



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"A great place is not defined by a majestic Eiffel Tower here or a symbolic Empire State Building there, it's what happens in between structures where people meet and interact, where people converse and create – that's what makes a great place."

~~Vicki Estrada

Castle Rock has buildings in downtown that represent the history and heritage of our community. The Barn represents a period in time when Castle Rock was forming. The 300 block on Wilcox represents the Town's heritage as the Douglas County seat. The Wilcox and Perry Street frontages represent the origins of commerce in Town. The combination of architecture and commerce results in today's eclectic downtown. While the buildings and businesses create interest, the place where people gather and interact is inside Festival Park. Not a day passes without adults gathering around children playing. Not a day passes without dogs chasing tennis balls or frisbees. Not a day passes without drinks or food spread across a blanket on the lawn or placed on the picnic tables under the canopy. Not a day passes without some type of activity on the

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

lawn, on the sidewalk, or under the canopy. Concerts, family gatherings or quiet contemplation, all share the same space. Festival Park represents the “place in between” and is the gathering place for residents and visitors of this great community. Please take the time to stroll through the park and experience the energy; and, don’t forget to visit the park after dark during the holiday season and enjoy the bright holiday lights. It is fantastic.

The monthly building permit report for November shows a decrease in the monthly totals - 71 residential permits issued in November 2018 compared to 38 residential permits issued in November 2019, but we have 22 single-family homes on hold for grading permit approval and 46 permits approved but awaiting payment and pickup. Commercial permit activity remains steady with 53 new commercial permits issued in November 2018 compared to 41 new commercial permits issued in November 2019. Clearly, there is a decrease in permit activity, but the numbers are compatible with historic permit activity in Town and interest and investment in Castle Rock remains strong.

I hope everyone had a pleasant Thanksgiving weekend and you are prepared for the onslaught of the Christmas and New Year holidays.

He sprang to his sleigh, to his team gave a whistle, and away they all flew like the down of a thistle. But I heard him exclaim, ere he drove out of sight - “Happy Christmas to all, and to all a good night!”



Implementing the Community Vision through Development Activities

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:

Santi Smith, Technical Coordinator

Santi is the Technical Coordinator for the Development Services Enterprise Team. She analyzes, troubleshoots, maintains and implements any technology related needs for the Team. Santi is also responsible for creating and automating reports for the Department’s Management Team by using the SQL Database. In layman’s terms, the SQL Server is a database server by Microsoft. The relational database management system is a software product which primarily stores and retrieves data requested by other applications. SQL is a special-purpose programming language designed to handle data in a relational database management system. Santi is learning the Power BI (Business Intelligence) program which improves data visualization for presentation or dashboards. She hopes this program will help with running scheduled reports on time.

Santi has a Bachelor’s Degree in Information Technology and her very first job was with Dell Technologies. Santi was born in the Philippines near Mt. Mayon, one of the most active volcanoes in her native country. Santi moved to Colorado on New Year’s Eve in 2008 on a work Visa as an upgrade support specialist for a software company. She loves Star Wars and has met Carrie Fisher (Star Wars Princess Leia) in person...Carrie was happy to meet Santi because Santi was someone actually shorter than her! Santi enjoys playing strategy video games but loves reading books the most.



Mt. Mayon



Santi's Mom, Santi, Joe (Santi's Husband), Santi's Dad
(left to right)



Santi and Carrie Fisher

Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the staff...(Continued)

Andy Blake, Plans Examiner



Andy Blake
Plans Examiner

Andy is a Plans Examiner in the Building Division. His job is to review plans submitted to the Town for building construction to ensure they meet the International Building, Plumbing, Mechanical, Fuel Gas, Existing Buildings, ANSI (American National Standards Institute), Energy, and Residential Codes. Andy also assists the Building Official with the adoption of new codes either on a three or six-year cycle. He is currently working on developing a new customer service program for over-the-counter review of decks, basements, pergolas, and patio covers. Andy is the 2nd Vice President of the Colorado Chapter of the International Code Council.

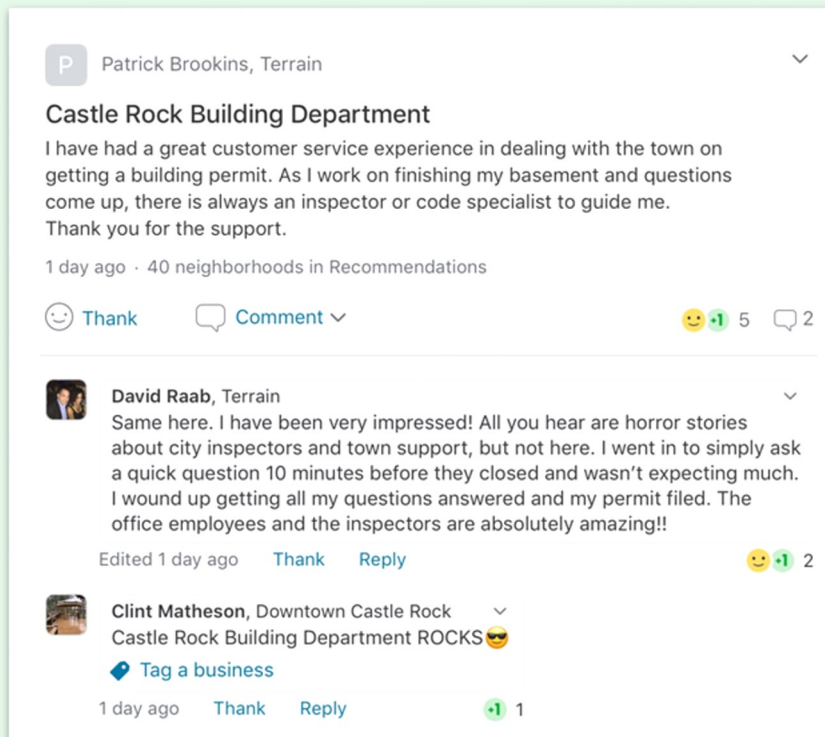
Andy's hobbies are model rocketry and online gaming. He enjoys playing the World of Warcraft online game. He likes to assemble Estes Rockets and fly them every chance he gets. Andy is a fan of the Denver Broncos, Colorado Rockies, and Denver Nuggets.



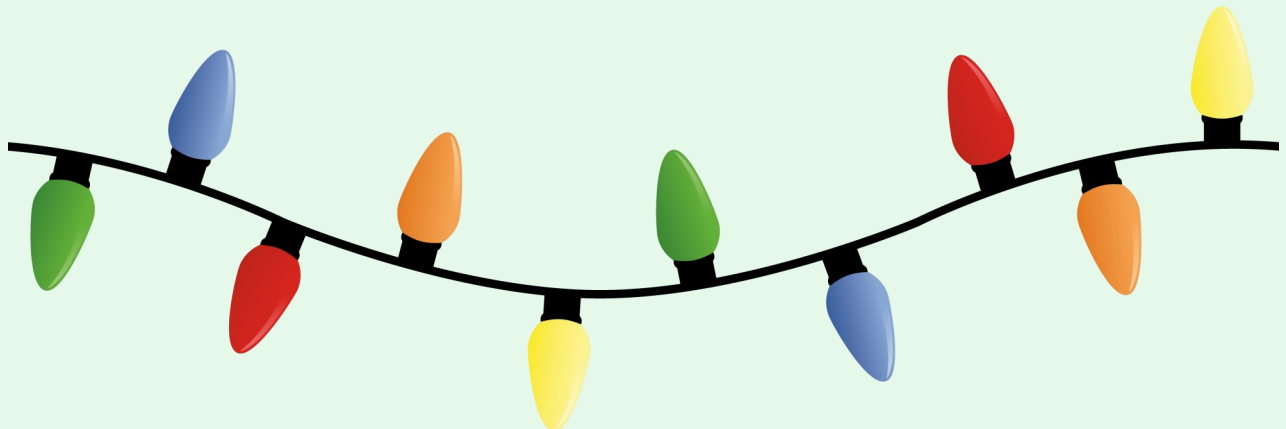
KUDOS

First-Rate Customer Service

In November, the Building Division received several praises on social media for excellent customer service.



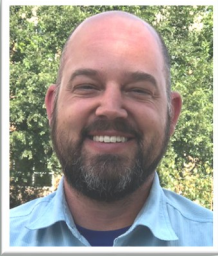
Awesome job, everyone!



Implementing the Community Vision through Development Activities

KUDOS

Amazing Customer Service



J.R. Trout
Sr. Combination
Building Inspector

The Building Division received recognition again in a social media post for amazing customer service. **J.R. Trout** was mentioned for his assistance with a courtesy inspection.



Great job, J.R.!



Patrick Brookins ► Castle Rock Talk

Nov 15 at 14:55 • 📷

I've said it before and must say it again. The service I have received from the Castle Rock Building Department has been amazing. They will bend over backwards to make sure you have a smooth and safe project. Special shout out to J.R. Your courtesy inspection today will save me many hours and \$\$\$.

👍 Like

💬 Comment

👍 10

Zoning Manager Kudos



Tammy King
Zoning Manager

In a November 21st email to Zoning Manager, **Tammy King**, a customer wrote, ...*"I don't know if you will remember the first time we met over three years ago, but I'll never forget the kindness and guidance you showed me when I first started my adventure here at SSI. Tammy, I've always appreciated your communication, hard work, consideration and overall terrific attitude! You've always been a pleasure to work with over the years."*

Development Services Director, Bill Detweiler, recognized Tammy for her *"great customer service, especially because you left that type of impression on an individual."*

Way to go, Tammy!

Happy Holidays!

Implementing the Community Vision through Development Activities

PROJECT UPDATES

November Land Use Submittals (Public Hearings Not Required)

Castle Rock Industrial Park

Site Development Plan Amendment: For revision to building elevations and parking striping, located intersection of SH85 and Liggett Road.

Crystal Valley Ranch

Utility and Drainage Easement Agreements: For 90 single-family residential lots with associated roadways and infrastructure, located at the southeast corner of West Loop Road and Crystal Valley Parkway.

Founders Marketplace

Design Revision: For Canvas Credit Union located at Founders Parkway and SH86.

Founders Village

Design Revision: For temporary stockpile expansion for 195 single-family home project, located northeast of Mikelson Boulevard and Mitchell Street near Mesa Middle School.

Site Development Plan Amendment, Replat, Construction Documents and Soil Erosion Control

Documents: For lot reconfiguration to accommodate updated drainage design and public improvement construction documents for Phase 2 (40 lots) of the 194 single-family home project located on the east side of Mitchell Street southeast from Mesa Middle School.

Liberty Village

Soil Erosion Control Plans: For 174-lot subdivision, located north of Castle Oaks Drive and west of 1st McMurdo Gulch Bridge.

Meadows

Design Revision: For IREA Substation temporary stockpile expansion and access road elevation change, located easterly of the railroad adjacent to Castle View High School and ACC Collaboration Campus.

Soil Erosion Control Plans: For 209-lot, single-family subdivision, located between Prairie Hawk and Red Hawk immediately north of the Red Hawk subdivision.

Drainage and Sanitary Sewer Easement Agreements: For 57 single-family and multi-family home project, located at Coachline Road and Wolfensberger Road.

Floodplain Modification Study: For 68 residential paired homes (116 units total) located on Wolfensberger Road south and west of the intersection of Wolfensberger and Coachline Road.

Design Revision: For IREA substation access road elevation change, located east of the railroad adjacent to Castle View High School and ACC Collaboration Campus.

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

Terrain

Sanitary Sewer Design Revision: For Upper Sunstone 261 single-family, detached and paired homes, located east of Ridge Road and north of Enderud Boulevard.

The Oaks

Sanitary Outfall Construction Documents: For 117 single-family lot subdivision, located west of Ridge Road and Appleton Way.

Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

On November 5th Town Council considered the following proposals:

Resolution for Site Development Plan - Meadows Town Center Mixed-Use Building

The Site Development Plan proposed a four-story mixed-use building with approximately 4,800 square feet of restaurant space on the ground floor and 111 apartment units on the second through fourth floors. The proposed project is located west of Future Street and north of Mercantile Street, within the Meadows Town Center.

Town Council voted to approve the Resolution approving the Site Development Plan.

Resolution for Use by Special Review for an Accessory Dwelling Unit - Craig and Gould

The Use by Special Review proposed removal of an existing, detached garage and adding a new, one-story, detached garage and accessory dwelling unit to the rear of the property, located at 110 North Lewis Street.

Town Council voted to approve the Resolution approving the Use by Special Review.

Ordinance Authorizing Issuance of Quitclaim Deed for Purpose of Abandoning the Town's Interest in a Sanitary Sewer Easement - Castle Rock Factory Outlets

Castle Rock Outlets requested the Town to abandon a portion of an existing sanitary sewer easement for the purpose of expanding a building.

Town Council voted to approve the Ordinance to issue a Quitclaim Deed.

Ordinance Authorizing Issuance of Quitclaim Deed for Purpose of Abandoning the Town's Interest in a Public Utility and Drainage Easement - Meadows Town Center

Castle Rock Development Company requested the Town to abandon an existing utility and drainage easement to accommodate site design for a mixed-use project known as Talus Flats.

Town Council voted to approve the Ordinance to issue a Quitclaim Deed.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board

The Historic Preservation Board meeting scheduled for November 6th was cancelled.



Planning Commission

On November 14th, the Planning Commission held its normally scheduled meeting. There were no public hearing items scheduled; however, the Commission adjourned to a Study Session regarding the appropriate uses of social media.

The Planning Commission meeting on November 28th was cancelled.



Board of Adjustment

The November 7th Board of Adjustment meeting was cancelled.



Design Review Board

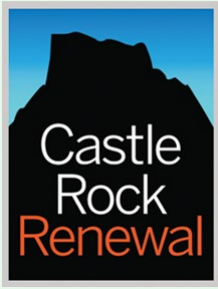
The November 13th and November 27th Design Review Board meetings were cancelled.



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Town of Castle Rock/Urban Renewal Authority



On November 5th, Castle Rock Urban Renewal Authority (CRURA) held a public meeting and unanimously approved the 2020 CRURA Budget and a Resolution adopting the Town of Castle Rock / CRURA 2020 Loan Agreement as well as the 2019 CRURA Annual Report.

Also on November 5th, Town Council unanimously adopted a Resolution approving the Town of Castle Rock/Urban Renewal Authority 2020 Loan Agreement.

Contractors Luncheon

The November Contractor's Luncheon was held on November 13th and was sponsored by Norbord, Inc. The agenda included:

- Norbord Presentations: (1) Quake Zone: The Benefits of Right Length Wall Sheathing; and (2) Unfinished Basement Fire Protection
- TESC Submittals Due Now for Potential January Issuance
- Fire Resistive Construction
- Code Changes - What's New
- Master Plan Submittal Update

The next luncheon is scheduled for:



- **No December Luncheon
HAPPY HOLIDAYS!**
- **Wednesday, January 8, 2020
11:30 a.m. to 1:00 p.m.
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.

To view luncheon meeting summary notes, please visit: CRgov.com/contractorluncheon.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

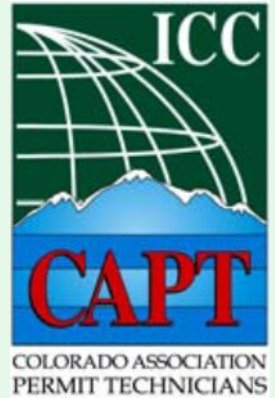
ICC Colorado Association of Permit Technicians Annual Meeting



DS Technician
Cindy Brooks

On November 13th, Development Services Technician, Cindy Brooks, attended the annual Colorado Permit Technicians (CAPT) Meeting, hosted by the Town of Erie.

CAPT's Mission Statement states, *"The Colorado Association of Permit Technicians (CAPT) is dedicated to the improvement of building safety in areas relating to education, administration, interpretation and enforcement of the permitting and code process."*



Building Code College Courses

Development Services Technicians, Tracy Shipley, Ben Christensen, and Diane Maki attended a Deck Plan Review course on November 14th and a Patio Cover Plan Review course on November 21st. Building Code College is the preferred International Code Council (ICC) education provider and courses count towards continuing education credits.



Building Code College

Go beyond the words



Development Services Technicians
Ben Christensen, Diane Maki and Tracy Shipley
(left to right)

Building Inspector Promotion

Congratulations to **Geoffrey Quabeck** on his recent promotion to Combination Building Inspector.

Way to go, Geoffrey!



Geoffrey Quabeck
Combination
Building Inspector

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Customer Survey Winner

An electronic survey was implemented recently seeking input on our customer service program and level of responsiveness to inquiries and development activities. Customers who participate in the survey are entered into a monthly drawing for a chance to win a \$25 gift card to the Castle Rock Factory Outlets.

Congratulations to Lee Ann Kane, winner of the November drawing!



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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



*"Balance, peace and joy are the fruit
of a successful life. It starts with recognizing
your talents and finding ways to serve
others by using them.
~~ Thomas Kinkade*

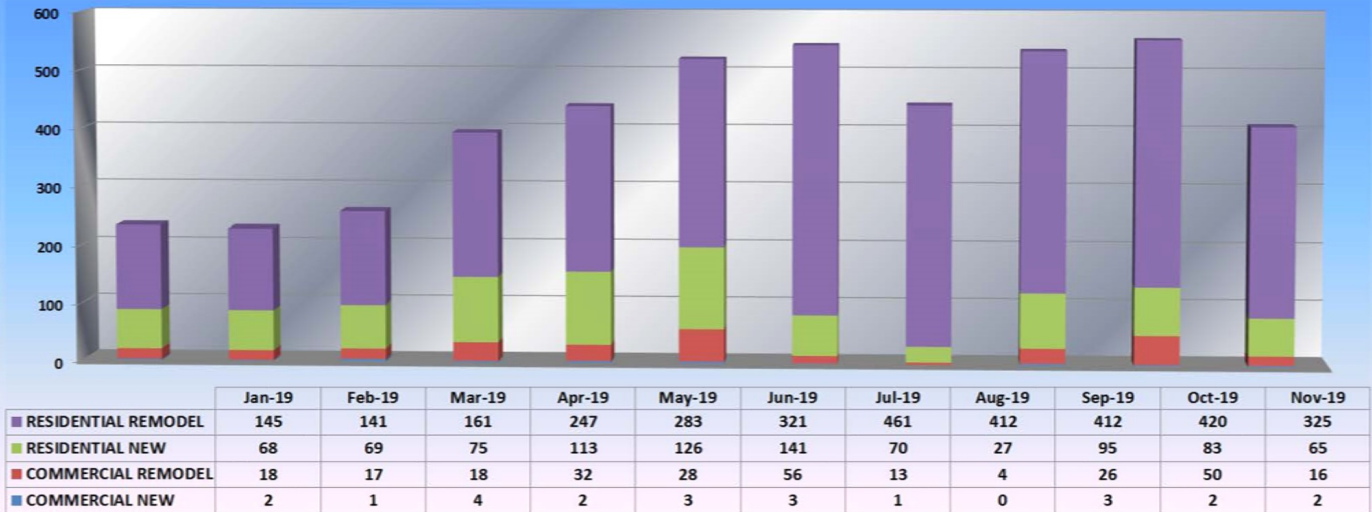
To subscribe to this monthly report via E-mail, please
send your request to Planning@crgov.com.

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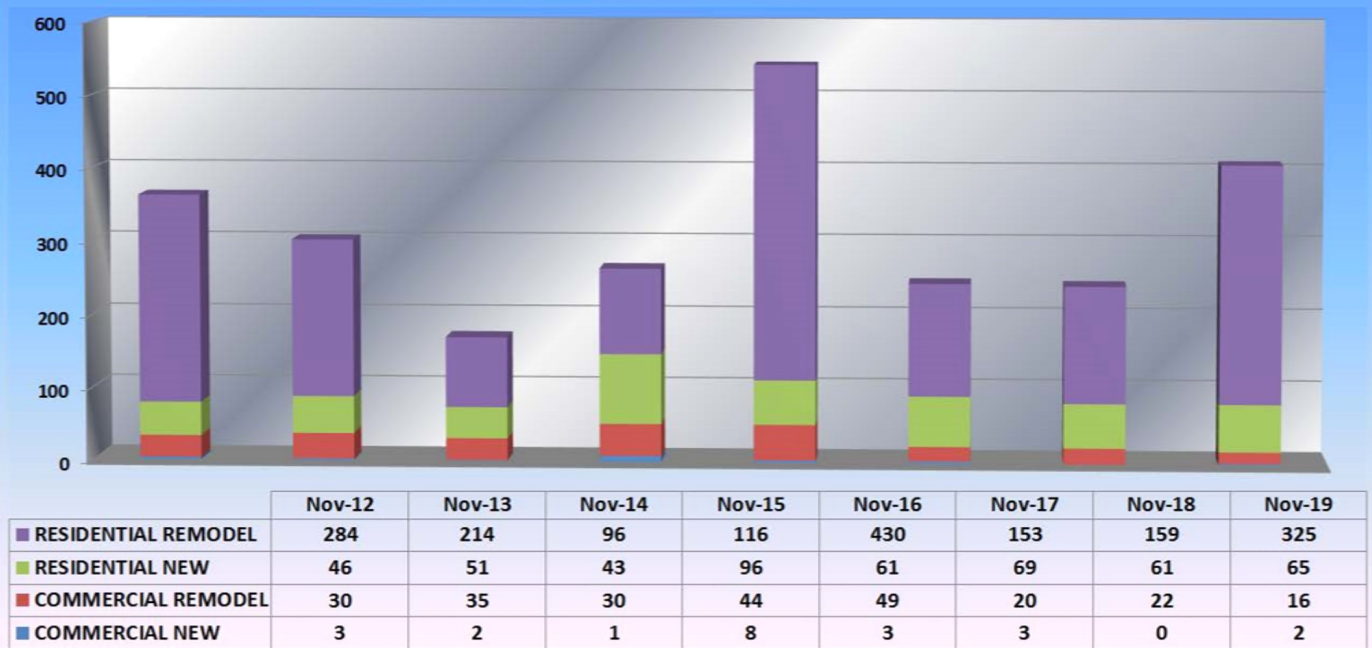
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH NOVEMBER 2019



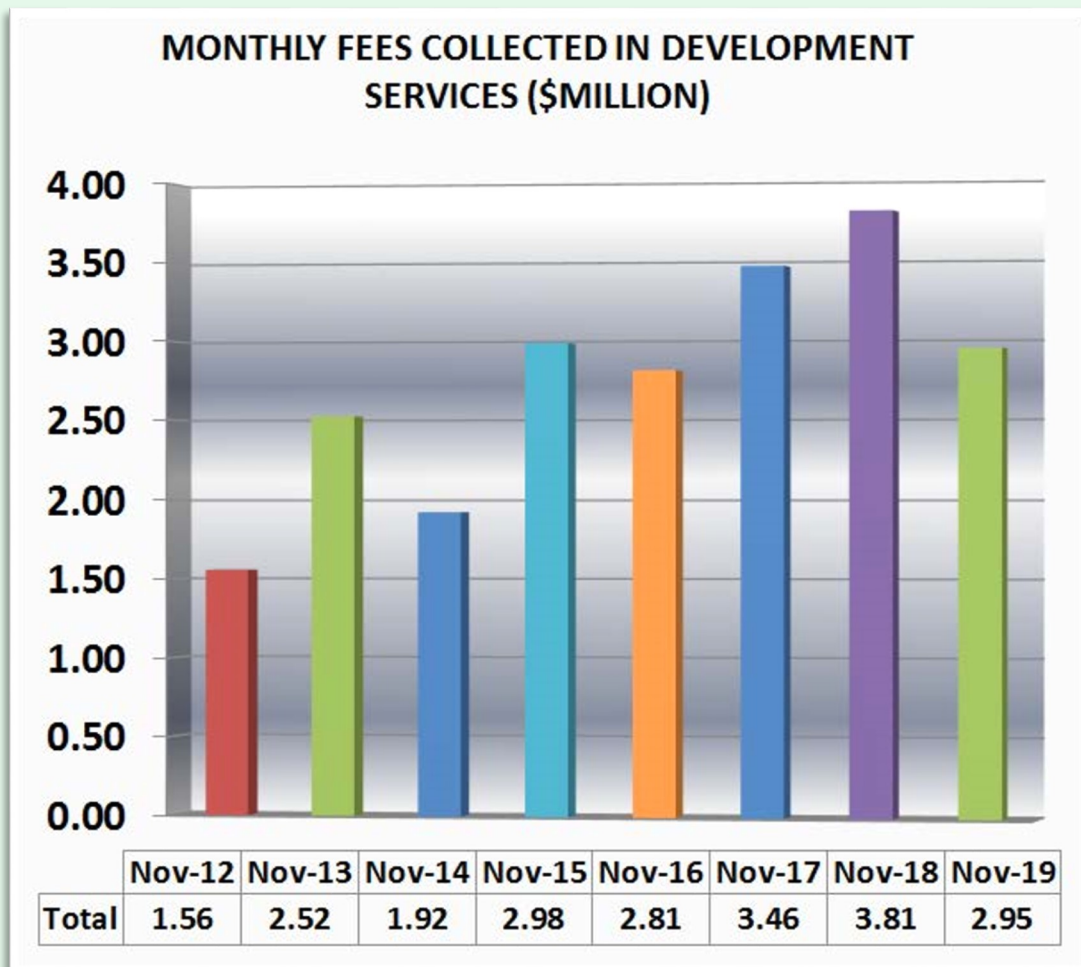
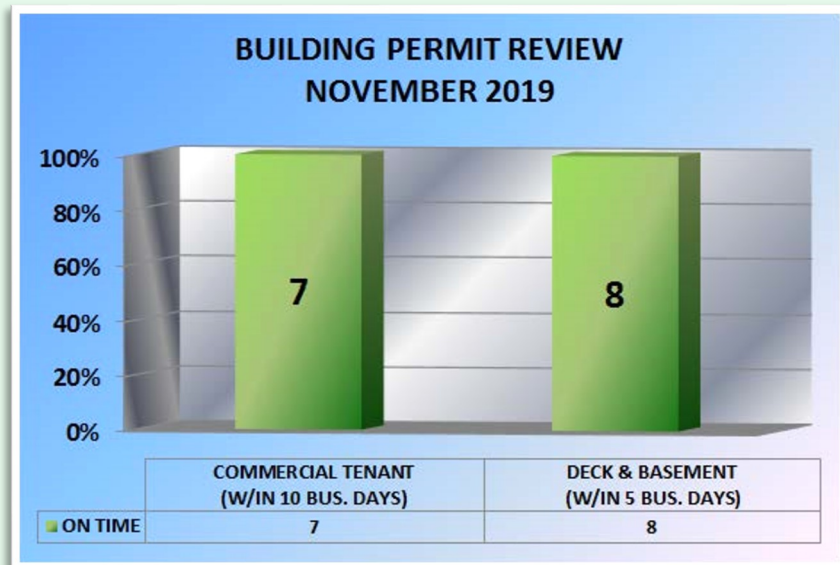
BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH NOVEMBER 2012-2019



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CORE SERVICE LEVELS

Building Division

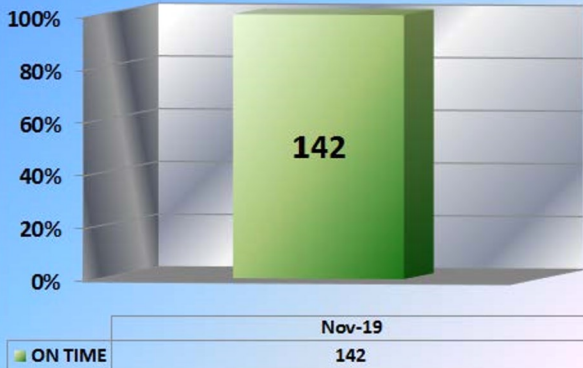


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CORE SERVICE LEVELS

Building Division

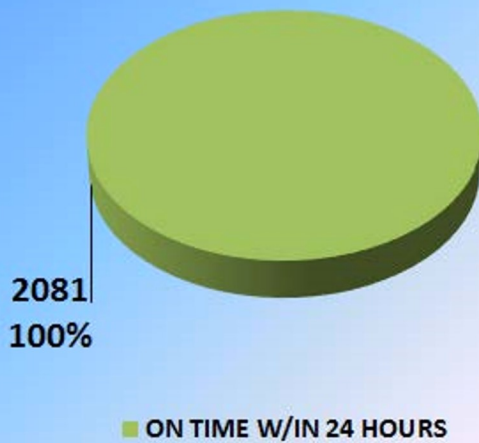
**FEEs CALCULATED
(W/IN 3 DAYS)**



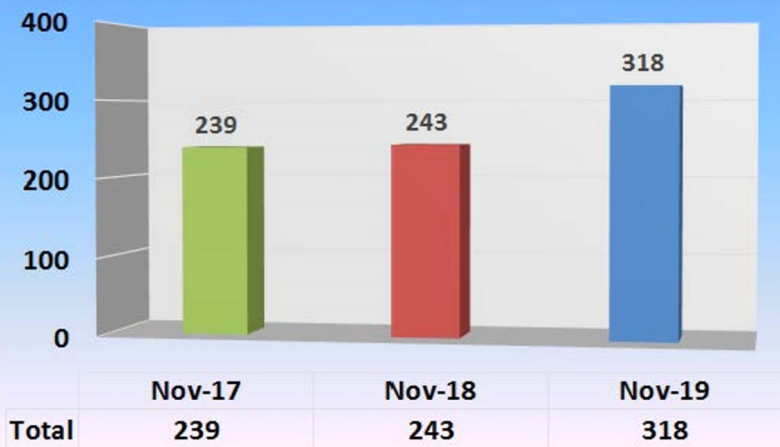
**CONTRACTOR REGISTRATION 2017-2019
DOWN 7% IN NOVEMBER VS 2018**



**BUILDING INSPECTIONS
NOVEMBER 2019**



**BUILDING PERMITS ISSUED
UP 30% VS 2018**

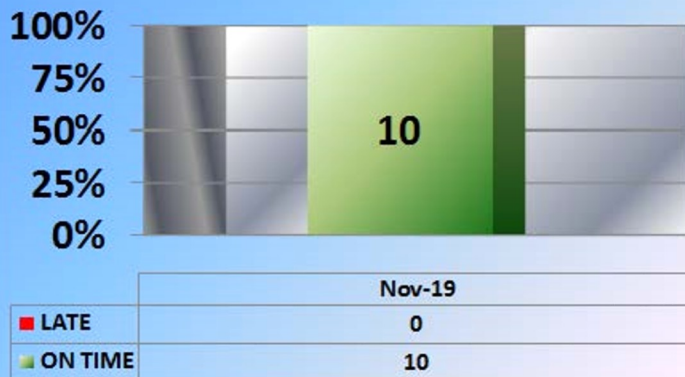


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

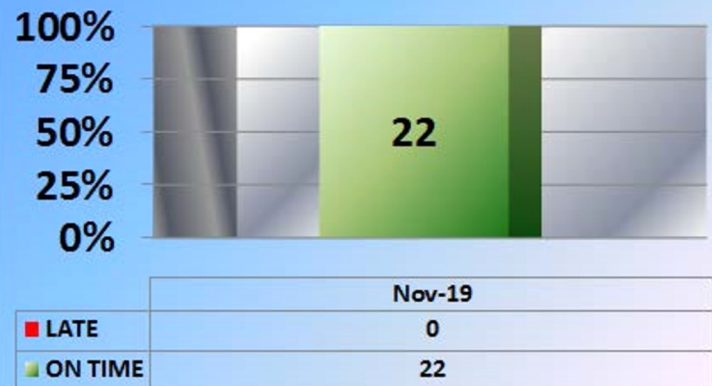
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



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



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



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



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



	Nov-19
LATE	0
ON TIME	60

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



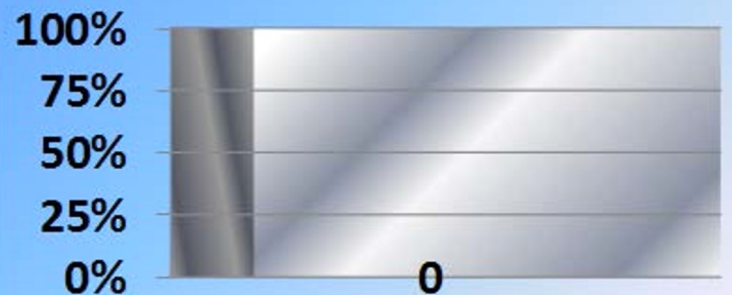
	Nov-19
ON TIME	12

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



	Nov-19
LATE	0
ON TIME	77

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)

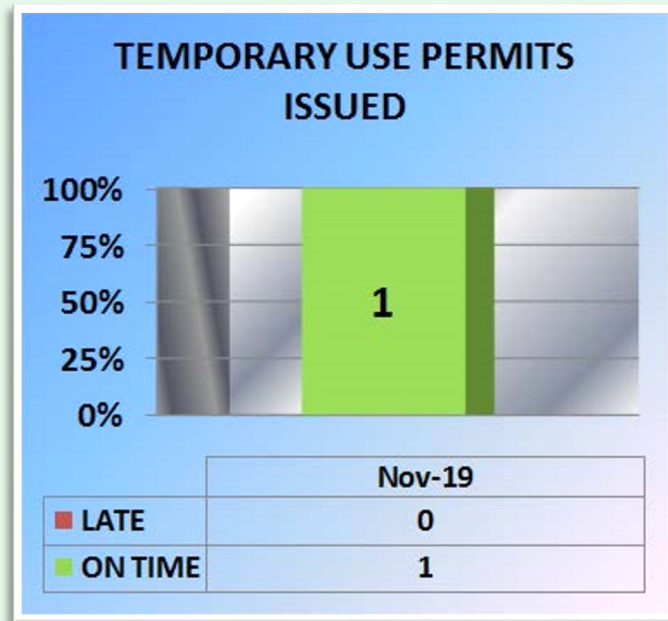


	Nov-19
LATE	0
ON TIME	0

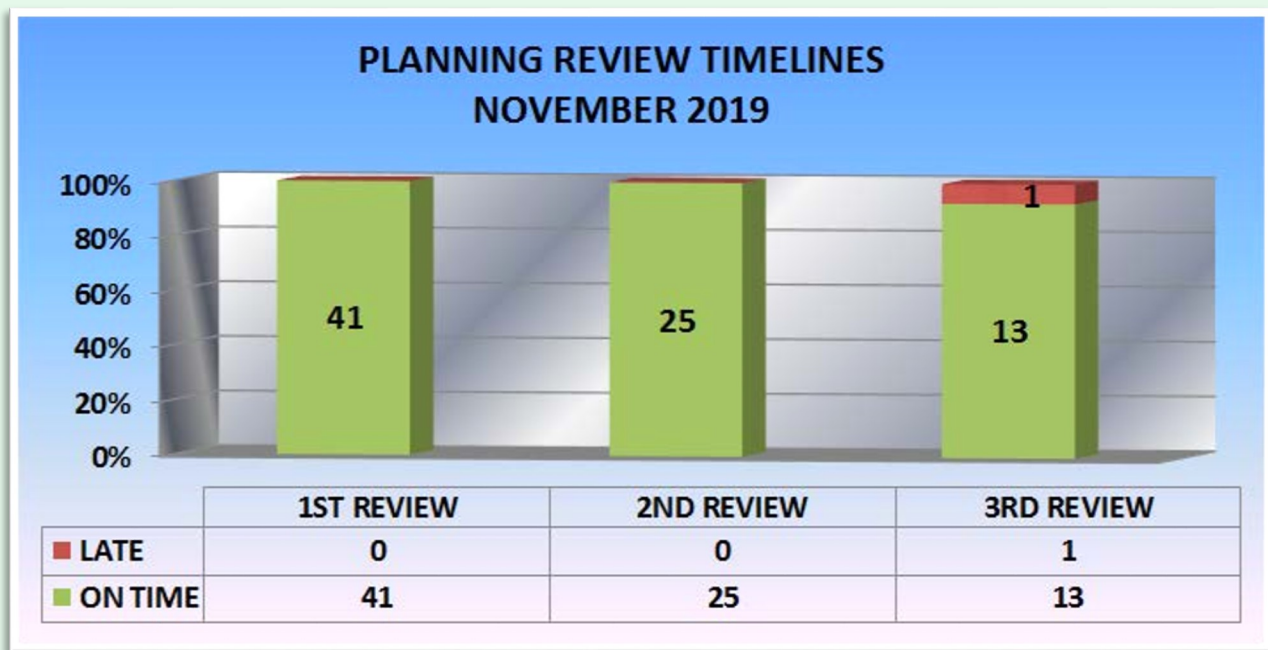
Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Zoning Division



Planning Division

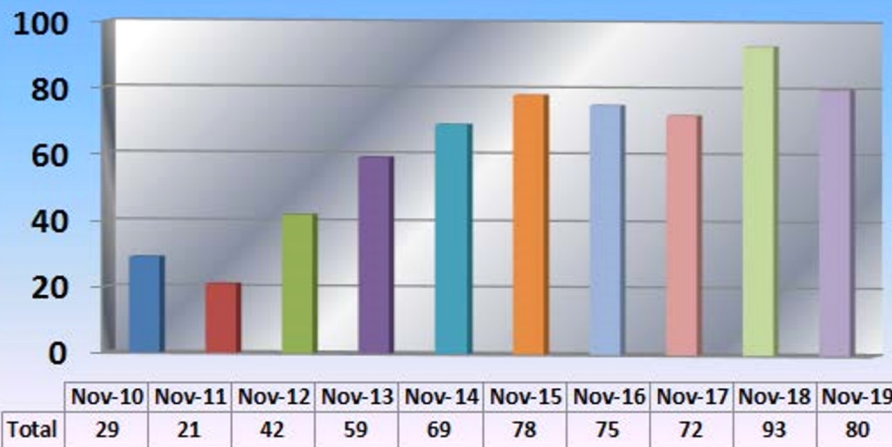


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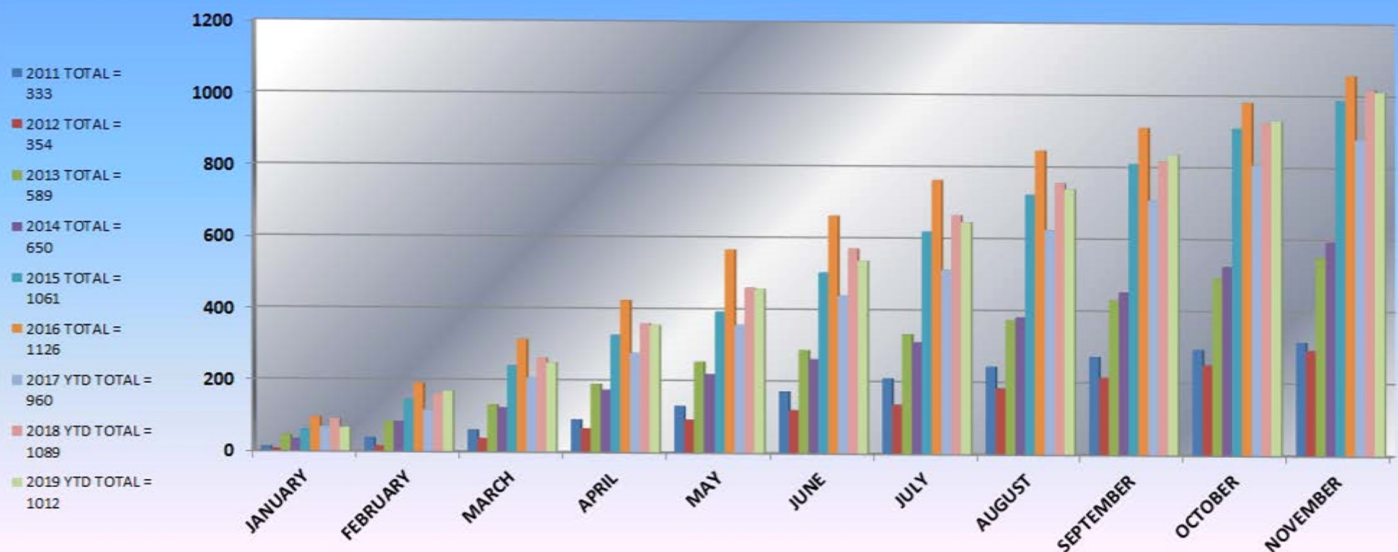
DEVELOPMENT ACTIVITY

Planning Division

PLANNING/DEVELOPMENT REVIEWS NOVEMBER 2010- 2019

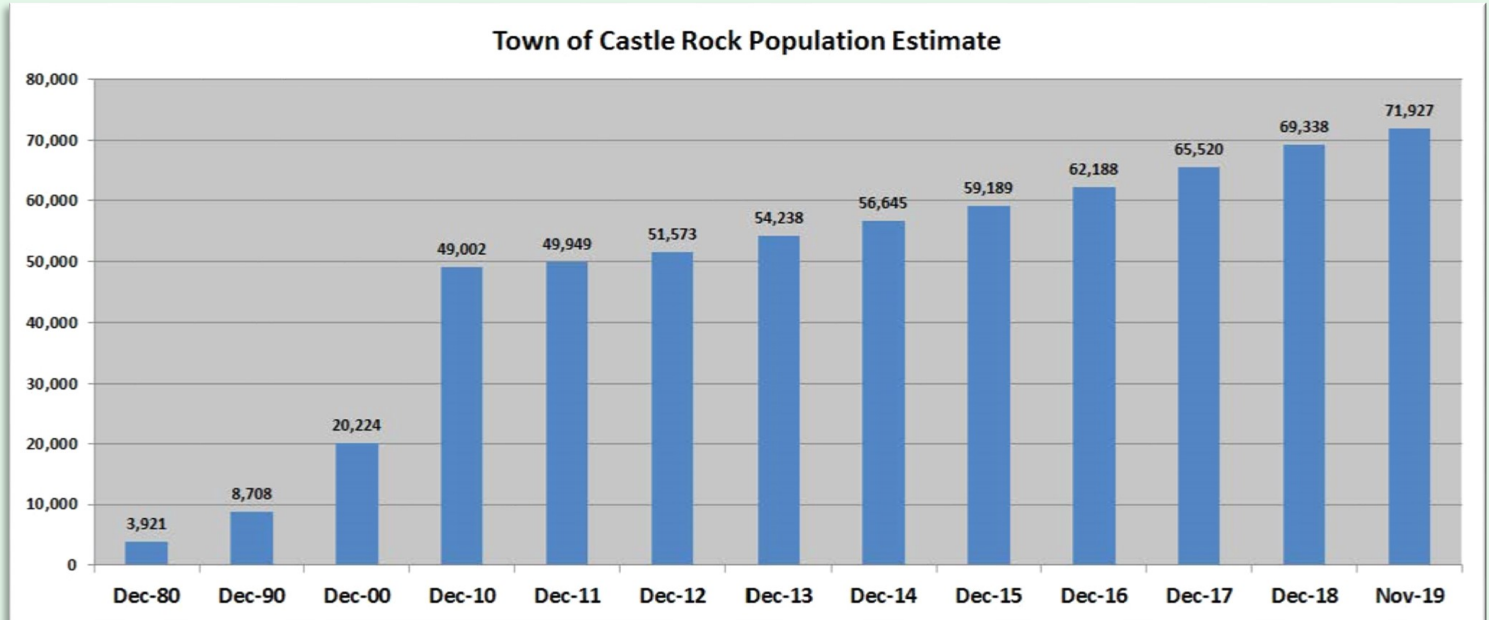


CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT DOWN 7% VS 2018 THROUGH NOVEMBER



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities