



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"If you could kick the person in the pants responsible for most of your trouble, you couldn't sit for a month."

~~ Theodore Roosevelt



Bill Detweiler, Director
Development Services


One of the Development Services Department themes is, "let's not focus solely on what we've accomplished; instead, let's continue to ask what we have learned." Things move quickly working in a high growth community, and we tend to focus on existing programs and systems and the level of success we achieve based upon customer feedback. There are times, however, when we receive negative feedback, and during examination to make improvements, we miss the most obvious explanation; we were the problem. We are fortunate that adjustments based upon customer feedback are infrequent. But, there is a learning curve that requires constant analysis of policies, programs and systems to ensure we are meeting our customers goals. As part of that analysis, in the next 30 days, staff will unveil a new electronic customer service survey program aimed at providing our


For the latest in development activity,
please visit:


CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

customers with an instrument to provide instant feedback and offer suggestions when needed. We believe the survey will assist with identifying areas of strength and areas of weakness so we can react to customer needs.

 *Significant progress is occurring at the Promenade project where several certificates of occupancy were issued last month. The project achieved nearly 700,000 square feet of business space in 4 1/2 years. A nice accomplishment given current market conditions for retail space in the age of growing on-line shopping. Homebuilding activity remains consistent with previous years, meaning the Town will achieve numbers equal to the past 5-year average of approximately 1,000 residential permits annually. Commercial permit activity slowed recently due to the decrease in new buildings in Promenade. We received an update that the Whole Foods building will be completed and open for business in late February / early March of 2020 to provide another option for food services.*

 *recently presented a development update at the Economic Development Council Board lunch meeting where discussion occurred on the level of investment in Castle Rock today, and the predicted level of investment over the next 3-5 years. All in attendance agreed there are signs that the current level of investment in Castle Rock, both residential and commercial, will continue into the near future. That level of investment is critical to the Town's ability to provide outstanding police and fire service and to maintaining levels of service for water, transportation and parks. Stay tuned, but all indicators look positive.*

 *hope everyone had a safe and enjoyable Labor Day weekend. The cooler nights and a slight change in leaf color is beginning to emerge and we look forward to another active fall season in Town.*

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:

Cara Reed, Neighborhood Liaison



Cara Reed
Neighborhood
Liaison

People have always been Cara’s passion and after receiving a Bachelor’s degree in Psychology, she spent many years working in a variety of positions that focused on assisting or serving others. In May of 2017, she began her career with the Town as a Neighborhood Liaison. She describes her role this way, *“Officially, my job is to serve as the primary contact and a liaison between neighborhood organizations, Town departments and community partners on zoning related issues. But really? I get to meet lots of interesting people and listen to their stories; then I coordinate and connect the right people to create dialogue, share information and form partnerships. Which is a fancy way of saying, I get to help people find solutions to their problems!”*

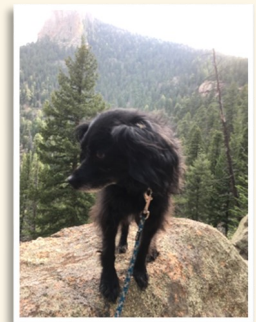
During her off hours, Cara enjoys spending time with her two and four legged family, in her little house in the big woods. Sometimes they like to go out and explore the outdoors, and sometimes they just look out their big picture windows at nature all around them.



“Little House in the
Big Woods”



Cara, Cara’s Mom
and Daughter
(Left to Right)



Roscoe



Racer

Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the staff...(Continued)

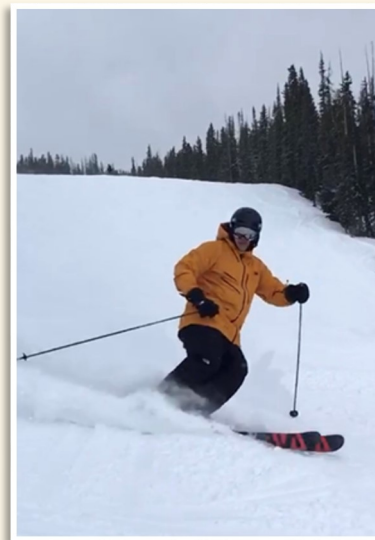
TJ Kucewesky, Plan Review Project Coordinator



TJ is a Plan Review Project Coordinator who has been with the Town since May of 2016. Prior to joining the Town, he worked as an Owner's Representative and Project Manager for several national companies. He has been able to work across the country to learn best practices that help him in his current role. Having worked in the private sector also gives TJ the ability to understand the needs of the developers he works with to reach project approval.

TJ acts as a project manager and liaison between the Town's technical reviewers and the development community. The Plan Review Project Coordinator is responsible for Land Use Applications that do not require public hearings. Typical projects include: Construction Documents, Administrative Site Development Plans, TESC, Plats and Agreements.

TJ has lived in and around Castle Rock since 1982. He's a Colorado native, enjoys all things Colorado and is counting the days until ski season. TJ recently became engaged to his fiancé, Sara, during a getaway weekend to Steamboat Springs. They are currently planning a 2020 wedding. TJ has also been known to play the Grinch at the Development Services Holiday Party.

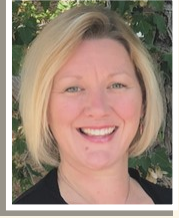


Implementing the Community Vision through Development Activities

KUDOS

Excellent Customer Service

Development Services Technician, **Jennifer Bigham**, received this note from a customer on August 6th, *"Thank you for taking the time this morning to assist me with paying our Contractor Registration Fee. Thank you for being most helpful and pleasant."*



Jennifer Bigham
DS Technician

Way to go, Jennifer!



Andy Blake
Plans Examiner

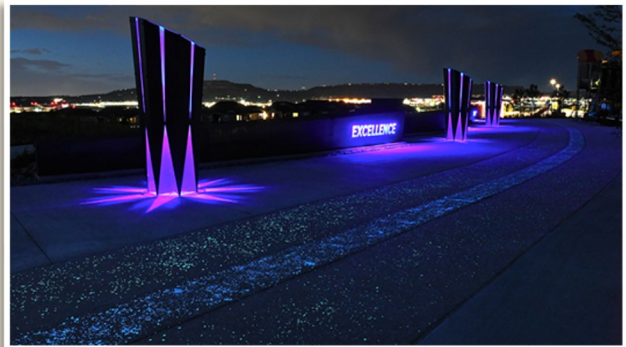
Development Services Technician, **Jennifer Bigham**, and Plans Examiner, **Andy Blake**, received a note of appreciation from a customer regarding construction of a deck. Andy visited the site to help determine the scope of the deck construction. The customer wrote, *"A huge THANK YOU to Andy for his expertise and knowledge. We truly appreciated his time with us at our residence."* In addition, the customer included Jennifer in her note, *"Thank you so much for reaching out to us....Thank you again Jenn."*

Awesome job, Andy and Jennifer!

Employee Picnic Kudos

Kudos to the Parks and Recreation Department for a great employee picnic on August 22nd at the new Deputy Zack S. Parrish III Memorial Park. Employees took advantage playing cornhole during the picnic. The picnic fare of hamburgers, hotdogs and veggie burgers was enjoyed by all.

Thank you, Parks and Rec!



Deputy Zach S. Parrish III Memorial Park

Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

New ICC Certifications

Business Administration Manager, Phil Kranz, announced that Development Services Technicians, **Ben Christensen and Diane Maki**, passed the ICC Zoning Inspector exam in the month of August.

Congratulations, Ben and Diane!



Ben Christensen
DS Technician



Diane Maki
DS Technician



Colorado Journeyman Electrician License



John Jenkins
Combination
Building Inspector

Combination Building Inspector, **John Jenkins**, received his State of Colorado Journeyman Electrician License in the month of August. The license is provided by the State Electrical Board and is *“a person having the necessary qualifications, training, experience, and technical knowledge to wire for, install, and repair electrical apparatus and equipment for electric light, heat, and power, and for other purposes, in accordance with standard rules governing such work.”* To apply for the journeyman electrician license, applicants must provide proof of practical experience/education, which must consist of 8,000 hours in at least 4 years.

Well done, John!



COLORADO
Department of
Regulatory Agencies

WHAT'S NEW - PEOPLE

Mesa Middle School Students Visit Town Departments



Tara Vargish
DS Assistant
Director

Groups of 7th and 8th graders from Castle Rock's Mesa Middle School visited Town Departments on a field trip August 27th. As part of their "Social Entrepreneurship" class, the purpose of their visit was to learn about what the Town does and the challenges we face so they could get ideas for a class project.



For Development Services, Assistant Director, **Tara Vargish**, explained what the DS Enterprise Team does, the various functions and roles that we have from planning/zoning to site and building construction. Tara talked about being a growth community and the challenges that come with that (such as traffic congestion) as well as the benefits (new services such as a hospital and associated medical offices). The students asked questions from why certain things were being built to who sets the price on new buildings, etc.

Tara commented, *"It was fun to interact with middle schoolers and to explain our government's role in the building of a community."*

Great job, Taral

Hands of Hope Event

Neighborhood Liaison, **Cara Reed**, helped coordinate dozens of volunteers that came out to take part in this year's Hands of Hope Event on August 18th, sponsored by New Hope Presbyterian Church in Castle Rock. Volunteers tackled a variety of service projects at approximately fifteen locations throughout the Town; volunteers trimmed trees, removed weeds and overgrowth, repaired fences, mowed lawns, provided general yard clean up and installed smoke detectors.



Cara Reed
Neighborhood
Liaison



Before Photo



After Photo

Way to go, Caral

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Rezoning - Acme Brick Property

Staff received an application for rezoning of the Acme Brick property from I-2 to Interchange Overlay (IO) Planned Development (PD). The property is addressed as 401 and 661 Prairie Hawk Drive, and consists of approximately 33.3 acres. Fifteen percent of the property is required to be dedicated as open space, most of which is designated along the Industrial Tributary. The Planned Development Plan proposes two planning areas. The permitted uses, design standards, etc. have already been established in the IO PD Standards, which were approved by Town Council in 2010. A neighborhood meeting was held on July 17th. The application requires a public hearing before the Planning Commission and two public hearings before Town Council. The project is within Mayor Pro Tem Bower's district.

Rezoning - 472, 481 & 498 S. Gilbert Street

RMG Architects & Engineers on behalf Oakridge Properties, requested a zoning revision of three properties (472, 481 & 498 S. Gilbert Street) located at the intersection of S. Gilbert Street and Oman Road. The application proposes to consolidate three properties into one zoning designation, known as the Pinon Manor Apartments Planned Development, in order to develop a distinct apartment complex. The rezoning would allow all existing buildings to remain and for three new multi-family buildings consisting of 20 dwellings to be constructed. The rezoning will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The property is located within Mayor Pro Tem Bower's district.

Façade Revision - 302 N. Wilcox Street

Development Services received a façade application for 302 N. Wilcox Street. The new façade would include mostly brick with stucco, metal accents, and fabric awnings. Town Council approved the local landmark removal on this property earlier this summer. Therefore, the project will need to go before the Design Review Board for approval at a future public hearing. The property is located within Mayor Pro Tem Bower's district.

Use by Special Review - 118 N. Cantril Street

The property owners of 118 N. Cantril Street submitted a Use by Special Review application for a new two-story garage that includes an accessory dwelling unit on the second story. The first story contains a three car garage with a footprint of 960 square feet. The accessory dwelling unit would occupy the entire second story totaling 790 square feet. Accessory dwelling units built within new structures require approval of a Use by Special Review, which requires public hearings before the Planning Commission and Town Council. Because the project is located within the Craig & Gould neighborhood, approval from the Historic Preservation Board is required and was already received. The property is located within Mayor Pro Tem Bower's district.

PROJECT UPDATES

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

418 N. Lewis Street

Lot Line Vacation: For accessory dwelling unit project.

Canyons South (Douglas County Project)

Landscape and Irrigation Documents: For first phase of residential project with 278 single-family lots. (Town will own and maintain the project's water system per previous agreements.)

Crystal Valley Ranch

Subdivision Improvement Agreement: For 90 lot, single-family residential project, located at River Oaks Street and Loop Road.

Landscape Design Revisions: For six different phases located on the interior of Loop Road.

Founders Marketplace

Site Development Plan: For mixed-use, retail building (6,975 square feet), located on Ridge Road between the King Soopers Fueling Station and the IREA Substation.

Founders Village

Plat Correction: For Filing No. 24, for a 195 single-family home project located on the east side of Mitchell Street south from Mesa Middle School.

Lanterns

Construction Documents: For Montaine Adult Amenity Center (clubhouse, pavilion, pool house and tennis pavilion), located south of Montaine Circle in the central portion of the Lanterns project.

Meadows

Construction Documents, Floodplain Modification Study and Soil Erosion Control Plans: For access road and bridge connecting future roundabout on N. Meadows Drive to COI parcel on the east side of Plum Creek.

Infrastructure Design Revision: For 209 lot, single-family subdivision located between Prairie Hawk and Red Hawk immediately north of the Red Hawk subdivision.

Design Revision: For Arapahoe Community College Collaboration Campus phase 2 future parking lot, located on east side of Limelight Avenue north of hospital.

Miller's Landing

Construction Documents and Soil Erosion Control Plans: For W. Plum Creek Parkway roadway improvements.

Soil Erosion Control Plans, Construction Documents, and Flood Plain Modification Study: For tributary channel improvements, located on Plum Creek Parkway across from Miller's Activity Center.

Implementing the Community Vision through Development Activities

PROJECT UPDATES

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

Oaks

Utility Easement Agreements: For 117 single-family lot subdivision located west of Ridge Road and Appleton Way.

Outlets at Castle Rock

Infrastructure Easement Agreement: For Columbia Store addition (1,993 square feet), located at southwest end of mall.

Promenade

Construction Documents and Erosion Control Plans: For Panda Express, located at corner of Factory Shops Boulevard and Promenade Parkway.

Site Development Plan Amendment and Design Revision: For Whole Foods site lighting, located at Promenade Parkway and Castle Rock Parkway.



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

On August 20th, Town Council considered the following Development Services agenda items:

Assignment of Private Activity Bond Volume Cap Allocation

Town Council voted to assign all of the Town's 2019 Private Activity Bond Volume Cap Allocation to the Douglas County Housing Partnership. The assigned allocation will be used for housing revenue bonds for low- and moderate-income families in the Town of Castle Rock and throughout Douglas County. The Town has priority for projects utilizing the allocation.

Encore Project

Town Council voted to approve (6-1, Councilmember Johnson opposed) the ordinance (first reading) approving the Encore CR Downtown Redevelopment and Financing Agreement. The Encore CR Downtown Redevelopment and Financing Agreement (RDA) addresses the construction of a 601-space parking garage on the site of the existing Town Hall parking lot. The parking garage and related improvements will be constructed by CD-Festival Commons, LLC (CDFC), developer of the mixed-use project. The Project will have 124 for-sale condominium residential units and 27,000 square feet of retail/office. Upon completion of the parking garage, the Town will purchase 308 condominium parking spaces for public use for approximately 40% of the estimated \$24.2 million parking garage development cost, with the purchase price capped at \$9,750,000. The RDA provides for the allocation between Town and CDFC of the incremental public revenues the project will generate. It is projected that the Town will be able to recover over time its investment in the parking garage from such incremental revenues. The provisions of the RDA can be broken down into the parking garage construction and financing, the real property aspects, and the disposition of incremental project revenues.

In addition, Town Council voted to approve (6-1, Councilmember Johnson opposed) three vacation ordinances as part of the Encore CR development proposal. Each ordinance vacates a separate tract of Town right-of-way which then will be incorporated into the site for the parking garage or the larger project.

The first ordinance vacates a platted alley which is mostly contained within the current Town Hall parking lot. The alley runs north and south and upon vacation the Town will retain ownership of the easterly half, the westerly half will pass to the abutting private ownership.

The second ordinance vacates an 1,812 square foot parcel of First Street abutting the current north property line of the Encore property (the old liquor store). Ownership of this parcel will pass to the abutting private ownership.

The third ordinance vacates a 4,457 square foot parcel of Perry Street which will be utilized principally for the dog park. Title of this parcel will vest entirely in the Town and will be incorporated into the lot for the parking garage.

Town Council will consider the second reading of the Encore project related ordinances on September 3rd.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

At their regularly scheduled meeting on August 8th, the Commission considered the following proposals:

Crystal Valley Ranch Filing No. 15, Site Development Plan Amendment No. 2 (Landscape Amendment; West Loop Road / East Loop Road)

The developer submitted a Site Development Plan (SDP) amendment proposing to revise the approved landscape plan to reduce water consumption and promote irrigation efficiency.

The Commission voted (5-0) to recommend approval to Town Council.

Resolution Approving a Use by Special Review for Meadows Filing No. 23 - IREA Substation

Intermountain Rural Electric Association (IREA) submitted a Use by Special Review application for the construction of a new neighborhood substation located in the Meadows Planned Development, Filing No. 23.

The Commission voted (5-0) to recommend approval to Town Council.

Board of Adjustment

The Board of Adjustment meeting scheduled for August 15th was cancelled.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board



The Historic Preservation Board held a Study Session/Trolley Tour on August 7th guided by Angie DeLeo, Director of the Castle Rock Historical Society and Museum. The tour focused on the historic Craig & Gould neighborhood as well as some of the Downtown landmarked properties. Members of the Design Review Board were also invited to join the tour.



At a special meeting on August 21st, the Historic Preservation Board considered the following items:

Landmark Alteration Certificate - 620 Second Street (Kirk House)

The property owner proposes to build an addition to the house, also known as the locally landmarked Kirk House, and was built in 1882. The proposed changes include a new front porch, new windows, new side deck, and an addition to the west and south side of the home.

The Board approved (6-0) the Landmark Alteration Certification for the addition.



Pictometry/Aerial View of Property
(Looking From Second Street)



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board (Continued)

Landmark Alteration Certificate - 418 North Lewis Street (Hunter House)

The property owner wishes to build a new detached garage and accessory dwelling unit on the locally landmarked Hunter House property. The Hunter House is believed to have been built around 1917. Town Council approved the accessory dwelling unit use on July 16, 2019.

The Board approved (6-0) the Landmark Alteration Certificate to build the garage and accessory dwelling unit.



Aerial/Pictometry View

Northeast Elevation



Southwest Elevation

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board (Continued)

Request for Demolition - 407 Jerry Street

The Olinger Andrews Caldwell Gibson Chapel is considering a future expansion with demolition of the current structure. Their consultants determined that demolition of the existing structure and constructing an entirely new funeral home/chapel is more feasible than renovating the existing building. Any structure within the historic downtown area built before 1945 must get a recommendation from the Historic Preservation Board and approval from Town Council prior to issuance of a demolition permit. The funeral home/chapel was built in 1929 with several alterations made over the years and is not landmarked.

Because the historic, architectural integrity of the building has been lost and since the property will remain a funeral home/chapel use as it has been historically, the Board recommended (6-0) Town Council approve the demolition request.



Existing View From Jerry Street and Fourth Street
Intersection (Looking Northwest)



Existing View From Jerry Street (Looking West)

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

The Design Review Board held their regularly scheduled meeting on August 14th and considered the following proposal:

Site Development Plan - 8, 14, & 20 N. Wilcox Street and Town Hall Parking Lot (Encore Project)

The proposed Site Development Plan (SDP) by Confluence Companies includes a seven-story, mixed use building with retail/restaurant space, offices, 124 for-sale condominiums, and a 601 space parking garage. The project encompasses three commercial lots facing N. Wilcox Street between Town Hall and South Street, as well as the Town Hall parking lot adjacent to N. Perry Street and the associated alley/rights-of-way.

The Board voted (6-0) to approve the Encore Site Development Plan, the additional building story request, and the landscape variance to allow 10 street trees along N. Wilcox Street.



Proposed View From N. Wilcox Street



Proposed View of Town Hall Plaza



Proposed View from N. Wilcox Street
(Looking Southeast)



Proposed View of Parking Garage

In addition, the Board voted Stu Butler to continue as the Chair and Desiree LaFleur to continue as Vice-Chair.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

On August 28th, the Design Review Board (DRB) held their regularly scheduled meeting. The Board approved the August 14th DRB minutes with an addendum to include the names, resident/business owner status, and position (oppose/support) of those who gave public comment on the Encore Site Development Plan. The Board also considered the following proposal:

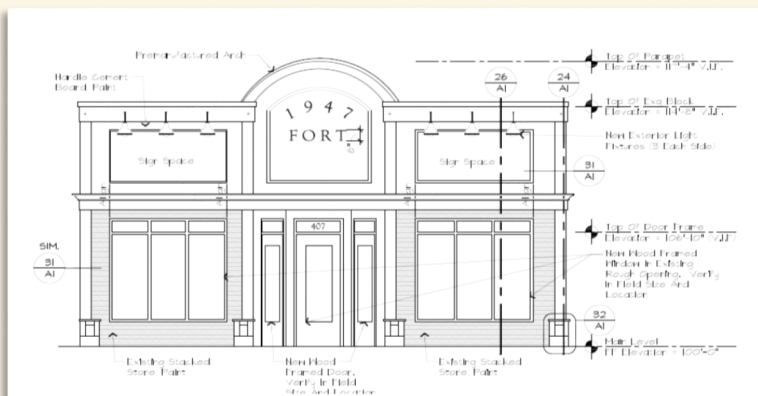


Site Development Plan (Façade Improvements) - 407 N. Wilcox Street

The owner of 407 N. Wilcox Street proposes to update their building and submitted a Site Development Plan for façade improvements. The existing façade includes stacked stone, a mansard roof, and wood. The proposal includes several exterior changes to the façade. The applicant proposes to remove the existing cap flashing, mansard roof, and wood façade from the Wilcox Street. Front and alley, side facades. The existing windows and doors would also be removed, but the openings would remain with new wood framed doors and windows added in the same locations. Also proposed is a premanufactured arch to the top center of the parapet, new Hardie cement board on either side of the arch that would also accommodate signage, new exterior lighting, new wood framed windows and doors, and painting the existing stacked stone. One of the new wood framed windows would resemble a faux door since it is in center of the façade.

The Board voted (4-0) to approve the proposed façade improvements.

Existing View From
Wilcox Street



Proposed Façade

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The August 14th Contractors Luncheon was sponsored by Taylor Morrison and well attended. Topics on the agenda included:

- Important Changes to Erosion Control Permitting
- Master Plan Submittal Discussion, Part I

The next luncheon is scheduled for:



Wednesday, September 11, 2019
11:30 a.m. to 1:00 p.m.
Sponsored by Century Communities

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

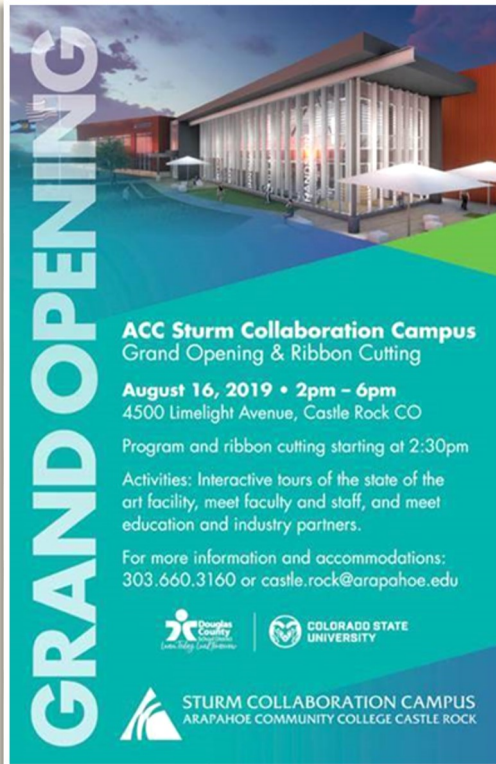
For sponsor opportunities or requesting discussion points on the agenda, please contact one of our Development Services Technicians: Diane Maki, Ben Christensen, Cindy Brooks, Tracy Shipley or Jennifer Bigham at (720) 733-3527 or email them at buildingcounter@crgov.com.

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



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL



ACC Sturm Collaboration Campus Grand Opening and Ribbon Cutting

On August 16th, the Sturm Collaboration Campus Grand Opening and Ribbon Cutting ceremony was held.

The campus will afford local high school juniors and seniors the opportunity to start college-level academics and career exploration through ACC's Concurrent Enrollment program. From there, students will have a smooth pathway to a certificate or an associate degree from ACC to a bachelor's degree from CSU, while remaining on campus in Castle Rock. Initial academic offerings include business, health and technology pathways. Additionally, the Sturm Collaboration Campus is serving as an incubator for new apprenticeships. For instance, ACC and Castle Rock partnered to co-create the first Water Operator Apprenticeship in Colorado, which launches this fall.

The Campus opened to students on August 19th.

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



"You have brains in your head. You have feet in your shoes. You can steer yourself any direction you choose."

~~ Dr. Suess

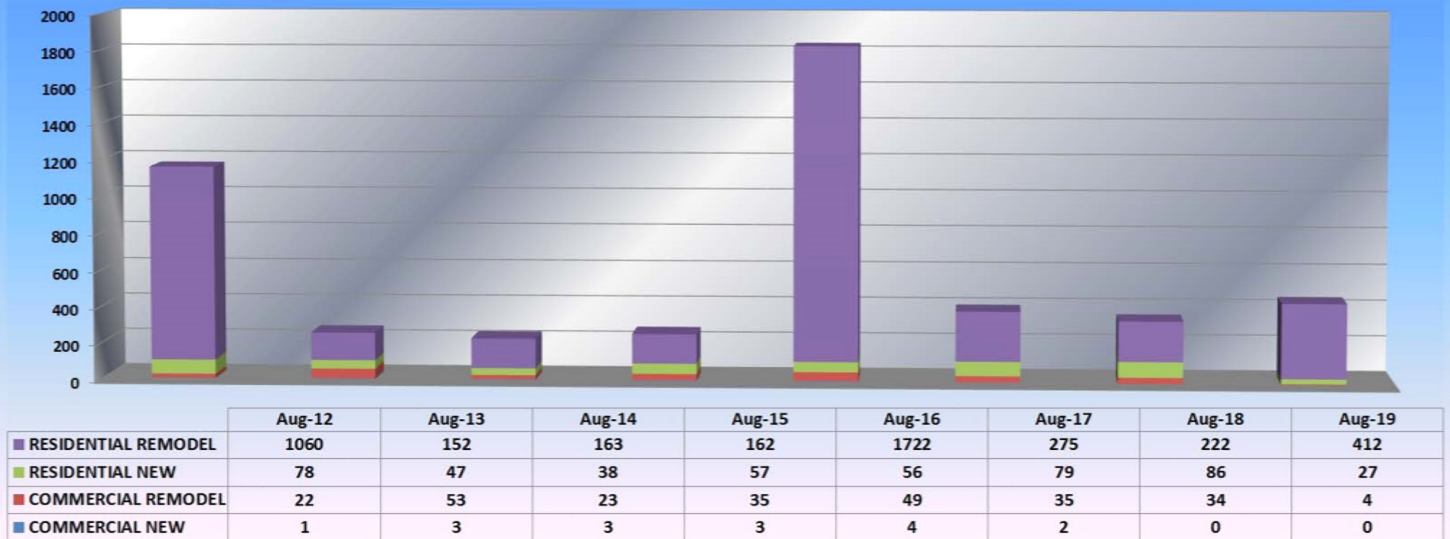
To subscribe to this monthly report via E-mail, please send your request to Planning@crgov.com.

Implementing the Community Vision through Development Activities

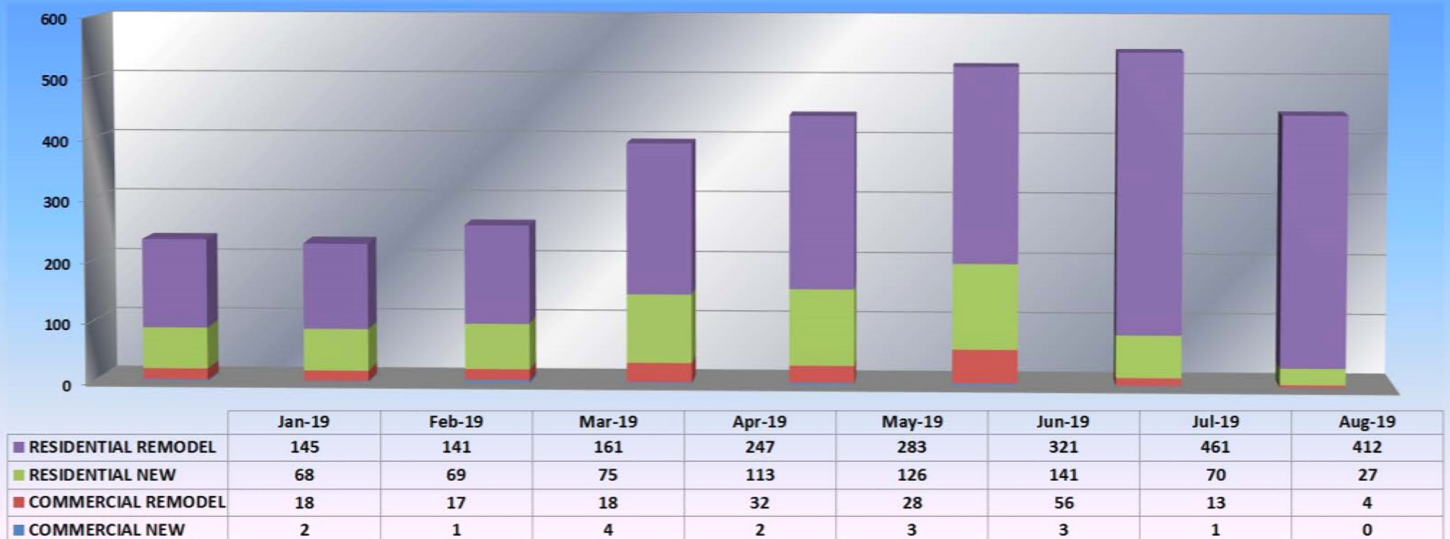
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH AUGUST 2012-2019



BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH AUGUST 2019



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

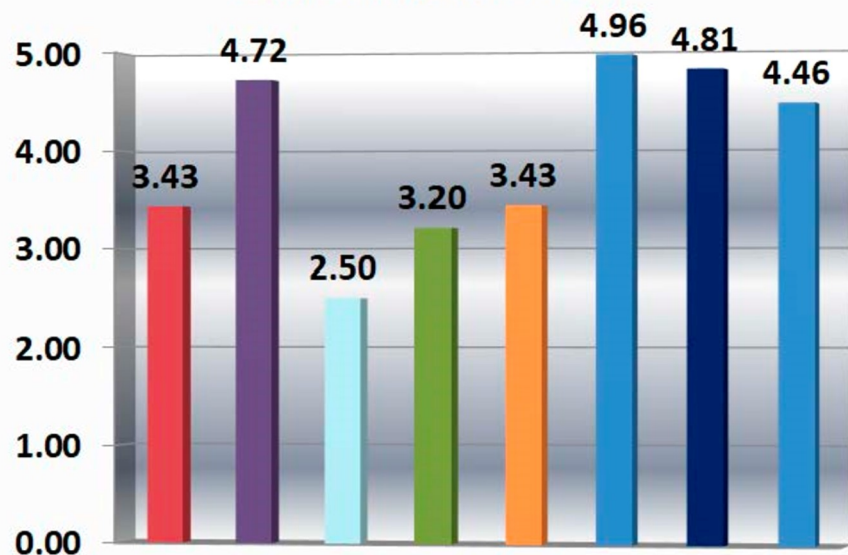
Building Division

BUILDING PERMIT REVIEW AUGUST 2019 (1 LATE DUE TO TRACKING ERROR)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)
LATE	0	1
ON TIME	3	44

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) DOWN 7% FROM LAST YEAR



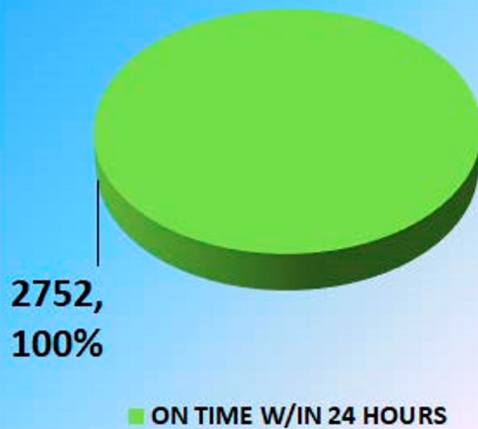
	Aug-12	Aug-13	Aug-14	Aug-15	Aug-16	Aug-17	Aug-18	Aug-19
Total	3.43	4.72	2.50	3.20	3.43	4.96	4.81	4.46

Implementing the Community Vision through Development Activities

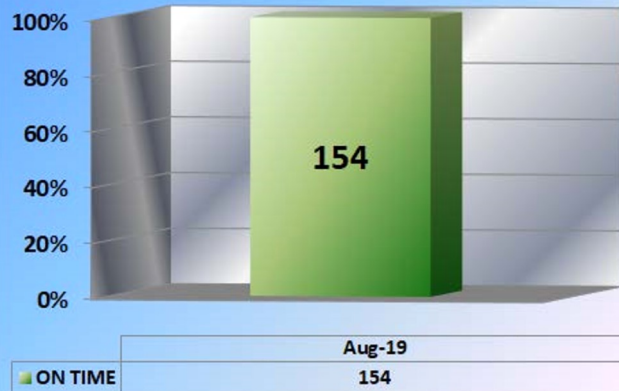
CORE SERVICE LEVELS

Building Division

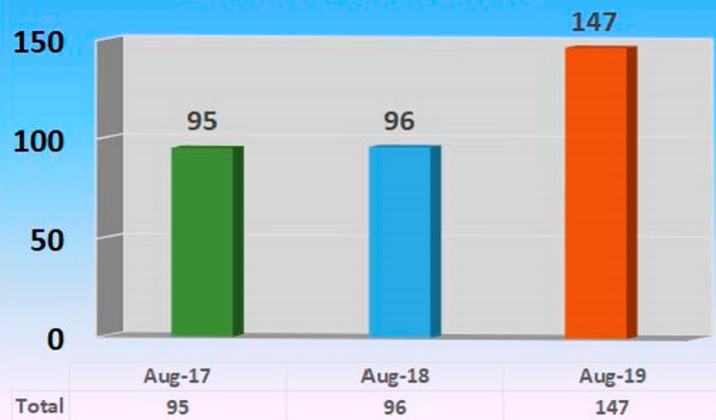
**BUILDING INSPECTIONS
AUGUST 2019**



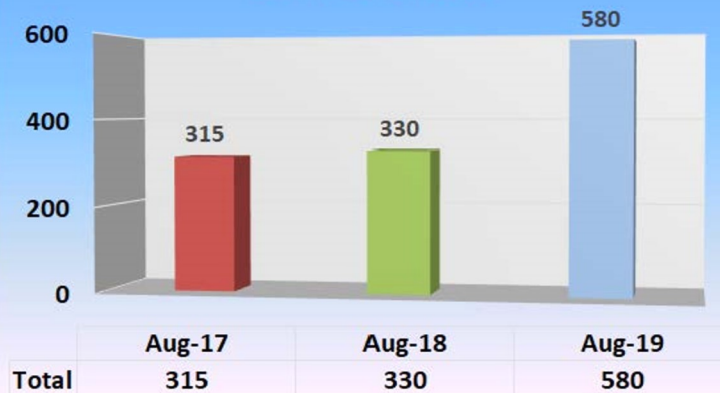
**FEES CALCULATED
(W/IN 3 DAYS)**



**CONTRACTOR REGISTRATION 2017-2019
UP 53% IN AUGUST OVER 2018**



**BUILDING PERMITS ISSUED
UP 76% OVER 2018
DUE TO HAIL EVENT**

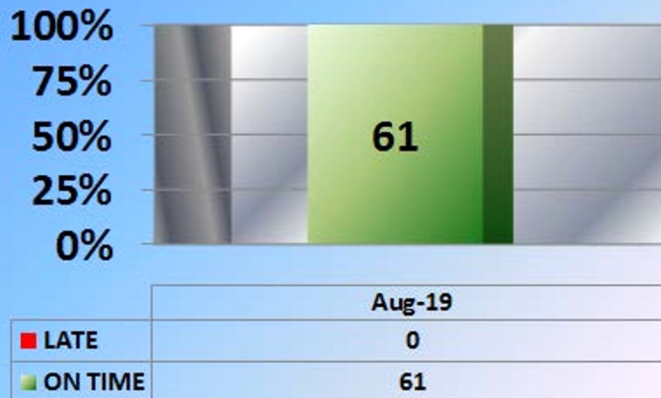


Implementing the Community Vision through Development Activities

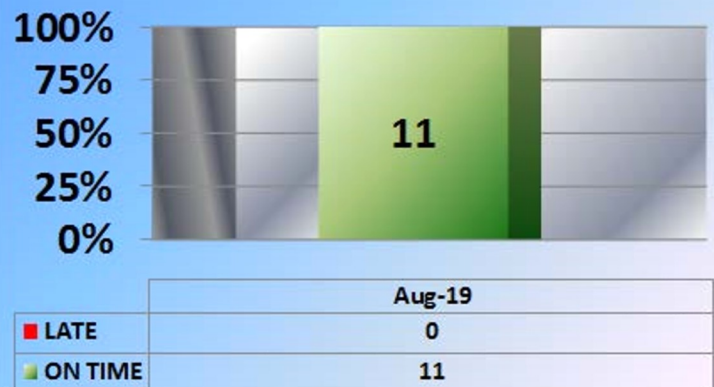
CORE SERVICE LEVELS

Code Compliance

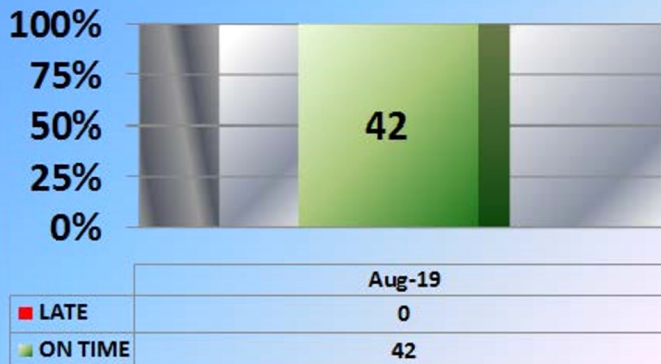
CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



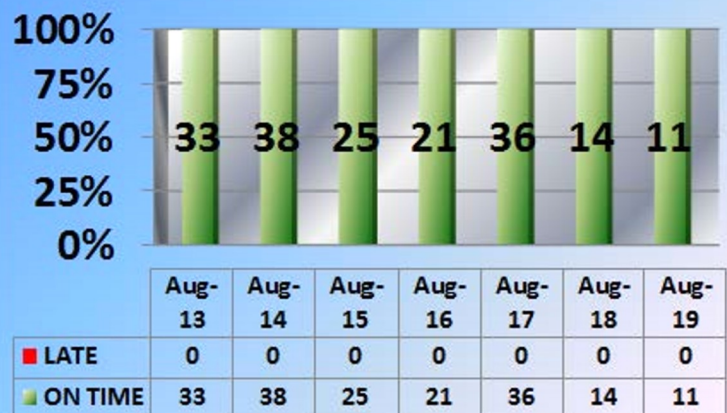
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



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



CORE SERVICE LEVELS

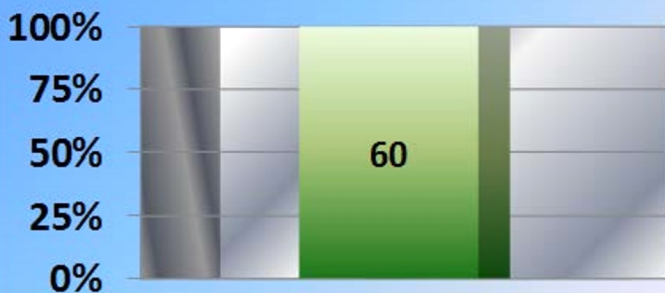
Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



	Aug-19
LATE	0
ON TIME	106

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



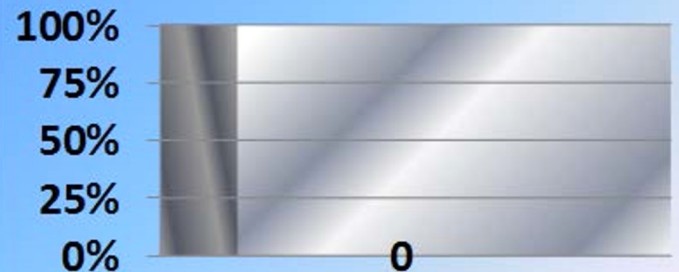
	Aug-19
LATE	0
ON TIME	60

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



	Aug-19
ON TIME	11

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



	Aug-19
LATE	0
ON TIME	0

CORE SERVICE LEVELS

TEMPORARY USE PERMITS ISSUED

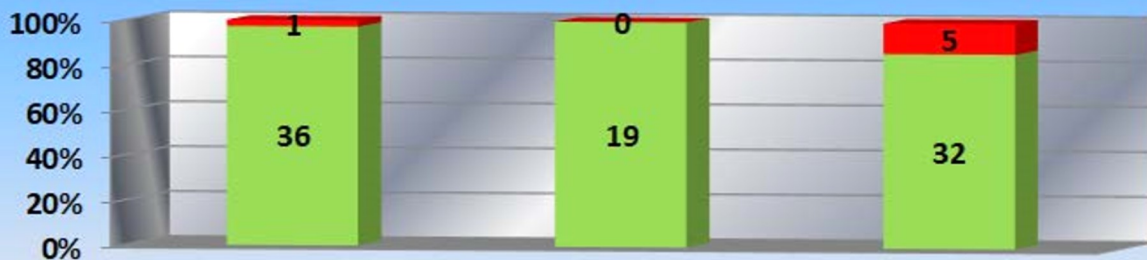


	Aug-19
LATE	0
ON TIME	2

**Zoning
Division**

**Planning
Division**

PLANNING REVIEW TIMELINES AUGUST 2019 (6 late due to high volume)



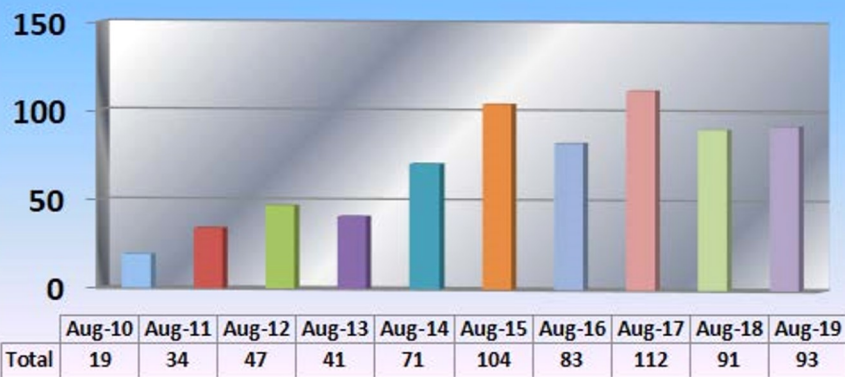
	1ST REVIEW	2ND REVIEW	3RD REVIEW
LATE	1	0	5
ON TIME	36	19	32

Implementing the Community Vision through Development Activities

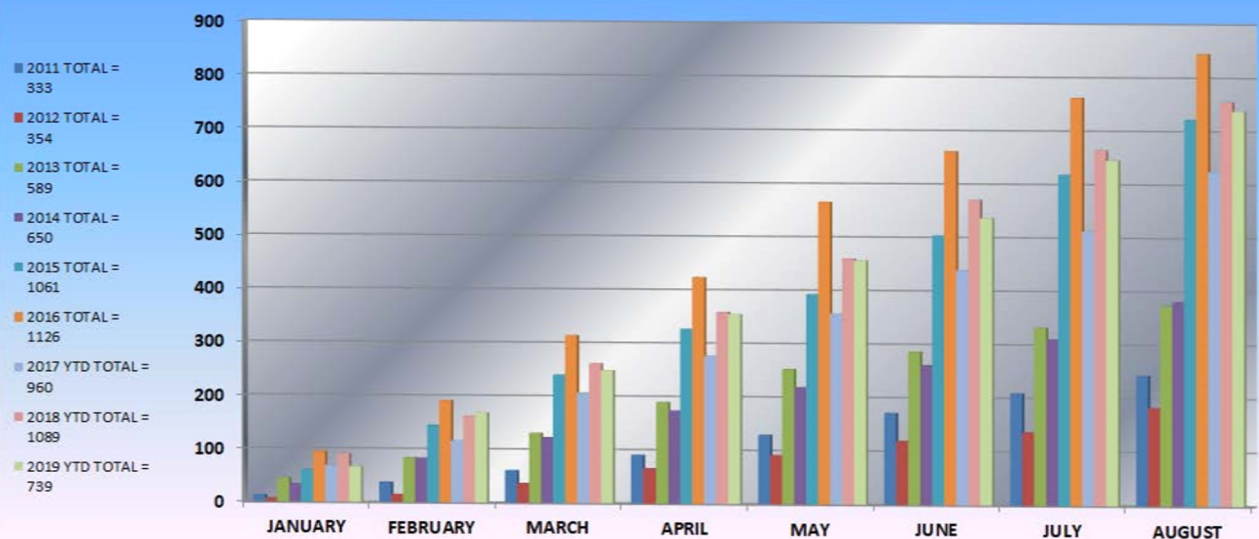
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS AUGUST 2010- 2019 (UP 2% OVER 2018)

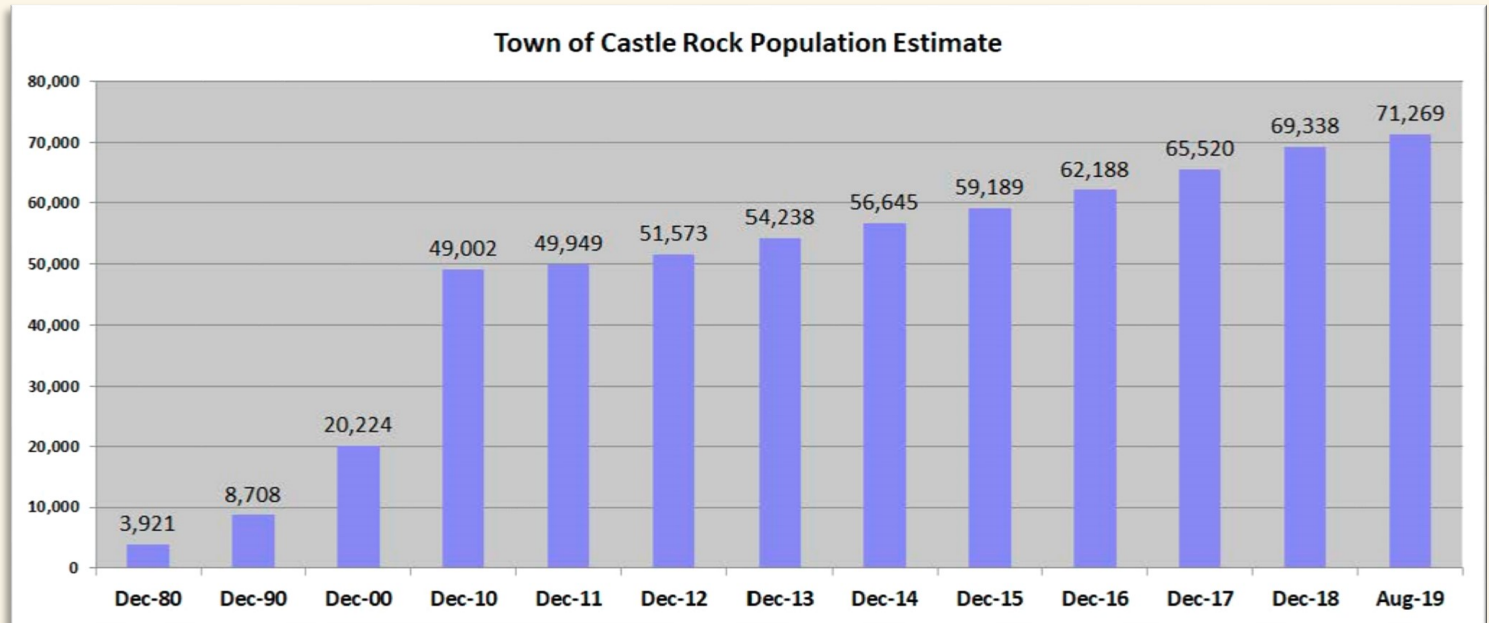


CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 2% OVER 2018 THROUGH AUGUST



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities