



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*



Bill Detweiler, Director  
Development Services

*"For last year's words belong to last year's language, and next year's words await another voice."*

~~T.S. Eliot

This month's Development Tales is brought to you by Assistant Director, Tara Vargish.



*January is often the month to look ahead, plan the year, and possibly make resolutions for improvement or personal growth. Here, in Development Services, we have many new changes ahead of us in 2020. One improvement will be an upgrade to our electronic tracking software eTrakit, that is used for all planning and building permits, site construction and zoning issues. We plan to be using the enhanced system toward the end of February, and are looking forward to improved efficiencies for our customers, as well as smoother internal operations for our staff. We are always looking to improve our communication and coordination with our residents and our customers, and see this upgrade in line with our goal to deliver high-quality customer service.*

For the latest in development activity,  
please visit:  
[www.CRgov.com/DevelopmentActivity](http://www.CRgov.com/DevelopmentActivity)

# DEVELOPMENT TALES

*As winter sets in here in Castle Rock and we kick off a whole new decade, January permitting activity stayed busy and consistent with past projections. Single-family building permits for the month are close to the 5-year average for January, showing that Castle Rock continues to be a desirable community to live in. Although winter weather can slow down projects, we are seeing a typical permitting pattern for this time of year, keeping with the projection that home building activity in 2020 will be similar to what we experienced in 2019.*

*We wish you the best as 2020 starts to unfold. Please let us know how our team can best assist you, as we begin the next decade in Castle Rock together!*

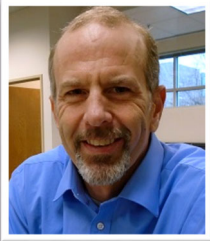


# STAFF SPOTLIGHT

## 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 staff member to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

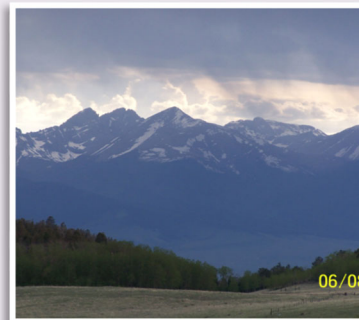
### Sean Madden, PW Plan Review Engineer



Sean grew up in a very rural area in southwest New Mexico and relocated to Denver in 1989. Sean's father was very helpful in directing him to the civil engineering field and his first engineering job was a Soils and Concrete Technician. Sean started Red Rocks Community College at the age of 25 and graduated from Colorado University-Denver at the age of 30. Fortunately, he had obtained a great part-time/full-time summer engineering position while attending college.

Sean enjoys mechanical challenges and modifications of cars, snowboarding and fishing. Sean and his father own 35 acres near Westcliffe, in the Wet Mountains. The two of them enjoy viewing the beautiful Sangre-de-Cristo Mountains across the valley and wildlife in the area.

Sean is thankful to the Town for the employment opportunity at Public Works and to be a part of the Development Services Enterprise Team. He says everyone has been very nice, supportive and willing to help with difficult situations related to development issues.



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# WHAT'S NEW - PEOPLE

## Years of Service Awards

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



**Dena Paulin**  
Plan Review  
Project  
Coordinator



**Ben Christensen**  
Development  
Services  
Technician



**Ben Robinson**  
Combination  
Building  
Inspector



**Pam Hall**  
Planner I

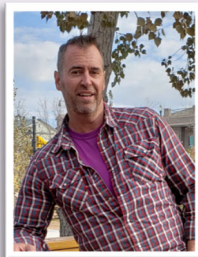


**Ron Weller**  
Combination  
Building  
Inspector



**Tracy Shipley**  
Development  
Services  
Technician

At a Special Recognition Event in December 2019, staff members pictured below were presented with various Years of Service Awards:



**Sean Davin**  
Construction Project  
Manager  
20 Years



**Sandy Vossler**  
Senior Planner  
15 Years



**Larry Hearold**  
Plan Review  
Project  
Coordinator  
5 Years

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# WHAT'S NEW - PEOPLE

## New Public Works Right-Of-Way Inspector

Please welcome Matthew Anderson, Public Works Right-of-Way Inspector. Matthew has been with the Town for three years starting with Castle Rock Water. He brings a lot of right-of-way experience to our team along with previous excavation and infrastructure experience. Matthew's duties in his new position will be overseeing and managing projects within the Town's right-of-way. He will be working to ensure the Town's infrastructure is properly monitored and cared for along with ensuring contractors are following the Town's policies and procedures while working in the right-of-way.

Matthew grew up in Utah and Montana and moved to Colorado at the turn of the century. He enjoys living in Colorado and takes advantage of all of its outdoor qualities including fishing, ranching and spending time in the mountains with his family.



Matthew Anderson  
Public Works  
Right -of-Way  
Inspector

## New Public Works Development Lead Engineer



Will Peacock  
Public Works  
Development Lead  
Engineer

Please welcome Will Peacock, Development Lead Engineer. Peacock will manage the Public Works development staff that works in partnership with the Development Services Enterprise Team. He will also work with our developer partners to ensure that the Town is receiving quality public infrastructure built by the development community and turned over to the Town. Will is a registered Professional Engineer, and has great engineering experience as a Navy veteran and working with private engineering firms. Will is a terrific, new asset to our Town staff, and he is looking forward to continuing to advance our important development efforts.

# WELCOME

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# KUDOS

## Zoning Division



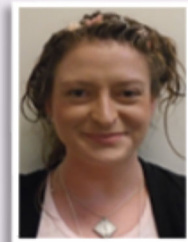
Tammy King  
Zoning  
Manger

On January 16th a resident left a voice message thanking Tammy King, Zoning Manager and Scott Seubert, Zoning Inspector, for their assistance with Heritage Community Church's parking lot lighting. With Tammy and Scott's assistance, the Church has agreed to hood and redirect their parking lot lights.



Scott Seubert  
Zoning  
Inspector

## Building Division

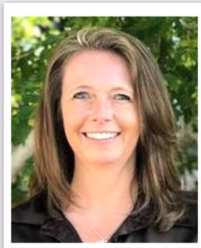


Kathleen  
Danziger  
Plans  
Examiner

Kathleen Danziger interned as a Plans Examiner with the Building Division July 2019 through December 2019. On January 23rd, Kathleen sent the following note to the Chief Building Official, Joseph Montoya, *"I wanted to send you and everyone in the Building Division my sincere thanks for all your support during my internship. I learned so much, and learned even more things I need to learn in the future! I find myself better prepared to face my classes, and feel that I have an advantage going forward in having experienced 'the other side of the desk'. Thank you all so much for the wonderful opportunity and experience of interning in the Building Division, and for all the hard work you all put in every day making Castle Rock a better place."*

## Building Division

On January 28th, Development Services Technician, Diane Maki, received the following note of thanks, *"I appreciate you going that extra mile to schedule Brett to come out and take a look at my fireplace build. Brett Wilkie was great to answer my questions and clear up the misunderstanding I had about the inspection process."*



Diane Maki  
Development  
Services  
Technician



Brett Wilkie  
Combination  
Building  
Inspector

# PROJECTS

## Encore Groundbreaking Ceremony

Mayor Jason Gray, Council Members, Town Manager, Dave Corliss, DS Director, Bill Detweiler, and DS Assistant Director, Tara Vargish, attended the Groundbreaking Ceremony for the Encore Project on January 31st, at the Encore Site. The event was hosted by the Confluence Company.

Encore is a mixed-use project south of Town Hall in downtown Castle Rock, which includes 124 for-sale residential condominium units, 27,000 square feet of retail/office space, and a 601-space parking garage, replacing the existing Town Hall parking lot.



Groundbreaking Ceremony



Jason Gray  
Mayor



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# PROJECT UPDATES

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

### Castle Oaks:

**Site Development Plan Amendment and Replat:** To divide one lot into two (Dog Bone Park and Terrain Swim Club), located east of Autumn Street and Castle Oaks Drive intersection.

### Castle Rock Outlets:

**Site Development Plan Amendment:** For two additional pad sites, located on west side of the Outlet Mall on Factory Shops Boulevard.

**Site Development Plan Amendments:** For five small cell towers on multiple outlet buildings, located on Factory Shops Boulevard.

### Crystal Valley Ranch:

**Landscape Design Revision:** For single-family detached home project, located at Crystal Valley Parkway and Loop Road.

**Soil Erosion Control Plans:** For vertical construction of 120-lot single-family project, located at Loop Road and Cholla Trail.

**Soil Erosion Control Plans:** For vertical construction of 208-lot single-family project, located at Loop Road and Deer Hollow Trail.

### Founders Village, Lower Sunstone:

**Floodplain Revision:** Located south of SH86 and Autumn Sage.

### Founders Marketplace:

**Site Development Plan Amendment:** Minor site revision for Canvas Credit Union, located at the northeast corner of Founders Parkway and SH86.

### Liberty Village:

**Irrigation Design Revision:** For 174 lot single-family subdivision, located north of Castle Oaks Drive and west of 1st McMurdo Gulch Bridge.

### Meadows:

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

### Metzlers:

**Site Development Plan Amendment:** For Dutch Brothers Coffee, located at 248 Metzler Drive previously Good Times Burgers).



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# PROJECT UPDATES

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

### Promenade:

**Plat Amendment and Site Development Plan Amendment:** For four new pads and lot sites, located on the east side of Promenade Parkway, southeasterly of Verizon store.

**Site Development Plan Amendment:** For new 4,000 square foot retail building, located on east side of Promenade Parkway (south of Verizon building).

**Site Development Plan Amendment:** For Buffalo Wild Wings, 7,074 square-foot, full-service restaurant, located on southwest corner of Factory Shops Boulevard and New Memphis Court.

### Riverwalk North:

**Proposed Lighting:** Proposed string lighting over Wilcox at crosswalk to Festival Park.

### Terrain:

**Plat Amendments for Design Revisions:** For Ravenwood Pool Property, located near Valley View Drive and Rocky View Road.

### Town Project:

**Construction and Soil Erosion Control Plans:** For construction of industrial tributary stabilization, located at the south end of Prairie Hawk Drive.

### Town Project Castle Rock Water Administration:

**Construction and Soil Erosion Control Plans:** Located at 175 Kellogg Court.

### Burt at Castle Rock:

**Site Development Plan Amendment:** For design revisions, located on Manatt Court.



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# WHAT'S NEW - TOWN COUNCIL

## Ordinance Amending Title 17 of the Castle Rock Municipal Code by Adoptions of a New Chapter 17.51 Entitled Dissimilar Residential Interface Regulations

Town Council approved the second reading of an ordinance that establishes buffering requirements between dissimilar residential developments in Town. Dissimilar residential developments are properties where single-family detached homes are adjacent to either single-family attached or multi-family homes, or where single-family attached homes are adjacent to multi-family homes.

The ordinance establishes a minimum 50-foot buffer between dissimilar residential developments to help mitigate impacts between varying types of developments. The requirements apply to developments that share a property line (in whole or in part) or those separated by less than 50 feet of open space. The ordinance also allows Council to waive the requirements if certain conditions are met.

## District 6 Open House



George Teal  
Councilmember

On Thursday January 23rd, Councilmember George Teal held an open house at Fire Station 152 located in Crystal Valley. Town staff, including Bill Detweiler, Director of Development Services, was there to answer questions and provide updates on Town news.



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# WHAT'S NEW - TOWN COUNCIL

## District 3 Open House



**Kevin Bracken**  
Councilmember

On Tuesday January 28rd, Councilmember Kevin Bracken held an open house at The Grange located in the Meadows. Town staff, including Tara Vargish, Assistant Director of Development Services, and Kevin Wrede, Planning Manager was there to answer questions and provide updates on Town news.



# OPEN HOUSE

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# WHAT'S NEW - BOARDS & COMMISSIONS

## Design Review Board



On January 22nd, the Design Review Board held their regularly-scheduled meeting. The Board approved a Resolution of Appreciation for Dennis Dickey for his service on the DRB. The Board also discussed the Town Council's ongoing review of the DRB's authority and design criteria for downtown projects.

## Planning Commission



The regularly scheduled Planning Commission meetings of January 9th and 23rd were cancelled.

## Historic Preservation Board



The regularly scheduled Historic Preservation Board meeting of January 1st was cancelled.

## Board of Adjustment



The regularly scheduled Board of Adjustment Board meeting of January 2nd was cancelled.



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# WHAT'S NEW - GENERAL

## Contractors Luncheon

The January Contractors Luncheon was held on January 8th and sponsored by Adamo Homes. Approximately 50 people attended the luncheon. Agenda topics included:

- New Codes effective January 1st
- TESC Update
- Final Grade Certificate Bonding
- Master Plans
- Fire Resistive Unfinished Basement Inspection Request
- Orange Inspection Cards for 2018 Codes



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

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

The next contractors luncheon is scheduled for:



- Wednesday, February 12, 2020
- 11:30 am to 1:00 pm
- Mill House at Philip S. Miller Park  
1375 W. Plum Creek Parkway

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# WHAT'S NEW - GENERAL

## Board and Commission Annual Appreciation Event

January 29th was a special evening at Siena At The Courtyard, where the DS Board and Commission members gathered for an Italian dinner. Town Council members, as well as key DS staff, were in attendance to recognize and thank the Board and Commission members for their valuable time and volunteer service.

DS Director, Bill Detweiler, gave an overview of DS 2019 projects and accomplishments, in addition to 2020 projections.

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

### Development Services Board and Commission Dinner

Join us on Wednesday January 29, 2020  
From 6:00 P.M. to 8:00 P.M.  
Location: Siena At The Courtyard

Development Services cordially invites the Development Services supported Boards and Commission, Town Council, and the DDA to Share a festive complimentary dinner to review 2019 and look ahead at 2020.

Please **RSVP** by Thursday January 23, 2020 to: Sharon Chavez at 720-733-3586 or email [schavez@crgov.com](mailto:schavez@crgov.com)

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



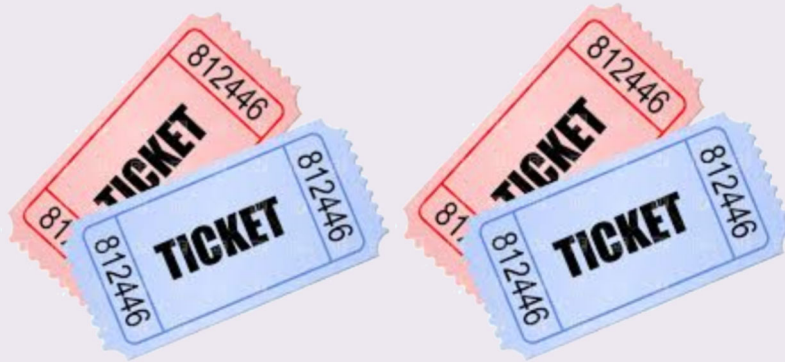
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# WHAT'S NEW - GENERAL

## Customer Survey Winner

An electronic survey was implemented recently seeking input regarding 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 Steve Beard, winner of the January drawing!



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

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

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

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

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



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

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

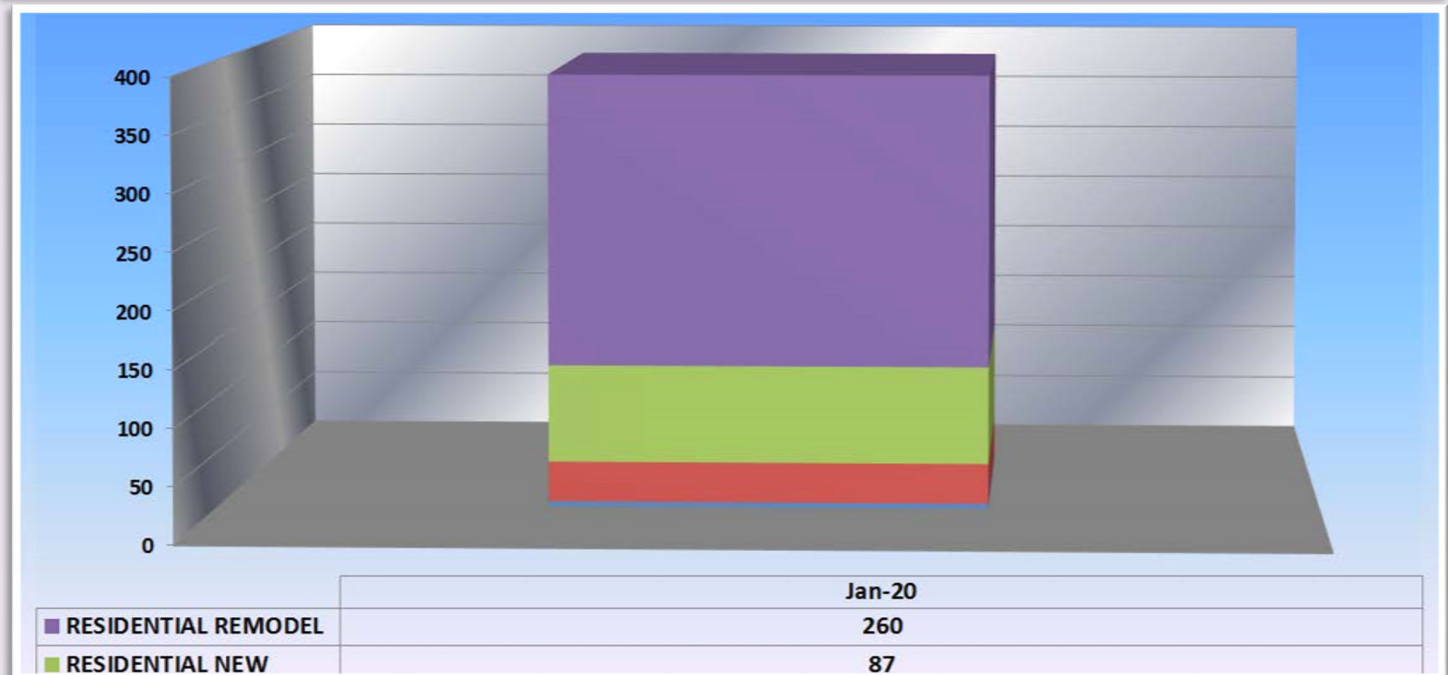
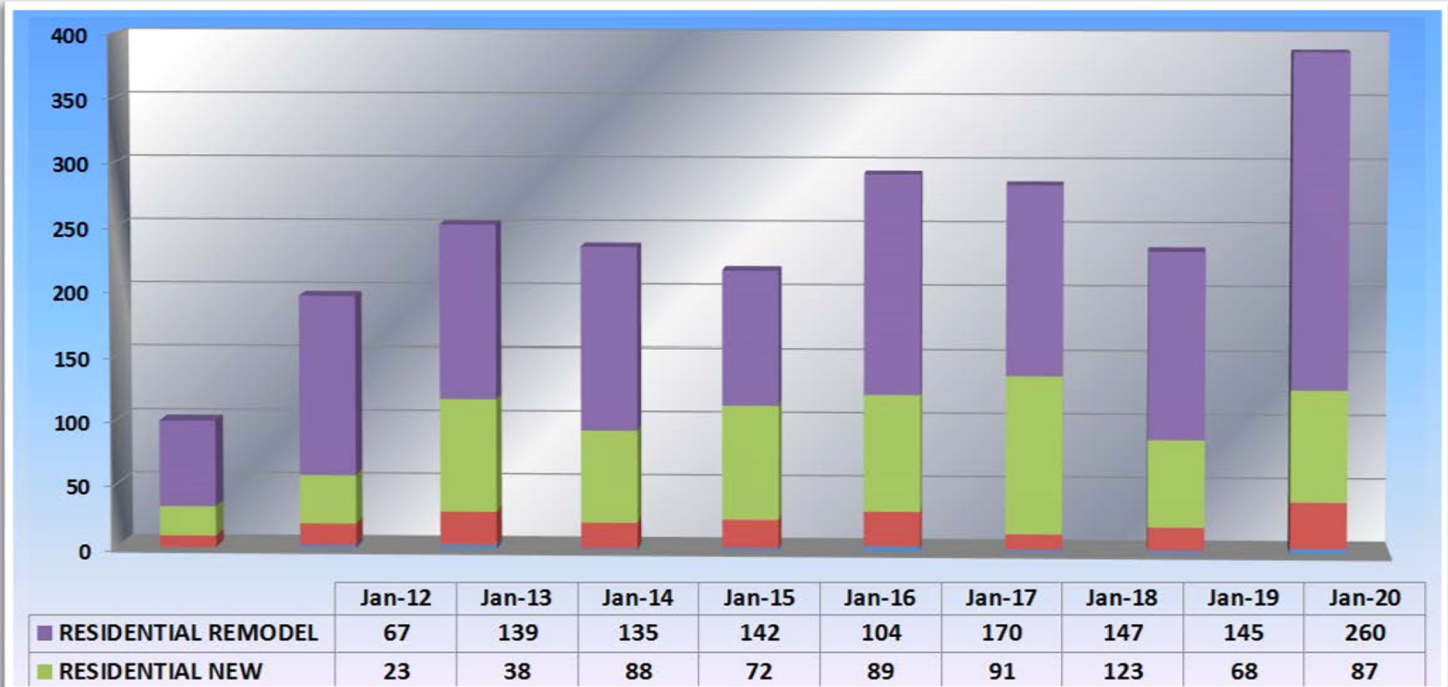
~~ John F. Kennedy

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# CORE SERVICE LEVELS

## Building Division

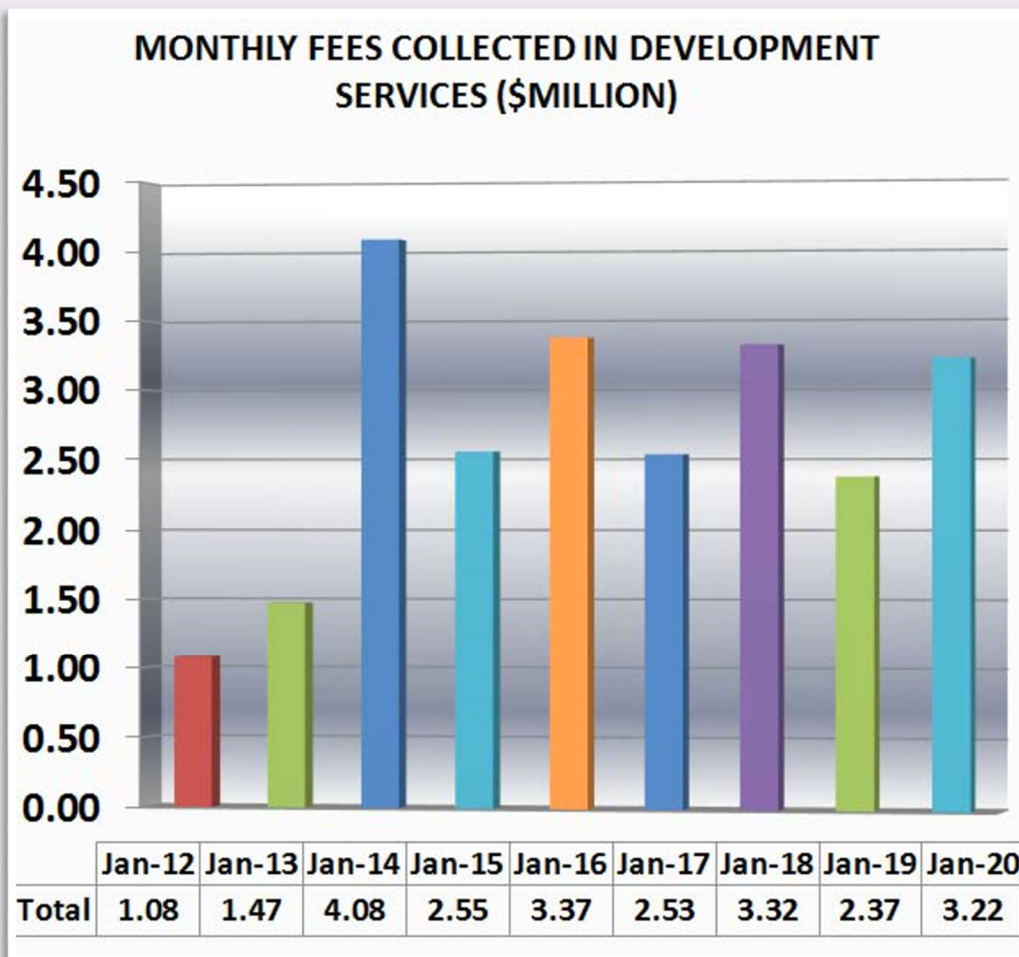
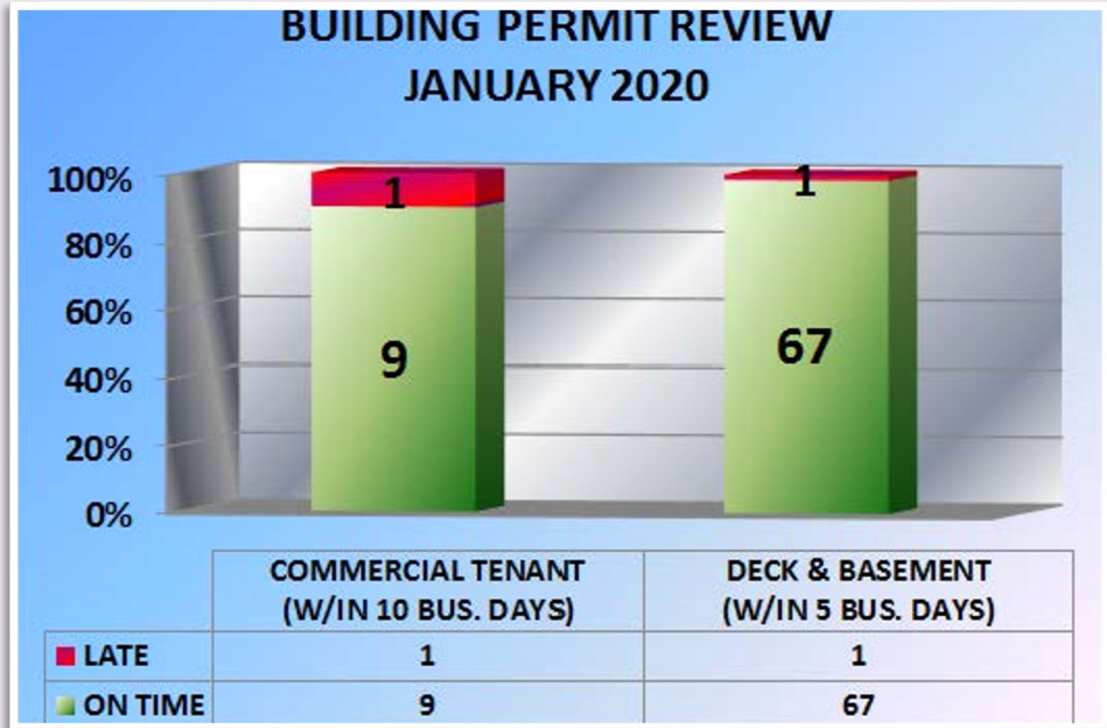


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# CORE SERVICE LEVELS

## Building Division

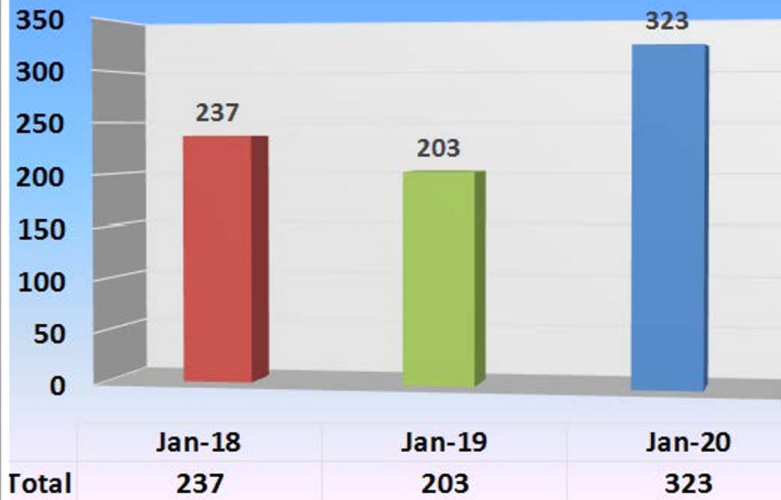


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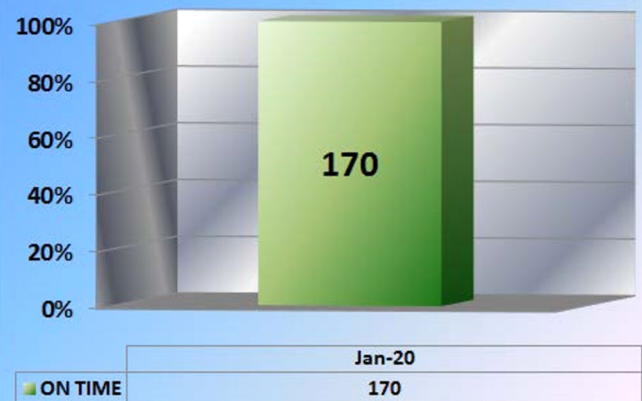
# CORE SERVICE LEVELS

## Building Division

BUILDING PERMITS ISSUED



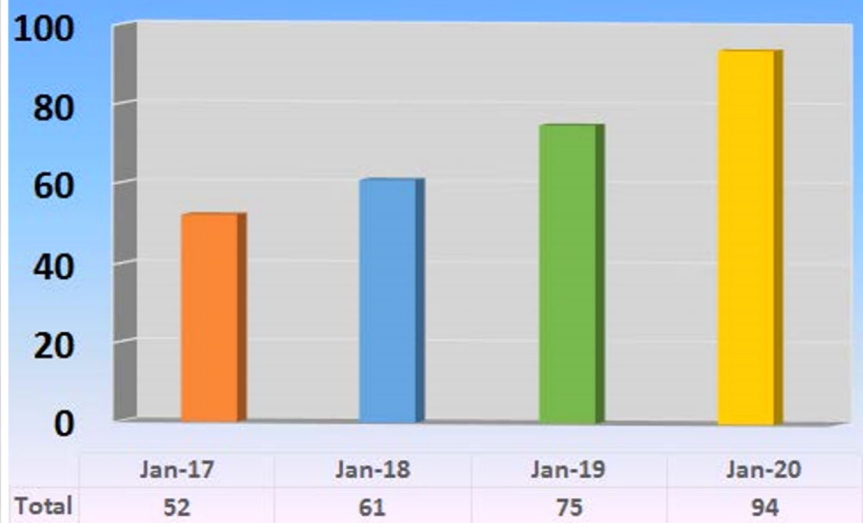
FEES CALCULATED  
(W/IN 3 DAYS)



BUILDING INSPECTIONS  
JANUARY 2020



CONTRACTOR REGISTRATION 2017-2020



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# CORE SERVICE LEVELS

## Code Compliance

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



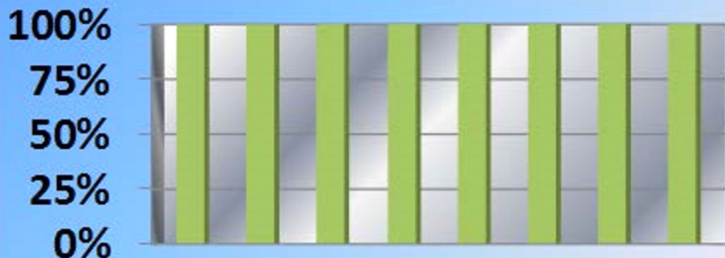
	Jan-20
LATE	0
ON TIME	41

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



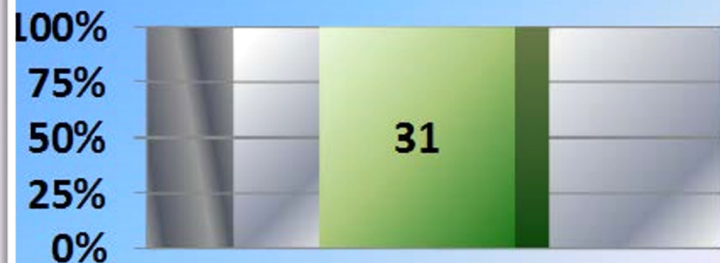
	Jan-20
LATE	0
ON TIME	57

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



	Jan-13	Jan-14	Jan-15	Jan-16	Jan-17	Jan-18	Jan-19	Jan-20
LATE	0	0	0	0	0	0	0	0
ON TIME	6	31	22	49	29	31	27	41

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



	Jan-20
LATE	0
ON TIME	31



# CORE SERVICE LEVELS

## Code Compliance

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



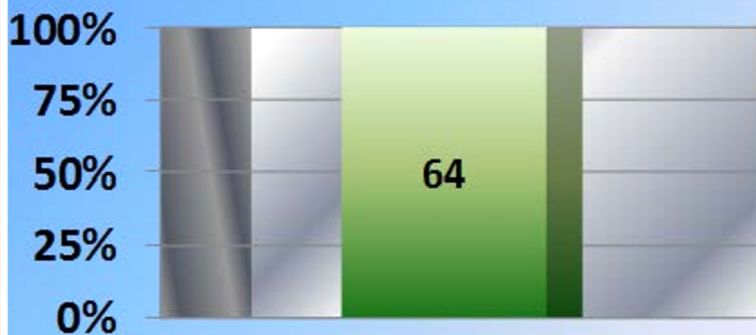
	Jan-20
LATE	0
ON TIME	114

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



	Grand Total
Grand Total	

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



	Jan-20
LATE	0
ON TIME	64

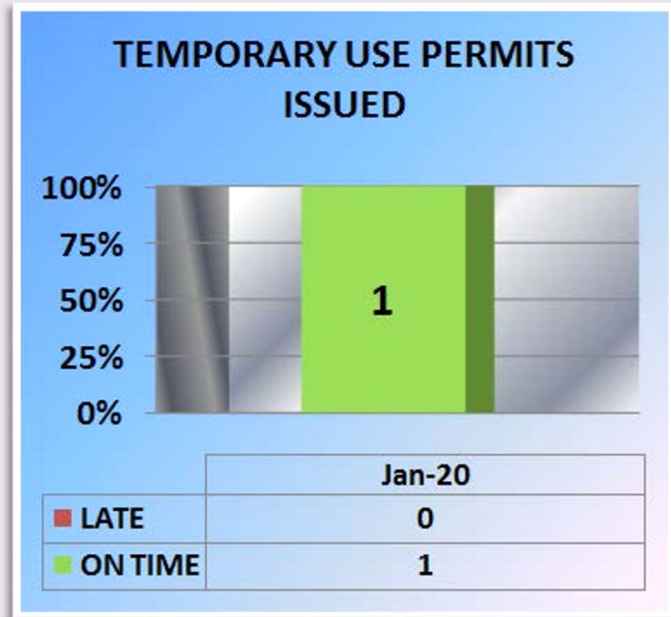
### SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



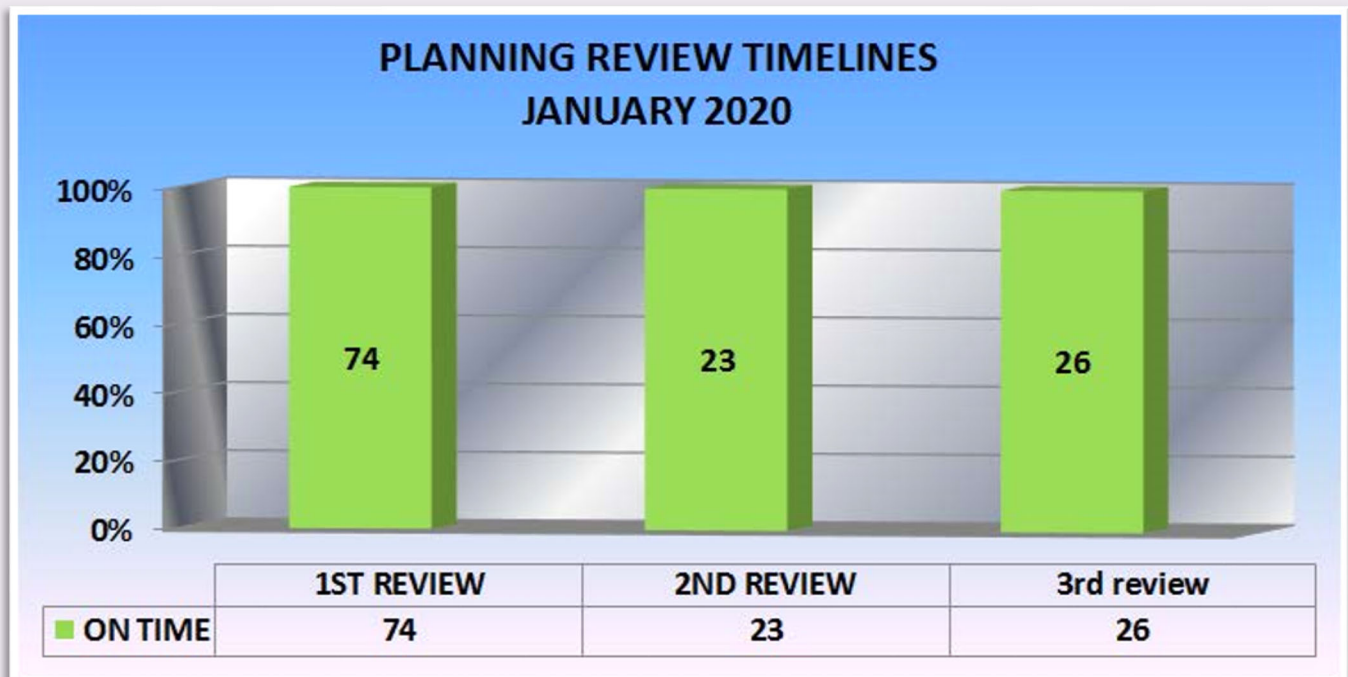
	Jan-20
LATE	0
ON TIME	0

# CORE SERVICE LEVELS

## Zoning Division



## Planning Division

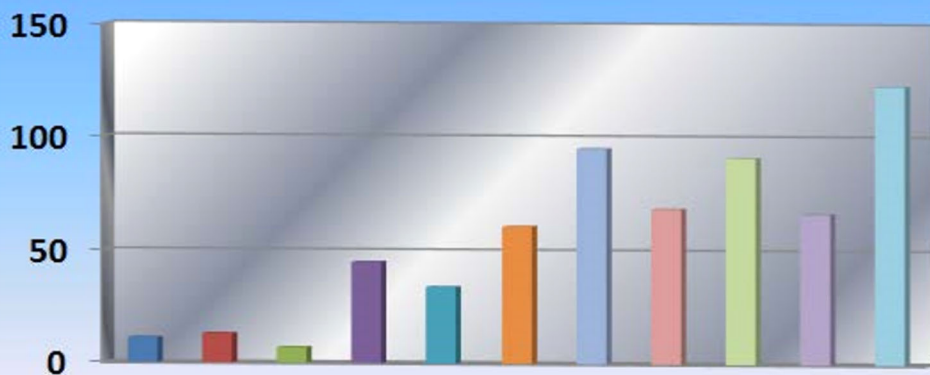


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# DEVELOPMENT ACTIVITY

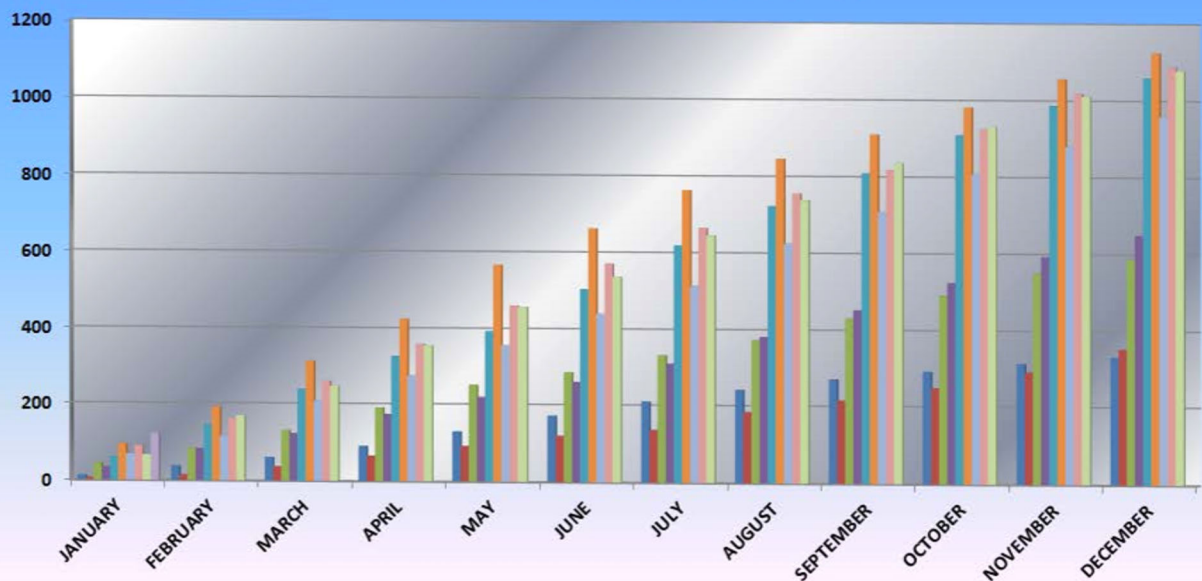
## Planning Division

### PLANNING/DEVELOPMENT REVIEWS JANUARY 2010- 2020



	Jan-10	Jan-11	Jan-12	Jan-13	Jan-14	Jan-15	Jan-16	Jan-17	Jan-18	Jan-19	Jan-20
Total	11	13	7	45	34	61	95	69	91	67	123

### CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT

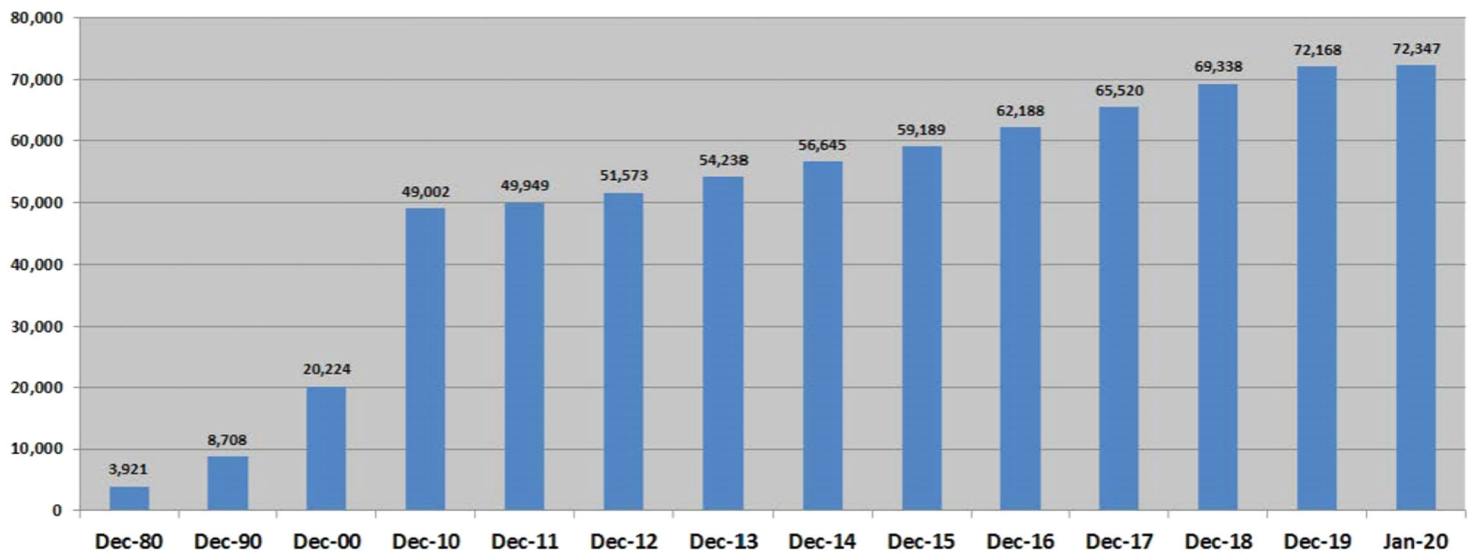


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# POPULATION ESTIMATE

Town of Castle Rock Population Estimate



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