

**November
2020**

(reporting on October)

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:

2020 is continuing to be an interesting year as we adjust to doing some of our jobs differently, and also finding ways to improve them. Our home builders in town have continued to keep our front counter, plan review, and inspections teams busy, with October residential permit numbers topping 113 (a combination of 94 single family detached homes, and 19 attached homes). Year to date, the Town has issued 1,100 residential permits including single family detached, attached, and multifamily units. Our community continues to be a desirable place to call home. In October we welcomed Tony Felts, our new Assistant Director, to the Development Services team. I am excited to have him on board and looking forward to his success here. Our recently updated Development Activity Map has been getting great reviews from the community, and we continue to look for ways to improve communication to our community. We are looking forward to a busy end of the year.



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:



Rob Dana, Combination Building Inspector

Rob Dana is a Combination Building Inspector in the Building Division. Rob’s responsibilities include inspecting residential, commercial and multi-family projects. His favorite part about the job is serving the community of Castle Rock and working with his teammates. Rob started his career with the Town in 2016 as a Seasonal Residential Roof Inspector. A month later he became a full-time employee with the Town in his current position.

Rob is married to Tara, a Physical Therapist, and they have 2 boys, Corey 13 and Christian 11. Rob grew up in Florida and moved to Colorado in 1994. During his free time, Rob enjoys spending time with family, camping, especially in their newly purchased camper, and enjoying the beautiful Colorado outdoors.



Employee Recognition

Julie Kirkpatrick, Long Range Project Manager

An email was received relating to Julie Kirkpatrick's work for the Historic Preservation and Design Review Boards:

"I just wanted to share that I am soooo appreciative of Julie Kirkpatrick! Her work is always spot on! Very nearly 100% error free, amazing communication and organization. She makes my small part in the big picture so much better! She is always on time and even early much of the time, her work is neat and well organized, her communication is clear and concise." - Julie



Tina Close, Plan Review Supervisor

Tina assisted a resident with landscaping requirements and received the following email from a colleague on October 16:

*"Tina:
THANK YOU for your logical advice and guidance. Most importantly,
THANK YOU for helping me find a way to help my customer!" - Cara*

New Development Activity Map

Tara Vargish, Director of Development Services received the following feedback in reference to the new Development Activity Map:

"Thank you Tara. I also want to add that launching this platform is really helpful. I appreciate the Town wanting to be transparent with land use projects and your efforts to ensure that it gets implemented. This site is a huge step-up from the previous "In your backyard" page. Much appreciated!" - Dan

*"Tara and team,
I like what staff has done in creating the new development activity map. It's so nice to be able to see the applicant's project submission information and not need to go to the County's Planning Pro to find it. Thank you!" - Caryn*

Thank you to the following staff members who were instrumental in developing and implementing the new map:

Brad Boland, Planner I
Pam Hall, Planner II
Donna Ferguson, Senior Planner
Sandy Vossler, Senior Planner
Kevin Wrede, Planning Manager
Santi Smith, Technical Coordinator
Amy Hart-Dayton, GIS Manager
Brittaney Murphy, GIS Analyst
Andy Novak, Technology Operations Manager, Division of IT

Dena Paulin, Plan Review Project Coordinator
Larry Hearold, Plan Review Project Coordinator
TJ Kucewesky, Development Review Manager
Keith Johnston, PW Development Manager
Jackie Jensen, Sr. Office Assistant
Tammy King, Zoning Manager
Phil Kranz, Business Administration Manager

Employee Recognition Continued



Tammy King, Zoning Manager

As the Zoning Manager, Tammy reviews signs for the Town. On October 2, Tammy received the following email relating to a sign review:

"Hi Tammy-

Just a quick email to thank you for always providing prompt reviews. You really have always been a joy to work with and I have appreciated all that you do." – Kelly

Jeremy Martinez, Combination Building Inspector

Jeremy passed the ICC Residential Plumbing Inspector exam on October 22. Congratulations on this accomplishment!

"CONGRATULATIONS JEREMY!"



Cara Reed, Neighborhood Liaison



Good neighbors make great neighborhoods!

Neighborhoods have changed over the years and in today's fast-paced world, it's common to live in a bubble. Many people can spend years living just a few feet away from their neighbors without ever learning their names. In fact, a majority of Americans (57%) say they know only *some* of their neighbors and only 26% say they know *most* of them. Research shows that good neighbors help build strong, thriving neighborhoods.

One of the keys to having a good experience with your neighbors is to be a good neighbor yourself. There's an art to being a good neighbor and just like anything else in life, it can take a little time to master. Problems can come up and how you handle them can make all the difference. If you don't want to be *that neighbor*, try following these tips and see if you can turn polite encounters into lasting friendships!

Curb appeal - A good neighbor is one who maintains the exterior of the house and lawn. But, using your lawn mower, leaf blower and power tools too early in the morning will not endear you to your neighbors. Falling leaves respect no property lines, and the ones that fall in your yard, even from a neighbor's tree, are all yours. Make sure that your tree limbs, spreading shrubs and weeds don't creep into your neighbor's yard.

Practice courtesy when parking - Few things will sour a relationship with your neighbor quicker than parking where you shouldn't; take care not to block driveways, obstruct the sidewalk, or park facing the wrong direction. All neighbors appreciate being able to park in front of their own home, so please consider this when you or your guests are parking. Town Code requires all vehicles, including boats, trailers and recreational vehicles, to be parked on a driveway, or an improved surface - parking on grass or dirt is not allowed.

Drive the residential speed limit of 25 mph - Most neighbors observe the speed limit, but many times it's your guests who don't. Remind your guests, and if appropriate, let them know that there are small children in the neighborhood. Although it is up to parents to keep a watchful eye, youngsters can easily forget the rules of safety when they're caught up in play.

Late-night noise - You might be a party animal or maybe you are as quiet as a mouse. Noise acceptability varies by neighborhood. Sitting outside on a warm summer night with your friend is wonderful, but if your house is on a small lot, and the neighbor's bedroom window is close, you might want to take it inside so your neighbor can sleep. Be respectful of your neighbors when your guests are over late, and be mindful of the noise created by loud good byes or slamming car doors.

Pets - Not everyone is a dog or cat lover, so for your neighbors' sake, please be responsible for your pets by following Town animal codes. Pets that are noisy or roam freely throughout the neighborhood can create a nuisance for your neighbors. Keep pets leashed, off your neighbor's lawn and pick up after them. This is a good way to ensure your neighbor loves your pet almost as much as you do!

Having great neighbors is terrific. When people make an effort to be neighborly, the neighborhood is more appealing and it can make your home life far more pleasant. An extra benefit is knowing that you and your neighbors will look out for each other. *May your neighborhood be better because of you!*



As part of her role in the Department's Neighborhood Liaison position, Cara prepares informational articles and distributes them to HOA's and Property Managers once a month. The following email was received in reference to the information Cara distributed in October:

"What super communication!!! Thanks I have posted this on the PCNMA website." - Kim

Employee Recognition Continued

Chelsia Oborny, Development Services Technician

The Business Administration Team is excited to welcome Chelsia Oborny to the Development Technician Team. Chelsia joins us after assisting the Business Administration Division for the last 11 months as a temporary employee. Chelsia holds a degree in mass communication and has an excellent customer service background. When you have time, please welcome Chelsia as a full-time Town employee!

WELCOME TO THE TOWN, CHELSIA!



Tony Felts, Assistant Director of Development Services



Welcome Tony Felts as our new Assistant Director of Development Services. Tony has 14 years of experience in various aspects of City Planning and Development. Tony joins the Town from the City of San Antonio, Texas, where he most recently served as the Development Services Policy Administrator. Tony's primary focus was special projects, development and building code revisions, and quality control. He has had professional experience in both Texas and Alabama working in a variety of project management and administrative roles. Tony is also a certified planner from the American Institute of Certified Planners. He holds a bachelor's degree in Geography from the University of South Alabama, and a master's degree in Urban and Regional Planning from the University of Texas at San Antonio.

Away from work, Tony enjoys Alabama football, exploring new places, and walking his two Chihuahuas, Chimi and Nacho. Tony is also fur-dad to a 17 year old cat, Nero.

"Please join me in welcoming Tony to our amazing Town team!" - Tara

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.

4Years



Tammy King
Zoning Manager

4 Years



Scott Seubert
Zoning Inspector

4 Years



Brad Boland
Planner II

6Years



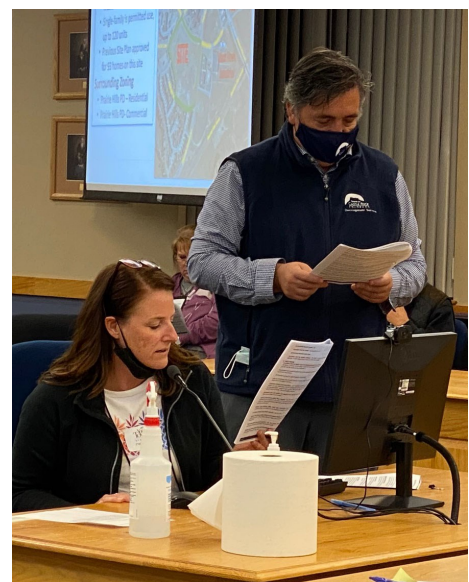
Larry Hearold
Plan Review Project
Coordinator

Your Town Academy

Your Town Academy Held October 19

Once a year, the Town hosts ***Your Town Academy***. This is an eight-week course designed to provide Castle Rock residents and business owners with a broad, formal education, on their Town government. The program's purpose is to increase governmental transparency by increasing community awareness about Town operations, with a hope of improving understanding of service levels. Your Town Academy is free to adults, ages 18 and up; class size is limited to 30 participants. Preference for enrollment is given to Town residents and business owners.

On October 19, keeping social distancing requirements in mind, Development Services staff provided an overview of the department's purpose and responsibilities as well as a glimpse at how the character of Castle Rock is influenced, planned, built and maintained. Participants were also given an inside look at how the land development process works by taking part in a simulated Planning Commission hearing.



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.

105 West Brewing Company

Site development plan amendment for façade improvements and silo addition, located at 1049 Park Street.

Auburn Glen

Landscape revision for apartments located at the southwest corner of Wolfensberger and Auburn.

Brookside Business Center

Replat to amend existing lot configuration, located at 1288 Brookside Circle.

Crystal Valley Ranch/ The Ridge

Construction documents and erosion control plans for early grading on a portion of the site (1.5 acre of 115 acres) for proposed 142 residential lot subdivision, located at West Loop Road and Quarry Road.

Diamond Ridge

Plat for single-family home and outbuildings, located west of the Nova Place cul-de-sac.

In-N-Out Burger

Construction documents and erosion control plans for 3,968 square-foot, drive-thru restaurant, located at northwest side of outlet mall on Factory Shops Boulevard.

Lanterns/Montaine

Site plan for entry monument sign, located at Crystal Valley Parkway and Plum Creek Boulevard.

Sanders Business Park

Site development plan for 20,000 square-foot plumbing warehouse/retail/office building, located on I-25 frontage road, north of Crystal Valley Parkway.

Target

Site plan for electric vehicle charging stations.

Terrain/Upper Sunstone Village

Phasing design revision for 261 single-family detached and paired home lots on approximately 56 acres, located east of Ridge Road and north of Enderud Boulevard.

The Oaks

Streetscape design revision along Ridge Road for single-family project located at Ridge Road and Appleton.

New Land Use Submittals: Public Hearings Not Required Continued

Town Projects

Tributary improvements for Paint Brush Park, located at 3492 Meadows Boulevard.

Erosion control plans for manhole reconstruction in the Woodlands, located at Black Pine Drive and Suncrest Road.

Z'abbracci's

Site development plan amendment to add new awning to restaurant front, located at 312 N. Wilcox Street.

To learn more about projects planned around Town, check out the Development Activity map, which you can access at www.crgov.com/DevelopmentActivity.

New Land Use Submittals: Public Hearings Required

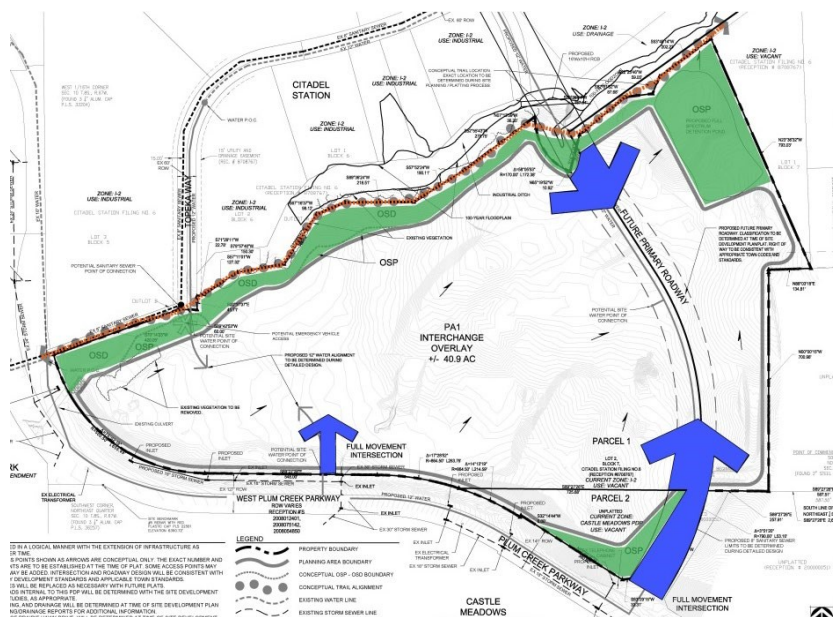
Land Use submittals that incorporate new land into the Town's jurisdiction, establish or modify the zoning rules for the land, or site plan layouts for residential neighborhoods or properties requiring buffering are examples of submittals requiring public hearings. Most of these land use submittals require 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.

Miller's Landing

Staff received a Major PD Amendment application seeking to add residential uses to the Miller's Landing IO PD. The PD Plan proposes a maximum of 1,350 residential dwelling units (excluding single-family detached units), 855,000 GFA of Office/Commercial, 243,000 GFA of Retail and 478,000 GFA of Lodging/Event. The PD Plan reflects the extension of Atchison Drive to become the new Prairie Hawk Drive, and three intersections along Plum Creek Parkway. The landfill previously located on the site has been removed and the fill area remediated to the satisfaction of the Colorado Department of Public Health and Environment (CDPHE). The proposal is located in Mayor Pro Tem Bower's District.



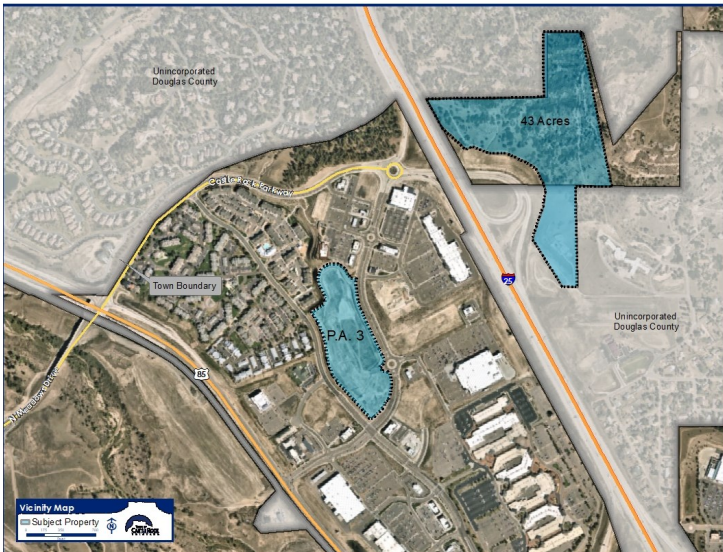
Vicinity Map



New Land Use Submittals: Public Hearings Required Continued

Promenade at Castle Rock

Alberta Development Partners submitted an application for an amendment to planning area 3 (aka block 3A) of the Promenade at Castle Rock Planned Development Plan (PDP), which is generally located in the center of the Promenade. The PDP amendment proposes to add multi-family use (up to 300 units) to planning area 3 in addition to its current permitted uses



Vicinity Map

of business/commercial. Also included with this application is a proposed land dedication of 43 acres on the east side of I25 for Town open space. The PDP amendment proposal will require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The subject property is located within Council Member Townsend's District.

Use by Special Review at 10 Circle Drive

Staff received an application from Aaron and Nicole Holdaway for a Use by Special Review to add on to their home, located at 10 Circle Drive, an accessory dwelling unit (ADU) over the existing garage. The ADU would measure 520 square feet. ADUs that add additional square footage to an existing structure require public hearings before the Planning Commission for review and recommendation and the Town Council for review and final decision. The subject property is located within 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!



Planning Commission Holds Virtual Meeting

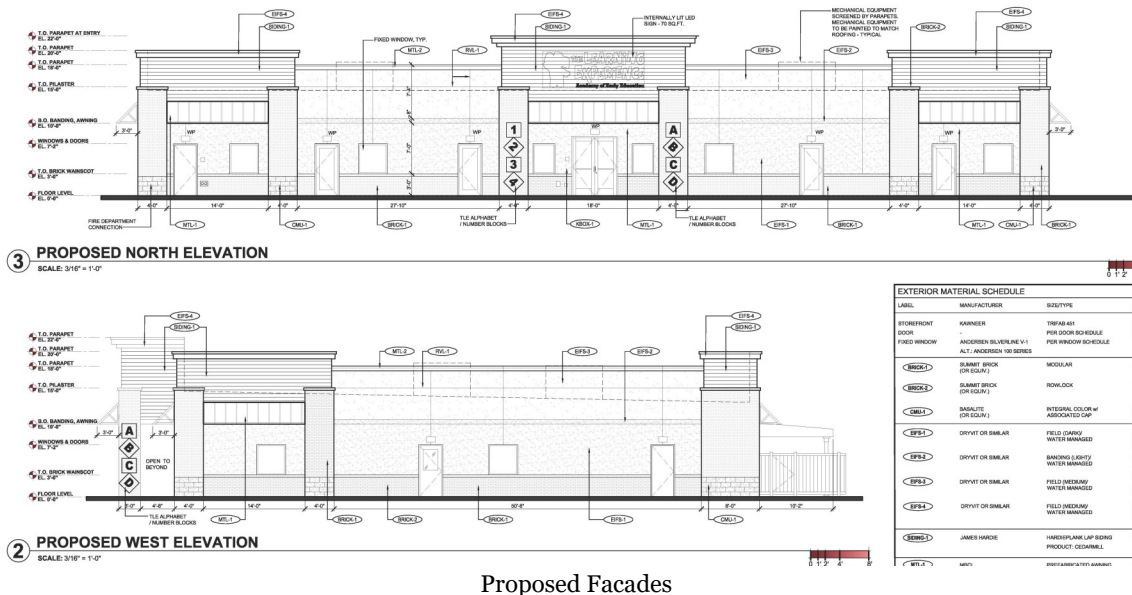
On October 22, the following proposals were presented:

The Learning Experience Daycare Site Development Plan

Castle Rock Development Company, on behalf of Aspirant Development, requested approval of a Site Development Plan (SDP) for property located southwest of the intersection of Meadows Boulevard and Painthorse Drive. The SDP proposes a single-story, 10,000 square-foot daycare center, an outdoor play area and associated parking, landscaping and infrastructure.



Vicinity Map



Continued Board & Commission Actions Continued

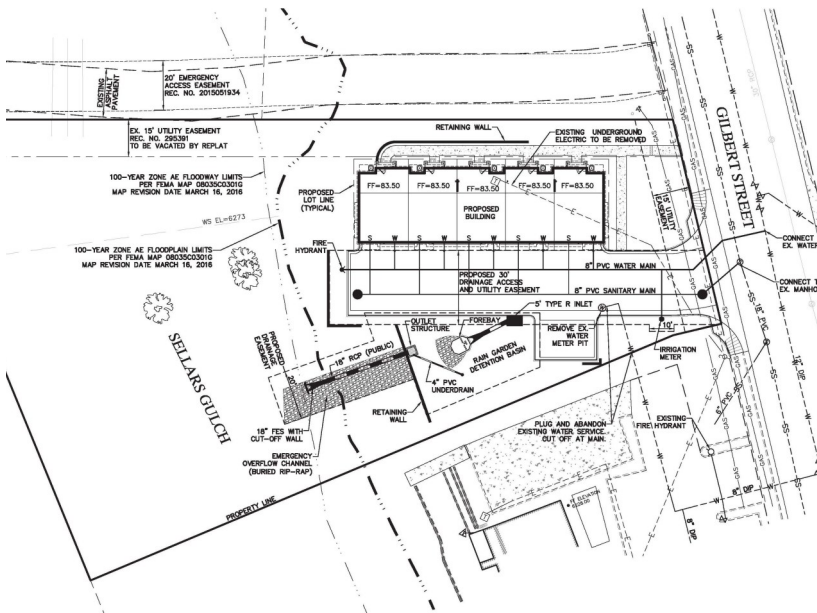
Greystone Villas Site Development Plan

Norris Design, on behalf of ADAMO Homes, requested approval of a Site Development Plan (SDP) for townhomes known as Greystone Villas, located west of the intersection of S. Gilbert Street and Baldwin Ranch Road. The SDP proposes one three-story building containing five townhome units with attached garages. SDPs for residential use require public hearings before the Planning Commission who shall review the proposal and provide a recommendation to Town Council.

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



Vicinity Map



Site Plan

Cancelled Meetings for October:

- Board of Adjustment, October 1
- Historic Preservation Board, October 7
- Planning Commission, October 8
- Design Review Board, October 14 & 28

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 item was presented at Town Council on October 6:

Resolution Affirming Eligibility of the Memmen Parcel Annexation

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).

On August 18, 2020, Town Council concurred the 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.

Town Council approved the Eligibility of the Annexation as presented, by a vote of 6 to 0. Future hearings will be scheduled to determine if the Town will annex the parcel.



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.

515

**Permits and
Projects completed
in October**

13

**Survey
Responses
in October**

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

We appreciate the customers that completed the survey! Below are a few comments recognizing some of our valuable employees:

“Very convenient to do virtual, really like the process. Jon and JR are always courteous and willing to help where needed.”



“Both Cindy and Tracy were great and timely with answering my questions on the phone and/or emails. Thank you!”

“TJ was great to work with. Always available and responsive and provided me with all the correct information”



“Thank you for your staffs help and time!! It has been wonderful working with each of them!”

Customer Service Updates

Customer Survey comments, continued:



"Special call out for Amy, Tracey, Ruth, Tina-they were all exceptional. I appreciate everyone including Larry and Dena."

**Thank you all for
providing
excellent
customer service!**

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!

Development Services Building Department held a Virtual Contractor Luncheon Meeting on October 28, 2020. The main discussion was between Contractors and Meter Services because changes were made to Town of Castle Rock Meter tree detail W1A and this included running all mxu wire through conduit. Basically contractors were being failed for not meeting this new requirement.

The following is a summary of other items from the meeting:

- Ice Barriers for Roof Underlayment's
- Fire Protection - Fire Resistive of Floors
- Scheduling of TRAKiT Inspections CO Process
- WEP (Water Efficiency Plan) Inspections
- Introductions of New Employees
- Meter Inspections

Virtual Contractor Luncheon November 12, from 12-1 p.m.

To Join the meeting, visit
On-line:

<https://crgov.webex.com>

Phone-in: 720-650-7664

Meeting Number: 146 8278725

Meeting Password:
hKjPN6CM6Z6

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

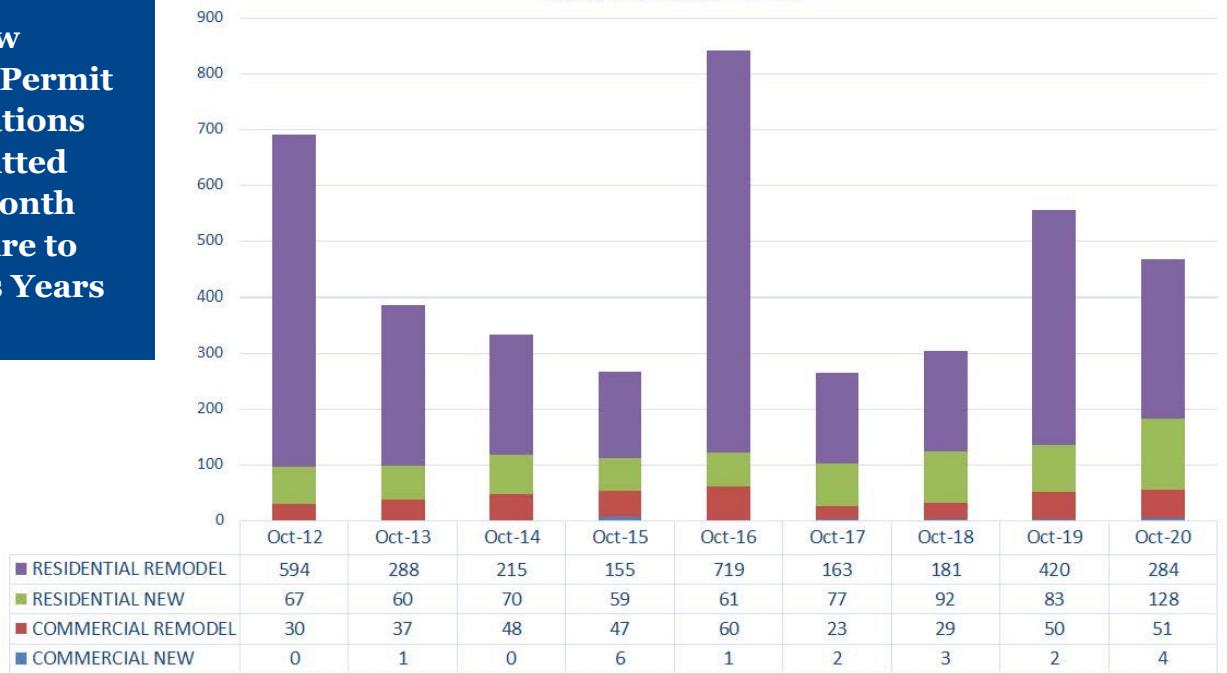
Core Service Levels

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
OCTOBER 2012 - 2020**



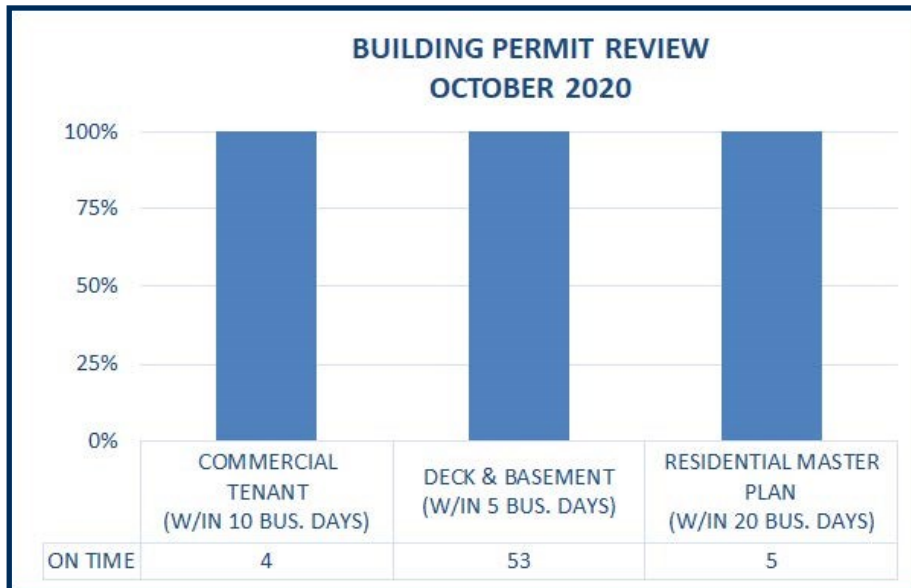
**BUILDING PERMIT APPLICATIONS RECEIVED
THRU OCTOBER 2020**



**Building
Permit
Applications
through 2020**

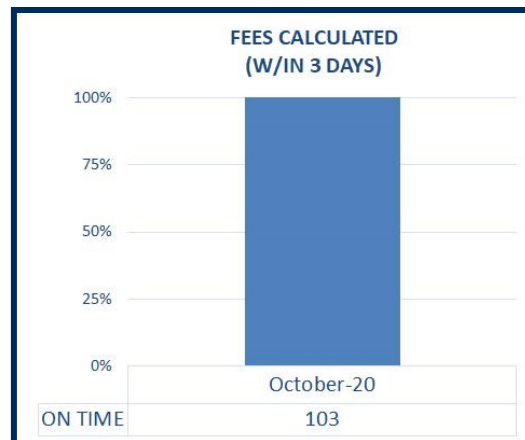
Core Service Levels

Building Division Core Service Levels continued:



**Building
Permit
Reviews
are
On Time!**

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



2,293

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

**Remote Inspections
Completed in
October**

165

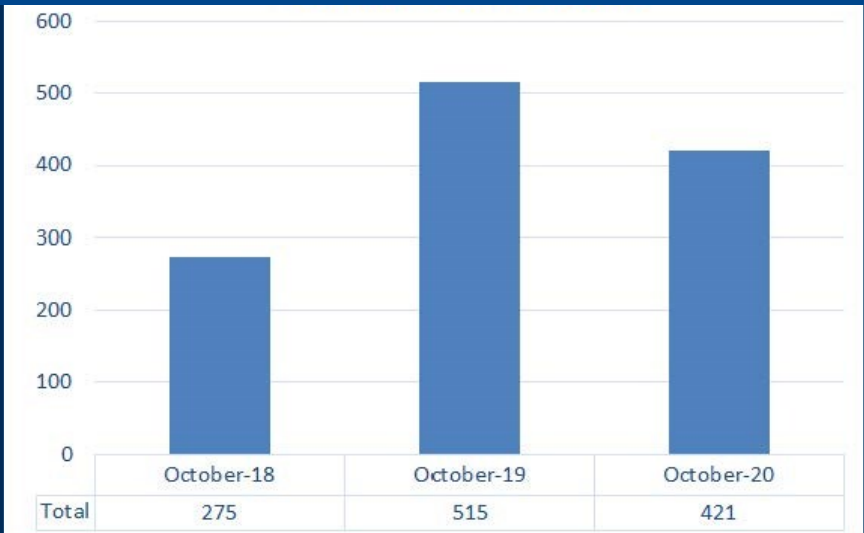
Core Service Levels

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 October = 421



Monthly Residential Permit Activity

MONTH COMPARISON	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YEAR AVG OCT	79	7
Oct-19	97	3
Oct-20	113	4
% CHANGE	16%	33%
YTD COMPARISON	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YR AVG THRU OCT	1035	60
Oct-19	804	39
Oct-20	1,100	46
% CHANGE	36.82%	17.95%

October 2020 showed the continued strength of the residential home market in Castle Rock. Development Activity through October is outpacing the 2019 activity across the board in both residential and commercial.

113

**October 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).

53

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

19

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

October 2020

**100%
On Time**

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

4

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

0

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

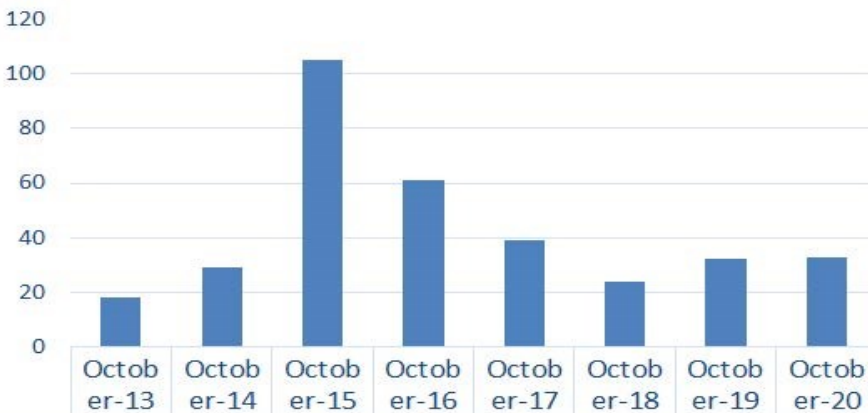
11

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

61

Business Licenses Reviewed in October 2020= 33

(W/IN 7 BUS. DAYS)



2

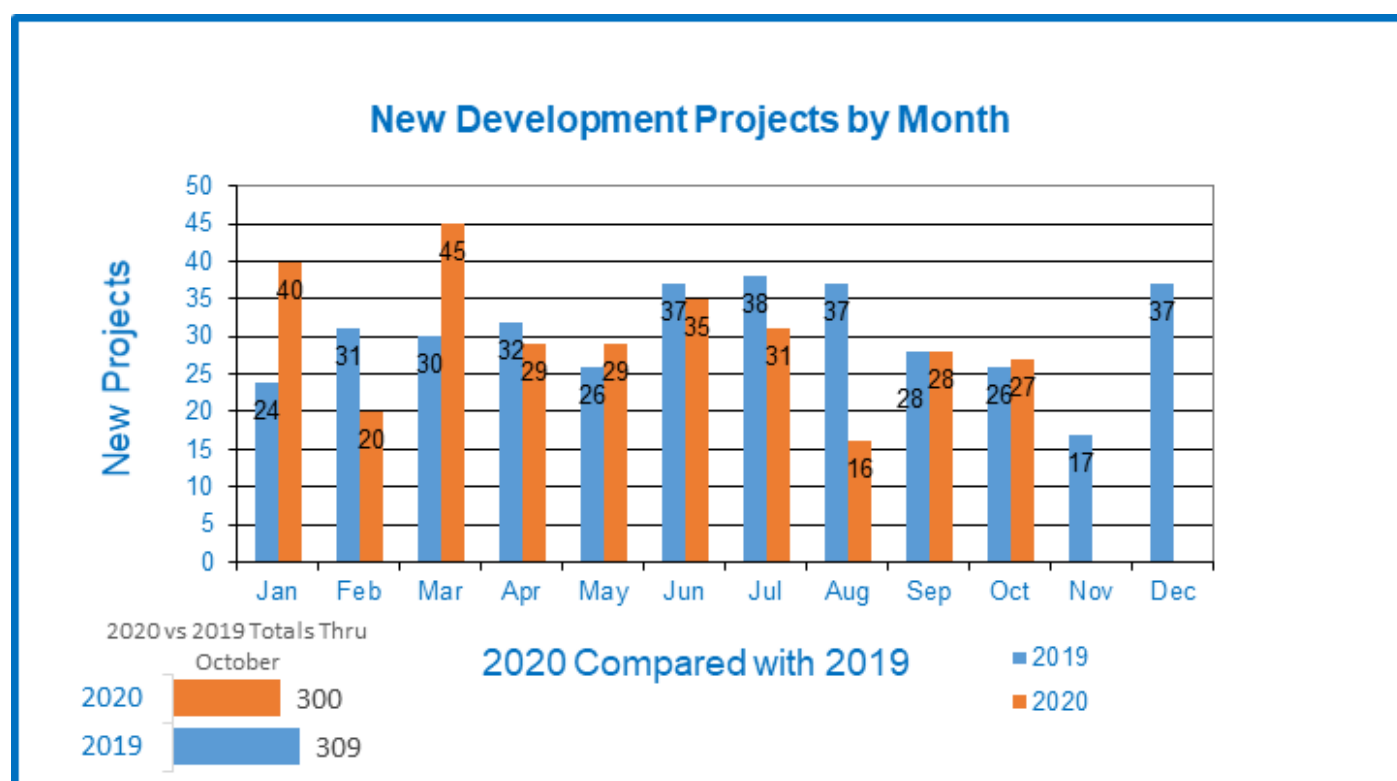
**Temporary Use
Permits Issued,
100% on time.
October 2020**

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.

October, one 2nd review and one 3rd review were late due to the volume.

Planning/Development Review Timelines		
October 2020	On Time	Late
1st Review	50	0
2nd Review	17	1
3rd + Review	18	1

Core Service Levels

Planning/Development Review Core Service Levels continued:

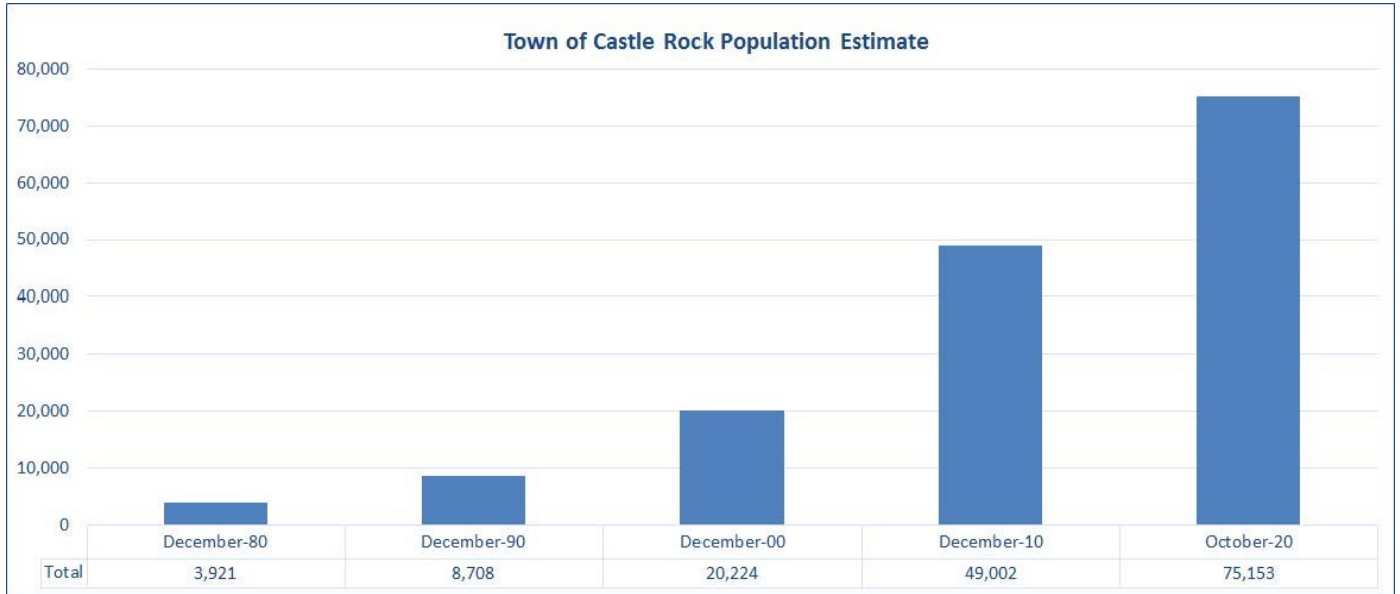
These two charts show the current months total number of land use project reviews compared to the same month in previous years, as well as the cumulative yearly total for planning/development reviews.



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