



# Development Services

Building \* Planning \* Zoning

Implementing the Community Vision through Development Activities

## *Development Tales by the Director*

*“How lucky I am to have something that makes saying goodbye so hard.”*

*~~ Winnie the Pooh*

*This is the last development tales I will ever write.... oh boy, that statement ends with a ping of melancholy. I fondly recall the words my father spoke on the day of his retirement, “well Billy, this day will arrive sooner than you think.” This day has arrived and my life, much like my father’s retirement life, will now consist of building things with my hands, reading, writing, traveling, golfing, fly fishing, hiking, and most important, spending time with Eileen and our sons. I can’t wait!!!*



Bill Detweiler, Director  
Development Services

*The Development Services organization falls into the hands of very talented and highly motivated professionals focused on providing outstanding customer service and building and maintaining a great community. To those I work with and to those who read these words, thank you for the support and assistance you provided in a very challenging development environment. You should be proud of what was achieved to date in Castle Rock and what will be achieved in the future. What a fantastic team!!!*

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

# DEVELOPMENT TALES

**A**s my working life ends the thank you list is endless. Unfortunately for me it starts with those who I can no longer talk with .... to my dad, who taught me the value of a hard day's work, to my mom, who taught me the wonder of reading and the power of words, and to my grandpa Rohrbach, who taught me to take chances and that it was ok to be "a bad boy" now and then, despite the objections from my mom. I am forever thankful to the many creative minds, who mentored and pushed me to become a better professional and a better person and to those who guided and assisted me through the past 45 years of working in the fish bowl of community development. It has been a challenging and rewarding experience.

**A**nd now to the most important influence for nearly 40 years. To Eileen, who stood by me in good times and bad, who supported me or told me "oh, get over it", and who made me a better man. I can't wait to spend time with Eileen, making new memories and watching our sons grow old. I am blessed to share a friendship and love with no boundaries. How lucky I am.

**I**n closing, I look forward to walking a very different path in life and to following the advice of one of my favorite philosophers, Winnie the Pooh, "when all else fails, take a nap."



# 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 a 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:

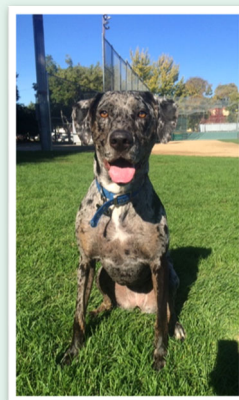
### Ross Stanley, Public Works Construction Inspector

Ross was born and raised in Mountain View, CA (home of Google). In March of 2007, Ross started with The City of Los Altos, CA in the Streets Department and eventually moved on to the Collections Department. In 2016, his wife Kari transferred from the Lockheed campus in Sunnyvale, CA to the Lockheed campus at Waterton Canyon where she works as a Systems Integration and Test Manager on a Special Defense Program. Ross began working for Castle Rock Water at the same time as a Senior Distribution Operator. In May of 2019, he began working as a new Development Construction Inspector. Ross and Kari bought a house in Founders in June of 2016, where they still live. Their first son, Raylan, was born in July of 2018, and Kari is currently pregnant with their second son, due in August. Then we can't forget about the family pet, Dixie, a Catahoula Leopard dog.

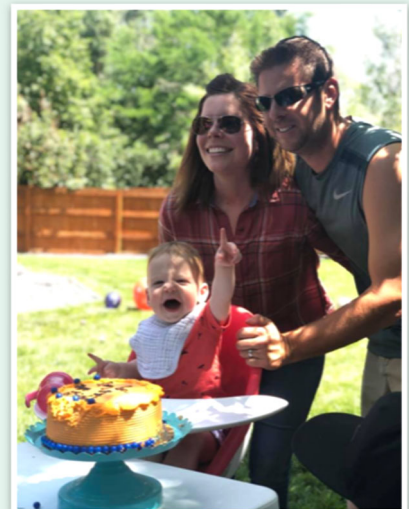
As a construction inspector Ross works with developers, contractors and engineers regarding inspection findings and project progress. Ross oversees water, sewer, storm installation, as well as sidewalks and asphalt. On a daily basis Ross visits multiple job sites including residential and commercial developments ensuring the contractors are following plans and staying on schedule.



Raylan, Kari, Ross



Dixie



Raylan, Kari, Ross



# WHAT'S NEW - PEOPLE

## Kudos



Cara Reed  
Neighborhood  
Liaison

On January 22, Neighborhood Liaison, Cara Reed, received this note from a citizen, *"My thanks and appreciation for the immediate and well reasoned response. I truly appreciate it and am impressed with your quality service."*

**Way to go, Cara!**

## More Kudos

Scott Seubert received this note from a citizen for his assistance, *"Thanks Scott, it has been a pleasure working with you as well. I grew up in a small town on the north east coast. You have no idea of how much I appreciate your transparency, level headedness and patience in resolving this issue."*

**Great job, Scott!**



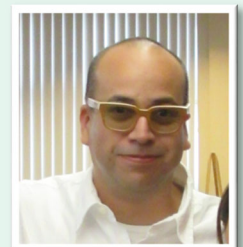
Scott Seubert  
Zoning  
Inspector

## Saving Places Conference

"Colorado Preservation, Inc (CPI) was proud to present the 2020 Saving Places® Conference, a dynamic four-day event featuring high-quality educational content and networking opportunities for individuals, organizations, and communities working with historic and cultural places." Staff member Julie Kirkpatrick, Long Rang Project Manger, along with Historic Preservation Board member, Carlos Salinas attended the Saving Places conference January 29th - February 1st in Downtown Denver.



Julie Kirkpatrick  
Long Range  
Project Manager



Carlos Salinas  
Historic Preservation  
Board

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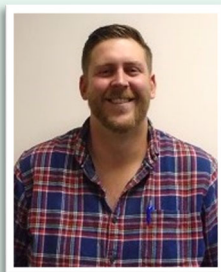
# WHAT'S NEW - PEOPLE

## American Public Works Association

The Enterprise Construction Inspection Team (Chad Huber, Nick Zoller, Jason Hauser and Ross Stanley) attended the annual American Public Works Association Construction Inspection Conference February 6th - February 7th. The conference had various trainings on underground infrastructure updates, small cell and ROW permit updates, as well as presentations on new and improved technologies and procedures in the industry. Various municipalities across the state attend and is a great networking event to see what other municipalities are doing that may benefit the Town.



**Chad Huber**  
Public Works  
Construction  
Inspector



**Nick Zoller**  
Public Works  
Construction  
Inspector



**Jason Hauser**  
Public Works  
Construction  
Inspector



**Ross Stanley**  
Public Works  
Construction  
Inspector

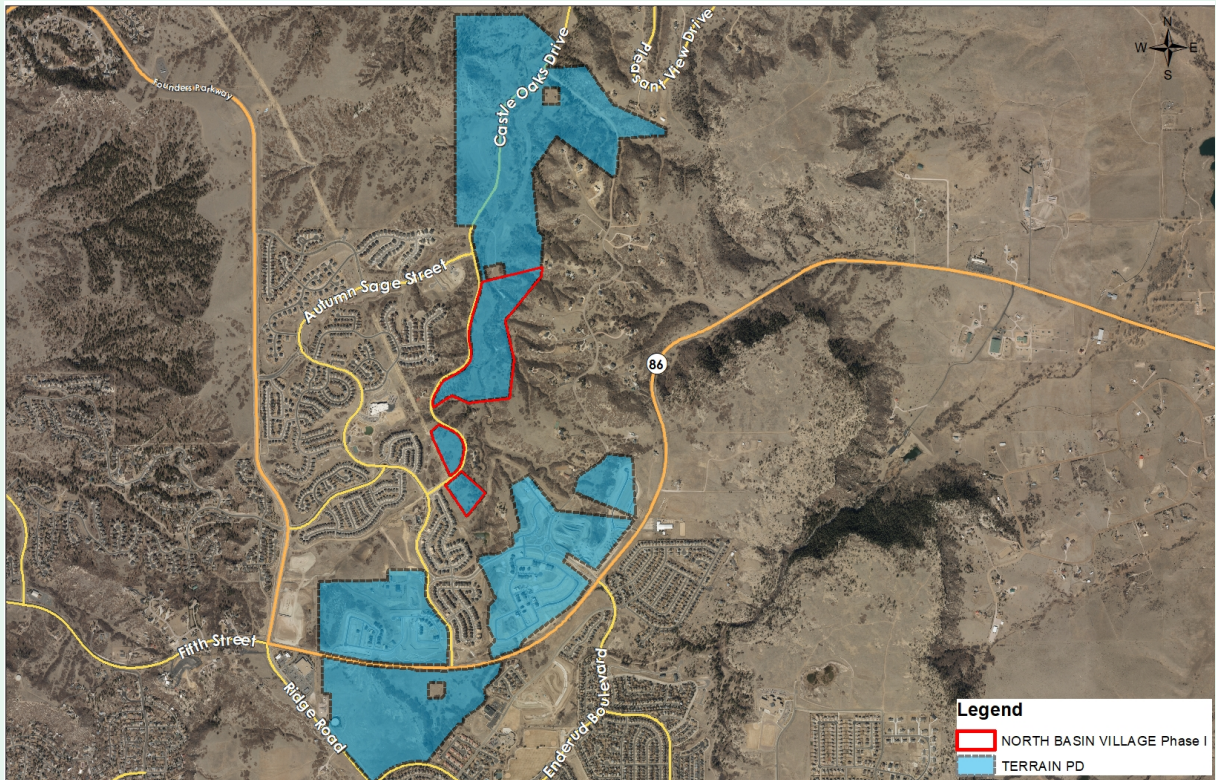


# WHAT'S NEW - PROJECTS

## New Land Use Submittals (Public Hearings Required)

### Site Development Plan

Stratus Development has submitted a Site Development Plan to develop approximately 96 homes in the Terrain North Basin Area along Castle Oaks Drive. The project will require two more neighborhood meetings prior to scheduling public hearings with the Planning Commission and Town Council. The proposal is located within Councilman Townsend's District.



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# WHAT'S NEW - PROJECTS

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

### CRYSTAL VALLEY RANCH

**Construction Documents:** For a recreation facility that will serve the new single family home project located at the southeast corner of West Loop Road and Crystal Valley Parkway.

**Retaining Wall Design Revision:** For 142 single-family home project, located southwest of the intersection of Crystal Valley Parkway and West Loop Road.

### MEADOWS

**Site Development Plan Amendment and Plat Amendment :** For a 57 single-family and multi-family home project, located at Coachline Road and Wolfensberger Road.

**Erosion Control Plans:** For construction of retaining walls, water line and grading for commercial lot northerly of theater.

### Plum Creek

**Construction Documents for Water Main Construction:** Located at Lake Gulch Road and Plum Creek Parkway.

### Promenade

**Erosion Control Plans:** For vertical construction of four commercial pad sites, located on east side of Promenade Parkway.

**Design Revision for Lot Reconfiguration:** Located on the northeast side of Promenade Parkway.

### Terrain, Sunstone Village

**Site Development Plan Amendment and Plat Amendment:** For a minor adjustment of the property lines of 8 lots to coincide with an existing fence, single-family project, located at State Highway 86 and N. Ridge Road.

### TOWN PROJECT

**Drainage Improvements:** For Castle Rock Recreation Center, located on Woodlands Boulevard.

**Alley Reconstruction Projects:** Located in downtown area, between 3rd Street and 5th Street and east of Jerry Street.

**Construction Documents:** For Sellars Gulch Trail Connection to Plum Creek Parkway.



Keep informed on development in the Town where you can  
view maps and project information  
Visit: [CRGov.com/Development Activity](http://CRGov.com/DevelopmentActivity)

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# WHAT'S NEW - BOARDS & COMMISSIONS

## Historic Preservation Board

On February 5th, the Historic Preservation Board held the regularly scheduled meeting. There were no public hearing items.



## Board of Adjustment

The regularly scheduled Board of Adjustment Board meeting of February 6th was cancelled.



## Planning Commission

### Site Development Plan - Baldwin Park Estates

The Planning Commission, on February 27th, voted to recommend approval to Town Council for the Residential/Non-Residential Interface Site Development Plan for a 5,000 square foot strip retail center that would contain a fuel center, convenience store and car wash, located on the southeast corner of Plum Creek Parkway and Lake Gulch Rd.



## Design Review Board

On February 12th, the Design Review Board held the regularly scheduled meeting. There were no public hearing items. The regularly scheduled Design Review Board meeting of February 26th was cancelled.



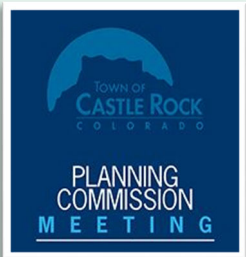
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# WHAT'S NEW - BOARDS & COMMISSIONS

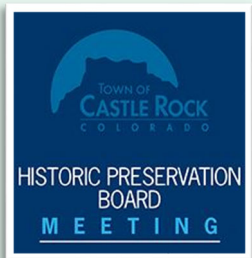
## Board and Commission Vacancies

Two volunteer positions are currently available for Town residents looking to increase their engagement in local government. The vacancies are on the Planning Commission and Historic Preservation Board. As a key part of Town government, Boards and Commissions acquire and study information; provide recommendations to Town staff and Council; and obtain public comment to reflect the community's voice.

Castle Rock residents can apply through [CRgov.com/boards](https://CRgov.com/boards). The term of the role of Planning Commission will expire May 31, 2022. The term for the role of Historic Preservation Board will expire May 31, 2021. Applicants can apply for more than one Board or Commission; however, they can only be appointed to serve on one.



The Planning Commission reviews development requests, zoning change requests, and other related land proposals for future growth and development in the Town of Castle Rock, as outlined in the Municipal Code. The Planning Commission holds public hearings, requests modifications to proposals, and works to reach consensus on an advisory recommendation to Town Council. Meetings are held at 6 p.m., the second and fourth Thursday of each month.



The Historic Preservation Board reviews and decides upon Historic Preservation applications within the Downtown and the Craig and Gould Neighborhood. The Historic Preservation Board holds public hearing meetings at 6 p.m., the first Wednesday of each month.



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# WHAT'S NEW - GENERAL

## Contractors Luncheon

The February 12th Contractors Luncheon was sponsored by DR Horton and Electric Contractors. Agenda topics included:

- TESC Reminders from Castle Rock Water
- Applications for Residential Homes
- TRAKiT Software Update
- Reminder March Institute (March 2- March 6)

Luncheon meeting summaries can be viewed at: <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 luncheon is scheduled for:



- Wednesday, March 11, 2020  
Town to Sponsor Luncheon
- 11:30 am to 1:00 pm
- Mill House at P.S. Miller Park  
1375 W. Plum Creek Parkway



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# WHAT'S NEW - GENERAL



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)



*"Diligence is the mother of  
good luck."*

*~~ Benjamin Franklin*

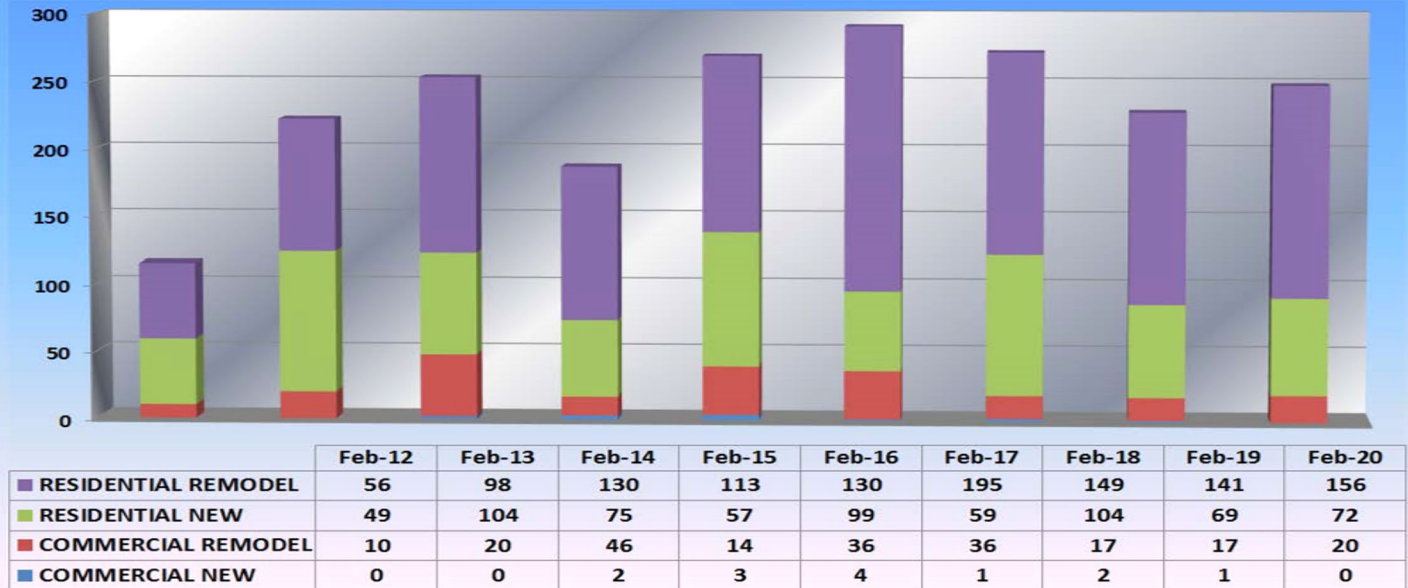
To subscribe to this monthly report via E-mail, please  
send your request to [Planning@crgov.com](mailto:Planning@crgov.com).

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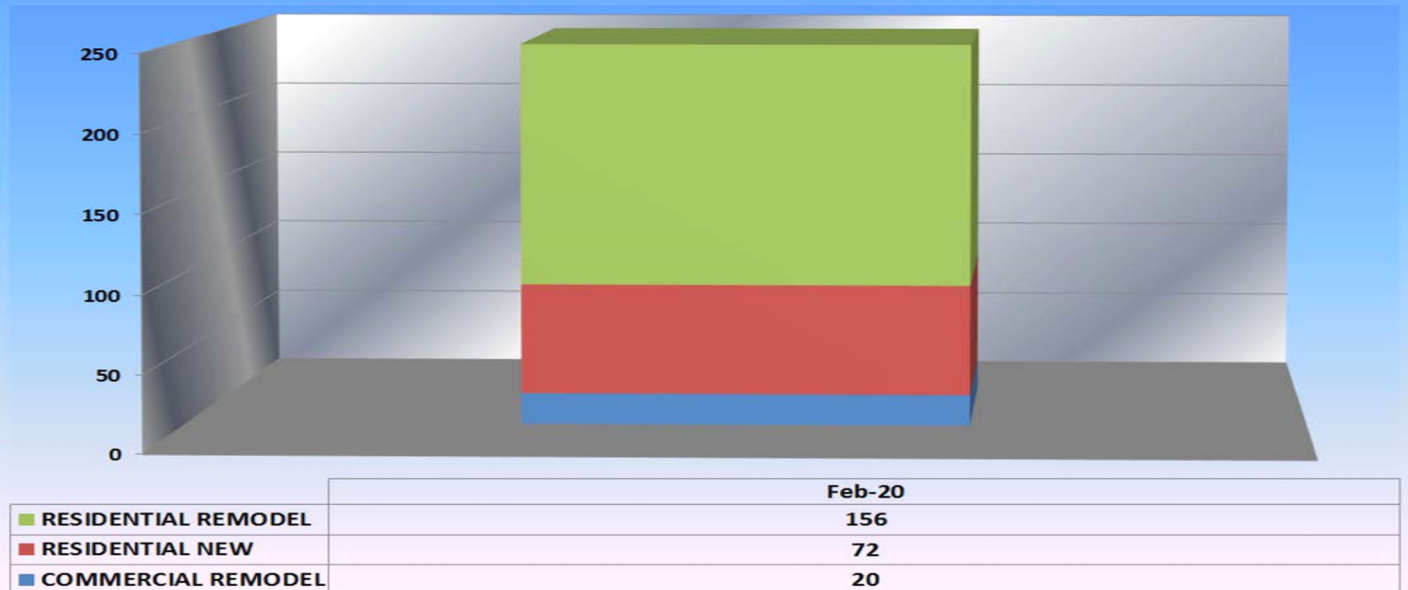
# CORE SERVICE LEVELS

## Building Division

BUILDING PERMIT APPLICATIONS RECEIVED  
THROUGH FEBRUARY 2012-2020



BUILDING PERMIT APPLICATIONS RECEIVED  
THROUGH FEBRUARY 2012-2020



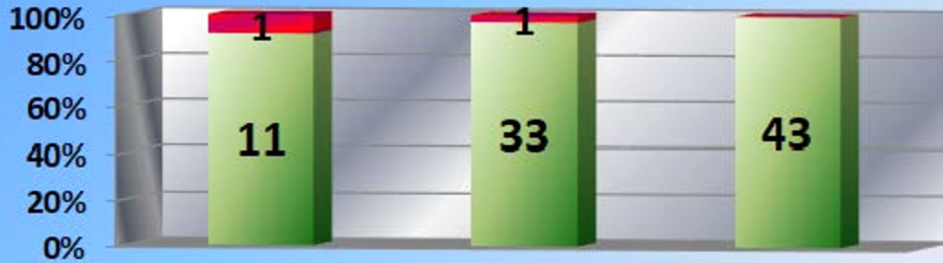
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# CORE SERVICE LEVELS

## BUILDING PERMIT REVIEW

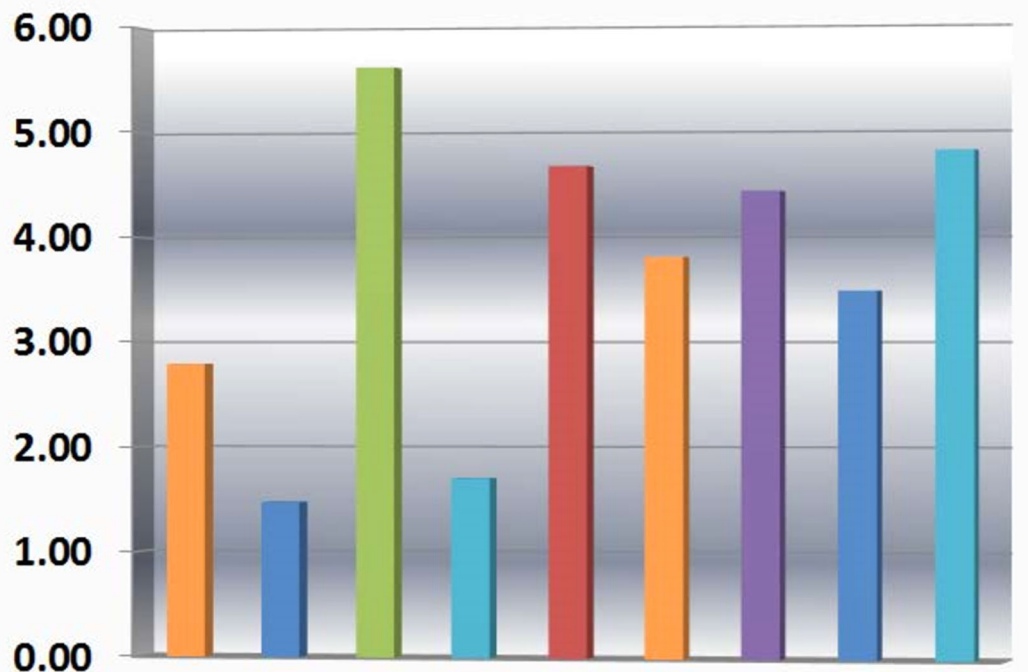
FEBRUARY 2020

(2 LATE DUE TO ISSUES DURING SOFTWARE UPDATE)



**Building  
Division**

## MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION)



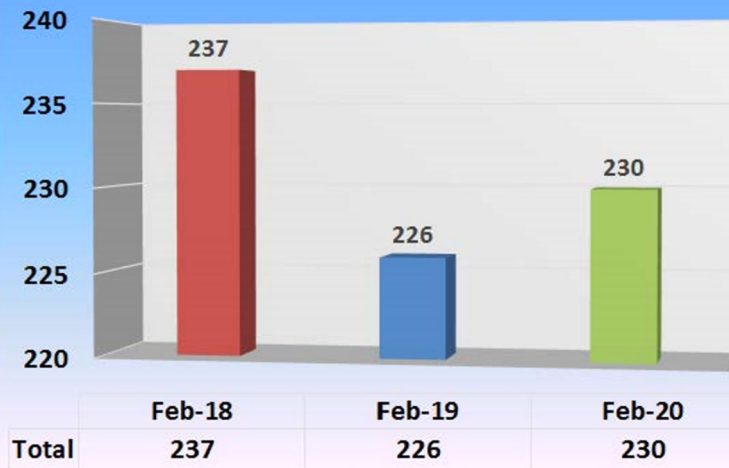
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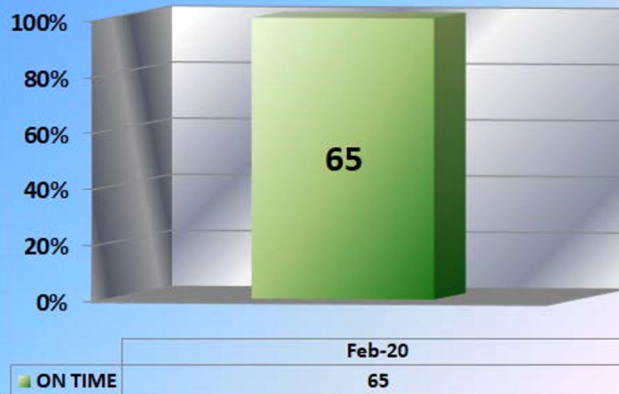
# CORE SERVICE LEVELS

## Building Division

BUILDING PERMITS ISSUED



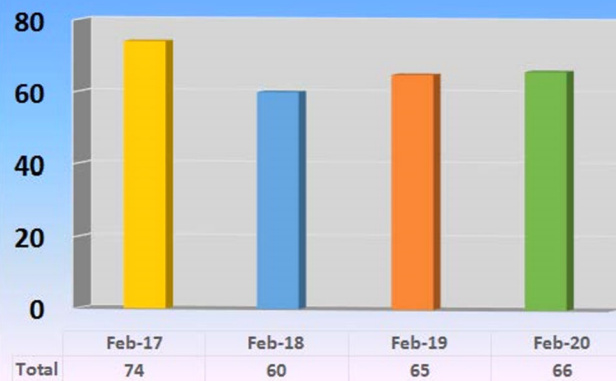
FEES CALCULATED  
(W/IN 3 DAYS)



BUILDING INSPECTIONS  
FEBRUARY 2020



CONTRACTOR REGISTRATION 2017-2020



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# CORE SERVICE LEVELS

## Code Compliance

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



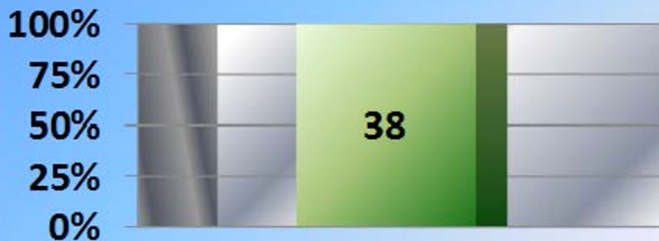
	Feb-20
LATE	0
ON TIME	59

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



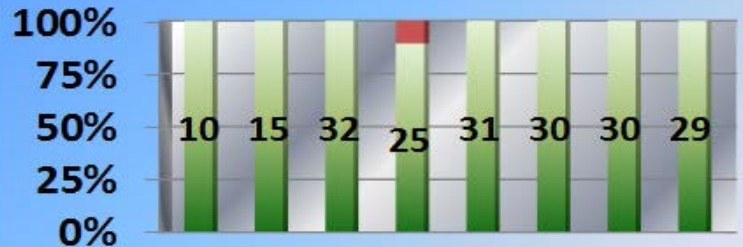
	Feb-20
LATE	0
ON TIME	29

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



	Feb-20
LATE	0
ON TIME	38

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



	Feb-13	Feb-14	Feb-15	Feb-16	Feb-17	Feb-18	Feb-19	Feb-20
LATE	0	0	0	3	0	0	0	0
ON TIME	10	15	32	25	31	30	30	29

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# CORE SERVICE LEVELS

## Code Compliance

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



	Feb-20
LATE	0
ON TIME	107

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



	Feb-20
ON TIME	11

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



	Feb-20
LATE	0
ON TIME	33

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

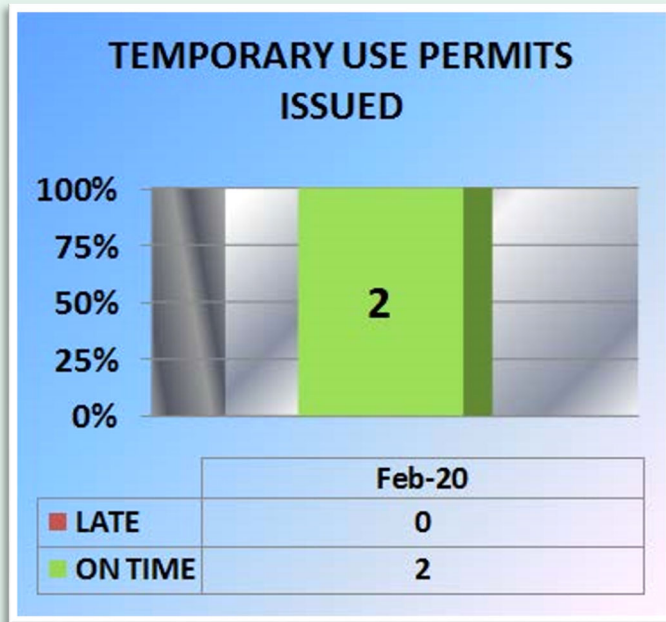


	Feb-20
LATE	0
ON TIME	1

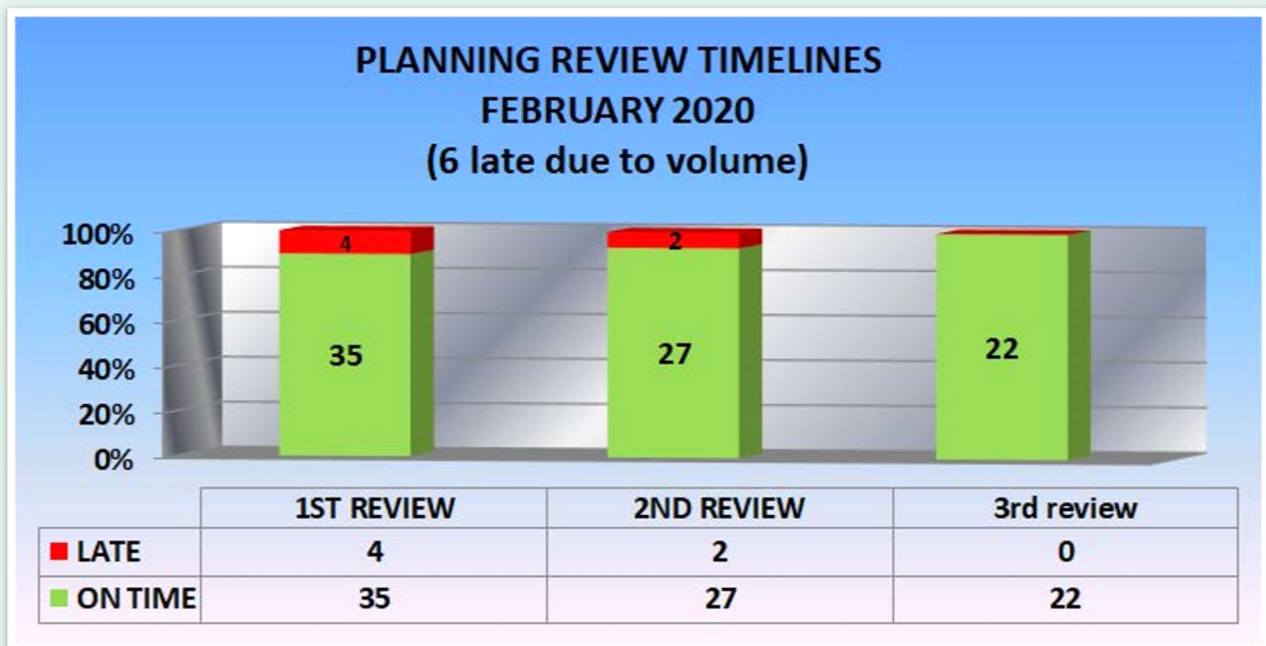


# CORE SERVICE LEVELS

## Zoning Division



## Planning Division

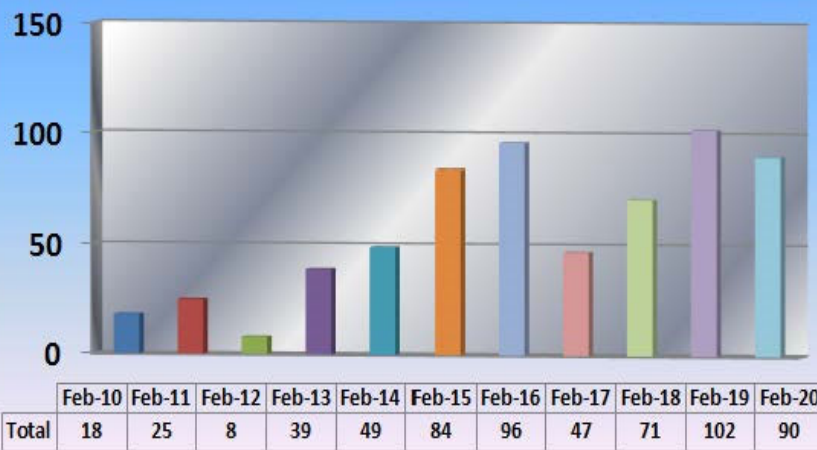


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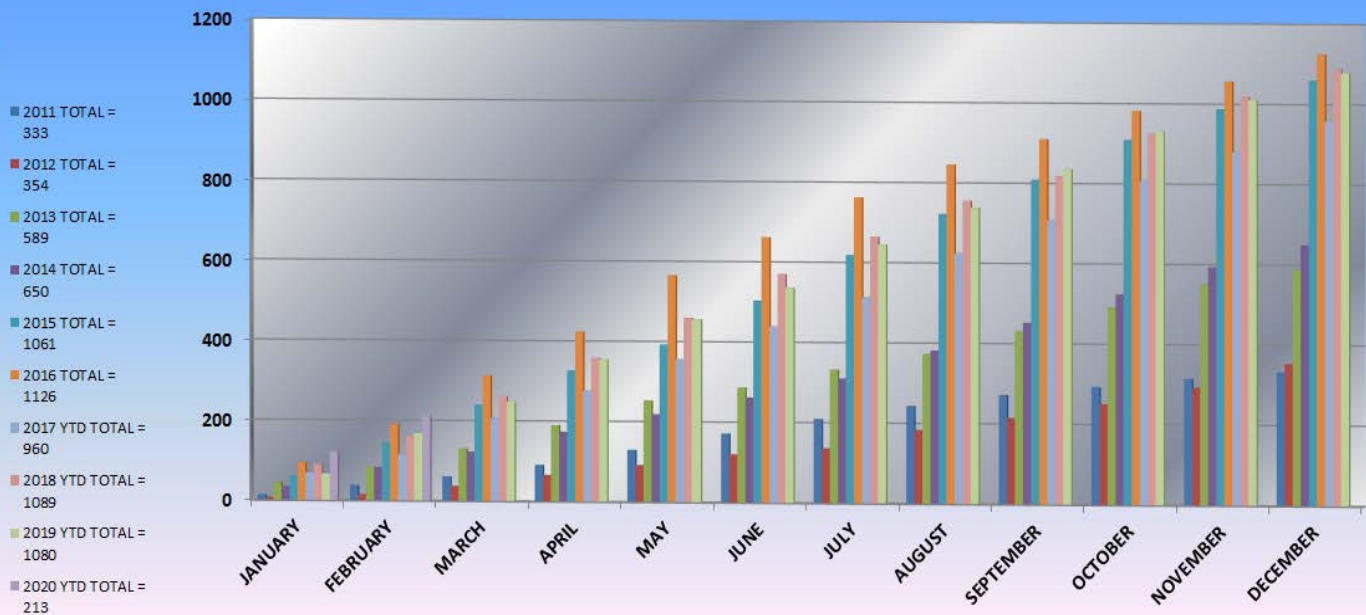
# DEVELOPMENT ACTIVITY

## Planning Division

**PLANNING/DEVELOPMENT REVIEWS  
FEBRUARY 2010- 2020**

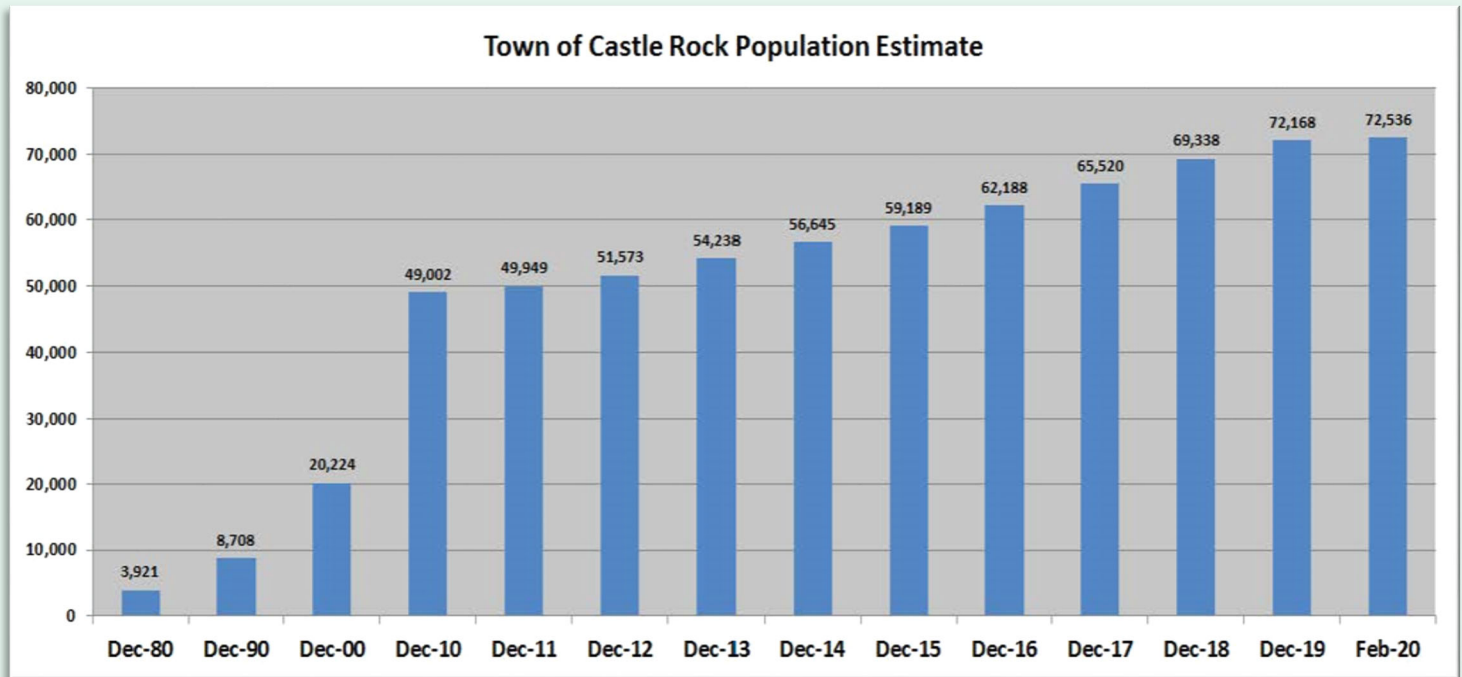


**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT**



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# POPULATION ESTIMATE



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