

**September
2020**

(reporting on August)

Development Services Monthly Report



*For the latest in
Development Activity,
please visit:*

[www.crgov.com/
DevelopmentActivity](http://www.crgov.com/DevelopmentActivity)

Four Corner Stones

- Distinct Town Identity
- Responsible Growth
- Community Service
- Thriving Economy

News from the Director's Desk:

In this unprecedented global pandemic, residential and commercial activity in Castle Rock remained hot in August, just like the temperature. We track our residential building permits each month, and August exceeded past years numbers, with 99 permits being pulled for new construction. This puts our year-to-date combined residential permits issued, for both single-family and multi-family at 898 new units. In August, we also evaluated our Outdoor Dining Permit program, and extended all of these temporary use permits to the end of the year to help our local restaurants as they navigate their new business environment. We have continued to see a steady stream of preliminary project concepts and requests for meetings, as is pretty typical over the last few years. We recognize that our team is fortunate to have steady work at this time, and we appreciate our customers – you! August has come to a close, and with September starting and kids starting back to school, it feels like fall will be arriving soon with cooler weather. Thank you for picking up this edition of our Monthly Report. As always, if you have any questions, feel free to reach out to myself or anyone on our team!



Tara Vargish, PE
Director
Development Services

Implementing the Community Vision through Development Activity

Planning	Development Review	Building	Zoning
We strive to meet the needs of current and future residents, while balancing existing property rights and implementing the Town's Comprehensive Master Plan. Process land use projects, from large to small, ensuring compliance with Town codes. Some projects require public hearings before Planning Commission and Town Council; Historic Preservation Board; or the Design Review Board.	The Development Review Team processes administrative applications for small site development plans, plat or plat changes, construction documents and erosion control plans, and issues construction permits. This team works closely with plan reviewers in CR Water, Public Works, Parks, and Fire to ensure Town design criteria are met, and with Development inspectors who oversee construction.	A building permit is needed for most any residential and commercial construction activities. Our team is here to help determine if a permit is required, what plans are needed, what your fees will be, and how to schedule inspections. Building codes are instrumental in protecting life, health and safety of our community. Submit permits or schedule an inspection online at etrakit.crgov.com .	Our Zoning team provides reviews on land use applications, reviews sign permits, issues zoning verifications, state licensing signoffs, reviews for business and liquor licenses, provides code enforcement for the Town, as well as assisting neighborhoods with issues as they arise. You can report a neighborhood concern online at crgov.com , look for "Report a Concern" or email us at Zoning@crgov.com .

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:



Nick Zoller, Construction Inspector

Nick is a Construction Inspector for Development Services/Public Works. Nick helps the Town insure that all public improvements are built to meet the Town’s engineering standards. He mainly works with private contractors and engineering companies to build the many developments throughout town, and occasionally with the public to help alleviate any issues that might crop up during construction. Nick’s favorite part of the job is seeing a project from planning phase all the way to the end; and, work on problem-solving any issues that come up during that period.

Nick has been with the Town for over two years as a part of the Construction Inspector team. He enjoys working with the entire team and can’t wait until they’re all able to reconvene in the office.

Outside of work, Nick is rapidly approaching his five year anniversary with his wife, Isbelle, and they would like to expand their family next year.

His hobbies include hiking, camping, and fishing, basically any excuse to get outdoors to the mountains. Nick also enjoys wood working and other DIY projects around the house. Most of his free time these days goes to their extensive kitchen remodel that should be finishing up soon, then he can start on the yard.



Employee Recognition

Tammy King, Zoning Manger

On August 3rd, Tammy received an email regarding walking a customer through the Town's sign permit process:

"I must tell you, it has been a pleasure working with everyone at the Town of Castle Rock. Everyone has been so nice. Thank you again for your prompt action." - John



Cara Reed, Neighborhood Liaison

Cara assisted a resident with landscaping requirements and received the following email on August 3rd:

"Thank you so much for this info Cara - super responsive! Bummed about the tree but happy for solid info! You rock - thanks so much for looking into this!" - Alan

Scott Seubert, Zoning Inspector

On August 6th, Scott received a voice mail from a resident that he was working with on a Zoning issue:

"Scott, Thank you! I certainly do appreciate you. Again my sincerest thank you" - Resident



Austin Payne, Public Works Development Supervisor

On August 12th, Division Chief/Fire Marshal, Brian Dimock, received an email in reference to Austin Payne's help in resolving a fire hydrant issue in a residential area:

"Good afternoon, I wanted to thank all of you for your help in getting the hydrant moved." - David

"I just wanted to thank Austin for quickly getting this taken care of. The citizen obviously is very happy with the outcome.

I truly appreciate the work that you did on this and glad that we worked as a team to figure out the solution." - Brian Dimock, Division Chief/Fire Marshal

Employee Recognition Continued

Cara Reed, Neighborhood Liaison

Cara assisted a resident with a Street Safety Evaluation Request and received an email on August 12th:

"Cara,

Thanks so much for your very prompt and thorough response! I will be getting back to you soon with the Street Safety Evaluation Request. Again, we appreciate your interest and concern in this matter." – Roslyn



Tammy King, Zoning Manager

On August 20th, Tammy received an email from a resident regarding her assistance with mitigating a landscape issue:

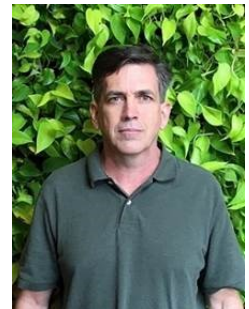
"Today feels like Christmas - the weeds we have been trying to have mitigated since July 2 are finally mowed down!!! Thank you so much for all of your help with this, my neighbors and I are very grateful! - Laura

Tammy received an email on August 26th in reference to sign graffiti:

"Thank you Tammy. I saw that the graffiti that was on the sign has been cleaned. I appreciate your fast action on getting this resolved sooner rather than later. You are a valuable and respected representative to our community. Thank you for your service." - Michael

Welcome Martin Magers, New Combination Building Inspector

The Building Division welcomed Combination Building Inspector, Marty Magers, to the Inspection Team. Marty joined the team with over 20 plus years of experience in the construction industry. He spent 10 years as a Superintendent with Richmond Homes and has over 10 years of experience as a contractor. Marty holds his Commercial Building, Mechanical and Plumbing Inspector certifications, as well as having the Residential Plumbing Inspector certification. Please welcome Marty to the Town of Castle Rock!



"WELCOME TO THE TOWN MARTIN!"

Employee Recognition Continued

Employee Work Anniversaries

Congratulations to all our employees who celebrated a work anniversary last month! We deliver exceptional customer service due to the hard work and professionalism of our staff.

2 Years



Pam Hall
Planner I

2 Years



Ben Christensen
*Development
Services Technician*

3 Years



Jackie Jensen
*Senior Office
Assistant*

Hands of Hope Volunteer Event

Based on the relationship established during a previous volunteer event, staff of the New Hope Presbyterian Church offered to collaborate with the Zoning Division for their annual volunteer outreach day held Sunday, August 23, 2020. Despite the COVID/social distancing environment, approximately 60 volunteers participated in this year's Hands of Hope Event. Volunteers tackled projects at eleven locations throughout the Town of Castle Rock. Services provided included lawn mowing, tree trimming weed/overgrowth removal, general clean up as well as a variety of free handy man services. Countless bags were filled with yard waste and debris and a good time was had by all! Projects were located in Councilmember Bracken's District, Mayor Pro Tem Bower's District, Councilmember Johnson's District, and Councilmember Teal's District.



Below are a few before and after photos of a property located in Mayor Pro Tem Bower's District.



Thank you, Cara Reed (Neighborhood Liaison), for all your time and effort with the Hands of Hope Volunteer Event!

New Land Use Submittals: Public Hearings Not Required

Administrative land use submittals are reviewed and processed by staff, according to Municipal Town Code, and do not require public hearings. All land use submittals go through a rigorous review by Development Services staff in Planning, Development Review, and Zoning, as well as plan review staff in Castle Rock Water, Public Works, Fire, and Parks and Recreation, to confirm code compliance. Construction Documents, Plats, Administrative Site Development Plans, Erosion Control Plans, and Easements are examples of administrative submittals.

Canyons South (County Project)

Construction documents for Amenity Center sanitary and sewer system, located northeast of Founders Parkway and Crowfoot Valley Road, for first phase of residential project. (Town will own and maintain the project's water system per previous agreements.)

Meadows

Easement agreement for proposed storm water facilities, located east of the North Meadows Drive roundabout

Construction documents for storm water system revision, located along Prairie Hawk Drive.

Grading design revision for area located west of the North Meadows Drive roundabout.

Site development plan amendment and construction documents for Avalon Apartments, located at North Meadows Drive and Saffron Drive.

Drainage design revision for 116 single-family attached homes, located west of Wolfensberger and Coachline Road.

Storm water easement agreement for street and bridge connecting future roundabout on N. Meadows Drive to COI parcel on the east side of Plum Creek.

Replat to remove side yard easements and grading design revision for 57 single-family and multi-family home project, located at Coachline and Wolfensberger Road.

Oakwood Apartments

Erosion control plans for senior housing project redevelopment, located on the northeast corner of Front Street and Oakwood Drive.

Promenade

Erosion control design revision for four new pads and lot sites, located on the east side of Promenade Parkway, southeasterly of Verizon store.

Promenade, Sleep Number Mattress Store

Site Plan and Construction Documents for new store located south of the Verizon store west of TJ Maxx.

Red Hawk

Construction documents and erosion control plans for 29 single-family lots, located west of Prairie Hawk Drive, immediately north of the golf course.

New Land Use Submittals: Public Hearings Not Required Continued

Terrain, Upper Sandstone

Sanitary sewer design revision for 261 single-family, detached and paired homes, located east of Ridge Road and north of Enderud Boulevard.

All land use applications are displayed on our Development Activity Map, which you can access at www.crgov.com/DevelopmentActivity.

New Land Use Submittals: Public Hearings Required

Land Use submittals that incorporate new land into the Town's jurisdiction, establish or modify the zoning rules for the land, or site plan layouts for residential neighborhoods or properties requiring buffering are examples of submittals requiring public hearings. Most of these land use submittals require public hearings in front of Planning Commission for a recommendation to Town Council for final decision. Some are required to have public hearings with the Historic Preservation Board or the Design Review Board. Typically these public hearing items are "quasi-judicial" which limit the hearing body to only discussing and deciding on the action items at the public hearing. Prior to being scheduled for public hearings all submittals go through a rigorous review by Development Services staff in Planning, Development Review, and Zoning, as well as plan review staff in Castle Rock Water, Public Works, Fire, and Parks and Recreation.

Sanders Business Park at Castle Rock

Staff received a land use submittal from the Maude Company to rezone an 11.9 acre property from R-1 to a Planned Development that would allow various commercial and light industrial uses. The property, addressed as 1004 S. Interstate 25, is located along the I-25 frontage road and is directly south of the Plum Creek Community Church. The Planned Development, to be known as the Sanders Business Park at Castle Rock, proposes uses to include but not limited to commercial warehouse and logistics, manufacturing, retail, and office. GT Sanders, the largest independent distributor of heating and plumbing equipment in Colorado, plans on building a 20,000 square-foot building on 2.4 acres of the property. The application requires a public hearing before Planning Commission for review and recommendation and two public hearings before Town Council for review and final decision. This application is in Councilmember Teal's District.



Vicinity Map

New Land Use Submittals: Public Hearings Required Continued

Multi-Family Townhomes Site Development Plan

Staff received a Site Development Plan (SDP) application from Watermark Properties for a townhome complex known as Canvas at Castle Rock, located at the northerly intersection of Crystal Valley Parkway and Plum Creek Boulevard. The SDP proposes 26 two-story townhome buildings containing a total of 102 units and a club house. Parking is provided via 180 attached garage spaces and 68 surface parking spaces. Canvas at Castle Rock is proposed as a “for rent” townhome complex. The SDP proposal will require public hearings before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located in Councilmember Teal’s District.



Vicinity Map



Site Plan Map

New Land Use Submittals: Public Hearings Required Continued

“The View” Mixed-Use Building Downtown Site Development Plan

Staff received a Downtown Site Development Plan application for a new mixed-use building, to be located at 205 Sixth / 610 Jerry Street. The 2.01 acre project site is on the northeast corner of Sixth and Jerry Streets, and the existing storage units would be demolished. The owner and developers, Castle Rock Development, LLC, would like to build a six-storied building that includes 218 residential units in the upper four stories with the lower two stories on a concrete podium with retail, office, and a parking garage. The garage would have approximately 400 parking spaces with some for public use. The applicant held their first neighborhood meeting prior to submittal on March 4, 2020. This project requires a public hearing before the Design Review Board and is in Mayor Pro Tem Bower’s District.



Vicinity Map

To see all current Public Notices for upcoming Public Hearings, please visit:
www.crgov.com/PublicNotices.

Board & Commission Actions

Development Services supports 5 Boards & Commissions that have specific purposes from building appeals, variance hearings, land use case recommendations or determinations. These boards and commissions are filled by residents, and in some cases business owners, as appointed by Town Council. They voluntarily sit on these boards to serve their community. We appreciate our board and commission members, and thank you for dedicating your time to serving your community!



Design Review Board and Planning Commission Hold Virtual Meetings Planning Commission

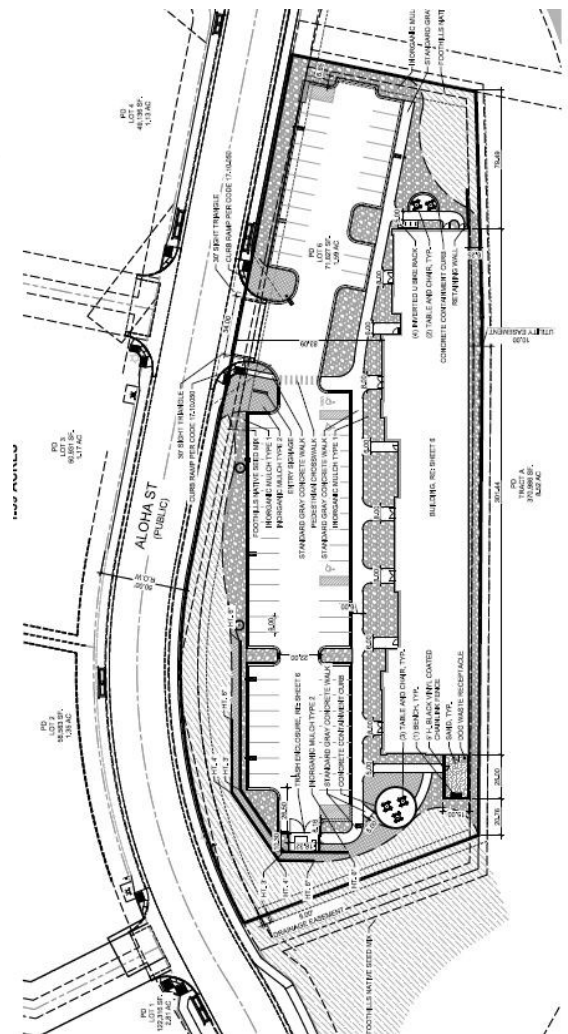
Medical Offices at Founders Marketplace Site Development Plan

On August 13th, the Planning Commission held a virtual meeting. Davis Partnership Architects (Applicant), on behalf of Founders MOB LLC, requested approval of a commercial Site Development Plan (SDP) for a medical office building within the neighborhood commercial center of Founders Marketplace, located in the northeast quadrant of Founders Parkway and State Highway 86. The SDP proposes a long, in-line, 13,500 square-foot medical office building to house five tenants: a veterinarian, an optometrist, a general dentist, a pediatric dentist, and an orthodontist.

The Commission voted to recommend approval to Town Council with a vote of 6 to 0 and one abstention.



Vicinity Map



Site Plan

Continued Board & Commission Actions Continued

Planning Commission

Proposed Use by Special Review to Allow the Operation of a Large In-Home Daycare at 2893 Deerfoot Way

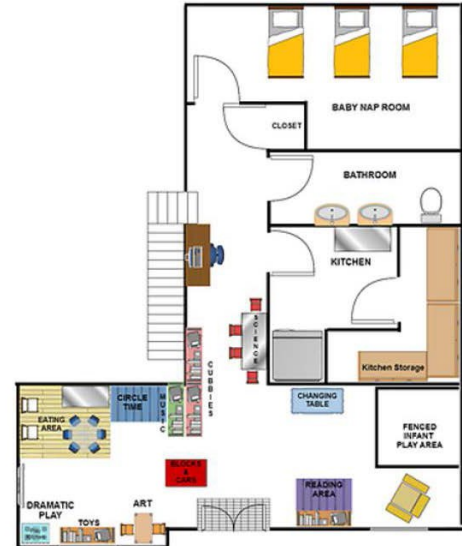
On August 13th, the Planning Commission considered a Use by Special Review (UBSR) to allow a large in-home daycare on the premises at 2893 Deerfoot Way, located in The Meadows subdivision.

The Commission voted to recommend approval to Town Council with a vote of 6 to 1.



Site Plan

2893 Deerfoot Way - Site Plan for Ms. Amy's Tot Academy



Basement Floor Plan

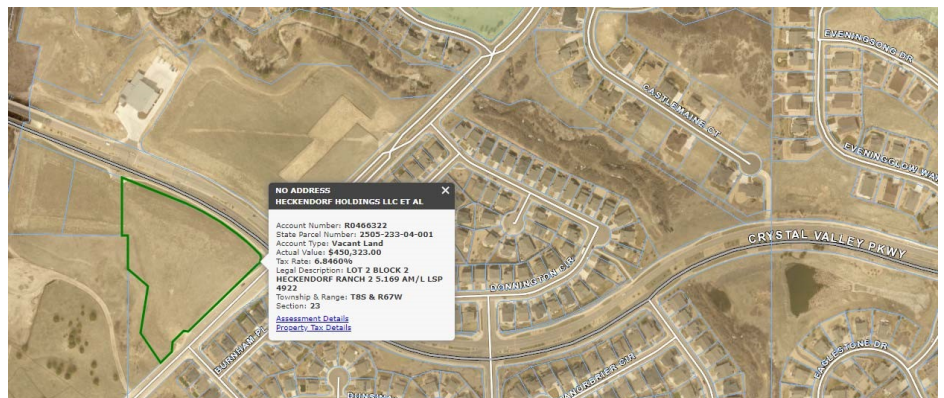
Board of Adjustment-Special Meeting

Appeal of Zoning Manager Determination that "Gas Station" is Not an Allowed Use for Lot 2 Block 2 Heckendorf Ranch Filing No. 2

On August 20th, the Board of Adjustment held a special meeting. Mr. Scott Carlson, owner of the property, appealed a determination made by the Town's Zoning Manager regarding the allowed uses on the parcel. The property is located at the southwest corner of Crystal Valley Parkway and Montaine Circle.

The Board of Adjustment hears and decides on appeals regarding administrative determinations (per Municipal Code Section 17.06.020).

The public hearing was continued to September 3, 2020 with a vote of 4 to 0.



Site Plan

Continued Board & Commission Actions Continued

Design Review Board

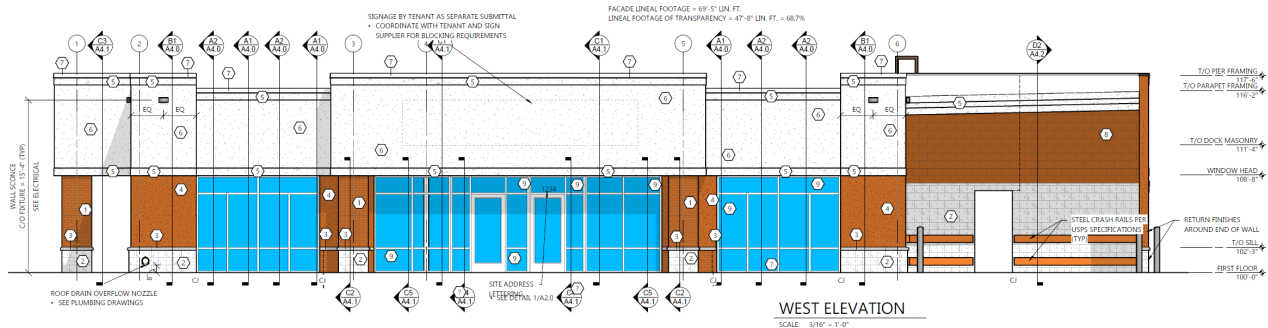
Site Development Plan: USPS Retail Facility at 220 S. Wilcox, Vacant Lot South of Dairy Queen and North of Wells Fargo Bank, Downtown Castle Rock

On August 26th, the Design Review Board held a virtual meeting. Quattro Development, LLC, owner of the vacant lot at 220 S. Wilcox Street (south of Dairy Queen and north of Wells Fargo Bank) in downtown Castle Rock. As the owner and applicant, Quattro Development, LLC, proposes to build a United States Postal Service (USPS) retail facility on the vacant lot. The USPS would lease the property from Quattro Development. The project is within the South District and the South Downtown Non-Residential Parking Area of the Downtown Overlay District.

The Board approved the proposal by a vote of 5 to 0.



Vicinity Map



Proposed Facades

Planning Commission

On August 27th, the Planning Commission held a virtual meeting. No public hearing items were on the agenda.

Cancelled Meetings for August:

- Board of Adjustment, August 6th
- Design Review Board, August 12th
- Historic Preservation Board, August 5th

You can learn about all the various Town Boards and
Commissions online at
<https://www.crgov.com/1937/Boards-and-Commissions>

Town Council Actions on Land Use Submittals

The following items were presented at Town Council August 18:

Gateway Mesa Open Space

The Town of Castle Rock (Town), property owner and applicant, submitted an application proposing to annex and zone a 199-acre property, currently known to the public as Gateway Mesa Open Space and Trails. The property is located adjacent to State Highway 86, approximately $\frac{3}{4}$ of a mile east of the intersection of State Highway 86 and Enderud Boulevard/High Point Road. This proposed annexation and zoning is part of a larger initiative to bring Town-owned properties into the municipal boundaries. On July 21, 2020, Town Council voted 6-0, on first reading, to approve the Gateway Mesa change of zone to PL-2 Public Land, and to approve the Gateway Mesa Annexation, as presented. No members of the public submitted written comments prior to the meeting and no members of the public addressed the Council during the public hearing.



Vicinity Map

Town Council approved the proposal, on second reading, by a vote of 7 to 0.

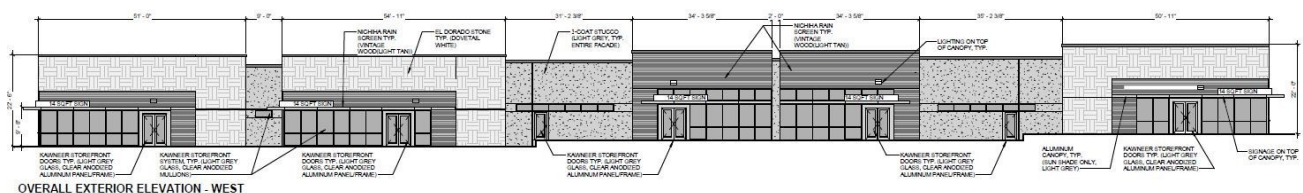
Founder's Marketplace Site Development Plan

Davis Partnership Architects (Applicant), on behalf of Founders MOB LLC, requested approval of a commercial Site Development Plan (SDP) for a medical office building within the neighborhood commercial center of Founders Marketplace, located in the northeast quadrant of Founders Parkway and State Highway 86. The SDP proposes a long, in-line, 13,500 square-foot medical office building to house five tenants: a veterinarian, an optometrist, a general dentist, a pediatric dentist, and an orthodontist. Due to a 25-year completion provision in the zoning, the SDP requires a public hearing before Town Council who shall review and make a decision upon the proposal after review and recommendation by Planning Commission.



Vicinity Map

Town Council approved the proposal, as presented, by a vote of 5 to 2.



Proposed Building

Town Council Actions on Land Use Submittals Continued

Substantial Compliance for Annexation of the Memmen parcel

Barbara J. Lincoln submitted a Petition for Annexation for a parcel of land, located west of Ridge Road, south of Fifth Street, and north of the Plum Creek Parkway. The property is surrounded by the Memmen Young Planned Development.

Petitions for Annexation require a public hearing before Town Council for review and determination of its Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act (Act).

If Town Council concurs a Petition for Annexation is in Substantial Compliance with the Act, the Act mandates that Town Council set a date for its Eligibility Hearing. The Eligibility Hearing determines if the allegations made in the petition are supportable and eligible to move forward to the Town's Annexation and Zoning process. If this Substantial Compliance Resolution is approved, then the Eligibility Hearing for this petition will be scheduled for October 6, 2020.

Town Council approved this item, as presented, by a vote of 7 to 0.



Vicinity Map

To see all current Public Notices for upcoming Public Hearings, please visit: www.crgov.com/PublicNotices

Customer Service Updates

We Would Like Your Feedback!

Did you know that every time a permit or a land development project is completed, our system automatically sends an email Customer Service Survey to the applicant on file? We launched this survey in 2019, seeking input regarding our customer service on permits and projects, level of responsiveness to inquiries, and development activities. If you receive an email from us titled “[We would like your feedback!](#)” please consider taking a few minutes to answer the survey—we’d love to improve our response rate. Your feedback is valuable to us! All responses are anonymous, unless you request to be contacted by staff. Also, you can enter our monthly drawing to win a \$25 gift card to the Castle Rock Factory Outlets.

646

Permits and
Projects completed
in August

16

Survey
Responses
in August

“Congratulations to the winner of our Monthly Gift Card drawing!”

Building Contractor Luncheon

The Town of Castle Rock has found great value in meeting regularly with our building contractors and their teams. Not only is it a great way to discuss code and policy changes that impact the construction of homes and businesses, we also hear from builders on what is working well and what we could do better in the field or office. We are constantly looking to improve our permitting and inspection processes. Over the course of many luncheons we have received good feedback from our contractor customers, often leading to improved changes. We may not always see eye to eye on a topic, however through discussions we get to understand each other’s point of view; plus, meeting up for lunch is always a good time! Our monthly luncheons are typically sponsored by a local builder or other partners that have interest in improving our overall process. If you are interested in sponsoring a luncheon or have any questions, please contact our Development Services Technicians at buildingcounter@crgov.com or call them at 720-733-3527. They would be happy to assist you!

“Hearing from our customers always makes us better. I hear time and time again from builders that Castle Rock is unique in holding these luncheons, and how much it has helped them work with our team. We truly listen to our builders as active stakeholders in our Town process to build a quality product we can all be proud of. There is more to what we do than just passing or failing an inspection.”

- Chief Building Official Joseph Montoya

Our Contractor Luncheon for September has been cancelled due to current COVID19 concerns.

View luncheon meeting summary notes of past meetings at crgov.com/contractorluncheon

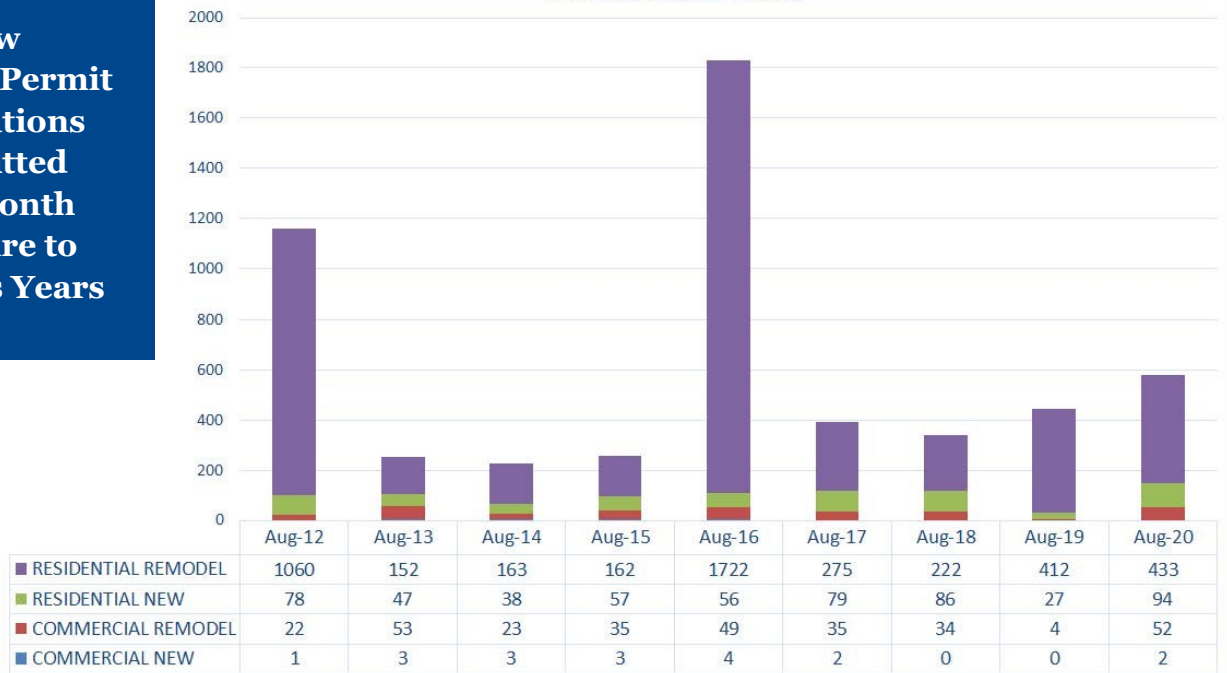
Core Service Levels

Building Division Core Service Levels

Our Building staff process hundreds of building permits a month, from a new hot water heater or deck, to constructing an entire new home or commercial building. Our inspection team conduct thousands of inspections each month to determine code compliance. We report on the following levels of services monthly, although they are just a snapshot of the work we do each month.

How Building Permit Applications Submitted Last Month Compare to Previous Years

**BUILDING PERMIT APPLICATIONS RECEIVED
AUGUST 2012 - 2020**



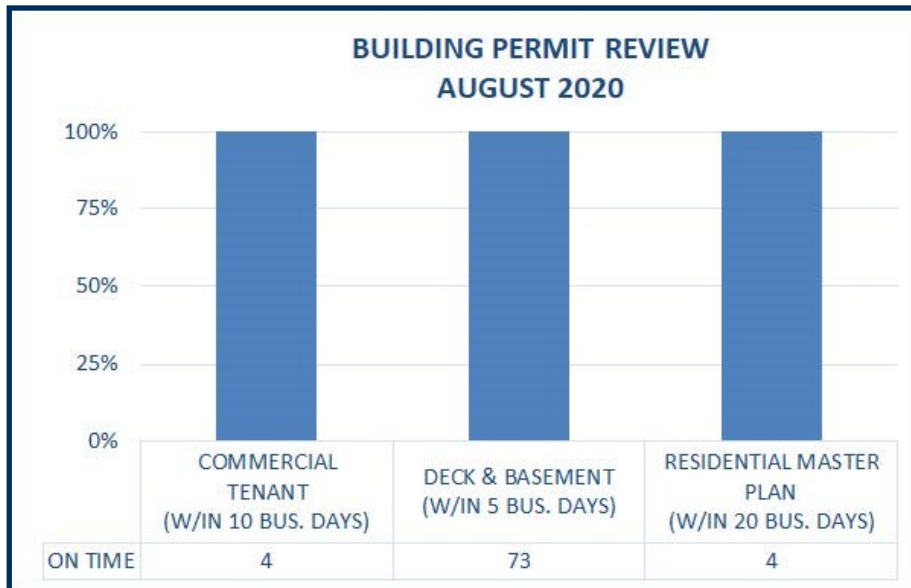
**BUILDING PERMIT APPLICATIONS RECEIVED
THRU AUGUST 2020**



Building Permit Applications through 2020

Core Service Levels

Building Division Core Service Levels continued:



**Building
Permit
Reviews
are
On Time!**

**Timely
calculation of
building
permit fees is
a division
priority.**



**Remote Inspections
Completed in
August**

135

2,241

**Total Inspections
Completed in August,
100% on time
w/in 24 hours**

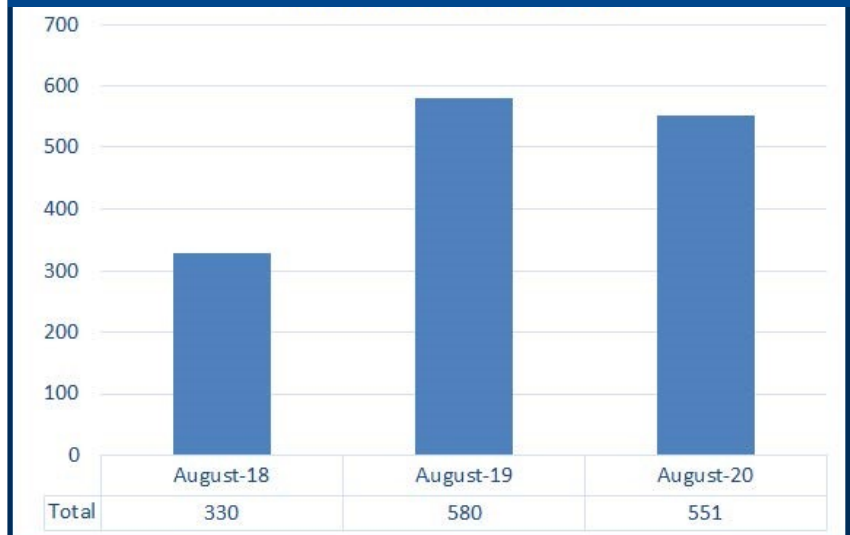
Core Service Levels

Building Division Core Service Levels continued:

Total Building Permits issued each month are a reflection of the volume of construction going on in our community. Permits are required for a range of items, from retaining walls and decks, tenant improvement or home renovation projects, to new construction of residential homes and businesses.

Building permit issuance does vary throughout the year, seasonally, so we compare the current year's monthly totals to past years.

Total Building Permits issued in August = 551



Monthly Residential Permit Activity

MONTH COMPARISON	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YEAR AVG AUG	84	6
Aug-19	83	0
Aug-20	99	4
% CHANGE	19%	#DIV/0!
YTD COMPARISON	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YR AVG THRU AUG	844	47
Aug-19	659	36
Aug-20	898	37
% CHANGE	36.27%	2.78%

August 2020 was another strong permitting month, exceeding last year's residential permits by 19%. Year to date for combined single family and multi-family permits, the Town is at 898 permits, exceeding last year by 36%, as well as exceeding the 5 year average through August.

99

**August 2020
Combined New
Residential
Permits**

Core Service Levels

Zoning Division Core Service Levels

Our Zoning staff processes numerous code enforcement actions per month, from rubbish, abandoned vehicles, and setback encroachments to illegal uses. We respond to complaints from the community, visit sites to determine compliance, and issue Notices of Violations as necessary. Our inspection team removes hundreds of illegal signs encroaching into Town rights-of-ways (ROW).

43

**Code Complaint
Response in August,
100% on time
w/in 2 Days.**

August 2020

**100%
On Time**

**Sign Complaint Response
w/in 24 hours**

4

**Signs Removed from ROW
w/in 7 business days**

27

**Sign Permit Reviewed
w/in 14 business days**

8

**Site Visits
w/in 5 business days**

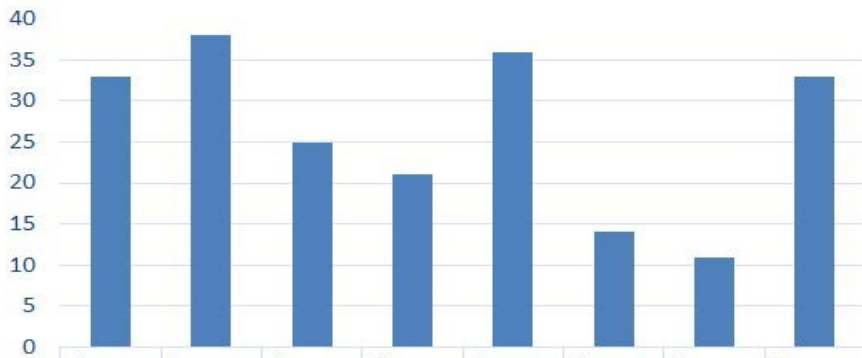
120

28

**Notices of
Violation sent
w/in 10
business days
August 2020**

Business Licenses Reviewed in August 2020= 33

(W/IN 7 BUS. DAYS)



1

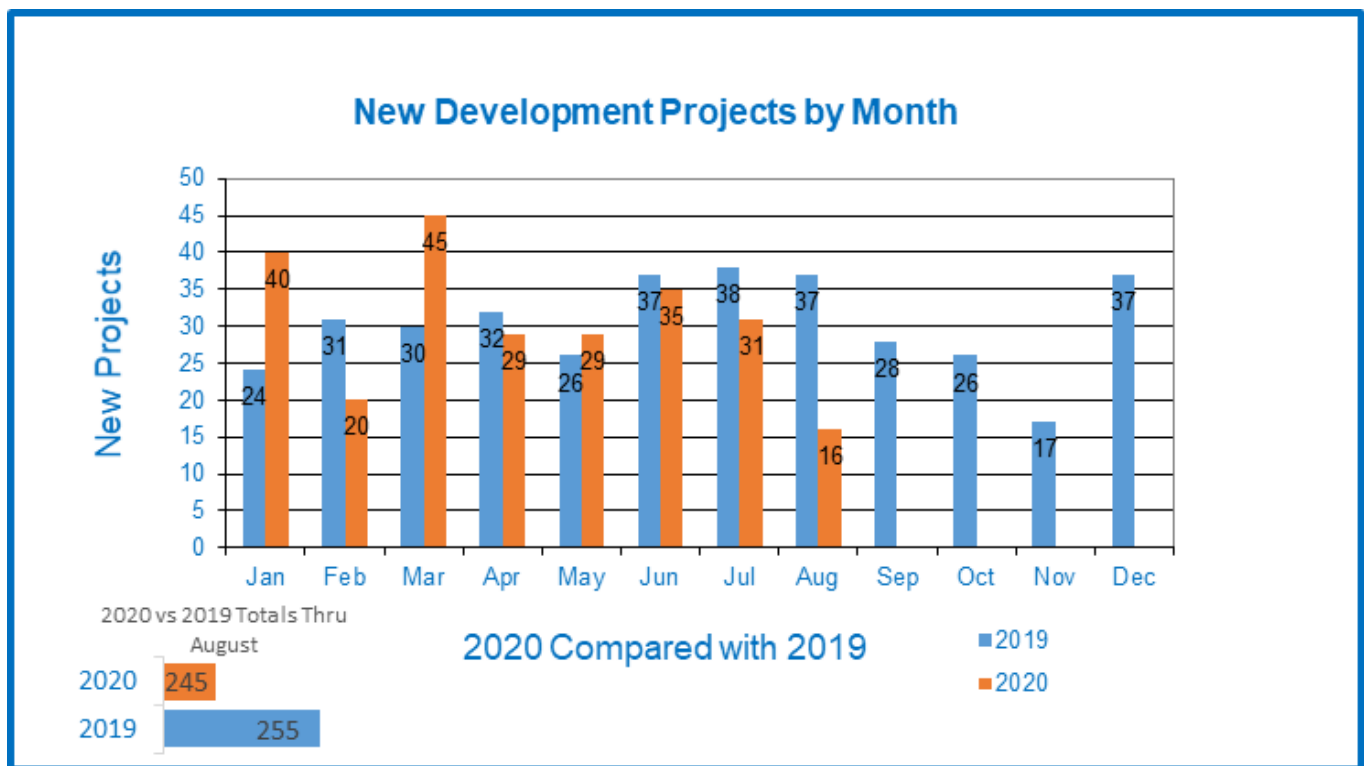
**Temporary Use
Permits Issued,
100% on time.
August 2020**

Core Service Levels

Planning/Development Review Core Service Levels

Our Planning and Development Review teams process numerous submittals each month. These core service levels are reported for all land use projects, including those that go through public hearings, and those that are under administrative review.

Each month the team receives new land use applications. Application types included in the numbers below are for all types of application, including site development plans, rezoning/planned development plans, use by special reviews, construction documents, platting or modify a plat, erosion control plans, easement agreements, historic preservation applications, field change orders, and technical criteria variances. The current months new project submittals are listed below, along with a comparison to last year:



Each application often goes through multiple rounds of staff review to ensure compliance with Town codes and design criteria. We report monthly on the total number of reviews, the timeliness of these reviews, and the accumulative total for the year compared to previous years.

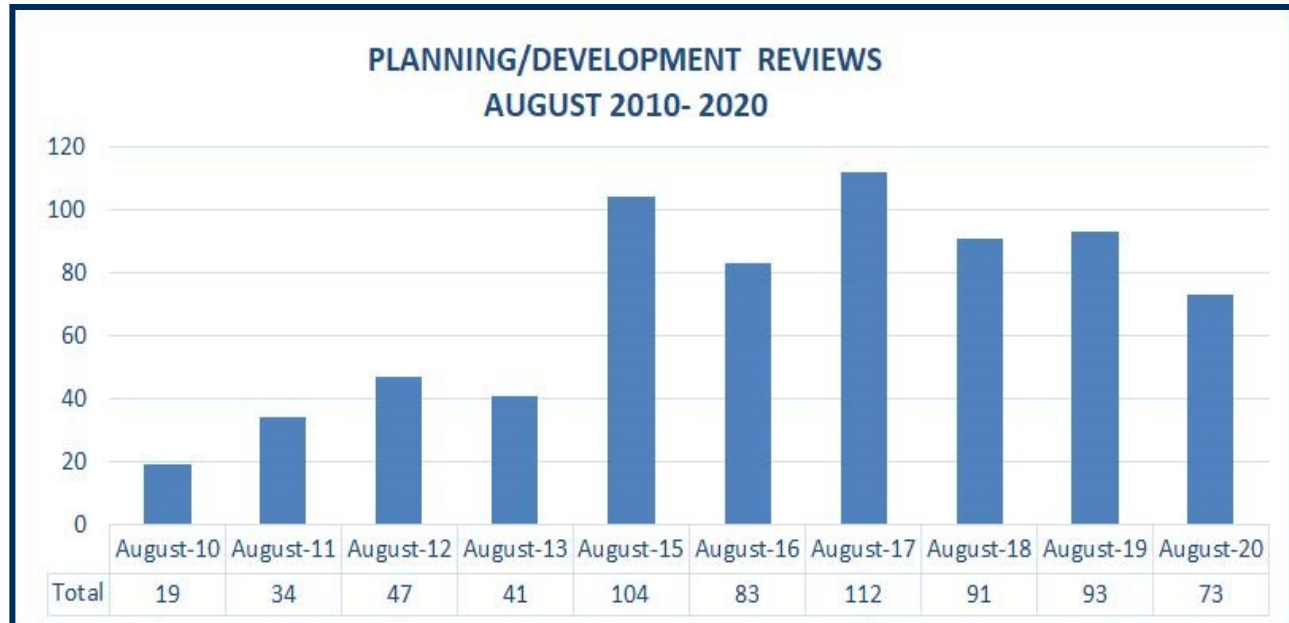
August, one 1st review was late due to the volume.

Planning/Development Review Timelines		
August 2020	On Time	Late
1st Review	27	1
2nd Review	20	0
3rd + Review	25	0

Core Service Levels

Planning/Development Review Core Service Levels continued:

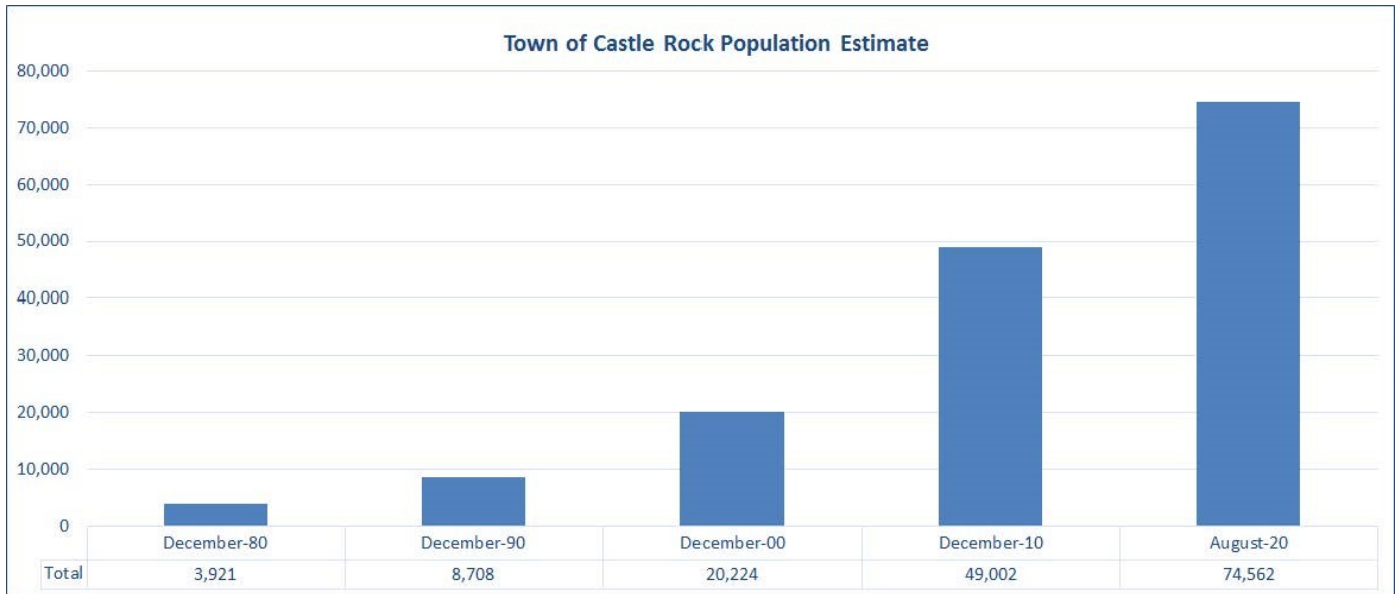
These two charts show the current months total number of land use project reviews compared to the same month in previous years, as well as the cumulative yearly total for planning/development reviews.



CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT REVIEWS



Population Estimate



Castle Rock continues to be a desirable community to live in, and it's no wonder with our rich heritage, wide array of family friendly and recreations activities, great neighborhoods, and stunning views of the mountains. A vibrant downtown, destination shopping, primary employment, higher education and our full service hospital are just some of the amenities our community has to offer. Castle Rock is consistently rated as one of the top communities to live in. It's no wonder folks move here to call it home!

We would like to hear from you!

Do you have any questions on development in your area? Have any questions related to a building permit? Have questions about your setbacks or allowed uses on a property? Please email or call our staff anytime with your questions or feedback. Thank you for being a part of our community!

For Zoning questions, please email Zoning@crgov.com

For Planning questions, please email Planning@crgov.com

To view Building Information online, please visit crgov.com/building

To view Public Notices, please visit crgov.com/publicnotices