

**October
2020**

(reporting on September)

Development Services Monthly Report



For the latest in
Development Activity,
please visit our
UPDATED map:
[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:

Development activity has continued to have strong permitting numbers here in Castle Rock. Our staff have been busy processing land use cases, site plans, plats, building permits, and conducting thousands of inspections in September. We typically see a slow down in construction activity as we enter fall, however this September continued the trend of being higher than estimated for new construction permits. As we wrap up the busy month, we are looking forward to October and launching some new tools to increase awareness and access to information on Development Activity in our community. We have developed a new interactive mapping site to display the Development Activity in Town. Please go to www.crgov.com/DevelopmentActivity to check out our UPDATED mapping site. You can learn more about this map on page 6 of this report. We hope you find this mapping tool helpful as you look for information about projects planned to be built "in your backyard" or around your neighborhood.



Tara Vargish, PE
Director
Development Services

Implementing the Community Vision through Development Activity

Planning	Development Review	Building	Zoning
The Planning Division strives 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:



Phil Kranz, Business Administration Manager

What does the Business Administration Manager do? Phil is responsible for three separate sections of the department. First, the financial side: How is the department doing from a revenue and expenditure standpoint? With the help of Business Analyst, Justin Lindsay, Phil keeps track of these figures and ensures the long-term viability of the Enterprise Fund. Next, is the Enterprise-wide software system and ensuring that everyone is cooperating and coordinating our efforts in an efficient manner in the system. This also involves the ability to retrieve information from the same system for both analysis and current and past project needs. Our Technical Coordinator, Santi Smith, is key in assisting with this along with the department’s technology needs. Finally, there’s the team of five Development Technicians who are responsible for staffing the front counter by which our customers primarily interact with us in person, as well as over the phone. This team is involved in the check-in, final approval before issuance, and certificate of occupancy processes, as well as supporting the department and Town partners through the permitting process.

When Phil is not in the office, his wife and two boys are at home working through school under the new paradigm. As the two boys are doing school work from home for the first semester, getting them outside has been a frequent pastime. Usually, their family will go hiking and exploring looking for snakes and other fun animals.



Employee Recognition

Sharon Chavez, Sr. Office Assistant

On September 10th, Sharon received an email from a fellow employee regarding the Monthly Report:

"It looks like you put so much work into those and they look great! Thank you for putting those together for everyone so we can all be in the loop." - Chelsia



On September 22, Sharon Chavez, after assisting with recent interviews for an opening in our department, received the following feedback:

"Sharon Chavez was so friendly and helpful during the interview process. She really made me feel welcome and made sure I had everything I needed. She is a great representative of your department." – Tony



Santi Smith, Technical Coordinator

On September 22nd, Tammy King, Zoning Manager, sent an email in reference to Santi for her IT assistance with laptops for the Department:

*"I would like to give a big shout out to Santi for all her hard work on getting laptops imaged and distributed. She is amazing and professional!! We are SUPER lucky to have her on the DS Team!!
- Tammy*

Cara Reed, Neighborhood Liaison

On September 22nd, an email was received from a colleague regarding the work that Cara puts into keeping the HOA list current:

"Hi Tammy, I had to reference the HOA list today to send out external referrals. I wanted to let you know that Cara has done an excellent job organizing and keeping this information up to date. It made a process that is usually tedious much easier. Bravo to Cara!" - Donna



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



Dena Paulin
Plan Review Project
Coordinator

4 Years



Robert Dana
Combination Building
Inspector

5 Years



Sharon Chavez
Senior Office
Assistant

14 Years



Keith Johnston
Development
Review Manager



Julie Parker, Sr. Office Assistant

APPLAUSE AWARD

On September 15th, Julie was presented an Applause Award by IT Project Manager, Mark Maloney:

“Two years ago, the Development Services Team adopted the Legistar Legislative Management Tool to help organize and manage the Planning Commission, Board of Adjustment, Board of Building Appeals, Design Review Board, and Historic Preservation Board. Since then, Julie Parker has become an SME with the tool and in February 2019 she started planning and coordinating how to capitalize on an efficiency feature of Legistar called Approval Tracking..... a feature previously only used by the executive team for Town Council agenda items. Since starting the initiative Julie developed departmental workflows, trained the Development Services staff, learned even more about Legistar, and adjusted various technology and process elements through dry-run exercises and trial-and-error activities. Julie demonstrates creativity and innovation (core values) plus she proactively improved existing business processes for optimization and efficiency of the Development Services staff. Julies efforts are worthy of applause as she demonstrates excellence, dedication, and service in her work.” - Mark

Employee Recognition Continued

Cara Reed, Neighborhood Liaison

Charitable Organization Provides Free Services for Senior Resident



In working with a senior Castle Rock resident, it came to Cara's attention that she needed some help with a few household tasks that she was physically unable to complete. Cara reached out to one of her community contacts at Fix-It Ministry and asked for help. The members of Fix-It Ministry are skilled craftsmen and other volunteers who are dedicated to assisting those who may be physically or financially challenged. In no time at all, the group had disposed of brush, installed a much-needed stairwell handrail and tackled a few other household chores. In addition, six smoke detectors, provided by a grant to Castle Rock Fire Department, were installed in her home. A special thank you to Fix It Ministry volunteers for making this home safer, and providing this senior resident with greater security and peace of mind!

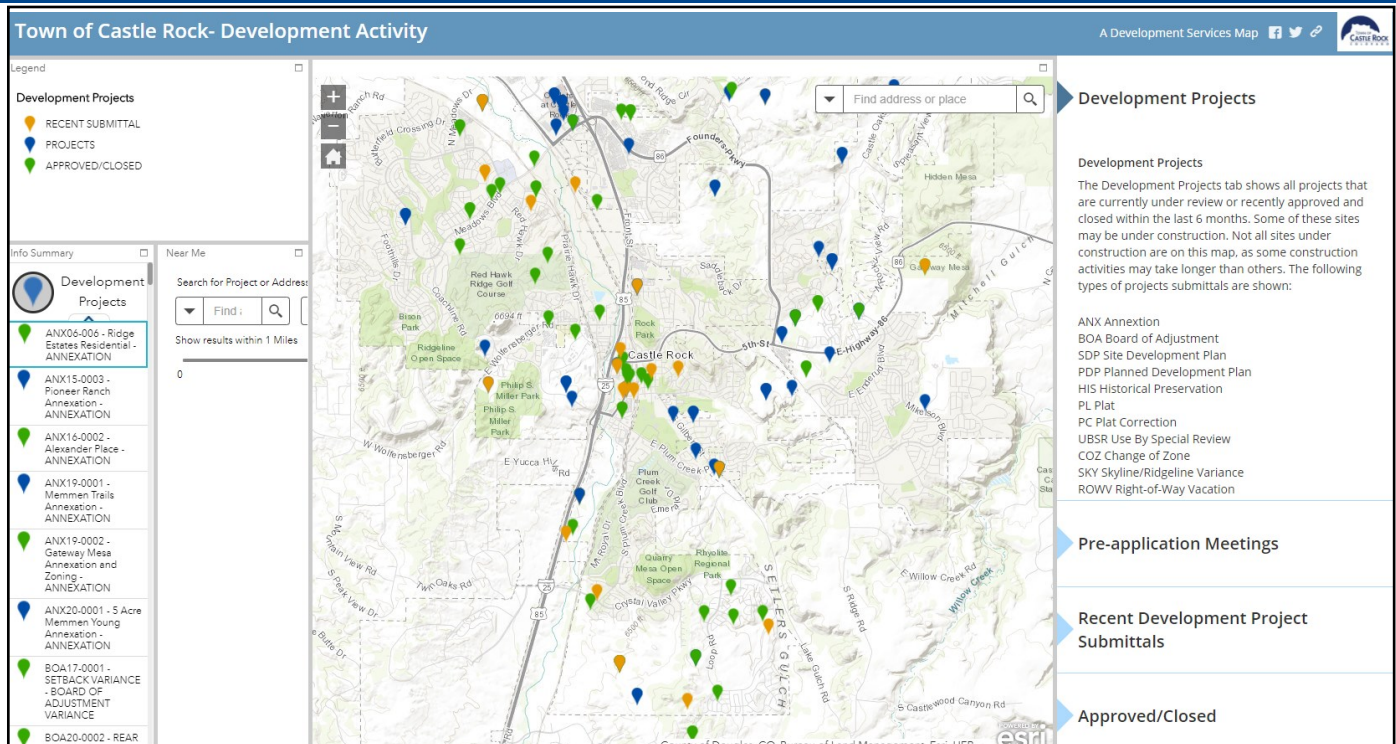
The Fix-It Ministry program, sponsored by New Hope Presbyterian Church, is always looking for volunteers to repair leaky faucets, change light bulbs, paint, install ramps, handrails and more!

Interested in becoming a member of this group and helping the Castle Rock community? Simply send an email to: beemelectric@yahoo.com.

This project is located in Mayor Pro Tem Bower's District.



Upgraded Development Activity Map



The Development Services Department recently upgraded its popular Development Activity Map. The new mapping platform provides up-to-date, detailed and searchable information on pending and active development projects within the Town, and projects recently approved or closed.

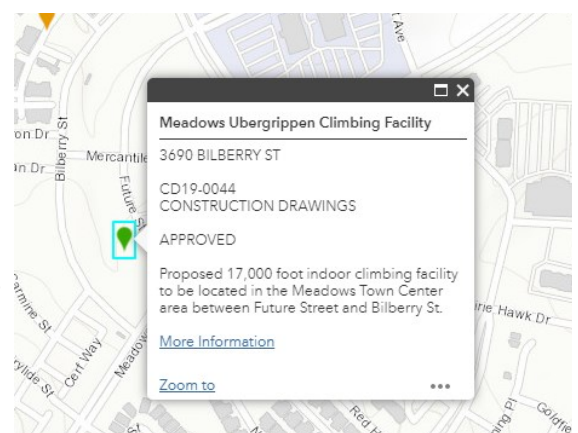
The map can be accessed by visiting www.CRgov.com/DevelopmentActivity and selecting the map link. The new Development Activity map includes color-colored pins marking projects currently under review, recently approved or closed projects and recently submitted. Clicking on the pins on the map gives you the project information and a link to more details. You also can scroll through the list of projects, or enter a term to narrow the list.

The information on the new Development Activity Map is more accurate and up-to-date than ever because the data is updated directly from the Town's electronic review and permitting system.

Other features of the development map include side tabs to easily switch between projects, recent submittals and pre-application meetings. The new map also includes a link to the Town's cell tower mapping site where you can find the status of proposed and existing cell tower sites.

Residents can find out more information on a project, including the project and staff contact information for any questions or additional information they may need.

Projects included on this map include the various land use applications submitted to the Town, such as Annexations, PD Zoning or Amendments, Site Development Plans, Plats, Construction Documents, as well as Board of Adjustment cases and Skyline/Ridgeline Variances.



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)

Easement agreement for the Amenity Center utility 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 and sewer systems per previous agreements.)

Crystal Valley Ranch

Erosion control plans for vertical construction of 136 single-family homes, located west of East Loop Road.

Grading design revision for residential project, located on interior of Loop Road at Cattle Cross Road and Cattle Cross Trail.

Encore

Site plan amendment for façade changes to protect elevator equipment and occupants, located at 20 N. Wilcox Street.

Lanterns, Montaine

Subdivision plat, erosion control plans and construction documents for 81 single-family home project, located in the interior of Montaine Circle, northerly side.

Meadows

Construction documents and erosion control plans for public street construction that will support future commercial/office developments located northwesterly of the N. Meadows Drive roundabout.

Soil erosion control plans for vertical construction of 116 lots for single-family attached homes, located on Wolfensberger Road, southwest of the Coachline/Wolfensberger Roundabout.

Olinger Funeral Home

Plat for new facility, located at 407 Jerry Street.

Plum Creek Convenience and Gas Station

Site plan amendment proposing two phases for fueling station, carwash and future retail, located on the southeast corner of Plum Creek Parkway and Lake Gulch Road.

New Land Use Submittals: Public Hearings Not Required Continued

Promenade, La Loma Restaurant

Site plan amendment for exterior design revisions located southwest of Castle Rock Parkway and Promenade Parkway.

Promenade, Sleep Number Mattress

Landscaping design revision for project located south of the Verizon building on northeast side of Promenade Parkway.

Terrain, Upper Sunstone

Soil erosion control plans for vertical construction of 74 residential lots, located east of Ridge Road and north of Enderud Boulevard.

The Backyard

Site plan amendment to allow permanent canopy structure and minor façade changes, located at 330 Third Street.

Town Project

Erosion control plans for demolition of a former Town Facilities building, located at 1469 S. Columbine Drive.

**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.

The Ridge at Crystal Valley Site Development Plan

WSB & Associates, on behalf of Crystal Valley Ranch Development Co., submitted an application for a site development plan (SDP) for the Ridge at Crystal Valley residential neighborhood. Located in the southwest section of Crystal Valley Ranch and the adjacent Ridge Estates Planned Development (PD), the SDP proposes 142 single-family homes, a new street network and 34 acres of open space. The SDP will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The proposal is located in Councilmember Teal's District.



Vicinity Map



Site Development Plan

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 Board of Adjustment Hold Virtual Meetings

Design Review Board

Encore Common Sign Plan, SDP Amendment 1

On September 9th, the Design Review Board held a virtual meeting. A common sign plan was reviewed for the Encore development. The Encore development, a mixed-use building, is located in downtown Castle Rock directly south of Town Hall and is addressed as 20 North Wilcox Street. Mixed-use buildings, such as Encore, generally have three sign types: identification signage for the project; individual tenant signage; and way-finding. In addition, signage is an important component to the architectural character of a building. The purpose of a common sign plan is to ensure that all the signs of the project work together in a cohesive manner and respect the overall architectural character of the building and surrounding area.

The Board approved the Encore Common Sign Plan by a vote of 4-0.



Vicinity Map



Freestanding Sign



Wall Sign

Board & Commission Actions Continued

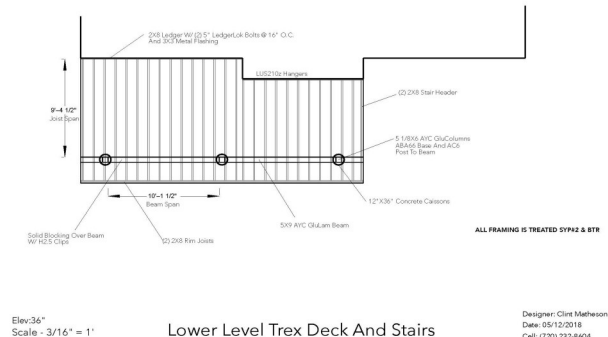
Board of Adjustment

The following items were presented at the September 3rd Board of Adjustment meeting:

Request for Approval of Variance from the Minimum Rear Yard Setback 5857 High Timber Circle

A request by Kyle Miller was reviewed for a variance from the minimum required rear yard setback of twenty feet (20') to build a deck on an existing single-family residence in the PD Zone (Planned Development - Single Family). The subject property is addressed as 5857 High Timber Circle, and has challenging drainage of topography.

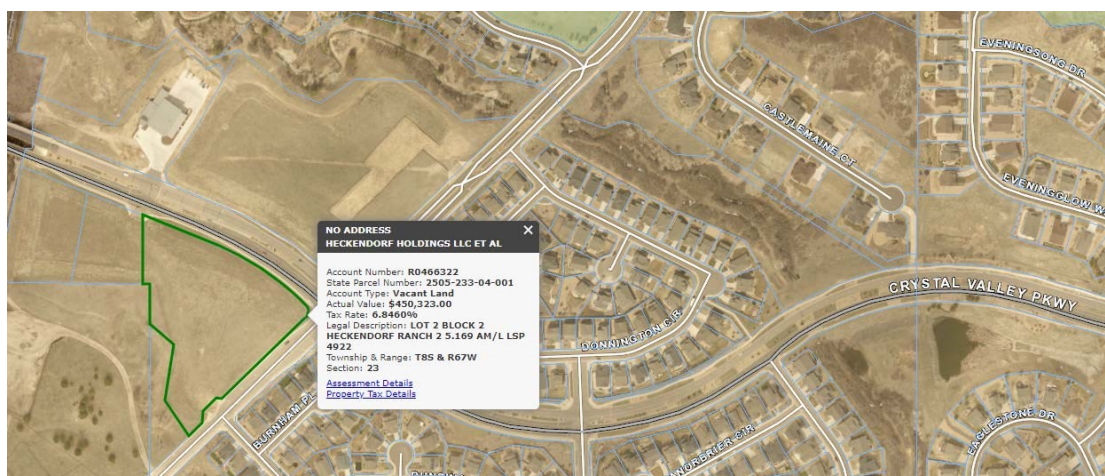
The Board voted to approve the request for variance at 5857 High Timber Circle with a vote of 4-0.



Appeal of Zoning Manager Determination that "Gas Station" is Not an Allowed Use for Lot 2 Block 2 Heckendorf Ranch Filing No. 2 (Continued from August 20th)

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 voted 4-0 to deny the appeal of Zoning Manager Determination that "Gas Station" is not an allowed use for Lot 2 Block 2 Heckendorf Ranch Filing No.2.



Site Plan

Board & Commission Actions Continued

Board of Building Appeals

On September 14th, the Board of Building Appeals held a virtual meeting. There were no public hearing items on the agenda.

Cancelled Meetings for September:

- Planning Commission, September 9th and 24th
- Design Review Board, September 23rd
- Historic Preservation Board, September 2nd

Welcome New Board of Adjustment Member

On September 15th, Town Council approved a new appointment to the Board of Adjustment, Kathryn Gienger.

***“WELCOME Kathryn! We are
delighted to have you volunteer
your time and join the BOA.”
- Tammy King, Zoning Manager***

**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 to Town Council on September 1st:

Resolution Approving a Use By Special Review For Lot 31, Block 27, The Meadows Filing 18 Allowing a Large In-Home Daycare (Located at 2893 Deerfoot Way)

Taylor and Amy Lewison, property owners and operators of Ms. Amy's Tot Academy, located at 2893 Deerfoot Way, Castle Rock, submitted a land use application for a Use by Special Review (UBSR) to allow a large in-home daycare on the premises. Their property is located in The Meadows subdivision.



Vicinity Map

The property is zoned Planned Development (PD) within the Meadows PD, 4th Amendment. The zoning allows small in-home daycare centers as an accessory use to single-family dwelling units without special Town Council approval. The Meadows zoning allows large in-home daycare centers, if approved by Town Council as a Use by Special Review.

Town Council voted to approve the proposal by a vote of 6-0.

On September 15th Town Council considered the following items:

Resolution of the Town Council of Castle Rock Stating Its Opposition to the Rezoning Application Submitted by JRW Family Limited Partnership, LLLP, to Douglas County for the Pine Canyon Planned Development

Town Council was provided with a summary of staff's current review findings and also presented a Resolution for Town Council action. The preliminary analysis evaluated the Pine Canyon PD documents submitted to date to Douglas County. Town staff based comments on the Douglas County Zoning Regulations; Douglas County Subdivision Regulations; Douglas County 2040 Comprehensive Master Plan; Douglas County Parks, Trails and Open Space Master Plan; Douglas County Transportation Master Plan. Town staff is not opposed to development of this parcel; however, the current urban level development proposal does not comply with Douglas County policies and requirements governing unincorporated development, nor does the PD Plan and stated commitments demonstrate how it will mitigate the impacts that this new community will have on the existing Town residents, services, infrastructure, and amenities that surround it.

Town staff anticipates receiving from Douglas County the formal request for external comments before the end of September. Staff will have 21 days to provide comments back to the County. Analysis of the formal referral may result in identification of additional concerns and issues.

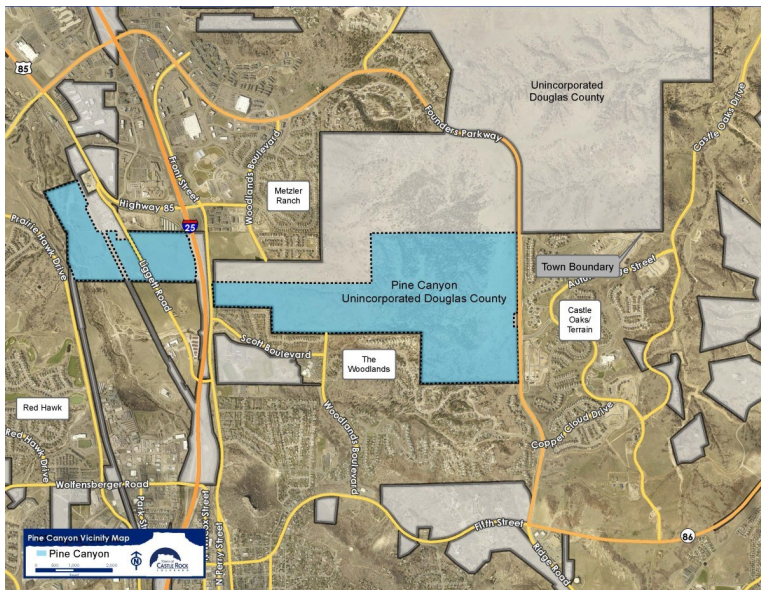
Town Council approved the Resolution of Opposition by a vote of 6-0.

Town Council Actions on Land Use Submittals Continued

Resolution of the Town Council of Castle Rock Stating Its Opposition to the Appeal Submitted by JRW Family Limited Partnership, LLLP, to the Water Supply Standards Set Forth in Section 18A of the Douglas County Zoning Resolution with Regard to the Proposed Pine Canyon Planed Development

Town Council was provided the results of staff's detailed review of the Pine Canyon Water Appeal and also a Resolution recommending denial of the Water Appeal by the Douglas County Planning Commission and the Douglas County Board of County Commissioners. JRW Family Limited Partnership (Applicant) filed an application for zoning for 2,248 single-family equivalents, including residential home and commercial and institutional users. The Applicant plans to provide their own water and wastewater service to the planned development through a non-existent entity, the Pine Canyon Water and Sanitation District. Because the Applicant does not have enough non-tributary, non-renewable groundwater (710 acre feet versus the needed 1,530 acre feet) to meet County standards, the Applicant filed a Water Appeal in accordance with Douglas County Zoning Resolution Section 18A. The Douglas County Planning Commission and the Douglas County Board are required to consider the Water Appeal based upon evidence that 1) the request will not be detrimental to the health, safety, or welfare of the present or future inhabitants of the County; and 2) the application provides sufficient supporting data of alternate water demand criteria so the water supply is still considered sufficient in terms of quantity, quality and dependability.

Town Council voted to approve the Resolution Recommending Denial by a vote of 6-0.



Vicinity Map

To see all current
Public Notices for
upcoming Public
Hearings, please visit:
[www.crgov.com/
PublicNotices](http://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 Customer Service Survey email 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.

547

Permits and
Projects completed
in September

18

Survey
Responses in
September

“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!

“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

Virtual Contractor Luncheon
October 21, from 12-1 p.m.
To Join the meeting, visit:
On-line: <https://crgov.webex.com>
Phone-in: 720-650-7664
Meeting Number: 146 325 0870
Meeting Password: Oct21Contractor

*View luncheon meeting summary notes of
past meetings at [crgov.com/
contractorluncheon](https://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
SEPTEMBER 2012 - 2020**



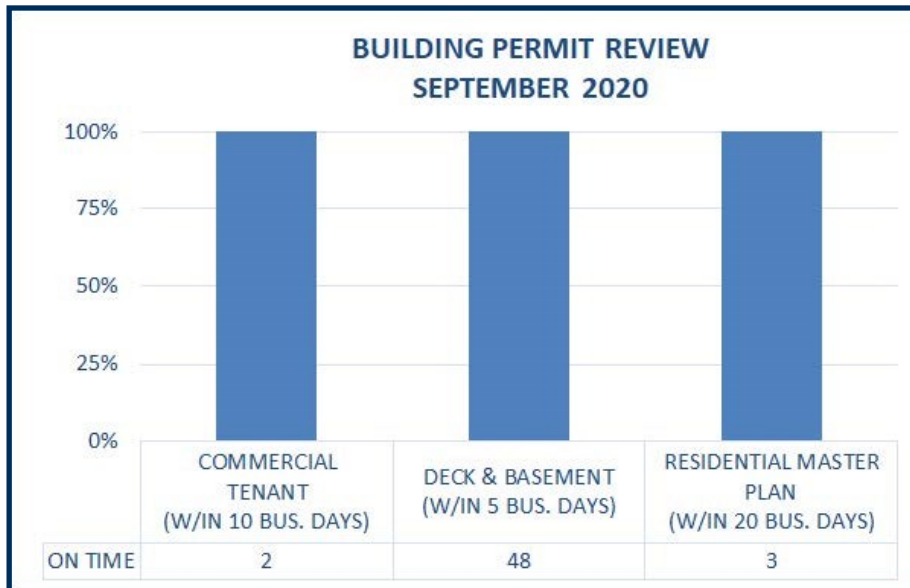
**BUILDING PERMIT APPLICATIONS RECEIVED
THRU SEPTEMBER 2020**



**Building
Permit
Applications
through 2020**

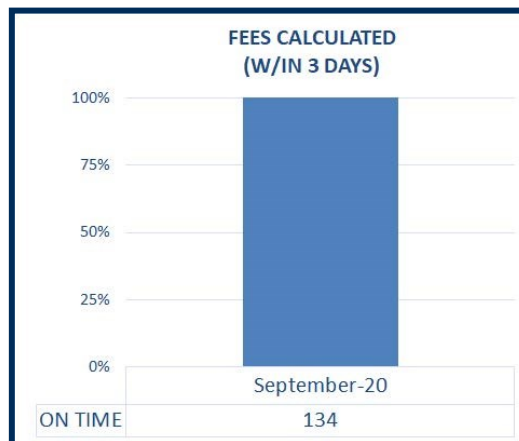
Core Service Levels

Building Division Core Service Levels continued:



**Building
Permit
Reviews
are
On Time!**

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



2,300

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

**Remote Inspections
Completed in
September**

123

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 September = 443



Monthly Residential Permit Activity

MONTH COMPARISON	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YEAR AVG SEP	112	6
Sep-19	54	1
Sep-20	89	5
% CHANGE	65%	400%
YTD COMPARISON	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YR AVG THRU SEP	955	53
Sep-19	717	36
Sep-20	987	42
% CHANGE	37.66%	16.67%

September continued to show a strong market for single family homes. By year end, staff is estimating over 900 new single family homes for year to date. Combined with multifamily, residential permits are well ahead of 2019

89

**September 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).

88

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

September 2020

**100%
On Time**

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

3

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

21

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

7

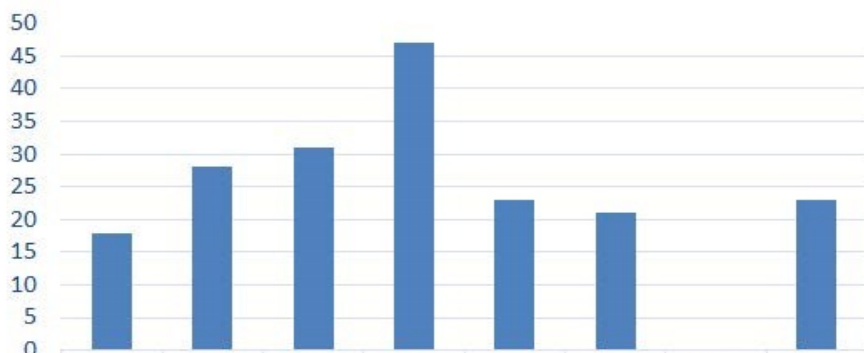
**Site Visits
w/in 5 business days**

71

15

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

Business Licenses Reviewed in September 2020= 23



LATE	0	0	0	0	0	0	0	0
ON TIME	18	28	31	47	23	21	0	23

3

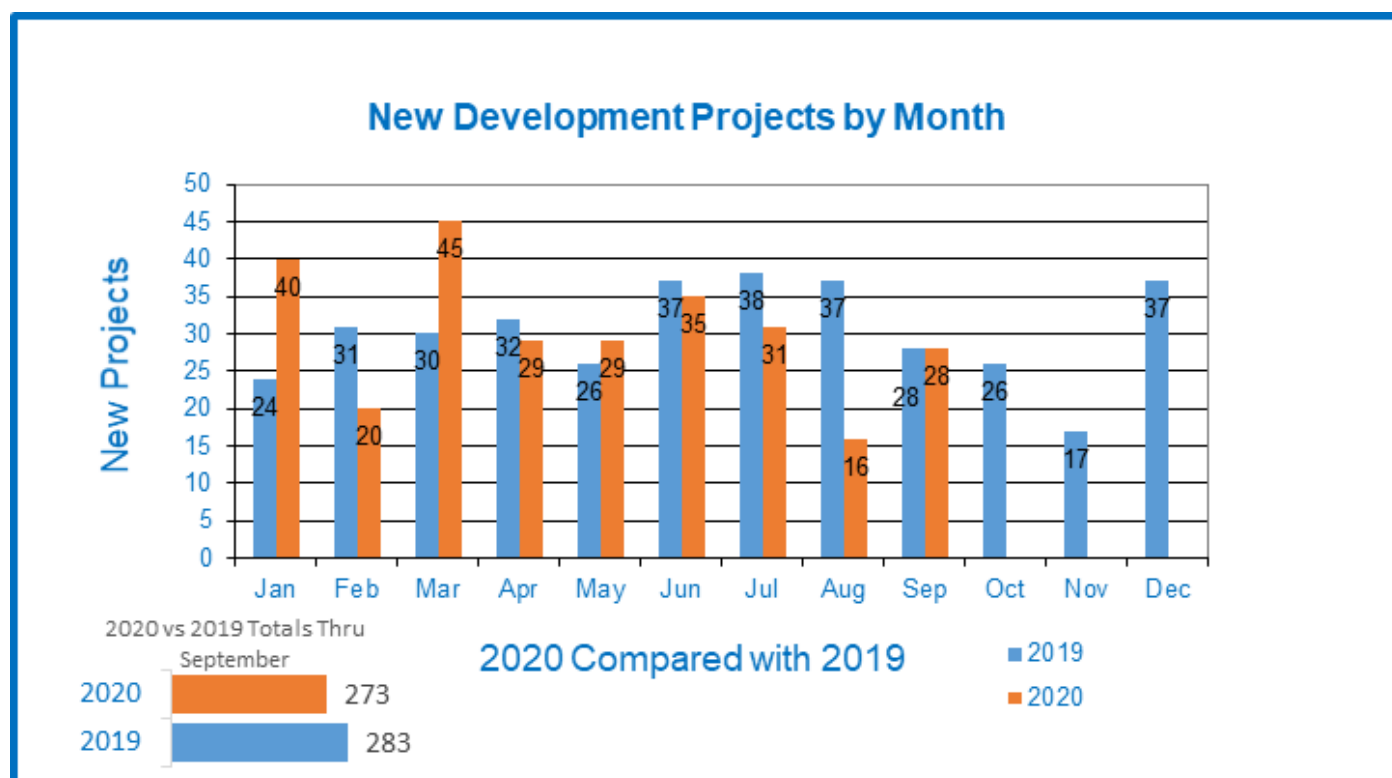
**Temporary Use
Permits Issued,
100% on time.
September 2020**

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



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.

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

Planning/Development		
September 2020	On Time	Late
1st Review	27	1
2nd Review	20	0
3rd + Review	22	0

Core Service Levels

Planning/Development Review Core Service Levels continued:

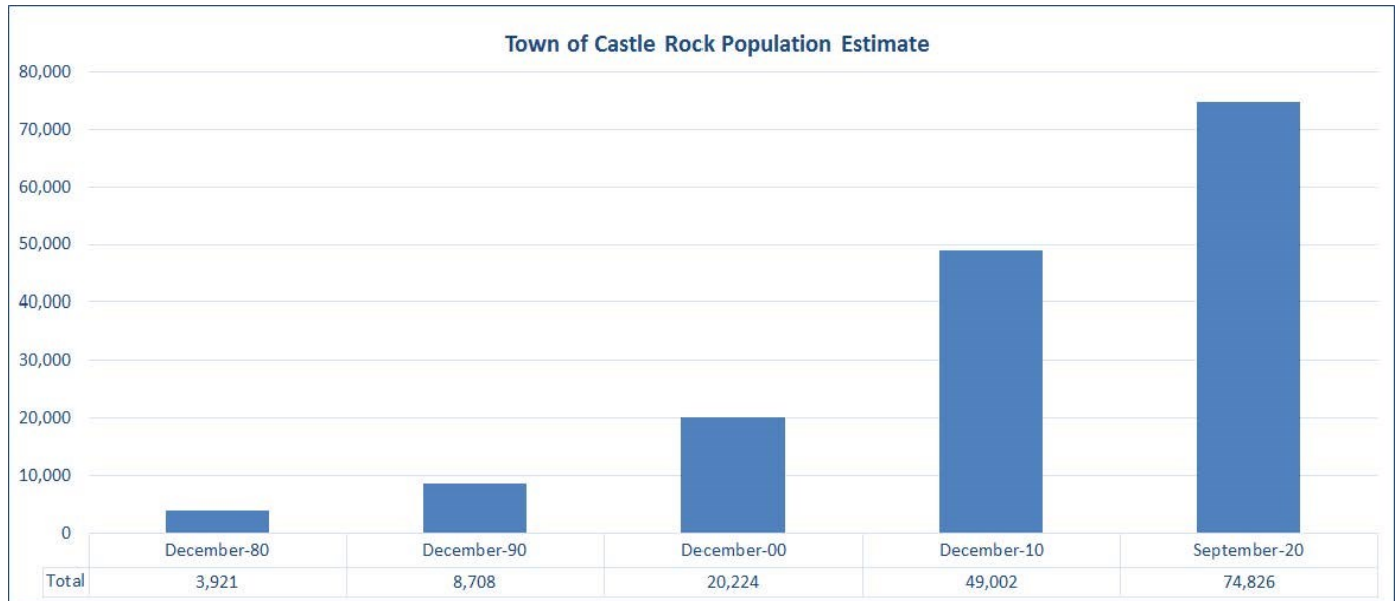
These two charts show the current months total number of land use project reviews compared to the same month in previous years, as well as the cumulative yearly total for planning/development reviews.



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