

**September
2021**

(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:

Castle Rock continues to be a desirable community, and our residents are seeing construction of new homes in many areas around Town. These new homes will soon be filled with new neighbors joining our amazing community. Our most recent population estimate is 78,780 residents for August, and realistic buildout potential for our community could result in a population of 120,000 to 140,000 persons. These numbers are based on the already approved number of residential units in Town, also referred to as entitlements. You can learn more about Castle Rock's history of Residential Entitlements online at CRgov.com/Entitlements.



Tara Vargish, PE
Director
Development Services

As we balance the needs of our growing community, we continue to look for ways to continue to provide excellent services. Four revenue questions will be on the ballot for Castle Rock voters this November. Additional information, including ballot language, educational videos on each ballot question and frequently asked questions, is available at CRgov.com/2021Election.

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:



Alex Morrow, Right of Way Inspector

As a Right of Way Construction Inspector, Alex Morrow is responsible for inspecting private projects within the Town of Castle Rock owned Right of Ways, easements, or properties, as well as inspecting new public improvements and infrastructure in smaller developments. Along with Matthew Anderson, Public Works Construction Inspector, they track all ROW permits from the time of submission, through the permitting process, to the day of issuance. At the same time, they review permit overviews and attempt to find problems with the project that can be avoided before they are on site. When issued, they then hold a “precon” with the contractor to go over the Town’s specs and fees related to the project.

Prior to construction, they relay when and where projects will be affecting traffic and communicate this to Community Relations and Emergency Services when necessary. During construction, they schedule inspections with the contractor and inspect all work affecting Town property, traffic control, and restoration.

Alex has worked with the Town of Castle Rock for 1.5 years. The first time he met about this position was nine months before and he was determined to join the team! He previously worked as an Assistant Superintendent of a gravel pit, a lead heavy equipment operator, and an excavation site foreman. Alex served in the Colorado Army National Guard from 2012-2018 as a Specialist for the Infantry (10th Mountain / 1-157 out of Ft. Lupton). Alex is married to his lovely wife Sara for three years, who is a 4th grade teacher in Littleton. In his free time, he enjoys golfing, bird hunting, traveling, playing with his 9- year-old Catahoula (Bella), and watching football.



Employee Recognition

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.

5 Years



Scott Seubert
Zoning Inspector

4 Years



Jackie Jensen
Senior Office Assistant

3 Years



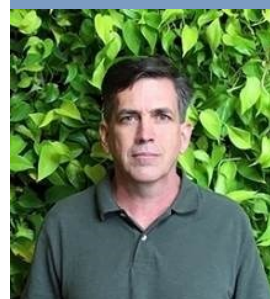
Pamela Hall
Planner I

3 Years



Ben Christensen
Development Services

1 Year



Martin Magers
Combination Building Inspector

Jonathan Cornwell, New Construction Inspector

Jonathan Cornwell has joined our team as a new Construction Inspector. Jonathan comes to the DS team with a wealth of knowledge in various fields of site development construction. For the last four years he has worked for Castle Rock Water where he was the Sr. Distribution Operation and ran crews that made mainline and service line repairs along with assisting our inspection team with waterline fills, flushes, and the chlorination of new infrastructure. Jonathan enjoys mountain biking and spending time with his wife and three daughters.



Welcome Jonny!

Brett Wilkie, New Building Inspector



Brett Wilkie has joined our team as a new Building Inspector. Brett comes to us with over 20 years of electrical experience, which also includes being a Master Electrician. Brett is a Certified Residential Combination Inspector as well having experience in the commercial aspect of inspecting. We are excited to have Brett join our team and will capitalize on his expertise to continue providing world class service to our customers and stakeholders.

Welcome Brett!

Employee Recognition

Ben Christensen, Development Services Technician



Our Building Counter staff are GREAT to work with. Ben received an email from a very happy customer!

"I'd just like to say how efficient and great you were in helping me. You were so quick to reply, very detailed in your instructions. I really appreciate you and believe you deserve recognition for the work you're doing." Suzanne P.

Once again, Ben is helping our customers with their requests!

"We always appreciate you for being on it Ben. Truly thank you for sending the information over, you're the best." Kelly S.

Julie Parker, Senior Office Assistant



Santi Smith, Technical Coordinator



Sandy Vossler, Senior Planner



Julie, Santi, and Sandy received a nice compliment from a designer who hosted a Neighborhood Meeting here at Town Hall.

"Thanks, Julie, Santi, and Sandy! The process in Castle Rock is very well run compared to the many other places we work. Just thought you should know that." Mitch B.

Cara Reed, Neighborhood Liaison



Cara Reed received the following note from a new resident who had questions about adjacent vacant property. Cara welcomed her to the Town and addressed her questions.

"You are awesome! Thank you for the welcome and we're really excited."

Employee Recognition

Cindy Brooks, Development Services Technician Ben Christensen, Development Services Technician



Below is a recent email from a customer who was so grateful for the response from Cindy and Ben!

*"I'd just like to say how efficient and great you were in helping me. You were so quick to reply, very detailed in your instructions. I really appreciate you and I believe you deserve recognition for the work you're doing."
Suzanne P.*



Diane Maki, Development Services Technician

A few of our Castle Rock residents have sent emails to Development Services about Diane!

"Diane thank you again for all of your help last summer. "

*"Thanks again for your help Diane. You make my job much easier."
Charlie*



Chad Huber, Public Works Construction Inspector



Here was a nice email received about Chad Huber!
Way to go Chad!

*"I really appreciate Chad taking the time to call me. He thoroughly explained everything and I understand now."
Tesse*

Employee Recognition

We Applaud Our Award Winning Individuals & Teams

Rock Star Award for August

The Town of Castle Rock's "Rock Star Award" is a "pass-around award" designed to be an employee-to-employee award. Each month the previous month's winner selects one individual in a different department for this award. The award is based on observed behavior that exemplifies the Town's values. Congratulations to Austin Payne, Public Works Inspection Supervisor.



Applause Award Winners

This Public Works Inspection Team provided construction management services on behalf of the Town for the South & Wilcox Round about Project. The project was delivered on time and under budget! Thank you Matthew Anderson, Chad Huber, Brian Kelley, and Austin Payne.

Town Manager's Choice Award

Tammy King, Sean Davin, and Matthew Anderson (Chad Huber and Austin Payne not pictured) were among several team members who worked on the Five Star Program, which helped to make sure restaurants could open under defined guidelines and perimeters, during the pandemic.



Applause Award Santi Smith, IT Technical

Santi received an Applause Award for all of her hard work in Development Services. Santi did an incredible job helping the department especially during the Pandemic. She has also helped to make sure all Hybrid meetings at Town Hall go off without a hitch including Neighborhood Meetings and Board and Commission Meetings. She is always working hard on behalf of our Town!

Value Award Matt Anderson, Public Works Construction Inspector

Matt received the Value Award for his part in watching over the new water main installation. Matt's attention to detail helped keep the Castle Rock Water aware of potential problems. Thanks to Matt and the rest of the staff at Castle Rock Water, the installation of a new Water Main was successfully completed.



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.

Aspen View Academy

Drainage erosion control plans for classroom and gym addition. Traffic signal and signage reimbursement agreement for classroom and gym addition located at 2131 Low Meadow Boulevard.

Canyons South (County Project)

Site sanitary sewer and waterline construction documents for Filing 2 in support of single-family residential project. (Town will own and maintain the project's water system per previous agreements.)

Canvas at Castle Rock

Sanitary design revision for multi-family development, located at Plum Creek Boulevard and Crystal Valley Parkway.

Chick-fil-A

Site development plan amendment for monument signage upgrade, located at 346 Metzler Drive.

Crystal Valley Ranch

Site site development plan amendment for recreation center revisions, located at intersection of Loop Road and Magwitch Drive.

Hampton Inn

Site development plan amendment for exterior renovations, located at 4830 Castleton Way.

Lanterns

Landscape design revision for Montaine Adult Amenity Center (clubhouse, pavilion, pool house and tennis pavilion), located south of Montaine Circle in the south central portion of the Lanterns project.

Lanterns, Montaine

Erosion control plans for vertical construction of 81 single-family lots, located in the interior of Montaine Circle, northerly side. In addition, early grading construction documents and erosion control plans for family amenity center to include clubhouse with pool, tennis/pickle ball courts, parking and outdoor lounge areas, located west of the Montaine Circle and Burnell Road intersection.

New Land Use Submittals: Public Hearings Not Required Continued

Meadows

Construction documents for roundabout improvements at North Meadows Parkway and future Timber Mill Parkway and bridge girder design revision connecting future roundabout on N. Meadows Drive to COI parcel on the east side of Plum Creek.

Meadows, StorHaus

StorHaus, site development plan for three garage condo buildings consisting of 37 units and one clubhouse building, located at Regent Street and Carnaby Lane.

Meadows Town Center

Various design revisions for four-story, mixed-use building located at northeast corner of Bilberry Street and Mercantile Street.

Red Hawk, Filing 3

Erosion control plans for vertical construction of 29 single-family lots, located at Chinaberry Street and Melting Snow Way.

StorQuest

Plat for redevelopment of existing storage facility, located at 2583-2633 Liggett Road.

Town project, construction documents and erosion control plans for expansion of Gateway Mesa Open Space

Terrain, Upper Sunstone

Drainage design revisions for 261 single-family detached and paired home project, located east of Ridge Road and north of Enderud Boulevard.

Town Project

Construction documents and erosion control plans for expansion of Gateway Mesa Open Space Trailhead parking lot, located at 4678 E. Highway 86.

Town Project, Butterfield Crossing Park

Construction documents for park improvements, located at 3952 Butterfield Crossing Drive.

**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.

Auburn Ventures

Auburn Ventures II LP has submitted an application to amend the zoning and the currently approved site development plan for lot 2 of Auburn Ridge, which is approximately 6 acres in size and generally located in the southwest quadrant of E. Wolfensberger Road and Auburn Drive, southwest of the Auburn Ridge Senior Apartments. Currently, the zoning permits 100-multi-family units for seniors. The zoning amendment seeks to permit 104 multi-family units for people of all ages and the SDP amendment seeks to rearrange the buildings on the site to reduce impacts to surrounding neighbors. The project is known as Auburn Heights Apartments and proposes a total of five apartment buildings containing a total of 104 units, a clubhouse, pool, dog run, playground, and 222 parking spaces. The proposed parking is a combination of attached garages, detached garages, and surface parking. Both the PDP Amendment and the SDP Amendment will require public hearing before the Planning Commission for review and recommendation and Town Council for review and final decision. The proposal is located within Mayor Pro Tem Bracken's district.



Vicinity Map

New Land Use Submittals: Public Hearings Required Con't



Vicinity Map

6 S. Cantril Street

Development Services received an Historic Preservation application for a proposed duplex and detached garage on the vacant lot at 6 S. Cantril Street. Located south of the South Street and S. Cantril Street intersection, the property is north of the Douglas County Fairgrounds and the Town trail and measures approximately 0.161 acres (7,013 square-feet). Each, 2-storied duplex unit would include approximately 2,000 square feet with the total square footage for both, two-storied units measuring about 4,000 square-feet. The detached garage structure would measure

approximately 500 square-feet with vehicular access to the garage from the rear alley. The applicant held their first neighborhood meeting on April 27, 2021. Because this new construction application is within the Craig and Gould's neighborhood, the application requires approval from the Historic Preservation Board at a public hearing. The project is within Councilmember LaFleur's district.

Alexander Way

An annexation petition was submitted from Lenn Haffeman to annex 73.36 acres north of the Alexander Place and Brewer Court intersection (please see attached vicinity map). The project is being referred to as Alexander Way. At a neighborhood meeting held on July 13th, the applicant presented the anticipated zoning that they would seek, which would allow 53 single family detached lots and 24 live/works units. Once staff has determined that the petition meets requirements, the substantial compliance hearing will be scheduled and subsequently the eligibility hearing. Once the substantial compliance hearing has been held, the applicant may submit their zoning application. The proposal is located adjacent to both Councilmember Cavey and Councilmember LaFleur's districts.

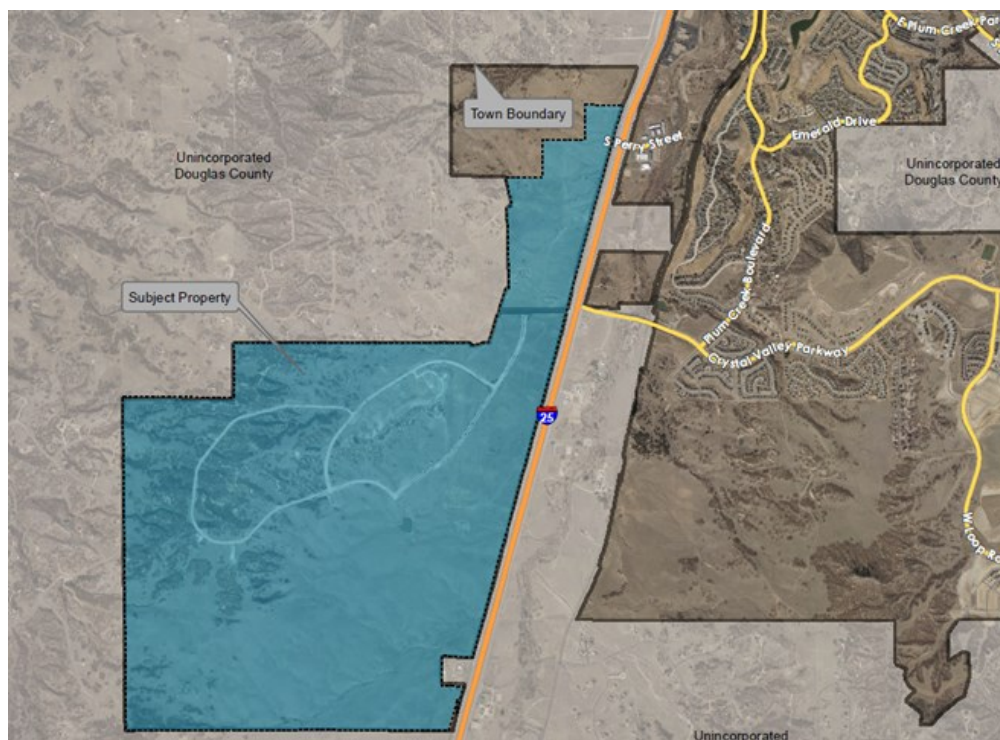


Vicinity Map

New Land Use Submittals: Public Hearings Required Con't

Dawson Trails

Westside Investments submitted the Dawson Trails Major Planned Development (PD) amendment for approximately 2,062 acres located in the southwest quadrant of Town, west of I-25 and generally north and south of Territorial Road. The PD Plan amendment proposes a maximum of 5,850 dwelling units and a maximum of 3,200,000 square-foot of commercial/non-residential uses. The proposed open space dedication is 535.8 acres or 26% of the site, and the public land dedication is 244.6 acres, 11.9% of the site. The PD Plan includes also reflects the proposed alignment of the west frontage road along I-25 in coordination with the Town's future Crystal Valley Interchange location. A major PD amendment requires public hearings before Planning Commission and Town Council. The property is located within Councilmember Dietz's district.



Vicinity Map

Vicinity Map

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!



Historic Preservation Board

On August 4th, the Historic Preservation Board held its regularly scheduled meeting. There were no public hearing items. The Board discussed Historic Preservation ideas for the future.

Planning Commission

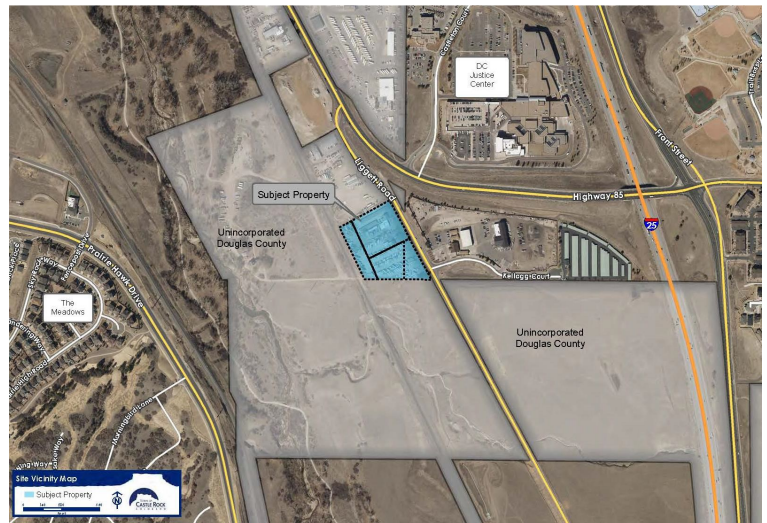
On August 26th, the Planning Commission held its regularly scheduled meeting. The following proposal was presented:

StorQuest—Liggett Road

The Commission considered an annexation and I-2 zoning request for the StorQuest Liggett Road Annexation. The property is 5.34 acres located on Liggett Road just south of State Highway 85. The property is currently proposed for redevelopment into a self-storage facility with outdoor RV storage. No members of the public attended the meeting.

The Commission recommended approved to Town Council by a vote of 6-0.

The Commission also approved the Zoning for recommendation to Town Council by a vote of 6-0.



Vicinity Map

Cancelled Meetings for August:

- Board of Adjustment, August 5
- Design Review Board, August 11 & 25
- Planning Commission, August 12

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

Town Council considered the following proposals on August 17

Alana at Castle Rock

Kim Forum Investment Group requested approval of a Site Development Plan (SDP) known as Alana at Castle Rock (FKA Promenade Apartments). Alana at Castle Rock proposed a 300-unit apartment complex consisting of four apartment buildings, a club house, pool, dog run, and 526 parking spaces on a 10-acre site. The site is generally located in the center of the Promenade, between Promenade Parkway and Castlegate Drive West. SDPs which propose residential development require a public hearing before the Town Council who shall review and make a decision on the SDP proposal after review and recommendation by the Planning Commission.

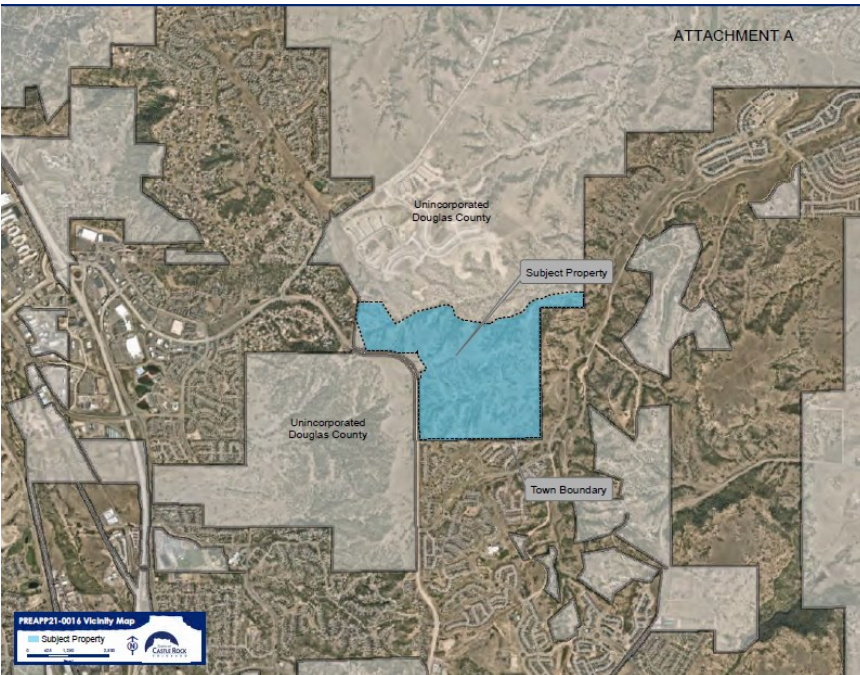
Town Council approved the resolution by a vote of 6-0.



Vicinity Map

Canyons South

The applicant, Canyons South, LLC, submitted to the Town of Castle Rock a Petition for Annexation for unincorporated property in Douglas County, known as Canyons South Annexation. The property is approximately 409 acres in size and located south of Crowfoot Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive. The property is bordered by the Town on the south and east and generally bordered by unincorporated Douglas County on the north and west.



The council confirmed the annexation eligibility requirements are met as required by statute. Future public hearings will be scheduled.

Town Council approved the eligibility resolution by a vote of 6-0.

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've also added a link in our staff emails, as we are 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!"** or see the survey link in our staff email signature line, 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 a local business.

477

Surveys sent out in August, plus links in all staff emails

34

Survey Responses in August

"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:



Cindy, Diane, and Tammy were beyond courteous, kind, and supportive.

"Your team, is incredibly friendly for the neophytes like myself. I walked out of the offices both times believing I have a group to turn to for permits and approvals! Again, Thank you Cindy, Diana and Tammy."

"Cindy is a fantastic addition to the Town. I have 30 years experience dealing with other locales. Cindy should give seminars for the Building Department Staff in other cities."

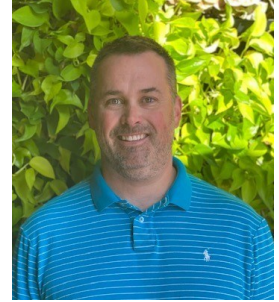
"Cindy is a model of great customer service."

Customer Service Updates Continued



Sean Davin is wonderful. He has a very genuine, friendly, positive attitude and has shown great follow-up. I was very pleasantly surprised to encounter this. He was respectful to me as a woman in a male-dominated industry which I also appreciated. Sean is a huge asset to the Town of CR.

“I was VERY impressed with how fast the permit was reviewed. I was expecting a long drawn out process, but it was turned around in about 24 hours. Wow. Also, everyone I’ve talked to has been super helpful. Thank you so much.”



“You should give TJ a raise. Great job.”

“The building counter was very polite and helpful.”

“I appreciate having an inspector who has experience and understands practical application.”

“I was VERY impressed with how fast the permit was reviewed. I was expecting a long drawn out process, but it was turned around in about 24 hours. Wow. Also, everyone I’ve talked to has been super helpful. Thank you so much.”

“I work with multiple counties and by far this has been the best experience I have had with any building department.”

“Castle Rock has been really great to work with and is very timely in reviews compared to other jurisdictions Payments have been great on etrakit though. Very easy.”

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

Customer Service Updates

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,



*Joseph Montoya
Chief Building Official*

Development Services, Building Division held a Contractor Luncheon Meeting on August 18. The following items were discussed:

- Upcoming Stakeholders Meetings—See list below
- Town Ordinance on trash at job sites, sidewalks, and ROW
- Development Activity Report
- Curbstop
- New WEP proposed requirements
- Increase landscape fees
- 0.67 Landscape

Next Contractor Luncheon:
Wednesday, September 15, 2021
Town Hall
Council Chambers
11:30 a.m.—1:30 p.m.

Upcoming Stakeholders Meetings:

- October 20, 2021 • IPC
- November 17, 2021 • IMC
- December 15, 2021 • IFGC
- January 19, 2022 • IFC

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

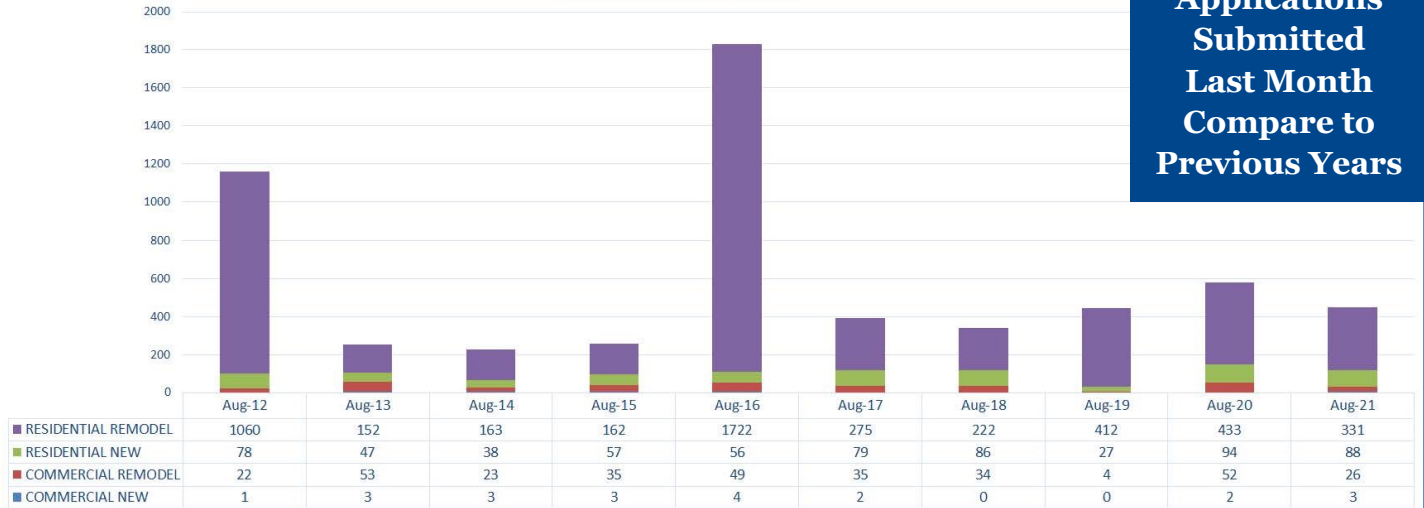
Core Service Levels

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 conducts 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 some of the work we do.

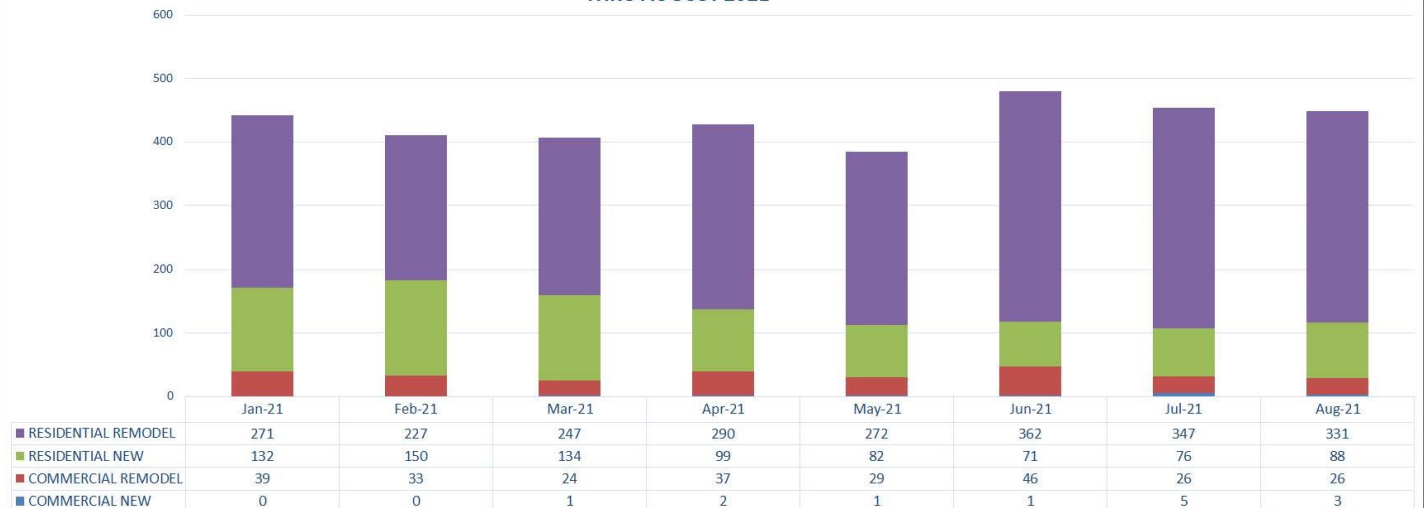
**How
Building Permit
Applications
Submitted
Last Month
Compare to
Previous Years**

**BUILDING PERMIT APPLICATIONS RECEIVED
THRU AUGUST 2012-2021**



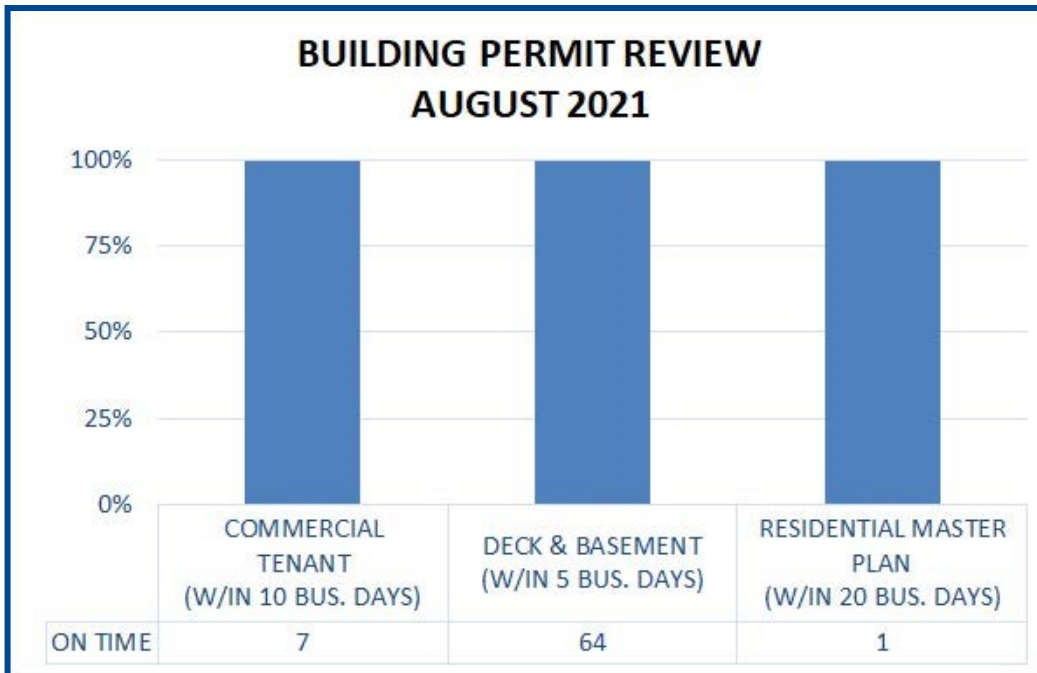
Building Permit Applications through 2021

**BUILDING PERMIT APPLICATIONS RECEIVED
THRU AUGUST 2021**



Core Service Levels

Building Division Core Service Levels continued:



**Building
Permit
Reviews**

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



2,851

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

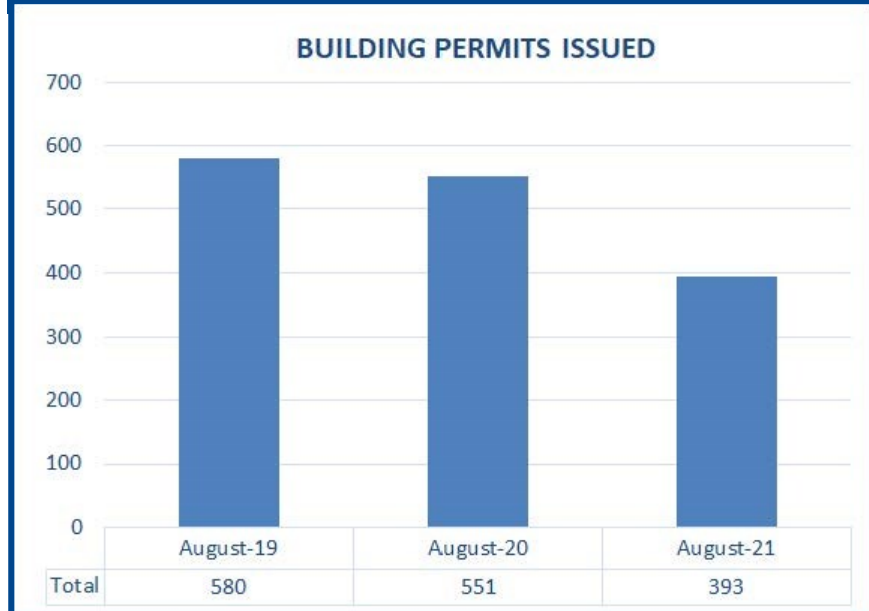
Core Service Levels

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 = **393**



Monthly Residential Permit Activity

Single family permits were down 25% compared to August 2020, however overall YTD is up 26% compared to 2020. The southern area of Town (Crystal Valley Ranch and Lanterns/Montaine) are very strong with 34 permits this month, and 458 YTD. New commercial permits were up this month, with YTD up 38% compared to 2020.

MONTH COMPARISON	NEW RESIDENTIAL (SFD & SFA UNITS)	NEW MULTI-FAMILY	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YEAR AVG AUGUST	80	4	84	6
Aug-20	99	0	99	4
Aug-21	74	0	74	5
% CHANGE	-25%	N/A	-25%	25%

YTD COMPARISON	NEW RESIDENTIAL (SFD & SFA UNITS)	NEW MULTI-FAMILY	COMBINED NEW RESIDENTIAL (SFD, SFA, MF # OF UNITS)	NEW COMM
5 YR AVG THRU AUGUST	644	200	844	47
Aug-20	658	240	898	37
Aug-21	828	238	1,066	51
% CHANGE	26%	-1%	19%	38%
% to 5 year	29%	19%	26%	9%

74

**August 2021
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).

80

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

August 2021

100%
On Time

Sign Complaint Response
w/in 24 hours

1

Signs Removed from ROW
w/in 7 business days

117

Sign Permit Reviewed
w/in 14 business days

8

Site Visits
w/in 5 business days

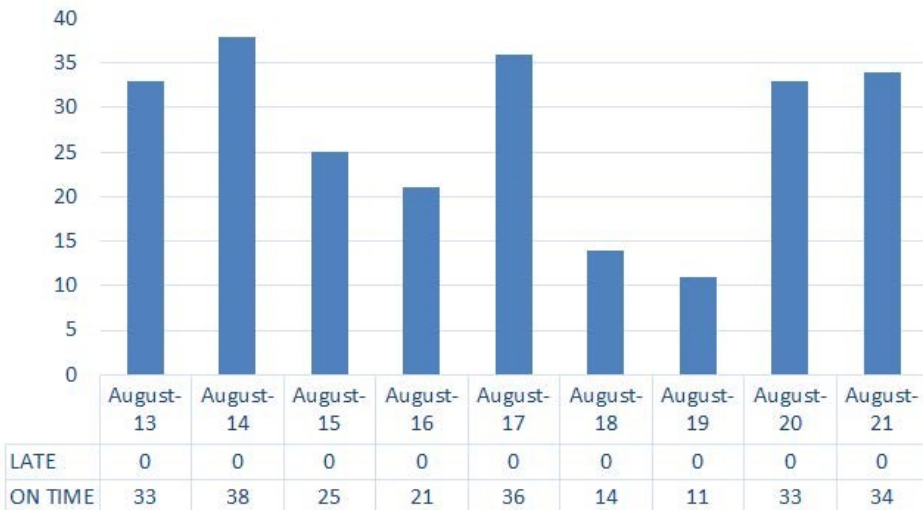
130

61

Notices of
Violation sent
w/in 10
business days
August 2021

Business Licenses Reviewed in August 2021= 34

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



2

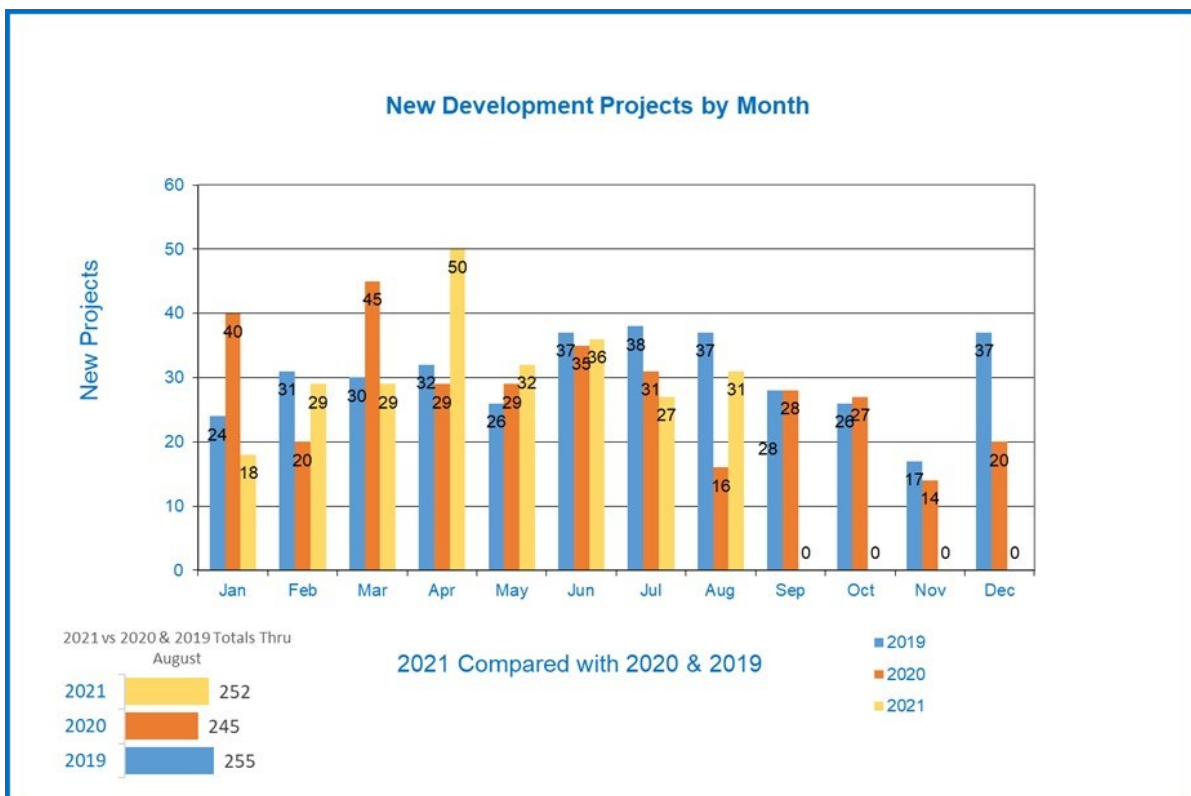
Temporary Use
Permits Issued,
100% on time.
August 2021

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.

Planning/Development Review Timelines		
August 2021	On Time	Late
1st Review	27	1
2nd Review	29	0
3rd + Review	16	0

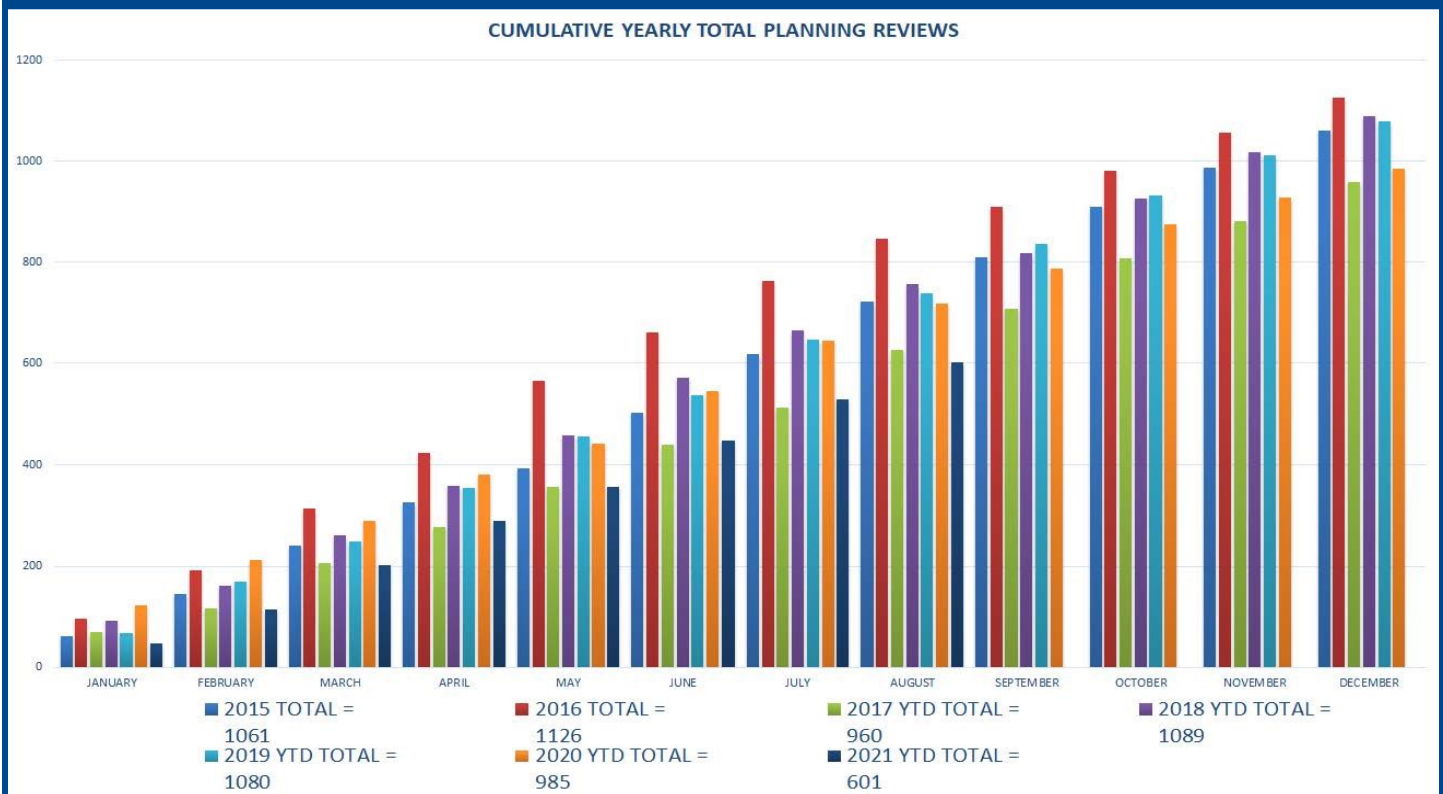
Core Service Levels

Planning/Development Review Core Service Levels continued:

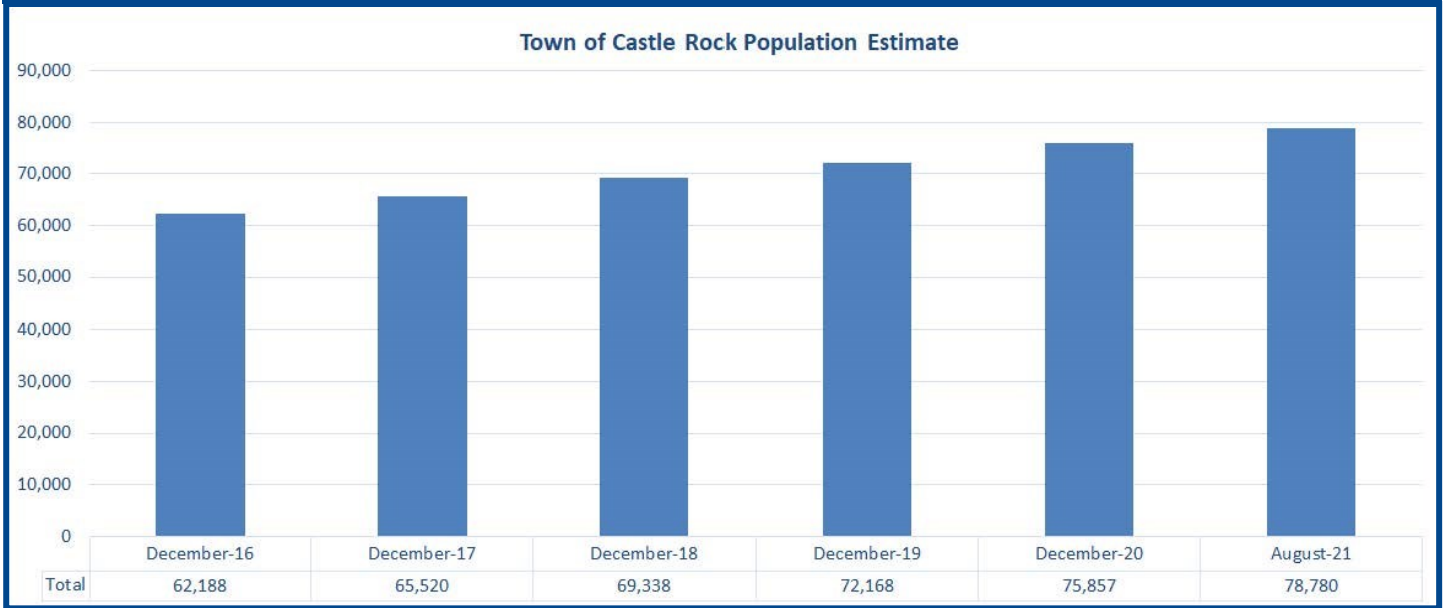
These two charts show the current months total number of land use project reviews compared to the same month in previous years, as well as the cumulative yearly total for planning/development reviews.



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!

Get monthly Development Highlights in your inbox each month:

Would you like to stay informed about development projects in the Town of Castle Rock? Our monthly Development Highlights newsletter is a resource to keep residents and business owners up-to-date on current and proposed development projects throughout the community.

The newsletter will be delivered to subscribers via email. To subscribe, visit CRgov.com/NotifyMe then select the envelope icon next to Development Highlights newsletter. Or, visit CRgov.com/DevelopmentActivity to view issues of the newsletter.



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

For the latest in Development Activity, please visit: www.crgov.com/DevelopmentActivity