



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"Change is not popular; we are creatures of habit as human beings. We say, "I want it to be the way it was." But, if we continue to do everything the way it was, there will be no "is."

~ Robin Williams

The Development Services team is involved with ongoing discussions and decision-making related to the impacts of rapid growth, advancing technology and a changing population. Viewed in a positive light, it provides our team with the opportunity to be creative and constantly search for methods to improve our policies, goals and programs. Doing things, "the way it was" has merit, but we believe a community experiencing constant change deserves more forethought and swift action to meet the needs of the community and the customers we serve. Staff has a great opportunity to work closely with our community and Town Council to impact existing development patterns and community character. We are thankful for that opportunity and look forward to meeting tomorrow's challenges.

For the latest in development activity,
please visit:

CRgov.com/DevelopmentActivity

DEVELOPMENT TALES



recently attended the Urban Land Use Institute (ULI) Conference in Washington D.C. ULI is a global nonprofit research and education organization with regional offices in Washington, D.C., Hong Kong, and London. Its stated mission is "to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide." ULI is involved in research and education for sustainability, smart growth, compact development, place making, and workforce housing. ULI was founded in 1936 and currently has 40,000 members. The conference included over 6,000 attendees and discussion centered on economic growth and included presentations and panel discussions on the following topics:

- A new theme in suburban development titled "hipsturbia," meaning you can take the hipster out of the city, but they still demand the same services in the suburbs, such as brew pubs, distilleries, vegan and sushi restaurants, along with mixed use, walkability, higher-end restaurants, etc. Castle Rock's vicinity to Denver means we should continue to see this trend grow.
- ULI conducted a yearlong nationwide survey about economic growth. Nearly 80% of the respondents believe growth will continue into the near future and the survey found roads, bridges, and transit are the top issues for investment. The presentation panel focused on the theme, don't judge growth solely on "job growth," instead focus on "income growth."
- Because the conference was in Washington D.C., several presentations focused on the decision by Amazon to locate HQ2 in Crystal City (now titled "National Landing") and its collaboration with Virginia Tech to create a tech/talent pipeline in the D.C. area. Speakers included Holly Sullivan, Director of Worldwide Economic Development for Amazon and Timothy Sands, President of Virginia Tech. State and local Economic Development incentive packages equaled \$780 million with additional infrastructure improvements yet to be decided. Virginia Tech granted \$1 billion towards the project and will have classrooms and facilities located within the Amazon campus. The President of Virginia Tech stated that enrollment in 2019 jumped 15% due to the collaboration campus connection with Amazon. The project includes 25,000 jobs initially with ultimate build-out of 50,000 jobs, plus thousands of related jobs in the region for assembly and shipping through truck, rail and air. The Amazon campus includes 2.1 million square feet of office/research and development with two 22-story residential unit buildings on a 16-acre tract. The projected investment in National Landing is estimated to be \$8-11 billion over the next 10 years.

DEVELOPMENT TALES

- *A panel of retail developers presented an overview of brick and mortar retail versus on-line retail with the following conclusions: Eighty-five percent (85%) of existing retail is commodity retail, grocery, dry goods, etc., while 15% is specialty retail, discretionary spending. Although discussed often as a trend leader, Amazon only accounts for 1% of total retail sales. Fifteen percent (15%) of total retail stores are combined with entertainment venues. The shrinking retail footprint for indoor or outdoor malls went from 8.5 billion to 5 billion in the past 10 years. The key to revitalization of any downtown is for the first floor (20 feet above the sidewalk) to include some type of entertainment value.*
- *The closing session key note speaker was Nikki Haley. Her presentation and Q&A session focused on local and regional economic growth and the benefits of international trade.*



have attended several ULI conferences over the past 14 years and thoroughly enjoy the quality of topics and speakers involved with the conferences.



he monthly building permit report for September 2019 shows a reduction in the number of residential permits compared to September 2018. We experienced high numbers in 2017 and 2018 exceeding 1,200 residential permits each year. We will not reach those numbers in 2019 and anticipate residential permit activity will mirror numbers equal to 2015 and 2016, approximately 900 residential permits each year. Compared to the highest number of permits, 1,532 in 2005, and the lowest number of permits, 261 in 2008, the existing residential permit activity remains strong and confirms discussions I have with homebuilders, meaning Castle Rock is a good investment for homebuilders and clearly a desirable place for homebuyers.



have a great view of Castle Rock from my office window. The fall season provides a diversity of changing leaf colors that form a quilted landscape analogous with a John Fielder nature photo. How fortunate we are to work in a place brimming with history and heritage surrounded by stunning natural beauty.



hope everyone takes advantage of the upcoming seasonal events in downtown starting with Halloween and continuing through Starlighting.

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:

Ron Weller, Combination Building Inspector



Ron Weller
Combination
Building Inspector

Ron is a Combination Building Inspector who has been with the Town since February of 2018. Prior to joining the Town, he worked in the private sector as a Master Electrician, a Superintendent and Quality Control Manager on commercial and industrial projects in several states. Ron worked closely with the Core of Engineers on the National Security Administration (NSA) build from the ground up. He also worked on the build of intel projects and micron computer chip plants throughout various states. In addition, Ron worked to bring Concourse A out of the ground at the Denver International Airport and later worked on Concourse B. His long and varied career experience has given him the ability to work with the multiple developers in Castle Rock to reach final approval on each project/home that he inspects.

In his position, Ron applies his knowledge of commercial and residential building, electrical, plumbing, mechanical and structural codes, ordinances and regulations. His responsibilities as a Combination Building Inspector also includes knowledge of commercial and residential building inspection criteria, as well as skill in reading blue prints, architectural drawings and engineering drawings. In his time with the Town, Ron has developed a professional working relationship with the developers who are customers of the Town. Ron's goal is to work well with all teammates and customers of the Town.

Ron has lived in Castle Rock since 2007. He enjoys working in the Town where he lives. Ron and his wife, Donna, share a passion for Corvette cars and all things Corvette. They belong to a Corvette Club where they have made many friends. Ron and Donna attend several car shows throughout the summer and go on one-day and weekend drives with club members. They recently caravanned with a group of club members to Bowling Green, Kentucky, for the 25th anniversary celebration of the opening of the Corvette Museum. They also enjoy taking rides on their Harley Davidson motorcycle and spending time with family.



Ron and Donna



The "Corvette"



Harley Riding

Im-plementing the Community Vision through Development Activities

KUDOS

Meet the staff...(Continued)

Austin Payne, Public Works Inspection Supervisor

Austin is the Public Works Inspection Supervisor and has been with the Town since March of 2017. Prior to joining the Town, he worked as a field superintendent for a large government-run water supplier running four crews which installed large water mains all over Colorado. Having worked in water distribution, he gained valuable knowledge of how municipalities work with contractors and developers, which has helped him in his current role.

Austin oversees all development projects and the public improvements being installed on each site. His team of six inspectors are responsible for all new developments along with any work that is in the Town's dedicated right-of-way. His team is responsible for ensuring all new infrastructure installed in new developments is constructed per Town specifications; this includes water mains, sewer mains, storm sewer mains, sidewalks, curbs and gutters, street sections and various others along with ensuring all right-of-way permits and projects meet Town standards. Typical daily tasks include attending pre-construction meetings, meeting with developers to discuss onsite issues along with tending to issues found in the field by the inspection team. Austin enjoys his job as there is a new challenge every day, and he enjoys problem solving, which is common in new development.

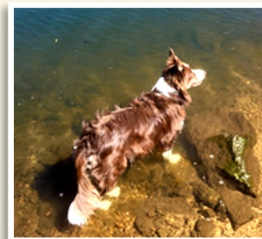
Austin grew up in Eastern Colorado and moved to Castle Rock with his wife in 2017. He enjoys all things outdoors, but his favorites are fishing, hunting and hiking with his wife, Kendra, and their dog, Daisy. Austin also enjoys working on his family's farm in the summers cutting and bailing hay and branding and working cattle. He and his wife have recently become interested in traveling and have nine more states to visit to see all fifty. They plan to start traveling out of the country once Kendra finishes her residency as a Nurse Practitioner.



Austin and Kendra



Austin's Family's Farm



Daisy



Austin's Lucky Day

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Use by Special Review for Accessory Dwelling Unit at 118 North Cantril Street

The property owners of 118 North Cantril 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 a three-car garage with a footprint of 960 feet. The accessory dwelling unit occupies 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. This project is within Mayor Pro Tem Bower's district.

New Land Use Submittals (Public Hearings Not Required)

Bella Mesa & Founders Village

Easements: For IREA underground utilities, located along State Highway 86 and the Xcel Energy electric tower corridor to serve developments in the Mitchell Street and Mesa Middle School area.

Burt Flex Space

Landscape Design Revision: For 8,500 square-foot building for light industrial flex uses, located on the northeast corner of Perry Street and the I-25 frontage road, across from World Compass Academy.

Craig and Gould

Lot Line Vacation: To create a single lot to accommodate an accessory dwelling unit, located at 418 N. Lewis Street.

Crystal Valley Ranch

Soil Erosion Control Design Revision: For subdivision tract, located on interior of Loop Road.
Subdivision Plat, Construction Documents, and Soil Erosion Control Plans: For 90 single-family residential lots with associated roadways and infrastructure, located at the southeast corner of West Loop Road and Crystal Valley Parkway.

Encore

Plat Amendment, Construction Documents and Soil Erosion Control Documents: For mixed-use development of residential, restaurant, office space, and parking garage, located south of Town Hall.

Hillside at Castle Rock

Construction Documents: For senior, mixed residential community, age 55 and older, for a total of 130 units on 58 lots, located at the northeast corner of Coachline Road and Wolfensberger Road.

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.

PROJECT UPDATES

Meadows (Continued)

Subdivision Plat Amendment: For 4,969 square-foot medical office building, located at Prairie Hawk Drive and Dacoro Lane.

Grading and Soil Erosion Control Plans: For future commercial-office-industrial tract, located westerly of new roundabout on North Meadows Drive.

Design Revision: For Canvas Credit Union parking, located at Meadows Boulevard and Future Street, directly across from the hospital.

Subdivision Plat Amendment: For easement revision, located at North Meadows Drive and Ireland Moss Street.

Subdivision Plat Amendment and Improvement Agreement: For 116 single-family attached homes, located west of Wolfensberger and Coachline Road.

Meadows Town Center

Construction Documents, Utility Easements and Soil Erosion Control Plans: For four-story, mixed-use building, located at northeast corner of Bilberry Street and Mercantile Street.

Outlets at Castle Rock

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

Plum Creek

Construction Documents and Soil Erosion Control Plans: For Plum Creek Community Church parking lot expansion, located on the East Frontage Road of I-25.

Soil Erosion Control Plans: For Plum Creek Community Church addition (11,750 square-feet), located on the East Frontage Road of I-25.

Puma Ridge

Soil Erosion Control Plans: For vacant lot located on Nova Place.

Promenade

Grading Plan Revisions: For Block 4A, located at corner of Factory Shops Boulevard and Promenade Parkway.

Site Plan Amendment: For La Loma Restaurant design revisions, located at Promenade Parkway and Castle Rock Parkway, directly west of Chick-fil-A.

Town Projects

Soil Erosion Control Plans: For Eastern Regional Pipeline and Plum Creek Raw Water Return Pipeline project, located south of State Highway 85 and east and west of North Meadows Drive.

Construction Documents and Soil Erosion Control Plans: For McMurdo Gulch Stream Reclamation, located between Founders Parkway and State Highway 86.

Capital Improvement Project: For Metzler Ranch detention pond retrofit, located on the east side of Front Street immediately south of Sam Walton Lane.



WHAT'S NEW - TOWN COUNCIL

Encore Project Update

On September 3rd, Town Council voted to approve (6-1, Councilmember Johnson opposed) the ordinance (second 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 (second reading) 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.



WHAT'S NEW - TOWN COUNCIL

Town Council considered the following proposals at their meeting on September 3rd:

Resolution Approving Crystal Valley Ranch Filing No. 15 Site Development Plan Amendment

Crystal Valley Ranch is a master planned subdivision located in the southeast portion of the Town of Castle Rock. Filing No. 15 is located between West Loop Road and East Loop Road, south of the Pinnacle Recreation Center. The Site Development Plan (SDP) amendment revised the approved landscape plan, in order to reduce water consumption and promote irrigation efficiency.

The developer is voluntarily requesting to amend the approved SDP landscape plan in order to reduce water usage for irrigation, which promotes the Town's water conservation goals.

Town Council voted (7-0) to approve the Resolution.

Resolution Approving a Use by Special Review Site Development Plan for Lot 1, Meadows Filing No. 23 - IREA Substation

Intermountain Rural Electric Association (IREA) requested approval of a Use by Special Review (UBSR) application for the construction of a new neighborhood substation located in the Meadows Planned Development, Filing 23. This substation is to be known as the Meadows Substation.

Town Council voted (7-0) to approve the Resolution.

Resolution Approving the Meadows Filing 16, Parcel 6 Superblock and Parcel 7 Site Development Plan, Amendment No. 10

The Meadows Filing No.16 site plan was approved in 2004 and included Parcels 1 through 8. This proposed Site Development Plan (SDP) amendment applies to a portion of Parcel 6 and all of Parcel 7, which are located east, and west of Coachline Road at the intersection with Wolfensberger Road.

The Site Development Plan amendment proposes a new neighborhood of 57 single-family detached dwelling units on 38.6 acres. Approximately 75% of the total site area will be set aside as open space. The area of development in Parcel 7 is reduced leaving additional open space undisturbed.

The Meadows Planned Development (PD) was approved in 1984 and has gone through several rezonings. The current PD zoning was approved in 2003. Per the PD Plan, Parcels 6 and 7 are within Use Area D that allows up to 1,467 dwelling units. To date, 1,309 units have been constructed in Use Area D. If this site plan is approved, the total number of dwelling units in Use Area D will be 1,425; still below the maximum permitted under the current zoning.

Town Council voted (7-0) to approve the Resolution.

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

At the September 17th Town Council meeting the following items were considered:

Ordinance Amending Title 15, 16, 17 and 18 of the Castle Rock Municipal Code

Title 15, 16, 17, and 18 updates are intended to make these sections of the Municipal Code easily interpreted by residents, developers, and Town staff while ensuring the code maintains all legal requirements. Staff's goal for this update is to be consistent with the 2030 Vision and Comprehensive Master Plan adopted by Town Council, improve the readability of some sections, provide clarification where needed, and propose some minor changes. Changes include updating the neighborhood meeting section to require more neighborhood outreach, increasing the public hearing notice distance, adding language allowing Town Council to remand development applications to the Planning Commission for reconsideration for specific reasons, and updating the use definitions and associated use chart.

Town Council voted to approve the Ordinance (6-1, Councilmember Johnson opposed) on second reading.

Resolution Approving a Request for Demolition of the Building Located at 407 Jerry Street (Olinger Andrews Caldwell Gibson Chapel)

Located at the northwest corner of Jerry and Fourth Streets, the Olinger Andrews Caldwell Gibson Chapel is considering a future expansion. Their consultants have determined that demolition of the existing structure and constructing a new 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. Built around 1929 with additions following after 1939, the existing structure is not landmarked. On August 21, 2019, the Historic Preservation Board voted 6-0 to recommend to Town Council that they approve the demolition request.

Town Council voted (7-0) to approve the resolution approving the demolition of 407 Jerry Street.



WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

On September 12th the Planning Commission held their regularly scheduled meeting and considered the following proposals:

Use by Special Review for Accessory Dwelling Unit at 118 North Cantril Street

The applicants requested approval of a proposed accessory dwelling unit at 118 North Cantril Street. The proposed new two-story structure includes three parking spaces on the ground level and a 790 square foot accessory dwelling unit on the upper level. As the proposal consists of a new structure a Use by Special Review approval is required per the accessory dwelling unit regulations adopted in January 2018.

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

Amendment to the Oakwood Apartments Site Development Plan

The Oakwood Apartments is a 64-unit affordable senior living community owned by the Douglas County Housing Partnership located at 559 Oakwood Drive. Douglas County Housing Partnership is proposing an amendment to their Site Development Plan that would remove one existing apartment building, the clubhouse, and leasing center. In their place, a new centrally located three-story building that would contain the leasing center, amenity center, and 53 additional apartment units would be built, resulting in 109 overall units onsite.

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

The September 26th Planning Commission meeting was cancelled.

Board of Building Appeals

On September 9th, the Board of Building Appeals held their regularly scheduled meeting.

Board Member Ziggy Guetensberger was elected Chair and Board Member Christopher Hovanetz was elected Vice-Chair.

Joseph Montoya, Chief Building Official, discussed that Town Council recently adopted the building codes for the Town of Castle Rock, bringing them in line with the State's 2018 standards. These changes went into effect August 1, 2019. Builders with existing projects have until January 1, 2020 to come into compliance. Given other communities have these same or similar codes, the builders are usually already in compliance.

Mr. Montoya recommended the Board review the Development Services Monthly Report which provides the numbers and types of permits, as well as many other planning and building information from the Town. He invited the Board to attend any of the monthly Contractor's Luncheons, with the next one on Wednesday, September 11th. These meetings are an effective and collaborative way for communication between the Town staff and the building community. The meetings are held every month except July and December.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

On September 4th, the Historic Preservation Board held a Study Session on the Historic Preservation criteria in the Castle Rock Municipal Code: Castle Rock Style, Castle Rock Design, and Castle Rock Historic Preservation Plan.



Design Review Board

The September 11th Design Review Board meeting was cancelled.

At their regularly scheduled meeting on September 25th, the Design Review Board considered the following proposal:



Site Development Plan Façade Approval for 302 N. Wilcox Street

The property owner of 302-304 N. Wilcox Street submitted a Façade Site Development Plan application for exterior building renovations. The owner has been completing interior renovations as approved on their building permits. Milestone Properties, LLC, plans to open the business under the new name of “Provision Bar.”

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



Street View of Existing
Wilcox Street Facade



Proposed Façade
Improvements

Board of Adjustment

The September 5th Board of Adjustment meeting was cancelled.



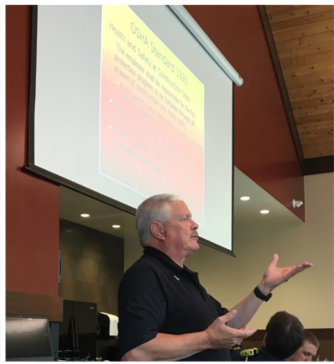
Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The September Contractors Luncheon was held on September 11th and sponsored by Century Communities. The luncheon was dedicated to “911 First Responders” with over 75 people attending. Agenda topics included:

- Presentation by Fire Department
- Master Plan Submittals Moving to Project Trak
- Pre-Rough Frame Inspection Requirements
- Laundry Room Floor Drains
- Erosion Control Permitting Reminders



Upcoming Contractors Luncheon:

Wednesday, October 9th

11:30 am to 1:00 pm

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

2019 Urban Land Institute Conference

2019 Western Planner/New Mexico American Planning Association

Three Development Services staff members attended the 2019 Western Planner/New Mexico APA conference September 8-11 in Santa Fe, New Mexico. This year's conference theme was "Planning our Places for a Changing Future." In the spirit of the "City Different" and in recognition of the elements that comprise our places, the conference tracks were Earth, Air, and Fire. There were 40 concurrent panels offered. The following staff members attended this year's conference:

The Western Planner's Mission is to *"provide a network of professional and citizen planners to share vital and relevant knowledge and educate our communities about the unique aspects of planning in the West."* And, their Goal is to *"unite planning professionals separated by the great expanses of the West with a common vision and shared experiences to improve our communities."*



Pam Hall
Planner I



Donna Ferguson
Senior Planner



Tara Vargish
DS Assistant
Director



The American Planning Association provides leadership in the development of vital communities for all by advocating excellence in planning, promoting education and resident empowerment, and provides members with the tools and support necessary to ethically meet the challenges of growth and change.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

National Community Planning Month

Every year, the American Planning Association (APA) proclaims October as “National Community Planning Month.” The APA website cites, *“Planners work to improve the well-being of all people living in our communities by taking a comprehensive perspective. This approach leads to safer, resilient, more equitable, and more prosperous communities. We celebrate the role that planning plays in creating great communities in October with National Community Month. This year’s theme—Planning For Infrastructure That Benefits All — highlights how well-planned infrastructure projects (including roadways, transportation systems, housing, parks and even broadband networks) strengthen communities, boost the economy, expand opportunity, and promote equitable development.”*



Building Division Kudos

On September 27th, Century Communities and Richmond American Homes delivered breakfast burritos, cinnamon rolls and donuts to show their appreciation and recognition of the Development Services Technicians doing a great job!

Awesome job!

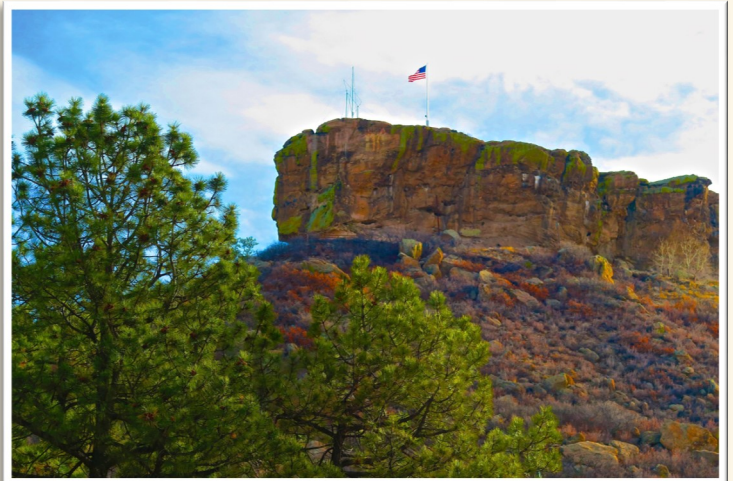
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For planning questions, please email:
Planning@CRgov.com

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



*“Life starts all over again when it gets
crisp in the fall.”*

- F. Scott Fitzgerald

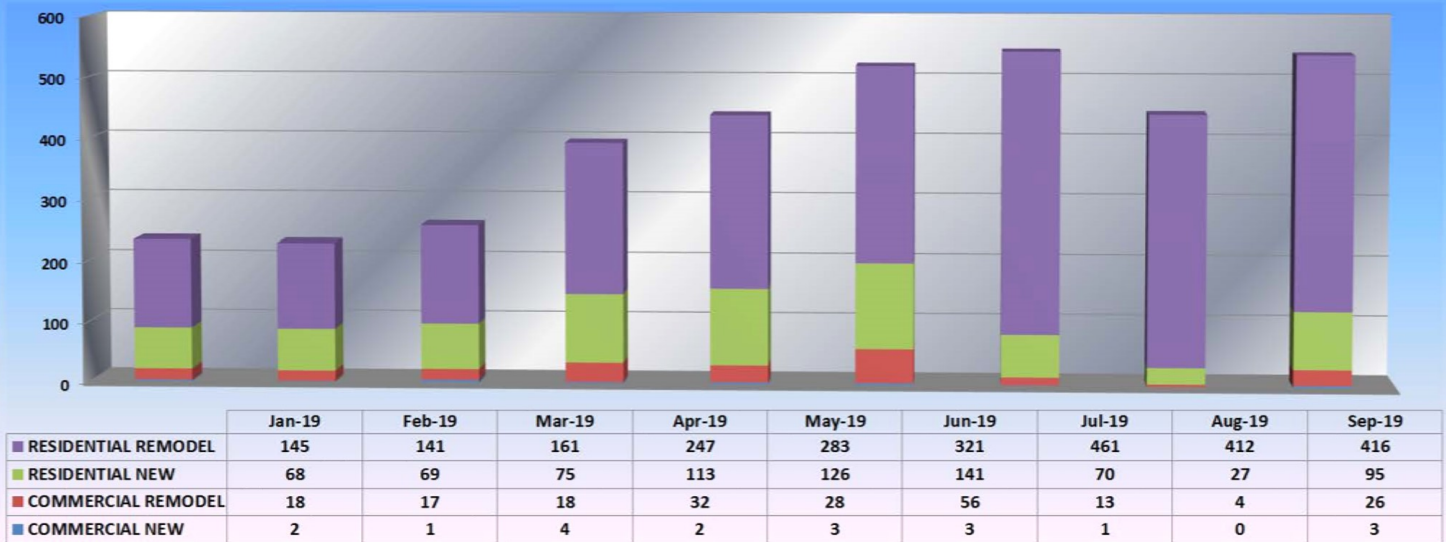
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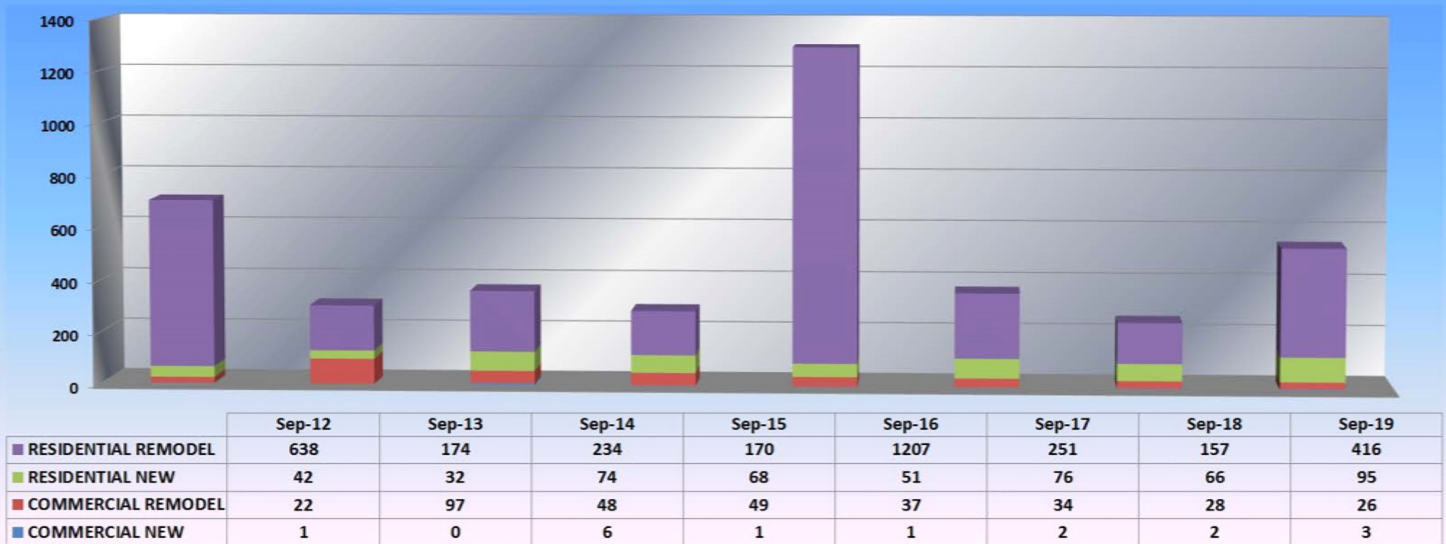
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH SEPTEMBER 2019



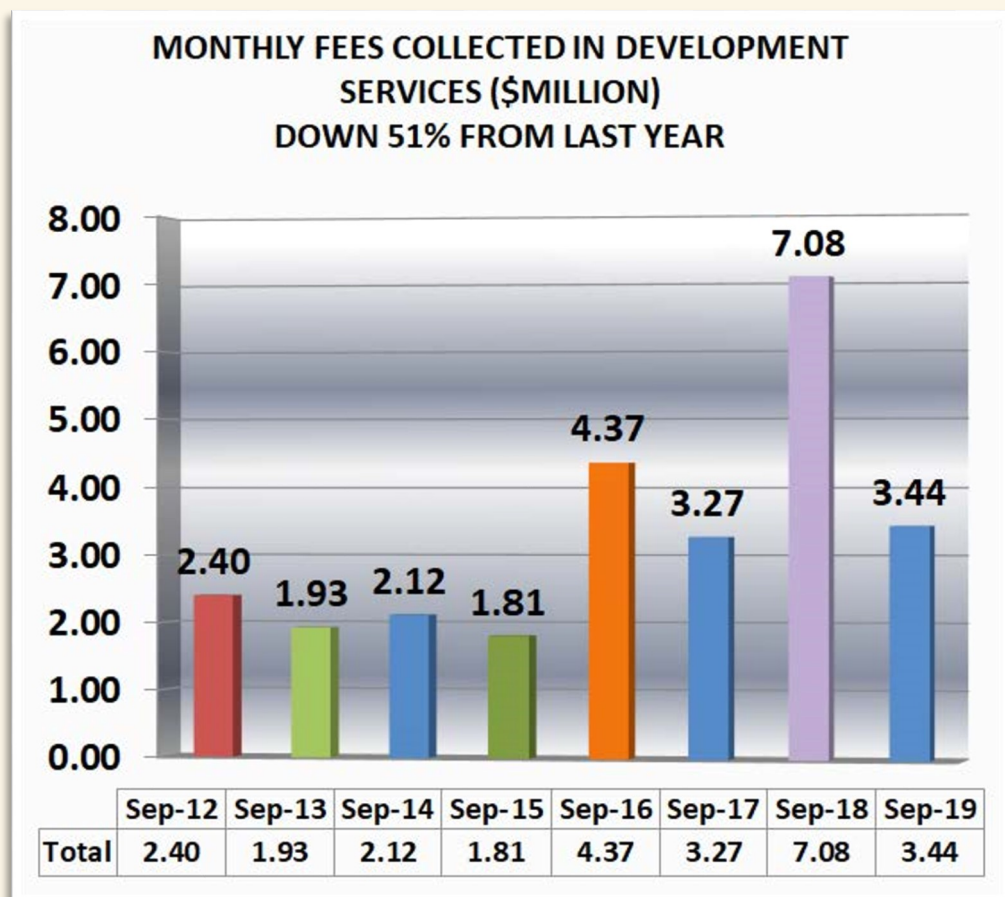
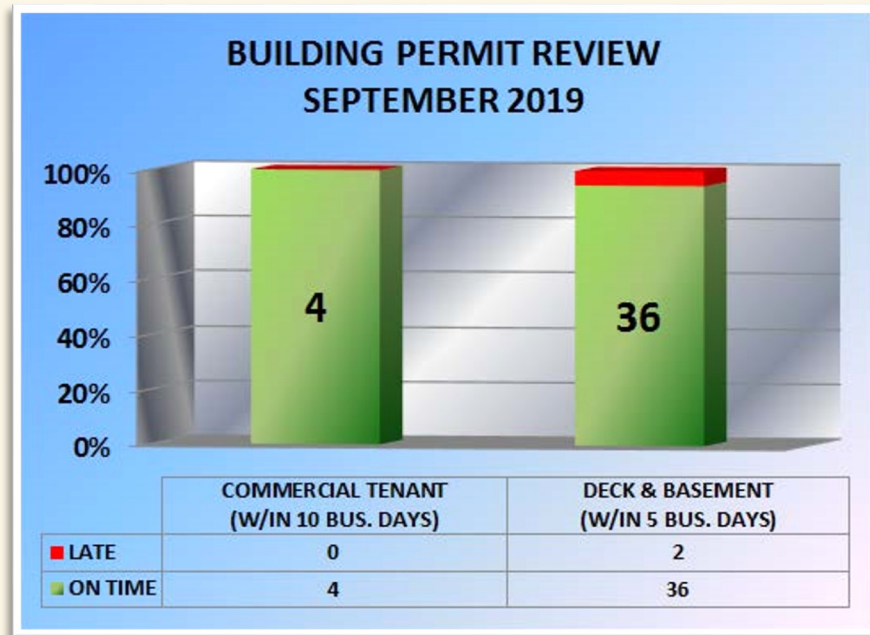
BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH SEPTEMBER 2012-2019



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

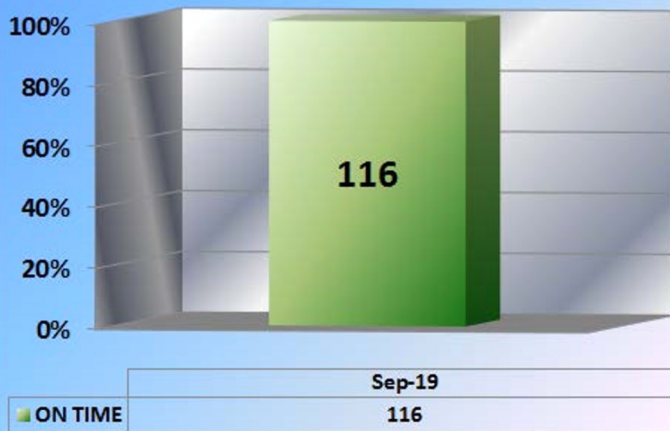


Implementing the Community Vision through Development Activities

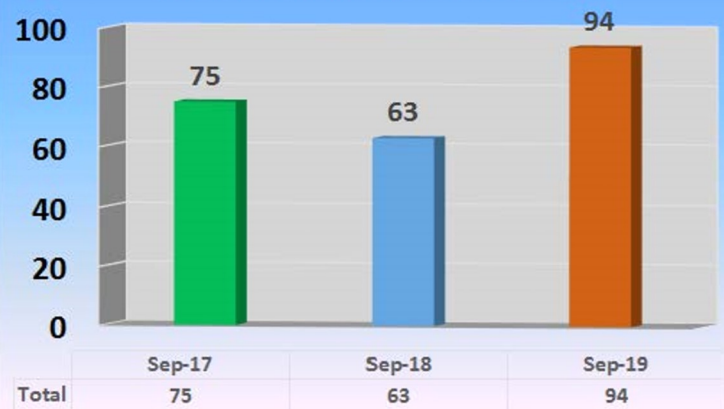
CORE SERVICE LEVELS

Building Division

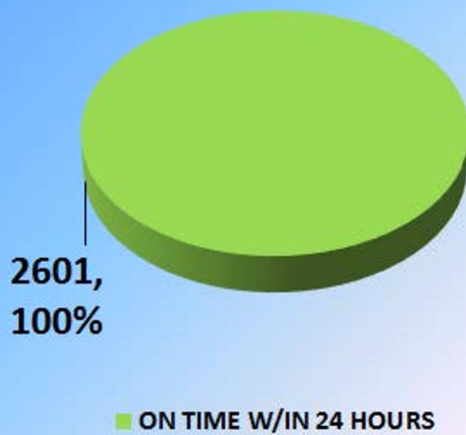
**FEES CALCULATED
(W/IN 3 DAYS)**



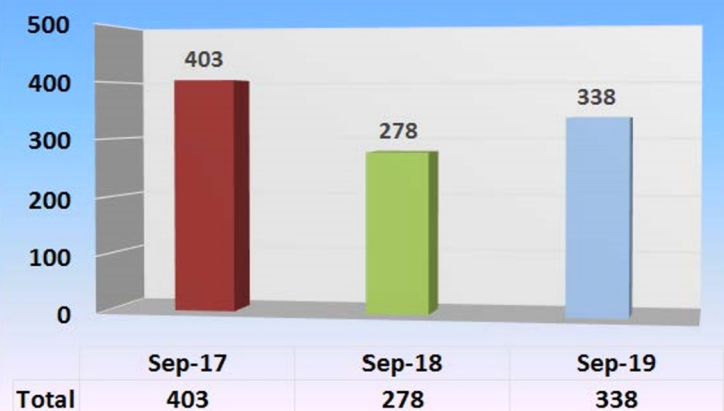
**CONTRACTOR REGISTRATION 2017-2019
UP 49% IN SEPTEMBER OVER 2018**



**BUILDING INSPECTIONS
SEPTEMBER 2019**



**BUILDING PERMITS ISSUED
UP 21% OVER 2018**

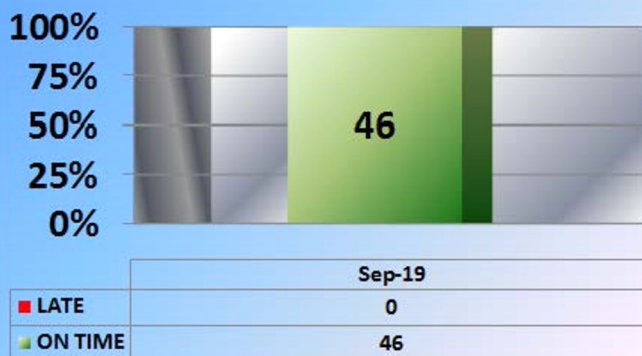


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

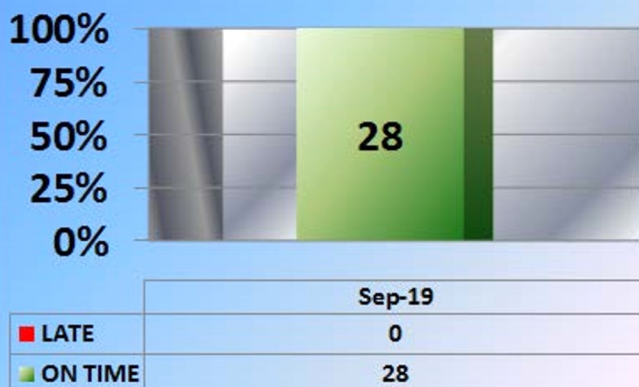
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



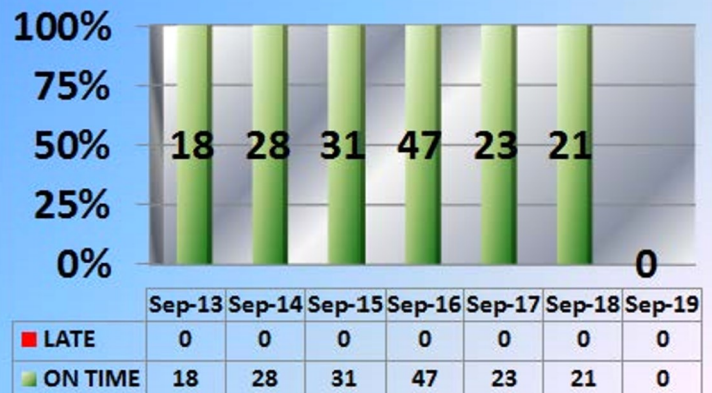
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



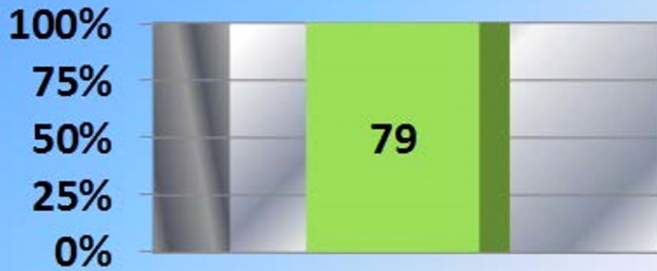
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



CORE SERVICE LEVELS

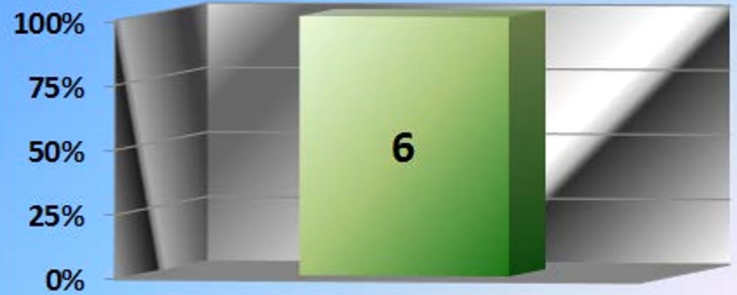
Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



	Sep-19
LATE	0
ON TIME	79

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



	Sep-19
ON TIME	6

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



	Sep-19
LATE	0
ON TIME	158

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



	Sep-19
LATE	0
ON TIME	2

CORE SERVICE LEVELS

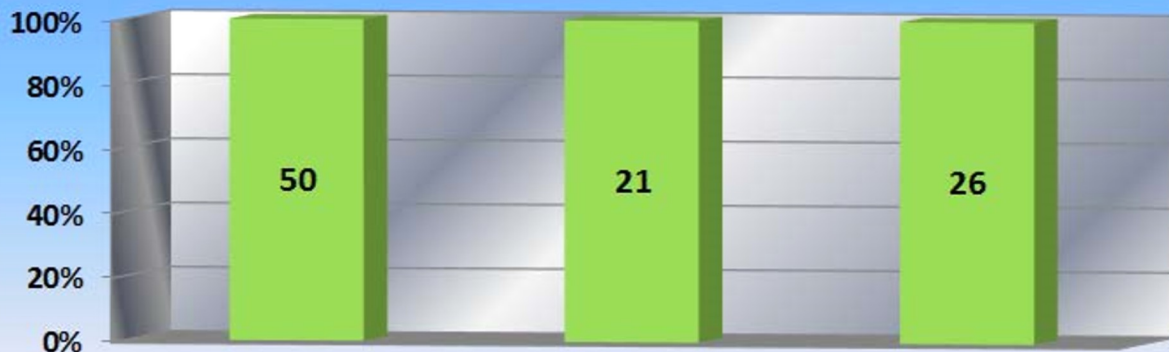
Zoning Division

TEMPORARY USE PERMITS ISSUED



Planning Division

PLANNING REVIEW TIMELINES SEPTEMBER 2019



Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

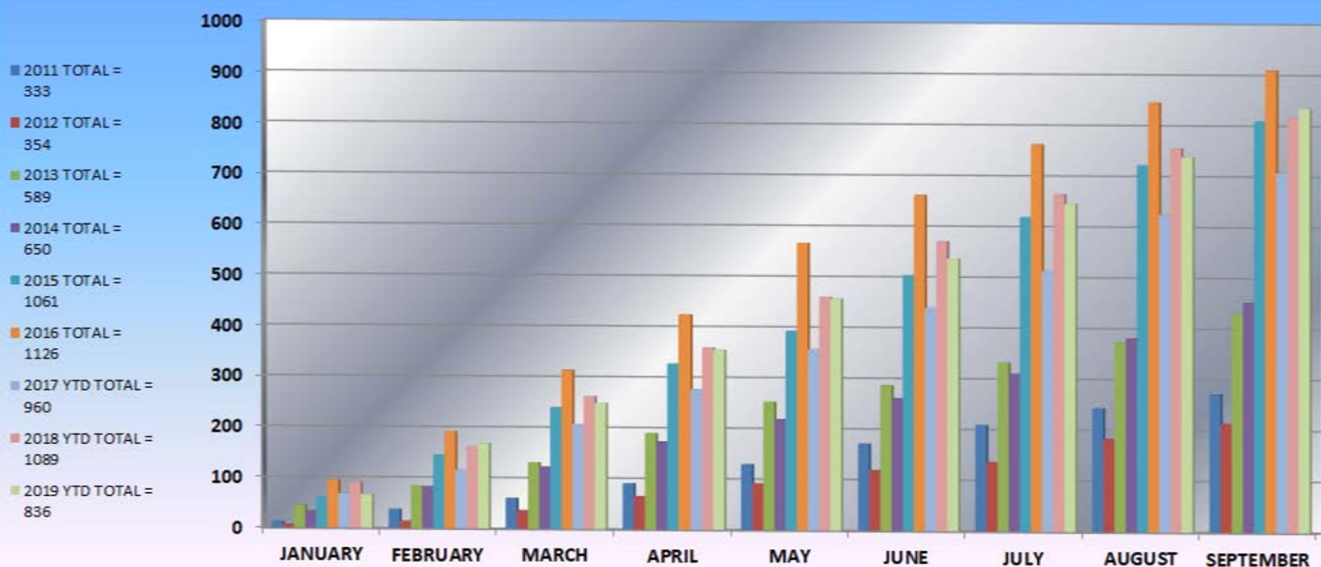
Planning Division

PLANNING/DEVELOPMENT REVIEWS SEPTEMBER 2010-2019 (UP 54% OVER 2018)



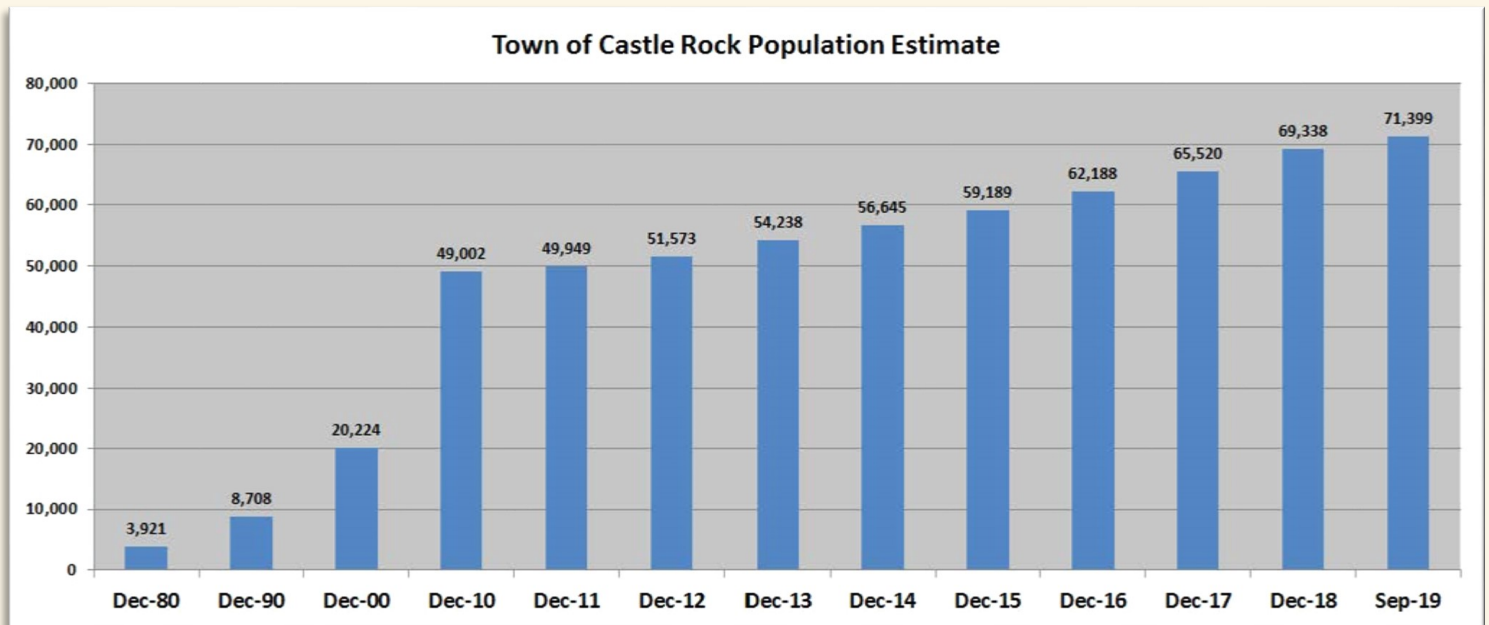
	Sep-10	Sep-11	Sep-12	Sep-13	Sep-14	Sep-15	Sep-16	Sep-17	Sep-18	Sep-19
Total	33	29	31	57	71	87	65	83	63	97

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP 2% OVER 2018 THROUGH SEPTEMBER



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities