



Development Services Monthly Report Development Activity August 2023

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of August 2023

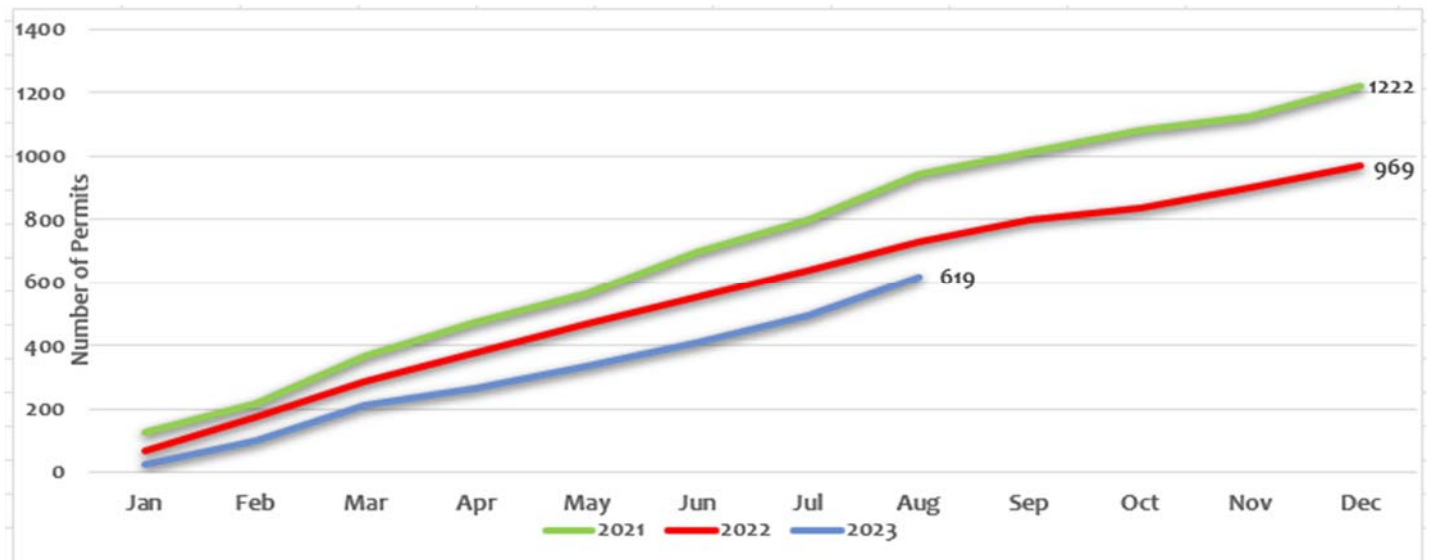
Single Family & Townhome Permits Issued – 123

Single Family & Townhome Permits Finaled – 101

Single Family & Commercial Inspections – 3,471

Certificates of Occupancy Issued – 14

Single Family Residential Permits Issued (Year-to-Date)

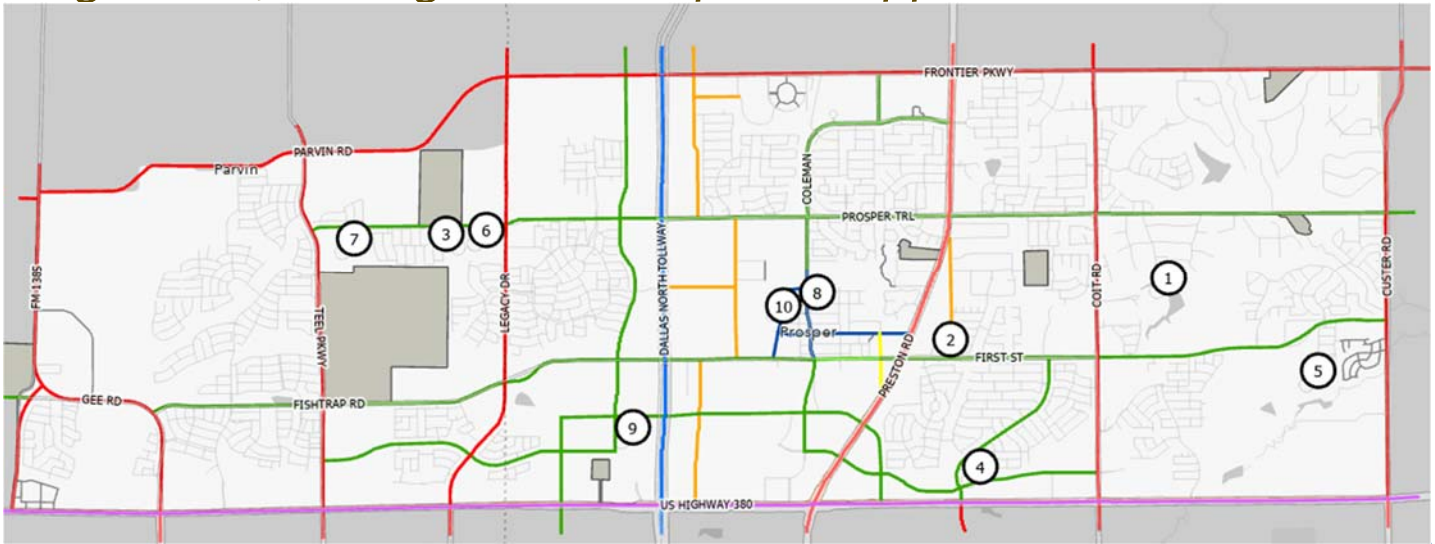


Single Family Residential Permits Issued by Quarter

	August	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	88	369	241	255	391	1,222
2022	91	289	266	249	165	969
2023	88	202	193	—	—	619

PLANNING

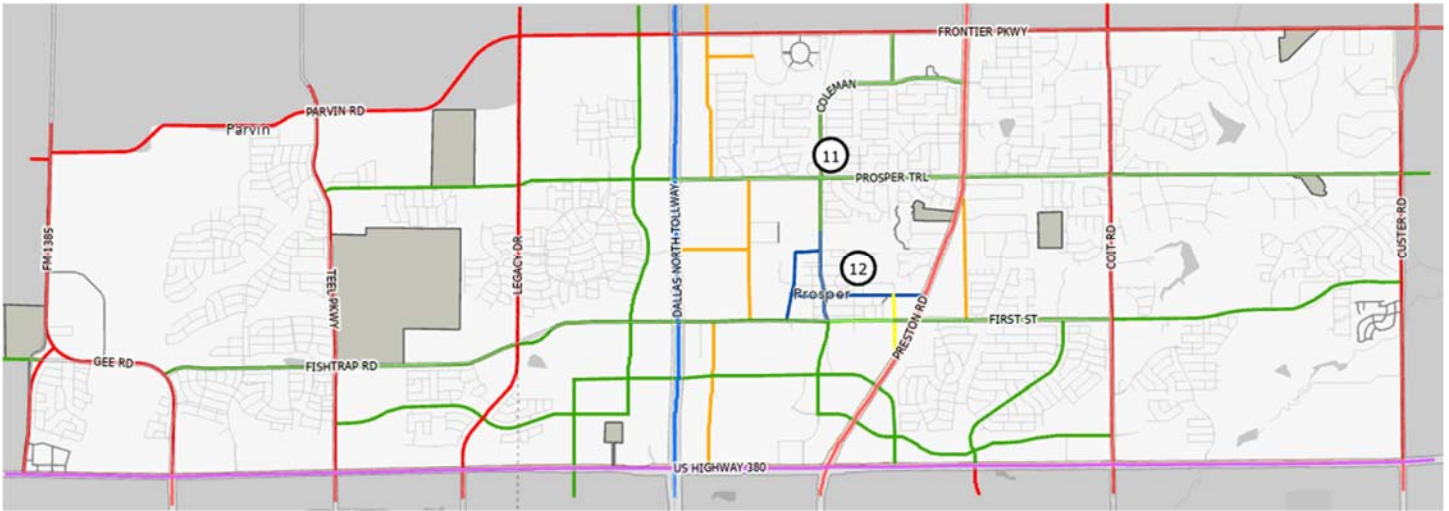
August 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0152	2657 Greenspoint Cir.	A Final Plat on Tract 16, Abstract 895, William H. Thomason Survey, on 11.1± acres, located north of East First Street and east of Greenspoint Circle.
2	DEVAPP-23-0153	Prosper Town Center VIII	A Conveyance Plat on Lot 10, Block A, Prosper Town Center VIII, on 0.9± acres, located north of East First Street and west of Hays Road.
3	DEVAPP-23-0154	Star Trail Phase 15	A Final Plat on Lots 11-40, Block A, and Lots 1-33, Block B, Star Trail Phase 15, on 20.9± acres, located south of West Prosper Trail and west of North Legacy Drive.
4	DEVAPP-23-0155	La Cima Office Condos	A Preliminary Site Plan for a Commercial Office Development on Lot 9, Block A, La Cima Office Condos, on 4.4± acres, located on the northeast corner of Richland Boulevard and La Cima Boulevard.
5	DEVAPP-23-0156	Wandering Creek Phase 1	A Final Plat on Lots 1-18, Block A, Lots 1-13, Block B, Lots 1-13, Block C, Lots 1 & 22-27, Block D, Lots 1-44, Block E, Lots 1-11, Block F, Lots 1-12, Block G, and Lot 1, Block I, Wandering Creek Phase 1, on 49.0± acres, located south of East First Street and west of North Custer Road.
6	DEVAPP-23-0157	Star Trail Phase 14	A Final Plat on Lots 1-37, 2X, & 6X, Block J, and Lots 1-17 & 4X, Block K, Star Trail Phase 14, on 16.4 ± acres, located south of West Prosper Trail and west of North Legacy Drive.
7	DEVAPP-23-0158	Park Place Phase 2	A Preliminary Plat on Lots 1-17, Block A, Lots 1-24, Block B, Lots 1-28, Block C, Lots 1-24, Block D, Lots 1-28, 30, 32, 36, 37, Block E, Lots 1-26, Block F, and Lots 1, 3, & 4, Block X, Park Place Phase 2, on 70.4 ± acres, located on the southeast corner of West Prosper Trail and North Teel Parkway.
8	COMP-23-0003	313 N Coleman St.	A Future Land Use Amendment from Downtown Office (DTO) to Downtown Retail (DTR), on Lot 3D, Block 3, Mitchell Addition, on ±0.2 acres, located on the southwest corner of West Seventh Street and North Coleman Street.
9	ZONE-23-0015	PD-41 Amendment	An Amendment to Planned Development-41 (PD-41) Prosper West, on 185.5± acres, located south of West First Street and west of South Dallas Parkway.
10	ZONE-23-0016	313 N Coleman St.	A Rezoning from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lot 3D, Block 3, Mitchell Addition, on 0.2± acres, located on the southwest corner of West Seventh Street and North Coleman Street.

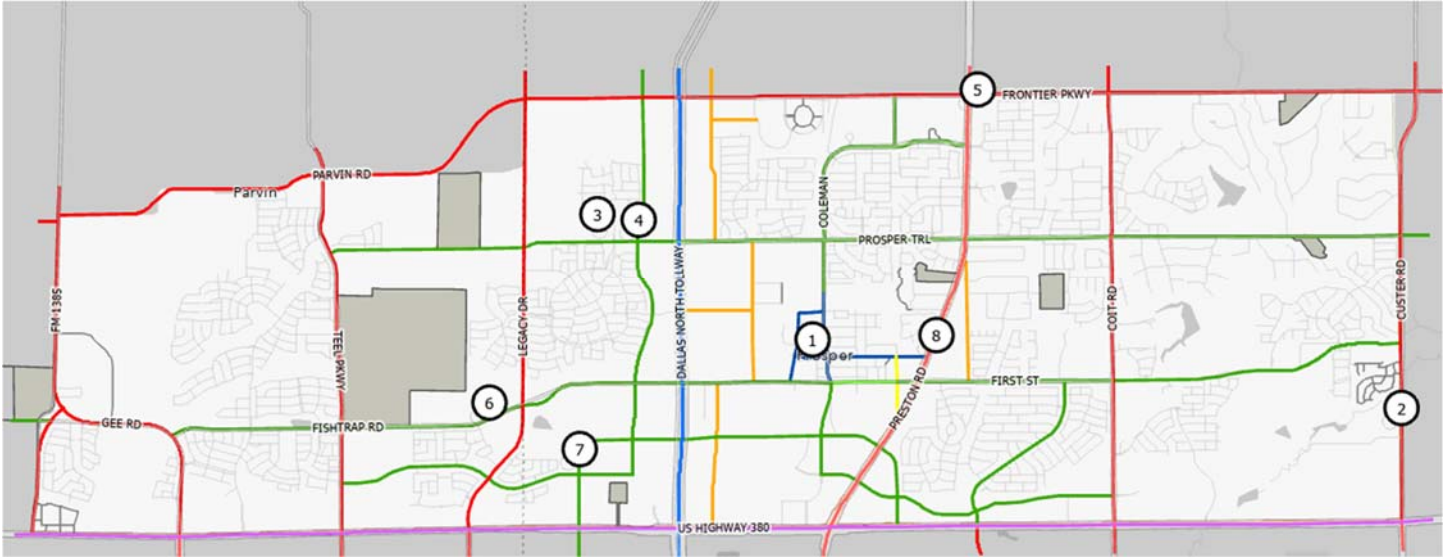
PLANNING

August 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description		
11	ZONE-23-0017	Retail/Commercial Development	A Planned Development for a Retail/Commercial Development, on Tracts 1-7, Abstract 147, Collin County School Land Survey, on 8.7± acres, located on the northwest corner of East Prosper Trail and North Coleman Street.		
12	ZONE-23-0018	209 E Fifth St.	A Rezoning from Single Family-15 (SF-15) to Downtown Single Family (DTSF), on Lot 4, Block 2, Hillside Addition, on 0.3± acres, located north of East Fifth Street and west of North Church Street.		
		August 2022	August 2023	YTD 2022	YTD 2023
Submittals		10	12	102	117

Shovel Ready—Non-Residential Project Status

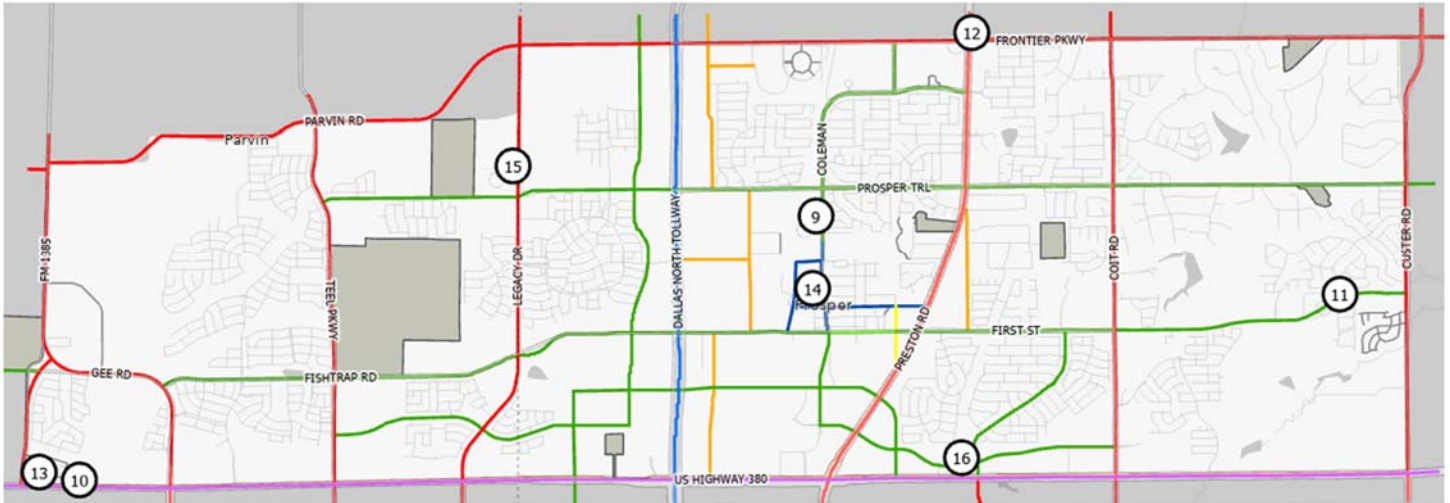


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Broadway Retail	360 West Broadway Street	Retail/ Restaurant	Building permit under review Site Plan expires September 21, 2023	11,843	D21-0059
2	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires November 1, 2023	7,978	D21-0056
3	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
4	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
5	Victory at Frontier Lot 5	2051 N Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083
6	CHC Medical Office Bld B	2760 West First Street	Multi-Tenant Building	Building permit under review Site Plan expires January 20, 2024	9,255	D22-0052
7	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires February 16, 2024	23,500	D21-0131
8	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,012	D22-0007

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.

Note 2: Projects with approved building permits may have engineering plans under review.

Shovel Ready—Non-Residential Project Status

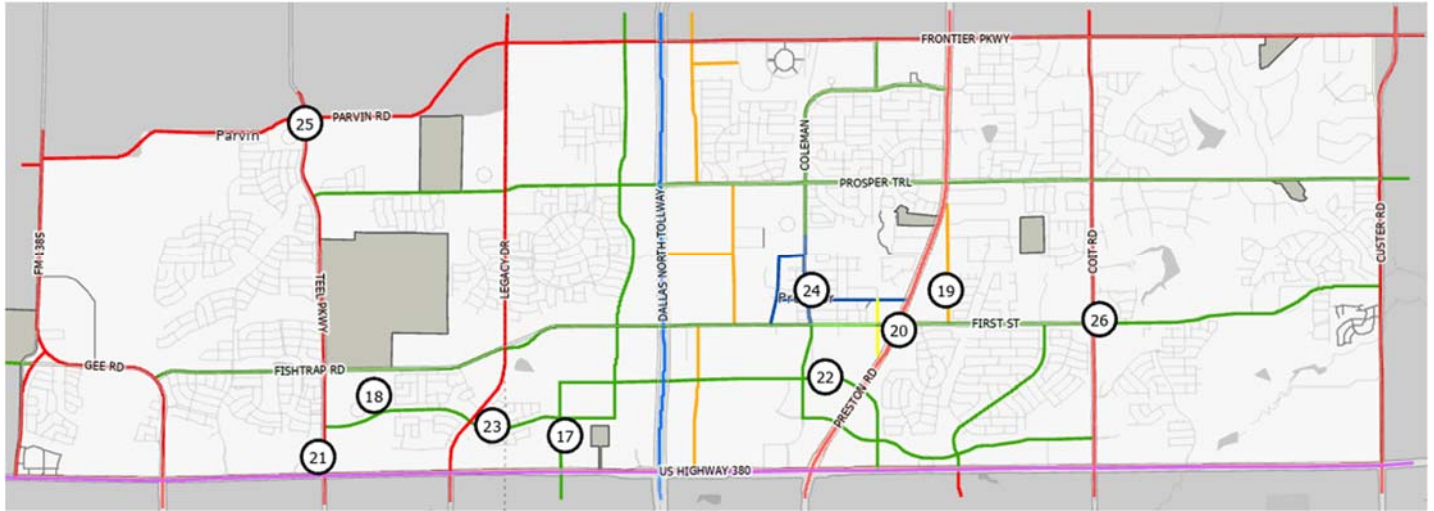


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Eagle Crossing, Phase 2	841 & 871 North Coleman Street	Office/ Warehouse	No building permit application Site Plan expires September 1, 2023	72,700	D21-0091
10	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
11	Lighthouse Church	3851 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079
12	Victory at Fron- tier Lot 7 Block A	201 W Frontier Parkway	Retail/ Restaurant	No building permit application Site Plan expires June 6, 2024	12,300	D22-0093
13	Residence Inn	5580 W University Drive	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
14	Broadway Retail	370 W Broadway Street	Retail/ Restaurant	No building permit application Site Plan expires October 7, 2024	29,120	D22-0069
15	Wireless Com- munication Tow- er	North of Prosper Trail & West of Legacy Drive	Wireless Commu- nications & Sup- port Structure	No building permit application Site Plan expires October 7, 2024	2,304	DEVAPP- 23-0028
16	Richland Parkway Retail	South of Richland Boulevard & West of La Cima Boulevard	Retail Store	No building permit application Site Plan expires December 6, 2024	15,247	DEVAPP- 23-0059

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Shovel Ready—Non-Residential Project Status

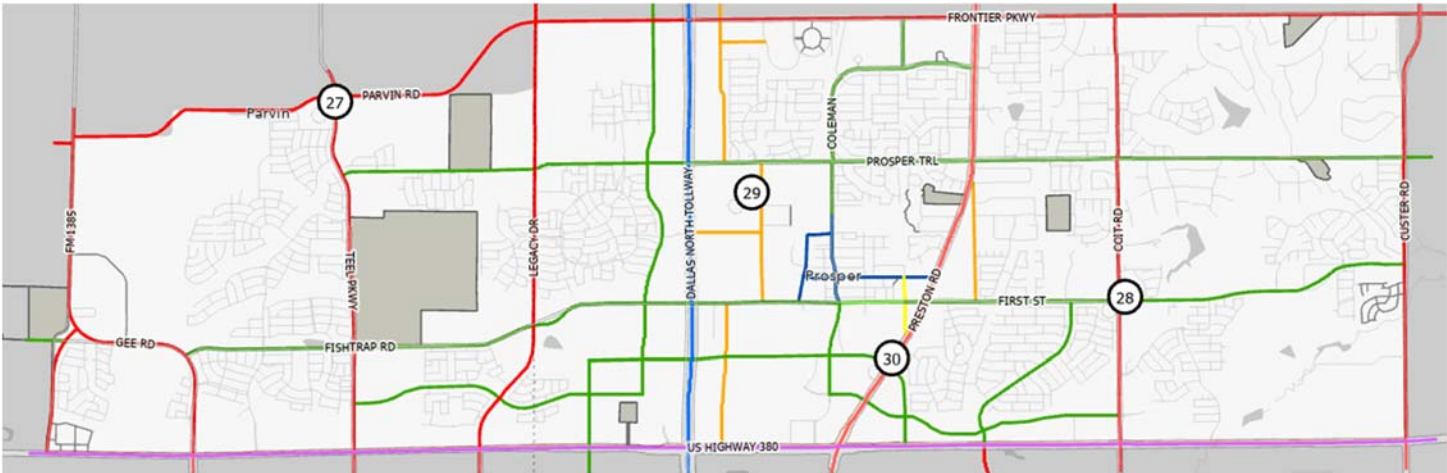


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Toyota Expansion	North of University Drive & West of Mahard Parkway	Automobile Sales Store	No building permit application Site Plan expires December 6, 2024	22,226	DEVAPP-23-0068
18	PISD Highschool #4	South of First Street & East of Teel Parkway	Public School	No building permit application Site Plan expires December 6, 2024	641,136	DEVAPP-23-0065
19	Prosper Town Center	North of First Street & West of Hays Road	Medical Office	No building permit application Site Plan expires January 18, 2025	45,000	D19-0076
20	Dutch Bros	520 S Preston Road	Drive Thru Restaurant	No building permit application Site Plan expires January 18, 2025	950	DEVAPP-23-0007
21	Cracker Barrel	3830 W University Drvie	Restaurant/Retail	No building permit application Site Plan expires January 18, 2025	8,992	DEVAPP-23-0088
22	Home 2 Suites	990 S Preston Rd	Hotel, Limited Services	No building permit application Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104
23	One Community Church	South of Prairie Drive and East of Legacy Drive.	House of Worship	No building permit application Site Plan expires January 18, 2025	53,165	DEVAPP-23-0109
24	205 W. Broadway	205 W Broadway Street	Restaurant/Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP-23-0055
25	PISD MS #6	Southwest corner of Parvin Road and Teel Parkway	Public School	No building permit application Site Plan expires January 18, 2025	156,646	DEVAPP-23-0070
26	St. Paul's Episcopal Church	Southwest corner of First Street and Coit Road	Private School	No building permit application Site Plan expires January 18, 2025	20,505	DEVAPP-23-0125

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Shovel Ready—Non-Residential Project Status

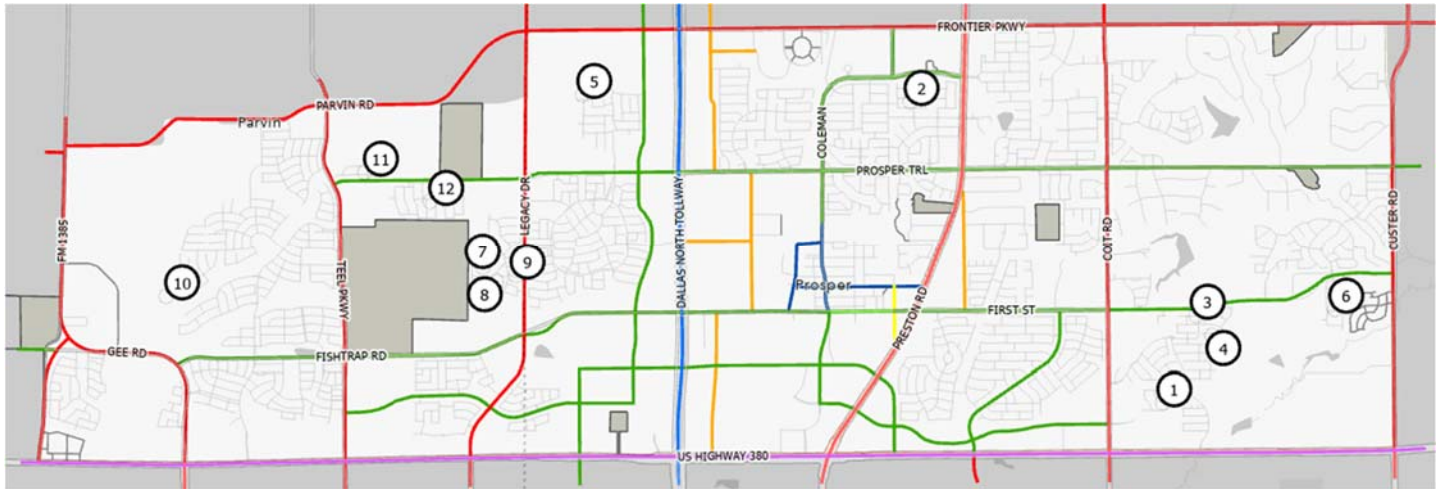


	Name	Location/Address	Use	Status	Building Square Footage	Case #
29	Prestonwood Baptist Church	Southwest corner of Prosper Trail and Cook Lane	House of Worship	No building permit application Site Plan expires February 15, 2025	213,628	DEVAPP-23-0112
30	Outback	South of Lovers Lane and west of South Preston Road	Restaurant	No building permit application Site Plan expires February 15, 2025	4,776	DEVAPP-23-0126

Total Building Square Footage Under Construction	1,559,753
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 Note 2: Projects with approved building permits may have engineering plans under review.

Under Construction & Shovel Ready—Residential Project Status

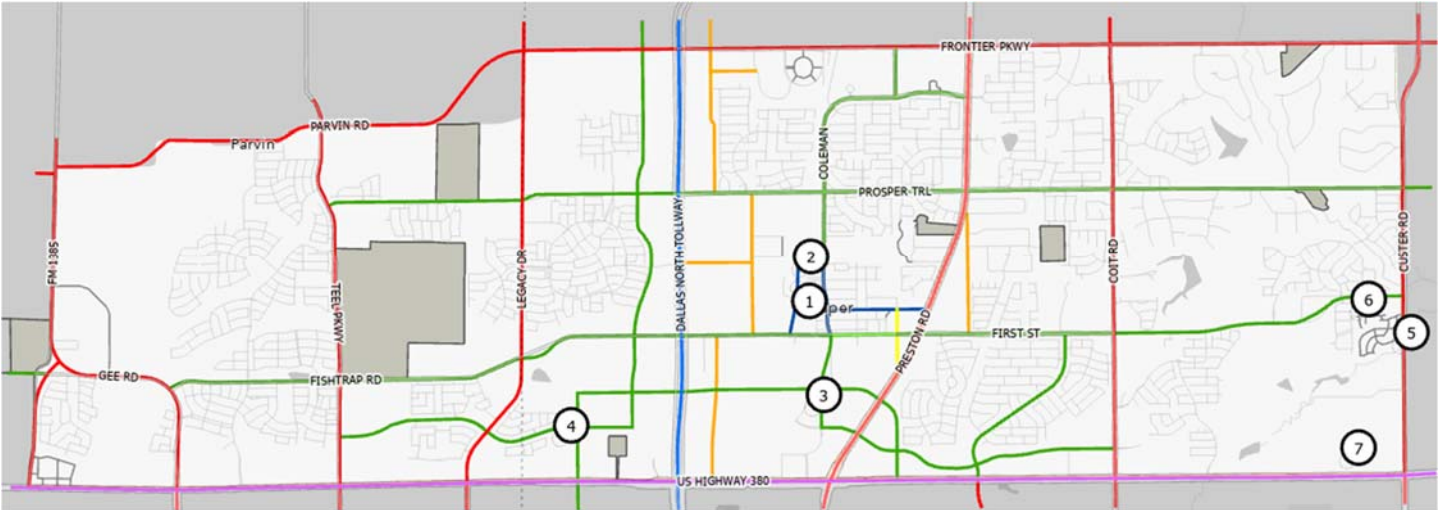


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	Shovel Ready	98	D21-0006
4	Lakewood, Phase 6	SEQ First Street / Coit Road	13.8±	Shovel Ready	41	D21-0022
5	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	106	D22-0027
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Shovel Ready	96	D20-0055
7	Star Trail, Phase 11	SWQ Prosper Road / Legacy Drive	36.2±	Shovel Ready	122	D21-0069
8	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
9	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
10	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
11	Windsong Ranch, Phase 9	NEQ Prosper Trail / Teel Parkway	49.5±	Shovel Ready	92	D21-0037
12	Park Place	SEQ Prosper Trail/Teel Parkway	98.2±	Shovel Ready	206	D22-0058
Total Number of Lots Under Construction / Shovel Ready					1,418	

Note 1: Shovel ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.

Note 2: Residential projects under construction are those in which public infrastructure (i.e. roads and water lines) are in the process of being constructed. Following completion of the infrastructure house permits may be issued and home construction may commence.

Under Construction & Shovel Ready—Multifamily Projects



	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	16.9±	Building permit has been issued	344	D21-0070
4	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued 10-20-22	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	4320 Valencia Drive	32.6±	Building permit Amenity Center has been issued 10-25-22	73	D21-0113
6	Ladera, Phase 2 (Age Restricted)	4320 Valencia Drive	43.9±	Building permit Amenity Center has been issued 10-25-22	143	DEVAPP-23-0006
7	Brookhollow	4001 East University Drive	25.2±	Building permits issues 11-30-22	300	D21-0103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

Gates of Prosper Multifamily



LIV Multifamily

LIV Townhomes

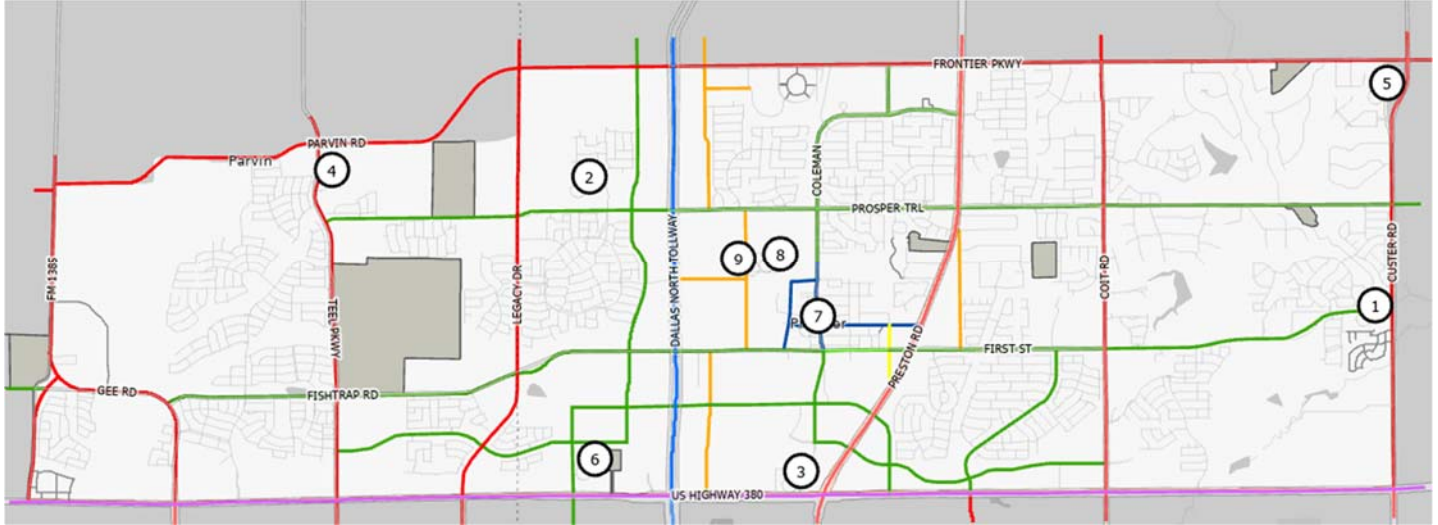


Note 1:
Shovel

ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.

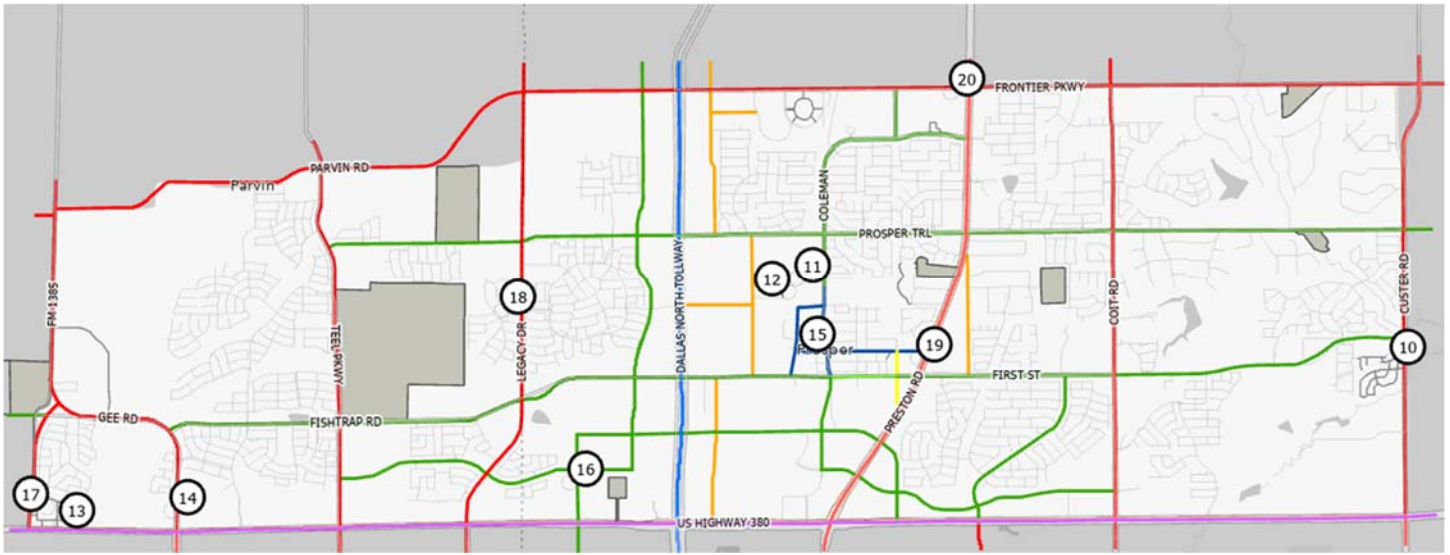
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,562,170 Square Feet
Details for Each Project on Following Pages



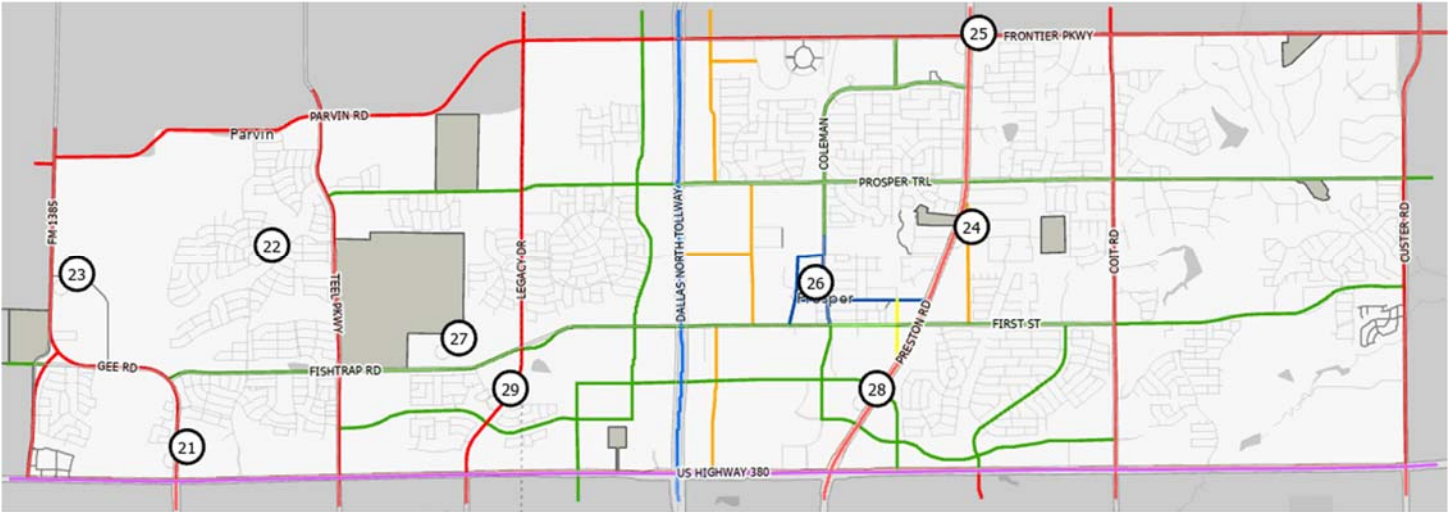
	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
2	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
3	D21-0078	Gates of Prosper, Phase 3	401 Gates Parkway	136,075	\$618,999
4	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
5	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
6	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
7	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
8	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
9	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
11	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
12	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316
13	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40
14	D20-0022	Westfork Crossing Lot 7	4890 W University Drive	17,000	\$2,108,924.80
15	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
16	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
17	DEVAPP-23-0032	Costco	5620 W. University Drive	161,060	\$17,500,000.00
18	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45
19	DEVAPP-22-004	Windmill Hill Retail Shell	100 S. Preston Road	13,253	\$1,870,305.77
20	D22-0096	Legacy ER	211 W. Frontier Pkwy	11230	\$4,204,512.00

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	D22-0041	Westfork Crossing, Lot 7	4890 West University Drive	16,956	\$2,108,924.80
22	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
23	COM-23-0083	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
24	D19-0124	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
25	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
26	D22-0069	Broadway Retail Phase 2	390 W Broadway Street	22,888	\$839,275.70
27	D22-0100	Rock Creek Church	2860 Fishtrap Road	24,600	\$160,000.00
28	DEVAPP-23-0042	Frost Bank	860 S. Preston Road	5,200	\$952,655.56
29	COM-23-0024	Little Wonders Montessori	920 S. Legacy Drive	13,917 SF	\$287,874.42

Single Family Permits YTD by Subdivision

	Builders	Permits Issued August 2023
Cambridge	First Texas	1
Greens at Legacy	Perry Homes	1
Ladera	Integrity Retirement Group	3
Lakes at Legacy	Shaddock Homes	2
Lakewood	Highland Toll Brothers Tradition Homes	35
Montclair	P Custom Homes	1
Rhea Mills	Jesse Adams Custom Homes	1
Star Trail	American Legend	16
Windsong	Southgate Drees Shaddock Normandy	63
Totals	HOUSES	123

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, August

	August 2022	YTD 2022	August 2023	YTD 2023
Code Compliance Inspections	217	1510	239	1778
Citations Issued	3	38	8	32
Health Inspections	53	312	69	276

Health Inspection Results, August 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper ISD - Walnut Grove High School - Main Kitchen	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Main Kitchen	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Wild Cat Market	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Wild Cat Market	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Union Coffee	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Union Coffee	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Greens to Grains	School	3500 E First St	Preliminary CO Inspection	Fail
Prosper ISD - Walnut Grove High School - Greens to Grains	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Greens to Grains	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Culinary Arts	School	3500 E First St	Preliminary CO Inspection	Fail
Prosper ISD - Walnut Grove High School - Culinary Arts	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Culinary Arts	School	3500 E First St	CO Final Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper ISD - Walnut Grove High School - Baseball/Softball Concession Stand	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Baseball/Softball Concession Stand	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Football Concession	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Football Concession	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Arena Visitor Concession Stand	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Arena Visitor Concession Stand	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Arena Home Concession Stand	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Arena Home Concession Stand	School	3500 E First St	CO Final Inspection	Pass
Prosper ISD - Walnut Grove High School - Arena Home (Practice Gym)	School	3500 E First St	Preliminary CO Inspection	Pass
Prosper ISD - Walnut Grove High School - Arena Home (Practice Gym)	School	3500 E First St	CO Final Inspection	Pass
Sushi Bene	Restaurant	1180 N Coit Rd Ste 90	Preliminary CO Inspection	Fail
Sushi Bene	Restaurant	1180 N Coit Rd Ste 90	Preliminary CO Inspection	Pass
Sushi Bene	Restaurant	1180 N Coit Rd Ste 90	CO Final Inspection	Pass
Popeye's	Restaurant	4235 E University Dr	Complaint Follow-Up	Pass
Popeye's	Restaurant	4235 E University Dr	Follow-Up	Pass
Project Lean Nation	Restaurant	2361 E University Dr Ste 20	Preliminary CO Inspection	Fail

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Project Lean Nation	Restaurant	2361 E University Dr Ste 20	Preliminary CO Inspection	Pass
Project Lean Nation	Restaurant	2361 E University Dr Ste 20	CO Final Inspection	Pass
Hungry Platters	Restaurant	4740 W University Dr Ste 90	CO Final Inspection	Pass
Wing Stop	Restaurant	4940 W University Dr Ste 50	Complaint Investigation	Pass
Palio's	Restaurant	120 N Preston Rd Ste 10	Complaint Investigation	Pass
Palio's	Restaurant	120 N Preston Rd Ste 10	89	Pass
Palio's	Restaurant	120 N Preston Rd Ste 10	Follow-up	Pass
Mi Luna Great Tex-Mex	Restaurant	2111 E University Dr Ste 10	FBI Complaint Investigation	Pass
Mi Luna Great Tex-Mex	Restaurant	2111 E University Dr Ste 10	85	Pass
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	Follow-Up #1	Fail
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	Follow-Up #2	Fail
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	Follow-Up #3	Fail
Swig	Restaurant	4570 W University Dr	89	Pass
Taco Bueno	Restaurant	4385 E University Dr	Complaint Investigation	Pass
Taco Bueno	Restaurant	4385 E University Dr	90	Pass
Olive Garden	Restaurant	1161 S Preston Rd	Electrical Fire/ Closure	Pass/Re-opened

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Fish City Grill	Restaurant	1150 S Preston Rd	Preliminary CO In- spection	Fail
Fossil Creek Liquor	Convenience Store	2361 E University Dr Ste 40	CO Final Inspection	Passed
Walmart Store #6300	Grocery Store	500 Richland Blvd	Complaint Follow- Up	Pass
Kroger	Grocery Store	1250 N Preston Rd	Complaint Investigation	Fail
Kroger	Grocery Store	1250 N Preston Rd	Complaint Follow- Up	Pass
Kroger	Grocery Store	4650 W University Dr	Complaint Investi- gation	Fail
Kroger	Grocery Store	4650 W University Dr	Complaint Follow- Up	Pass
Mueller Wagyu	Hot Truck	N/A	N/A	Pass
Prosper Wine House	Temporary Event	209 W Broadway St	N/A	Pass
Pop Shop	Temporary Event	N/A	N/A	Pass
American Gothic Pizza	Temporary Event	N/A	N/A	Pass
HTEAO	Temporary Event	N/A	N/A	Pass
Cheddr Wheel	Temporary Event	N/A	N/A	Pass
The Corndog Co	Temporary Event	N/A	N/A	Pass
Wingsong Ranch Lagoon	Pool	4000 Pepper Grass	Complaint Investigation	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
PISD Natatorium	Pool	1851 Stadium Dr	Complaint Investigation	Pass

Note: Routine inspections will be recorded as a score from 0 to 100, with 100 being the highest score. Non-compliance deductions are in 3 point, 2 point or 1 point deductions. These point values are set by the Department of State Health Services. A score is not assessed for a Certificate of Occupancy inspection (CO), since only the equipment is being inspected. Temporary Food Vendors and Mobile Food Establishments are not scored, but rather pass or fail. Pools are not scored, but rather pass or fail.