attending Colorado Christian University in the Fall. Mike and Julie have spent most of the past 10 years running kids around, especially Kiah who has played competitive softball since the age of 10. They also enjoy hiking, finding good local live music, spending time in the mountains and traveling (to softball tournaments, mostly). Mike and Julie have enjoyed living in Castle Rock since 2002 (minus a 3 year adventure from 2008-2011 in which they briefly lived in West Chester, Pennsylvania).



Andrew, Mike, Kiah, Julie
(left to right)



Kiah and Andrew



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Applause Award

Building Inspector Supervisor, Jon White, Plans Examiner, Andy Blake, Administrative Assistant, Denise Hendricks, Plans Examiner, Amy Shalz, Chief Building Official, Joseph Montoya, and Senior Legal Specialist, Jennifer King, were presented with an Applause Award on June 27th. The Applause Award was presented to this employee group for individually and collectively demonstrating a significant commitment above and beyond daily responsibilities to the specific project of updating Municipal Code, Title 15, to adopt the current cycle of the International Building Codes.



Jon White, Andy Blake, Denise Hendricks, Amy Shalz,
Joseph Montoya, Jennifer King (left to right)



Way to go, Team!

Value Award

Assistant Director, Tara Vargish and Zoning Manager, Tammy King, were presented a Value Award by Assistant Town Attorney, Elizabeth Allen, on June 27th for their hard work and dedication on a special zoning project.



Tara Vargish and Tammy King
(left to right)

Congratulations, Tara and Tammy!

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Castle Rock Rallies Behind Disabled Senior

Neighborhood Liaison, **Cara Reed**, is an amazing representation of Development Services and the Town of Castle Rock.

Cara and over 20 volunteers were recently recognized in a Castle Rock News-Press article and on Channel 31 Fox News for their time, donations of materials and money to restore the property of a senior, disabled Castle Rock resident.



To view the Channel 31 Fox News clip and newspaper article, please visit:

<https://mms.tveyes.com/Transcript.asp?StationID=1870&DateTime=6%2F8%2F2019+8%3A39%3A21+PM&Term=castle+rock&PlayClip=TRUE>

<https://castlerocknewspress.net/stories/castle-rock-rallies-behind-disabled-senior,282668?>

Mayor Jason Gray also recognized the volunteers by presenting them with a Certificate of Appreciation at the June 18th Town Council meeting. The volunteer groups recognized were:



- Oakland OK's 4-H Club
- Lowe's Home Improvement Store
- The Home Depot



Implementing the Community Vision through Development Activities

KUDOS

Customer Service Stars

Building Division



Cindy Brooks
DS Technician

On June 6th, **Cindy Brooks**, Development Services Technician, received an email from Brendan McNiff, 1st Choice Plumbing, *"Thanks for all your help with this, I would never of got this done without you. Your help was priceless!"*

Great work, Cindy!



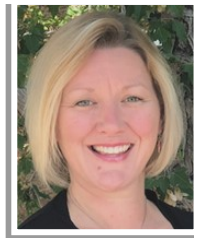
Development Services Technician, **Jennifer Bigham**, received the following notes recognizing her customer service:

On June 20th from Christine Nyback, Odin Builders, *"Thanks so much for sending this Contractor Registration Certificate and for all your help yesterday."*

From John Crowell on June 28th, *"Thank you! I really appreciate all of your help Jennifer, so much."*

On June 27th from Randy Kloos, *"Thanks, your help is much appreciated!"*

Way to go, Jennifer!



Jennifer Bigham
DS Technician



Implementing the Community Vision through Development Activities

KUDOS

Customer Service Stars (Continued)

Zoning Division



Cara Reed
Neighborhood
Liaison

Neighborhood Liaison, **Cara Reed**, continues to receive notes of appreciation following the May 18th Neighborhood Clean Up Day in the Craig and Gould neighborhood. Here are just a few:

"This event is fantastic in so many ways, and this year seemed extremely well organized."

"It is also a fantastic day for neighbors to see each other, help each other, and just have a great time together."

"It makes a huge difference in our household to save a lot of money, dispose of so much accumulation, recycle metal, and put out items that other neighbors may want."

"Cara Reed and her volunteers were delightful and extremely helpful."

"What a great way to encourage some (metal) recycling and allow everyone to keep their homes clean. This is super helpful."

Following the Neighborhood Clean Up Day event, Mayor Jason Gray presented Certificates of Appreciation to community partners for their involvement in this collaborative community event at the June 18th Town Council meeting. The community partners recognized were:

| | |
|----------------------------|---------------------|
| Castle Rock Baptist Church | Boy Scout Troop 261 |
| Expert Disposal | Granelli's Pizzeria |
| Help & Hope Center | Metal Men LLC |



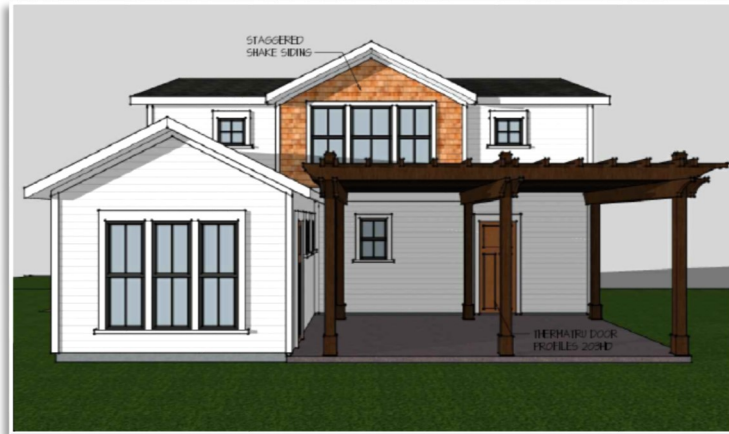
Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

418 N. Lewis Street - Accessory Dwelling Unit

The property owner of 418 N. Lewis Street submitted a Use by Special Review for a new two-story garage that includes an accessory dwelling unit on the second story. The first story contains two parking spaces and a workshop totaling 992 square feet. The accessory dwelling unit occupies the entirety of the second story totaling 800 square feet. Accessory dwelling units with new structures require the approval of a Use by Special Review, which requires public hearings before the Planning Commission and Town Council.



West Elevation



East Elevation

407 N. Wilcox Street - Façade Improvements

The Fort CPA, located at 407 N. Wilcox Street, is proposing façade improvements. The applicant/owner would like to remove the existing cap flashing, existing mansard roof and wood façade. The new façade would include more architectural details such as Hardie cement board, a premanufactured arch, new exterior lighting fixtures, new wood framed windows in the existing openings, and new wood framed door. The existing stacked stone would remain and be painted.



Existing Façade



Proposed Façade

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Not Required)

221 N. Wilcox St.

Construction and Soil Erosion Control Documents: For temporary parking lot, located at the southwest corner of Wilcox Street and Third Street.

Crystal Valley Ranch

Utility and Drainage Easements: For 170 single-family home project, located west of West Loop Road and south of Lions Paw Street.

Founders Village

Site Development Plan Amendment and Replat: For lot reconfiguration to accommodate updated drainage design and public improvement construction documents for phase 2 of a 195 single-family home project located on the east side of Mitchell Street southeast from Mesa Middle School.

Lanterns

Design Revision: To incorporate active adult amenity center into grading plans and soil erosion control documents, located at Montaine Circle and Water Avens Drive.

Construction Documents: To connect Montaine Parkway's off-site water infrastructure needed to complete the Montaine Loop.

Meadows

Site Development Plan Amendment: For additional parking for 17,000 square-foot Town Center mixed use building, located on Ambrosia Street adjacent to Egg & I building.

Site Development Plan Amendment: To create additional handicap parking spaces and expansion of trash enclosure for existing Town Center building, located at northwest corner of Mercantile Street and Ambrosia Street.

Site Development Plan: For 4,956 square-foot medical office building, located at Prairie Hawk Drive and Dacoro Lane.

Construction Plans and Soil Erosion Control Documents: For 57 single-family and multi-family home project, located at Coachline Road and Wolfensberger Road.

Grading Plans and Soil Erosion Control Documents: For proposed commercial/office/industrial area, located southeast of North Meadows Drive and State Highway 85.

Millers Landing

Plat and Soil Erosion Control Plans: For new commercial pad sites (phase 1) infrastructure, located at Plum Creek Parkway and I-25, across from Millers Activity Center.



Implementing the Community Vision through Development Activities

PROJECT UPDATES

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

Promenade

Construction Documents: For grading to prevent water overtopping retaining walls in block 3A, located at northwest corner of Factory Shops Boulevard and Promenade Parkway.

Red Hawk

Construction, Grading and Soil Erosion Control Documents: For filing 3, phase 5, public improvement infrastructure located east of Prairie Hawk Drive, south off of Melting Snow Way and east of Bent Wedge Point.

Riverwalk North

Design Revision and Updated Soil and Erosion Control Plans: To include expanded patio, retaining wall and stairway connection to trail, located at 215 N. Wilcox Street



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

Town Council

On June 4th, Town Council considered the following items:

Ordinance Removing the Local Landmarking Status at 302 and 304 N. Wilcox Street

Town Council approved, on seconding reading (5-1), the de-landmarking of 302 and 304 N. Wilcox Street.

Ordinances Annexing Ridge Estates Property and Approving Ridge Estates Planned Development Plan and Zoning Regulations

The Ridge Estates Annexation and Planned Development Plan and Zoning Regulations were approved by Town Council, on first reading (6-0).

Ordinance Vacating a Portion of Second Street

Town Council approved, on first reading on an emergency basis (6-0), vacating Second Street right-of-way for Riverwalk North.

Town Council met on June 18th; however, Development Services did not have any items for Council's consideration.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

New Appointees and Re-Appointees to DS Boards & Commissions

Town Council approved the following appointments and re-appointments to the DS Boards and Commissions:

Board of Adjustment

- Talena Jensen (reappointment)
- Linda Baumann (reappointment)
- Kenneth Arnold (reappointment)
- Richard Coffey (new appointment)

Board of Building Appeals

- Chris Hovanetz (new appointment)
- Richard Morton (new appointment)
- Dave Perry (new appointment)

Design Review Board

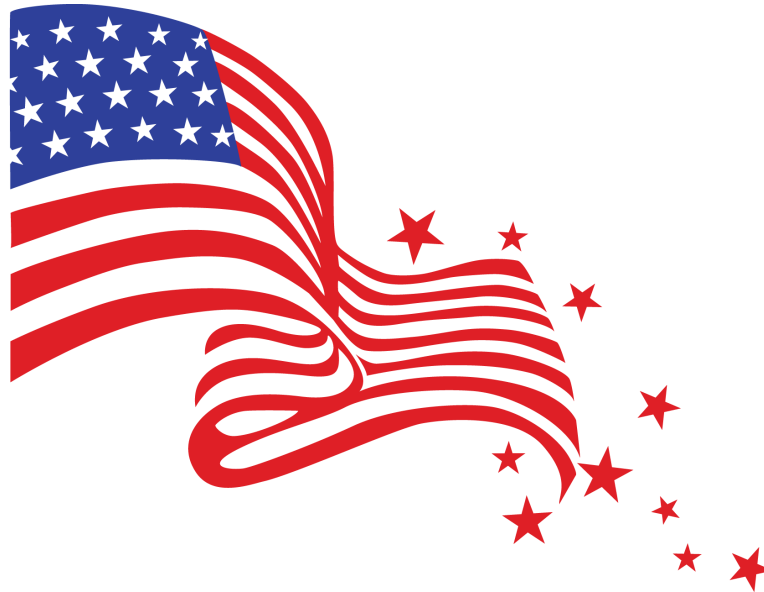
- Robert Pasicznyuk (reappointment)

Historic Preservation Board

- John Beystehner (reappointment)
- Carlos Salinas (reappointment)
- Michelle Wimmer (reappointment)
- Steven Crosier (new appointment)

Planning Commission

- Charles Fletcher (reappointment)
- Lori Van Court (reappointment)
- Chris Teem (new appointment)



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Board of Adjustment

Request for Approval of Variance from the Rear Setback Requirements - 6375 Agave Avenue

At their public hearing on June 6th, the Board of Adjustment approved (4-0) the 9.5' rear setback variance request by the property owners of 6375 Agave Avenue.

The Board elected Board Member JC Ortega as Chair and Board Member Linda Baumann as Vice-Chair.



Board of Building Appeals

At their quarterly meeting on June 3rd, the Board of Building Appeals presented Resolutions of Appreciation to outgoing Board Members Kevin McNeil, Chris Teem and Scott Vencill and welcomed new Board Member Christopher Hovanetz.

Building Inspector Supervisor, Jon White, updated the Board on Building Division activities since the last BOBA quarterly meeting in March. There were no public hearing items scheduled on the agenda.



Design Review Board

The Design Review held their regularly scheduled meeting on June 12th and considered the following proposals:

Site Development Plan Amendment for 218 N. Wilcox Street - New Façade

The Design Review Board approved (7-0) the new façade proposal for 218 N. Wilcox Street.



Site Development Plan Amendment for 85 Rio Grande Drive - Mirage Dental Façade Change

The Design Review Board approved (7-0) the façade changes for 85 Rio Grande Drive.

Site Development Plan for 509 N. Wilcox Street - Façade Improvements

The Design Review Board approved (7-0) the façade improvements for 509 N. Wilcox Street.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

At a special meeting on June 19th, the Historic Preservation Board elected Board Member John Beystehner as Chair and Board Member Desiree LaFleur as the Vice-Chair. The Board also recommended Board Members Desiree LaFleur and Michelle Wimmer continue to serve as the Historic Preservation Board representatives to the Design Review Board. The Board also presented a Resolution of Appreciation to outgoing Board Member Rebecca Smoldt.



The Board requested staff to organize a tour of the Craig & Gould neighborhood as a study session so that the Board can better evaluate the existing conditions and historic properties within the neighborhood.

The Board considered the following public hearing items:

Request for Landmark Alteration Certificate for 110 N. Lewis Street (Jacob Kroll House)

The Board approved (6-1) the landmark alteration for 110 N. Lewis Street, to allow a new, detached garage and accessory dwelling unit off the rear alley with the condition that the windows be changed to better match the Kroll House windows. The Board approved staff to work with the architect and owner to administratively approve the window change.

Design Review for 118 N. Cantril Street

The Board approved (5-1) the design review for 118 N. Cantril Street to allow a new, detached garage and accessory dwelling unit off the rear alley with no conditions to the approval.

Planning Commission

The Planning Commission held their regularly scheduled meeting on June 13th and welcomed new Planning Commissioners Sarah Humbargar and Chris Teem. The Commission elected Commissioner Charles Fletcher as Chair and Commissioner Laurie Van Court as Vice-Chair. The Commission also recommended that Commissioner Charles Fletcher continue to represent the Planning Commission on the Design Review Board.



On June 27th, the Planning Commission considered the following items:

2019 Design Award Program

The Commission recommended approval (5-0) to Town Council for the nominees of the 2019 Design Award Program.

418 N. Lewis Street Accessory Dwelling Unit - Use by Special Review

The Commission recommended approval (5-0) to Town Council for the Use by Special Review for an Accessory Dwelling Unit at 418 N. Lewis Street.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

DS Board and Commission Legal Training

Elizabeth Allen, Assistant Town Attorney, provided legal training on June 17th for members of the five Boards and Commissions supported by Development Services.

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

The Board members, Commissioners, staff liaisons and administrative staff enjoyed a Mexican buffet from El Meson Mexican Restaurant before learning about public hearing protocol, procedures and receiving a legal briefing by Ms. Allen.

**BOARD
& COMMISSION
LEGAL TRAINING**

Thank you for your commitment and service to our community.

Please plan to attend our
Board and Commission
Legal Training.
Hosted by Development Services and the
Town Attorney's Office.



WHEN:
June 17, 2019
Dinner 5:30 pm
Meeting 6-8 pm
Dinner will be provided

WHERE
Town Hall
Council
Chambers
100 N. Wilson Street
Castle Rock, CO 80104

**PLEASE RSVP BY
JUNE 12 TO:**
Sharon Chavez
908-793-3506
schavez@crps.com

AGENDA:

- Greeting
- Introductions
- Public Meeting Procedures
- Legal Briefing overview of Chair/Vice Chair roles & responsibilities



Elizabeth Allen
Assistant Town
Attorney



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Annual Barbecue Luncheon

The Annual Contractors Barbecue Luncheon was held on June 12th at Philip S. Miller Park and was well attended. Dickie's Barbecue provided the food and was sponsored by John Bell, representing Greyter Water Systems. Mr. Bell provided a PowerPoint presentation, along with a video, outlining their residential water recycling system and their partnerships with Colorado municipalities.

A special thank you to Development Services Technician, Diane Maki, who interpreted Mr. Bell's presentation in sign language.

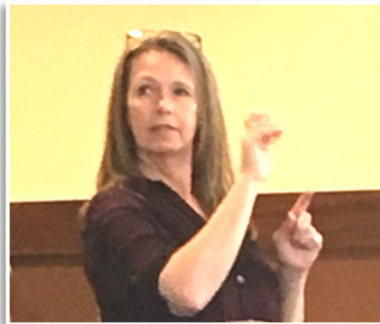
Next luncheon information:



- No Luncheon In July
- Wednesday, August 14th
11:30 a.m. to 1:00 p.m.
Philip S. Miller Park — Mill House
1375 W. Plum Creek Parkway

If you missed a luncheon, meeting summary notes are available at: CRgov.com/contractorluncheon.

For sponsor opportunities or requesting discussion points on the agenda, please contact one of our Development Services Technicians: Diane Maki, Ben Christensen, Cindy Brooks, Tracy Shipley or Jenn Bigham at (720) 733-3527 or email them at buildingcounter@crgov.com.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Bike to Work Day

Several DS Enterprise Team members (including **TJ Kucewesky**, **Tara Vargish**, **Kevin Buffington** and others) participated in the statewide Bike to Work Day event on June 26th. Numerous cyclists who attended the event biked several miles to Town Hall. Participants enjoyed giveaways and prizes from a variety of event sponsors and breakfast was provided for cyclists at Festival Park.



Bike to Work Day is an annual event to raise awareness of other ways to get where you are going. Sponsored by the Denver Regional Council of Governments, the goal is to promote bicycling as a commuting choice in hopes workers will try it and form a healthy habit of riding to work.



Tara Vargish
DS Assistant Director



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Riverwalk North Project

News articles regarding the Great Divide Brewery arriving soon at the Riverwalk North building in the heart of downtown Castle Rock were recently published in the Denver Business Journal and Westword Magazine. To view these articles, please visit:

<https://www.bizjournals.com/denver/news/2019/06/20/great-divide-turns-25-denver.html>

<https://www.westword.com/restaurants/great-divide-brewing-celebrates-25th-anniversary-and-will-open-new-castle-rock-brewpub-11387035>



Riverwalk Project



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

*"Freedom has its life in the hearts,
the actions, the spirit of men and so it
must be daily earned and refreshed - else
like a flower cut from its life-giving
roots, it will wither and die"*

~~ Dwight D. Eisenhower

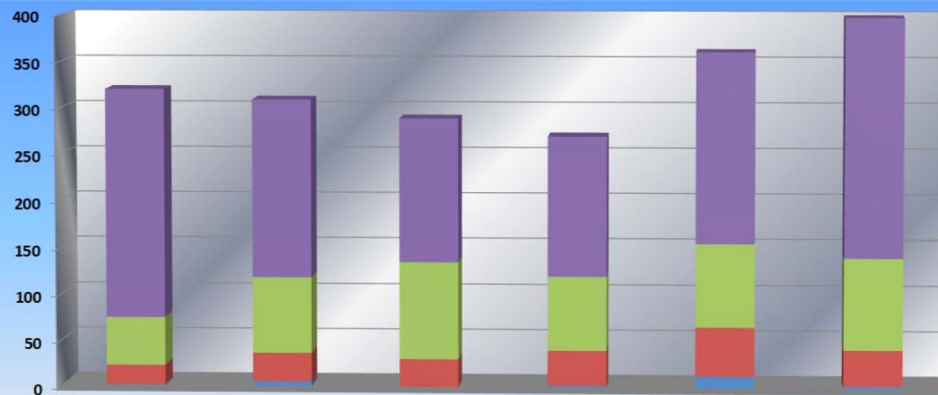
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send your request to Planning@crgov.com.

Implementing the Community Vision through Development Activities

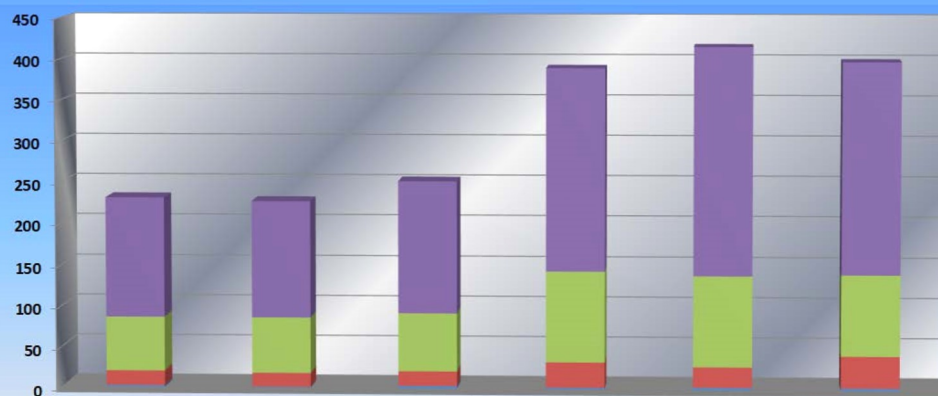
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH JUNE 2012-2019



BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH JUNE 2019

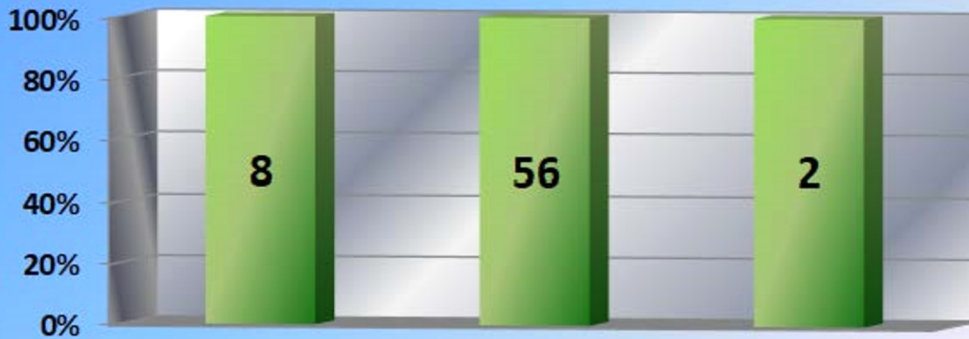


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

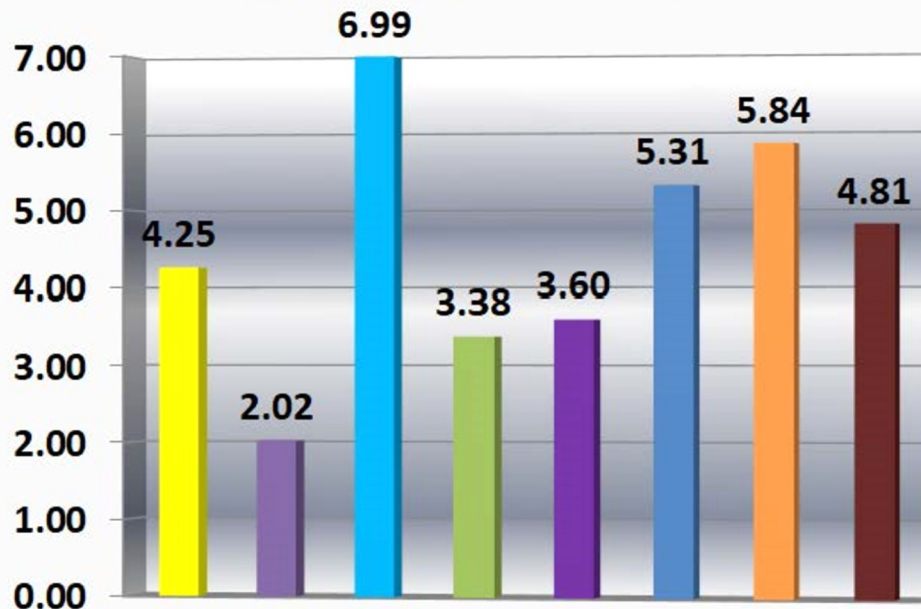
Building Division

BUILDING PERMIT REVIEW JUNE 2019



| | | | |
|-----------|--|---------------------------------------|---|
| | COMMERCIAL TENANT (W/IN 10 BUS. DAYS) | DECK & BASEMENT (W/IN 5 BUS. DAYS) | RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS) |
| ■ ON TIME | 8 | 56 | 2 |

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 18% FROM LAST YEAR



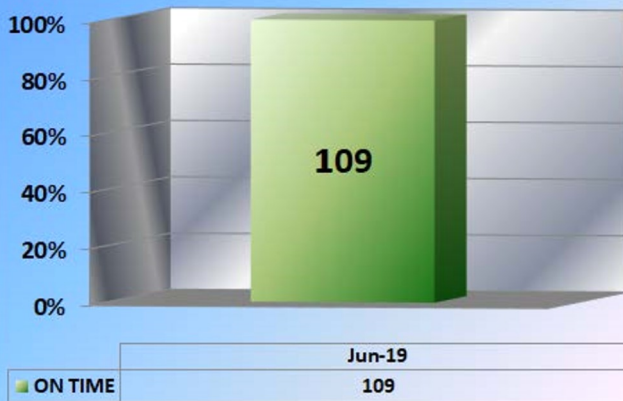
| | | | | | | | | |
|-------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Jun-13 | Jun-12 | Jun-14 | Jun-15 | Jun-16 | Jun-17 | Jun-18 | Jun-19 |
| Total | 4.25 | 2.02 | 6.99 | 3.38 | 3.60 | 5.31 | 5.84 | 4.81 |

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

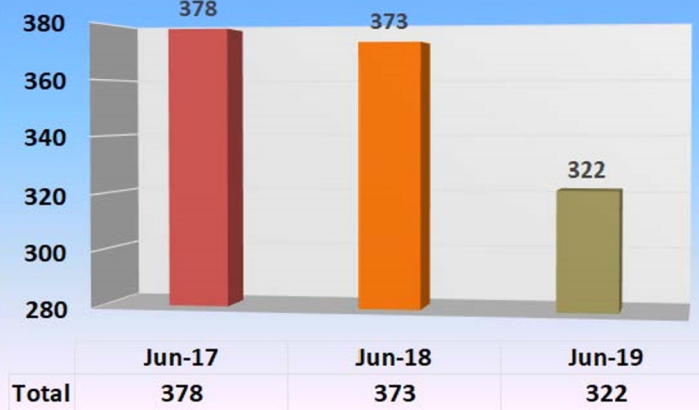
FEES CALCULATED (W/IN 3 DAYS)



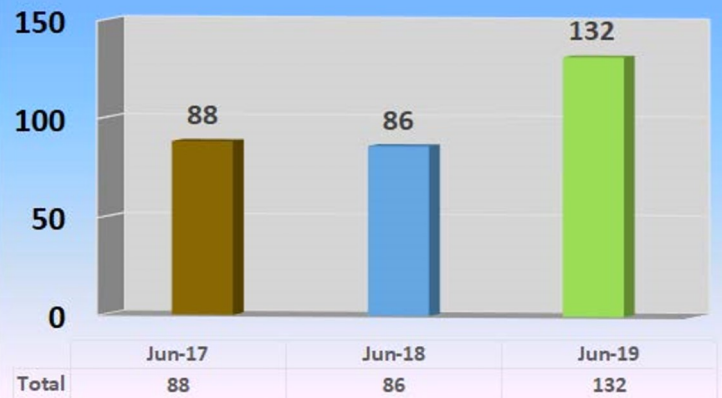
BUILDING INSPECTIONS JUNE 2019



BUILDING PERMITS ISSUED DOWN 13% OVER 2018



CONTRACTOR REGISTRATION 2017-2019 UP 53% IN JUNE OVER 2018

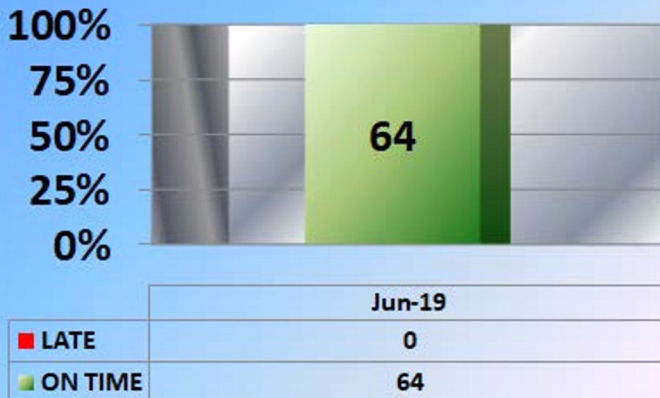


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

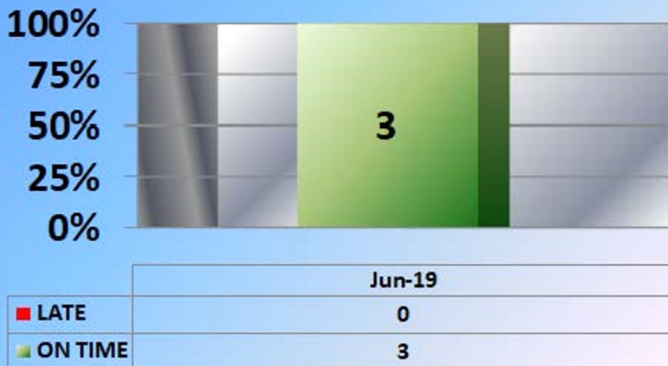
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



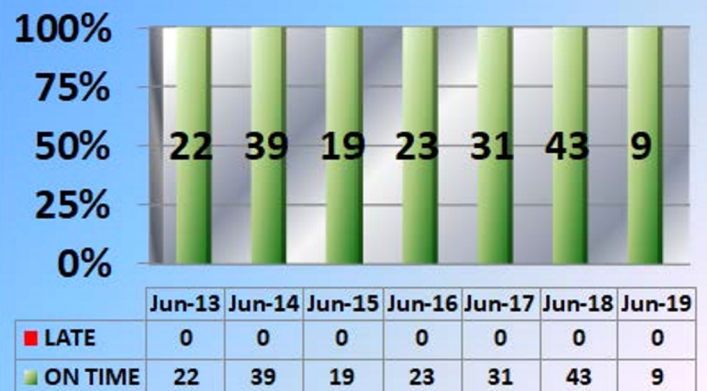
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



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



CORE SERVICE LEVELS

Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



| | |
|---------|--------|
| | Jun-19 |
| LATE | 0 |
| ON TIME | 88 |

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



| | |
|---------|--------|
| | Jun-19 |
| ON TIME | 16 |

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



| | |
|---------|--------|
| | Jun-19 |
| LATE | 0 |
| ON TIME | 212 |

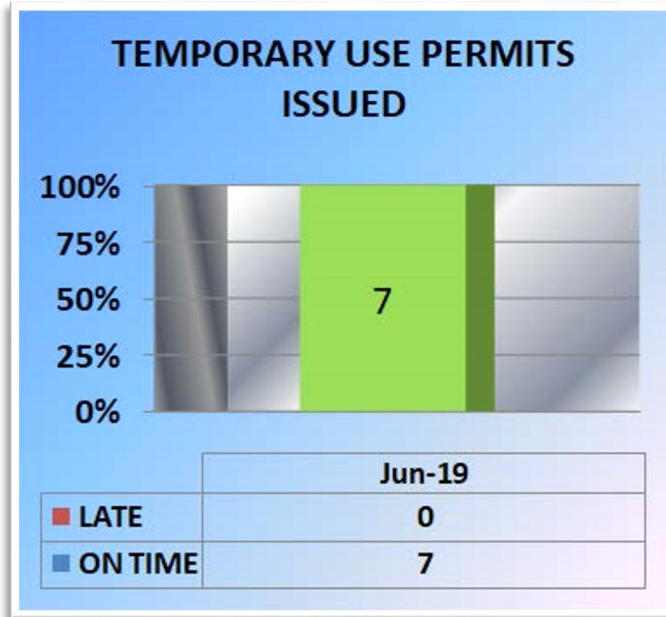
SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



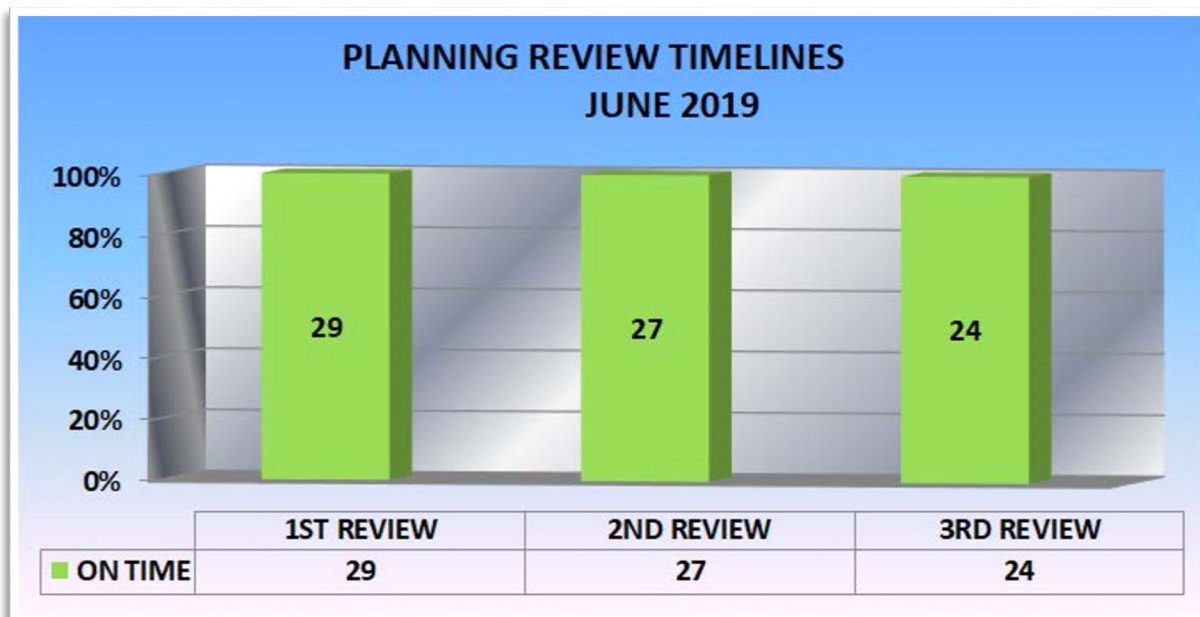
| | |
|---------|--------|
| | Jun-19 |
| LATE | 0 |
| ON TIME | 1 |

CORE SERVICE LEVELS

Zoning Division



Planning Division

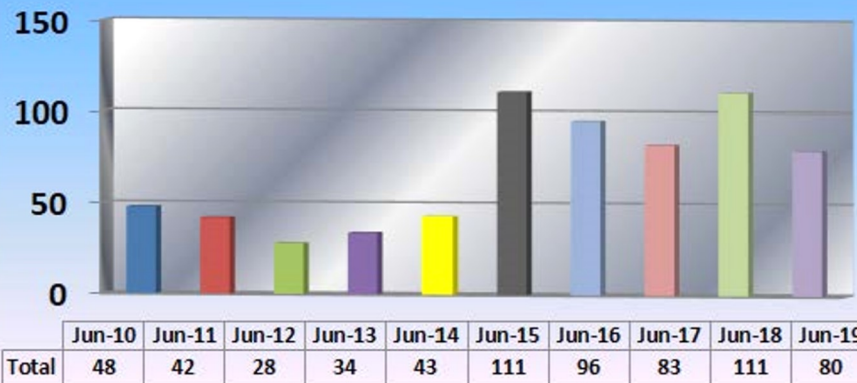


Implementing the Community Vision through Development Activities

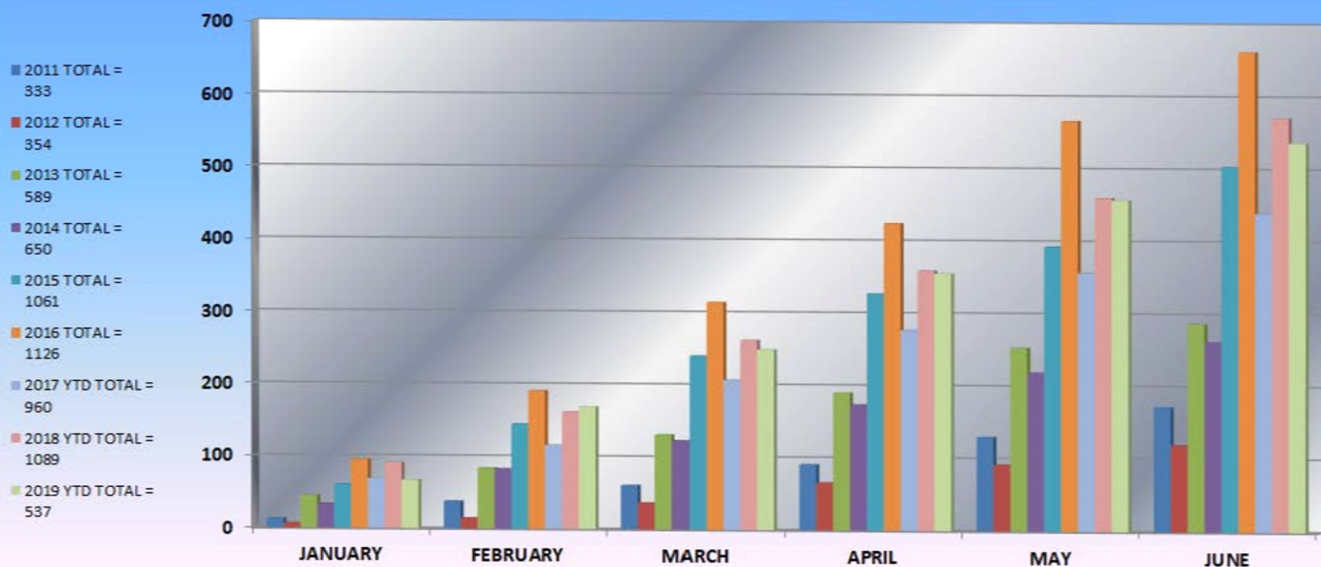
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS MAY 2010- 2019 (DOWN 28% OVER 2018)

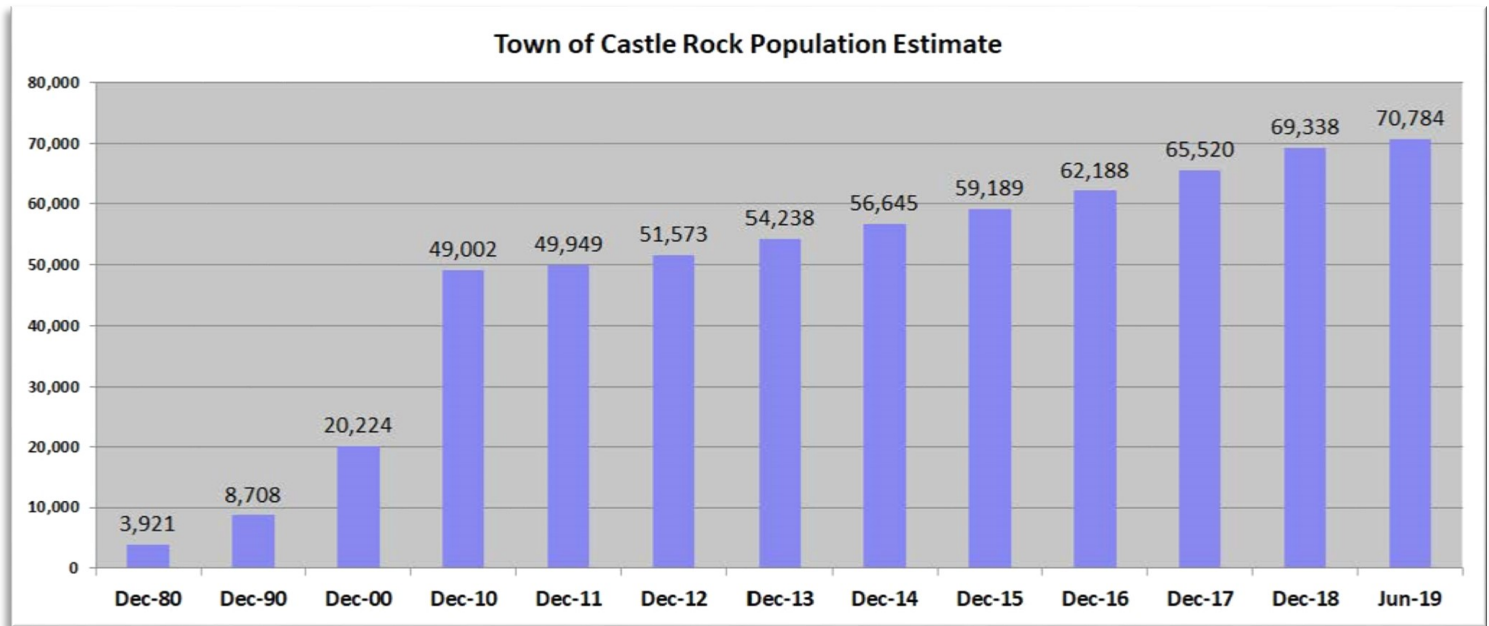


CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 6% OVER 2018 THROUGH JUNE



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities