



*Planning & Building Services Division
2008 Annual Report*



**Planning & Building Services Division
Mission Statement**

To add value to the lives of Larimer County citizens by helping to assure a high quality, safe-built environment.

2008 Planning & Building Services Division Staff

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Michelle Yeager
Susan Zeller Wheeler
Heather Zimdahl

2008 Boards and Commissions

**denotes members as of 12/31/08*

Board Of Adjustment (Zoning)

*Eric Berglund
*Peter Bohling
*Greg Christensen
Jean Christman
*Alan Cram
*Evelyn King
*Matt Strauch

Board Of Appeals (Building Code)

*Chris Allison
*Mark Belford
*Ron Daggett
*Michael Millsapps
Julie O’Gorman
*William Van Horn

Estes Valley Planning Commission

*Wendell Amos
*Ike Eisenlauer
*Bruce Grant
*Betty Hull
*Joyce Kitchen
*Doug Klink
*John Tucker

LaPorte Area Planning Advisory Committee

*Susanne Cordery-Cotter
*Andre Duvall
*Nancy Grice
*Craig Hults
*Mandy Kotzman
*Ed Ott
*Paul Resseguie
*Cordelia Stone
*Ed Stoner
William Wade

Larimer County Planning Commission

*Thomas Benton
Jeff Boulter
*Mina Cox
*Scott Glick
*Gerald Hart
*Jana Hess
Kristen Karabensh
*Roger Morgan
*Brian Oppenheimer
Jason Waldo
*Nancy Wallace
*Karen Weitkunat

Red Feather Lakes Planning Advisory Committee

*Gene Allen
*Gene Barker
*Susan Bradley
*Ted Jon Carter
*Terry Ferebee
*Dennis Frydendall
*Bill Gilbert
*Eunice Michalka
*Ross Reid
*Lucille Schmidt
*Michael Sledge
*Roger Svendsen
*Gordon Thomas

PLANNING & BUILDING SERVICES

DIVISION HIGHLIGHTS

Intergovernmental Agreements (IGA's)

The Board of County Commissioners considered an IGA pertaining to growth management with the Town of Timnath in a public hearing on January 30, 2008. At that hearing, based on comments received, the County Commissioners tabled the matter for six months. This additional time was intended to give the municipalities of Fort Collins and Timnath time to work together to create a future direction for the community and region, and to give citizens of the area more opportunity to discuss the proposal. By late 2008, the City of Fort Collins and the Town of Timnath were meeting in an effort to arrive at a mutually agreeable solution to several issues of concern. A separate City of Fort Collins/ Town of Timnath intergovernmental agreement was signed in early 2009.

In late 2008, staff from the Town of Wellington and the County began detail work to develop an intergovernmental agreement pertaining to growth management. At the same time, County staff and staff of the Town of Berthoud mutually agreed to update the Berthoud intergovernmental agreement in mid-2009, and efforts to implement the “expanded Growth Management Area” in the area southeast of Loveland were also scheduled for late 2009.

“1041”

In October 2008, the County Commissioners adopted amendments that added Section 14, Areas and Activities of State Interest, to the Larimer County Land Use Code. At the same time, power plants, including large wind farms, electrical transmission lines, and substations were designated as Matters of State Interest. The designation means that these types of land uses will require a “1041” permit from the County Commissioners in the future.

The “1041” permitting process is authorized by state statutes. The statutes identify certain areas and activities “of state interest” including water and sewer projects, public utilities, highways and airports, and encourages local governments to develop

guidelines to administer these areas and activities. The “1041” permitting process is a discretionary decision by the Board of Commissioners; that is, the Commissioners make the final decision. Most front range and urban counties have adopted regulations under this authority.

The County Commissioners have directed the Planning Department to study future designations of major domestic water and sewer lines, natural gas lines, and lines for other petroleum products as the next priority. In the future other types of large public infrastructure, including highways and airports, may be considered for designation.

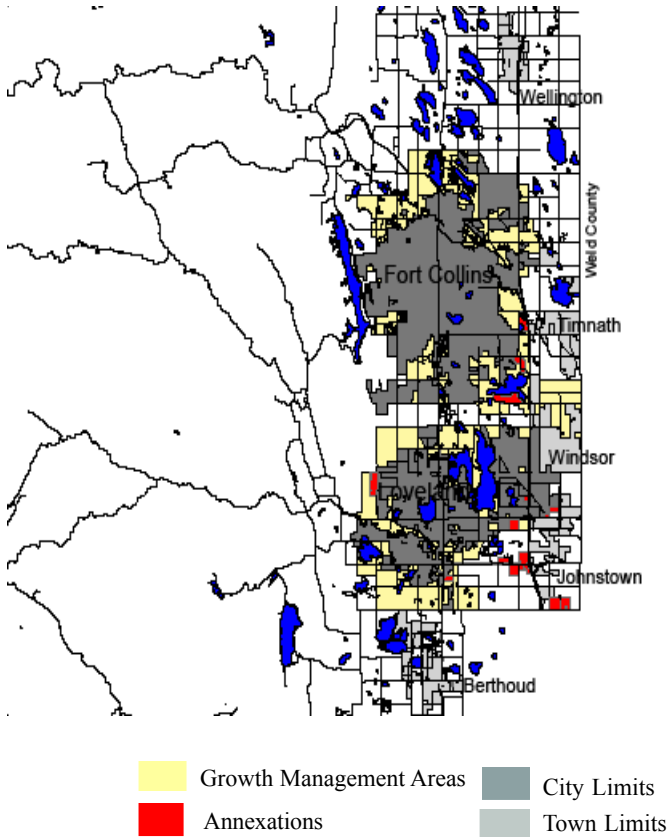
2008 Land Use Code Amendments

In 2008 there were several major amendments to the Land Use Code along with a number of “housekeeping” amendments.

1. Sign Code. The sign code was amended to clarify sections and make it easier to use, to address concerns related to election signs, to provide standards for appeals and to include home occupations signs.
2. Accessory Wind Generators and Small Wind Energy Facilities. Definitions and standards for accessory wind generators and small wind energy facilities were developed and adopted.
3. Special Events. The Special Events permitting process is now applicable in the Estes Valley Plan area.
4. Apiary Use. Apiary (beekeeping) was added to uses allowed in all zoning districts, and standards for apiaries were adopted.
5. 1041 Regulations. A new section was added to the Land Use Code adopting 1041 regulations and designating power plants and transmission facilities as a matter of state interest.

Cooperative Planning With Municipalities

The Larimer County Master Plan supports cooperative planning for the areas adjacent to cities and towns as a major component of regional growth management. Larimer County has coordinated planning with Fort Collins and Loveland through Intergovernmental Agreements (IGAs) since 1980. The map below shows the current Growth Management Areas (GMAs) based on the IGAs. Annexations that occurred along the Front Range in 2007 are also shown.



Estes Valley Development Code

February 2009 marks the ninth anniversary of the signing of the agreement between the Town of Estes Park and Larimer County which established the joint 7 member Estes Valley Planning Commission. The Commission reviews proposed new development in the town limits and the unincorporated portion of the Estes Valley. An application heard by the Estes Valley Planning Commission proceeds on to the Town Board or the County Commissioners depending on jurisdictional responsibility. Three members of the planning commission are appointed by the Town and four by the Board of County Commissioners. An Estes Valley Board of Adjustment was also established

with its membership appointed by the County and the Town.

Another outcome of that agreement was the County and Town adoption of the Estes Valley Development Code (EVDC), which applies to development inside the town and the unincorporated portion of the Estes Valley. While the Estes Valley Development Code replaced most of the County Land Use Code in the Estes Valley, some parts of the County Land Use Code still applies, such as the sign and flood plain provisions.

The Town of Estes Park administers and enforces the EVDC in the unincorporated area under a contract with the County. Code enforcement is conducted by the Estes Park police department under the guidance of the Board of County Commissioners.

The Town and the County have found this unique arrangement to be a success. The EVDC has been modified from time to time as needed, and this approach will continue.

Rural Road Naming and Site Addressing Improvement Project

This is a multi-year project intended to improve site addressing in the unincorporated area outside of County recognized growth management areas and state and federal land. Existing address numbers and road names are being corrected where necessary and new road names are being assigned for roads not having a road name.

In 2008, Fort Collins, LaPorte, Wellington, Carr, and Loveland were completed. This included public meetings, road naming, notification, and new sign installation. The number of address points collected was 6,627, of which 1,480 experienced address changes. This equates to approximately 22% change ratio.

Public meetings and road naming work was completed in the Livermore area in 2008. Address change notifications were delayed in this area due to late fall weather, so these will be conducted in that area in June, 2009.

As for the remainder of 2009, there will be at least three public meetings in Bellvue and Red Feather Lakes. This will kick off the remaining two areas for this project, with the Bellvue area beginning in March followed by Red Feather Lakes in May. All areas will be completed by November 2009. The initial analysis

indicates a higher change ratio in these two remaining areas. Just over 2,000 address points were collected with an estimate of 1,082 projected to receive address changes.

The completion of the public portion of this project is scheduled for the end of 2009. What remains to be done in 2010 is the necessary modifications to existing internal databases to ensure the addresses changed in this project are displayed correctly in public records databases, and continued efforts to synchronize addresses and road ranges for 911 purposes.

Contractor Licensing Program

The Board of County Commissioners approved a Contractor Licensing Resolution for Larimer County in January, 2009. The Resolution requires the licensing of building contractors conducting business in unincorporated Larimer County.

The new resolution requires contractors to pass standard industry exams and/or show proof of adequate experience as well as require liability insurance. The effective date of the new resolution is September 1, 2009. Seven types of licenses will be available and fees will cover the costs of processing the license which will remain effective for 2 years. Building contractors must obtain a license prior to applying for any kind of building permit after September 1, 2009. Violations to the resolution constitute a variety of actions as outlined in the resolution, and include a revocation of the building contractor's license. An appeals process is also outlined in the resolution.

Over the years, the County's building department has received complaints from citizens about substandard work or practices by several building contractors. Previous to 2007, Larimer County was not authorized to have a Contractor's Licensing Program. In 2007, the State of Colorado passed legislation enabling counties to license building contractors in the unincorporated portions of their counties.

Contractors may start applying for their contractor license starting August 1, 2009. Go to www.larimer.org/building to view the Contractor Licensing Resolution. For information on contractor licensing examinations, please go to the ICC website at www2.iccsafe.org/contractor. For further information please contact Larimer County's Chief

Building Official Tom Garton at tgarton@larimer.org, or (970) 498-7705.

Outstanding Professionalism Award

Each year, the Building Department gives the Outstanding Professionalism Award to contractors, architects, and engineers who provide a quality product to citizens in the unincorporated area of Larimer County. The recipients demonstrate quality and professionalism by their knowledge of the Larimer County Building Code, clarity during the permit application process, consistent compliance with plan specifications, on-site work quality, and timely inspection requests and corrections. Their contribution and achievements provide quality construction and safety to Larimer County citizens and property owners.

While the County did not license contractors in 2008, building officials know people have concerns about contractors' track records. The County honors contractors, architects and engineers for teamwork and customer-focused service, and those who are doing an outstanding job in an effort to provide more information to citizens.

Four outstanding local contractors were recognized in 2008. They were:

Kevin Dorsey, Neenan Company-Fort Collins
Lee Barker, L.R. Barker Builder-Fort Collins
Wayne Gilbert, Mountain Shadow Builders-Loveland
Paul Bennett, Alpine Engineering-Estes Park

This was the 8th annual presentation of the Outstanding Professionalism Award. Congratulations!

Code Compliance

The Code Compliance Section enforces all aspects of the Larimer County Land Use and Building Codes, as well as the Graffiti and Rubbish Ordinances. Enforcement of these codes helps to preserve the character and quality of rural and urban areas and protects lives and property from the hazards of unsafe construction. It is the objective of the Code Compliance Section to work with property owners to bring properties into compliance with County regulations without creating undue hardship.

Changes in 2008:

- Pre-1988 building permit records scanned to disc.
- Code Compliance technician laid off due to declining Building Dept. revenues.
- Stand-alone Code Compliance budget developed—funding from the General Fund.

- Rubbish Ordinance adopted by the Board of County Commissioners in April 2008.
- Policy change on anonymous complaints—complainants’ names are subject to Open Records Act.
- Focus group meeting coordinated with Commissioner Rennels regarding horse business facilities.

The following coordinated efforts with other County departments and outside agencies resulted in the establishment of new policies and/or procedures:

- Enforcement process for Rubbish Ordinance with input from the County Attorney’s Office, Purchasing Department and Treasurer’s Office.
- Procedure for recording notices and releases of building code violations with the Clerk & Recorder is in process with the cooperation of the Building Department.
- Waivers of transportation capital expense fees on a case-by-case basis for existing cabins built without permits from 1972 and 1999 coordinated with the Engineering Department.
- Six-week hearing process for Commissioner review of violation files involving illegal businesses coordinated with the Planning Department.
- Joint hearing process for Commissioner review of violation files immediately following land-use application hearing coordinated with the Planning Department.
- Worked with the Building Department to develop expired building permit process.
- Obtaining nonconforming determinations from the Planning Director.
- Worked with the Sheriff’s Office to develop process for timely clean-up of junk and debris resulting from evictions.
- Worked with the Estes Park Police Department on zoning violations within the Estes Valley Area.
- Worked with the Department of Health & Environment for abating dangerous buildings relating to meth labs and/or unhealthy interior living conditions.
- Developed procedure for updating handouts, and developed handouts for RV’s inside and outside RV parks and campgrounds.

Statistics:

At the end of 2005, the Code Compliance Section was reorganized by combining both zoning and building code enforcement staff into one section. Case statistics since the reorganization from 2006 through 2008 are:

- 1,249 Code Compliance files initiated
- 1,700 Code Compliance files closed*
- 1,681 requests for property research completed
- \$237,932 in fees generated by the Code Compliance Section

**NOTE: Files closed include files initiated prior to 2006.*

Staffing Changes

There were several staffing changes in the Planning & Building Services Division in 2008:

Chad Bahr, Planner II, resigned. Michael Whitley was hired to replace him.

Laura Lynn Arteaga, Plans Examiner, and Robyn Smith-Chipp, Code Compliance Technician, were laid off due to budget constraints in the Building Department.

Handouts

As a part of continuously improving customer service, the Planning & Building Services Division has a Handouts Committee that has been working on improving handouts, and also adding informational handouts that help to make processes easier to understand. Informational handouts give a brief and simple overview of processes. So far, we have added 26 informational handouts, and continue to work on adding more for each department that will help to better explain our processes. The Committee is also looking at revising the submittal requirement packets to make them easier to use. We hope to begin changing those packets in late 2009.

Rural Area Development

Except for Growth Management Areas around municipalities and the LaPorte Plan Area, Larimer County is planned for agriculture and rural residential development. The Land Use Code includes three types of land division processes for rural development:

Conservation Developments are developments on a portion of the site, generally leaving at least 50% of the site in residual land (private open space). Allowed density is determined by existing zoning.

Rural Land Plans are a voluntary alternative to 35 acre tracts that can be used on properties that are at least 70 acres. Base density is one dwelling unit per 35 acres, but the County Commissioners may approve up to 2 dwelling units per 35 acres. At least two-thirds of the site must remain as residual land. This process began in 1997.

Subdivisions are traditional, non-clustered development allowed on sites that are less than 30 acres.

2003-2008

Year	<i>Conservation Developments</i>		<i>Rural Land Plans</i>	
	Dwelling Units	Acres of Residual Land	Dwelling Units	Acres of Residual Land
2003	95	441	22	297
2004	4	62	16	207
2005	59	359	77	1,017
2006	24	127	51	816
2007	99	253	26	430
2008	2	34	12	165

Unincorporated Larimer County Land Division Activity Lots Created, 2003-2008

Year	Subdivisions ¹			Conservation Developments			Planned Land Division			TOTAL		
	Lots	Acres	Acres/Lot	Lots	Acres	Acres/Lot	Lots	Acres	Acres/Lot	Lots	Acres	Acres/Lot
2003	295	398.51	1.35	85	189.42	2.23	85	104.97	1.23	465	692.90	1.49
2004	67	249.05	3.72	4	12.09	3.02	5	69.95	13.99	76	331.09	4.36
2005	14	118.37	8.46	59	121.15	2.05	70	35.15	0.50	143	274.67	1.92
2006	9	54.31	6.03	24	49.80	2.08	111	113.23	1.02	144	217.34	1.51
2007	18	58.82	3.27	109	183.41	1.68	18	55.84	3.10	145	298.07	2.06
2008	15	108.30	7.22	2	6.00	3.00	112	31.20	0.28	129	145.50	1.13
Total	418	987	2.36	283	562	1.99	401	410	1.02	1102	1960	1.78

¹The title Subdivisions includes Subdivisions, Minor Residential Developments, and Planned Unit Developments. Neither Minor Land Divisions (MLDs) nor Rural Land Use Plans (RLUPs) are included in this table.

2007 Development Applications by Type

Application Type	Total Number
Number of Add-On-Agreements applied for	0
Number of Amended Plats applied for	29
Number of Boundary Line Adjustments applied for	8
Number of Cell Towers/Admin Review applied for	3
Code Compliance Cases:	
Number of Zoning & Combo Violations Initiated	221
Number of Building Code Violations Initiated	190
Number of Code Compliance Cases Resolved	188
Number of Research Requests Initiated	664
Conservation Developments:	
Number applied for at Sketch Plan	2
Number of GDP's applied for at Public Hearing	0
Number applied for at Preliminary Plat	2
Number applied for at Final Plat	1
Number of Extended Family Dwellings applied for	5
Number of Farmstead Dwellings applied for	3
Number of Location & Extent's applied for	9
Number of Lot Consolidations applied for	7
Number of Minor Land Division's applied for	6
Number of Minor Special Reviews applied for	15
Planned Land Divisions and Planned Developments	
Number applied for at Sketch Plan	4
Number of GDP's applied for at Public Hearing	0
Number applied for at Preliminary Plat	2
Number applied for at Final Plat	2
Rezoning:	
Number applied for at Sketch Plan	1
Number applied for at Public Hearing	3
Number of Right of Way/Easement Vacations applied for	10
Number of Site Plans applied for	16
Number of Sign Plan Reviews	16
Special Exceptions	
Number applied for at Sketch Plan	6
Number applied for at Public Hearing	9
Special Reviews:	
Number applied for at Sketch Plan	9
Number applied for at Public Hearing	10
Subdivisions:	
Number applied for at Sketch Plan	8
Number of GDP's applied for at Public Hearing	0
Number applied for at Preliminary Plat	4
Number applied for at Final Plat	8
Number of Variances applied for	52

Land Divisions*
Plats Recorded in 2008

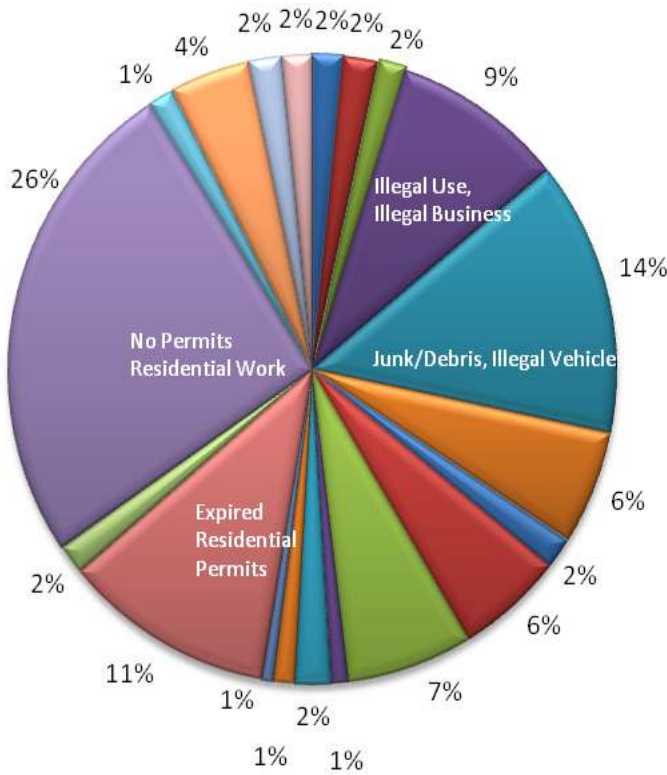
NAME OF PLAT	# OF LOTS	# OF ACRES IN LOTS	# OF ACRES OF RESIDUAL LAND (IF APPLICABLE)
Bison Bluff Acres Subdivision	3	9.4	
Brauch Subdivision	5	12.6	
Cabin Creek Subdivision East and West	2	10.8	
Fox Hollow Planned Land Division	2	8.4	
Lindquist Subdivision	2	25.5	
McClelland's Creek 2 nd Filing Planned Land Division	110	22.8	
North Star Subdivision	3	50	
Swiers-Beloin Conservation Development	2	6	33.97
TOTALS:	129	145.5	33.97

**Rural Land Plans are not included in this table.*

Applications Heard by the Various Boards in 2007

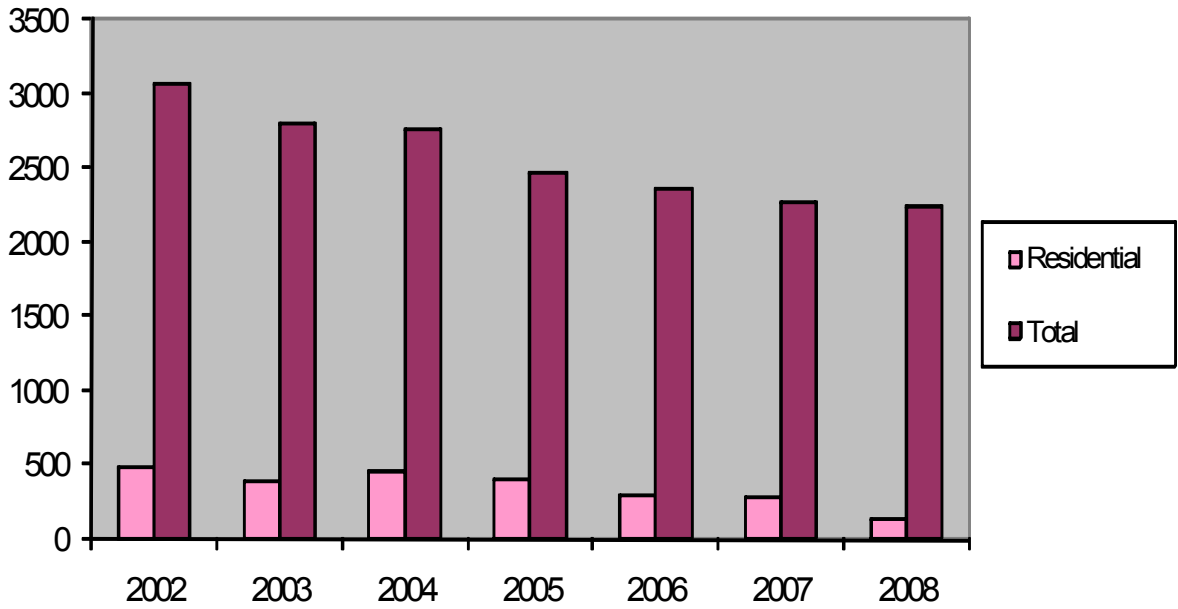
Board	Approved	Denied
Board of County Commissioners		
• Conservation Developments	2	0
• General Development Plans	0	0
• Minor Special Reviews	11	0
• Planned Land Divisions	4	0
• Rezonings without a land division application	3	0
• Special Exceptions	5	0
• Special Reviews	6	2
• Subdivisions	9	0
Planning Commission		
• Conservation Developments	3	0
• General Development Plans	0	0
• Planned Land Divisions	3	0
• Rezonings without a land division application	3	0
• Special Exception	4	2
• Special Reviews	7	1
• Subdivisions	7	0
Board of Adjustment		
• Variances	21	2

**Larimer County Code Compliance Section
2006, 2007, 2008 Violaton Types
1249 Files**

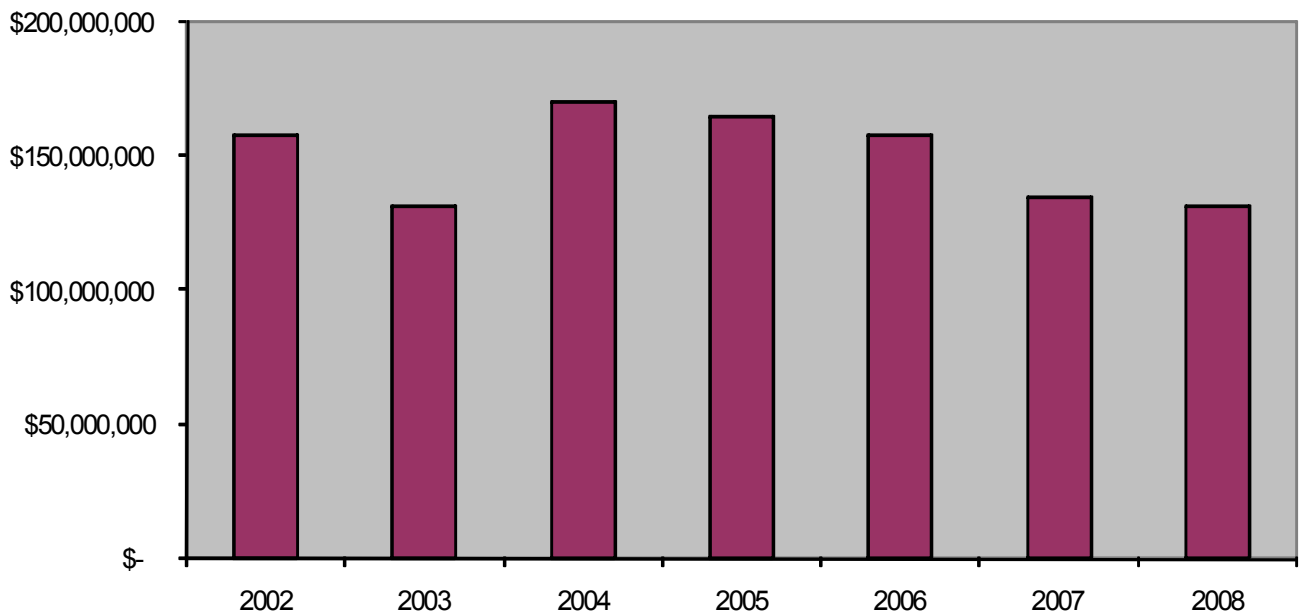


- 2% Animals (20)
- 2% Graffiti (23)
- 2% Expan of Non-Conf Use, Illegal Lot (19)
- 9% Illegal Use/Illegal Business (114)
- 14% Junk/Debris, Illegal Vehicles (177)
- 6% More than 1 dwelling (73)
- 2% Recreational Vehicle (20)
- 6% Setbacks (71)
- 7% Sign Code (84)
- 1% SWMH, Spec Events, >3 Unrelated (11)
- 2% Conditions of Approval, Site Plan (24)
- 1% ROW, Drainage, Outdoor Storage (14)
- 1% Misc Land Use Code Violations (8)
- 11% Expired Residential Permits (140)
- 2% Expired Commercial Permits (19)
- 26% No Permits for Residential Work (320)
- 1% No Permits for Commercial Work (17)
- 4% Residential Occupancy Violations (53)
- 2% Commercial Occupancy Violations (22)
- 2% Misc Building Code Violations (20)

Unincorporated Larimer County Residential and Total Building Permits 2002-2008



Unincorporated Larimer County Construction Value of Total Permits 2002-2008



Larimer County Population Estimates
Larimer County Planning Department
 Revised 5/2009

YEAR	TOTAL	UNINCORP	BERIHOOD*	ESIES PARK	FTCOLLINS	JOHNSTOWN*	LOVELAND	TIMNATH	WELLINGTON	WINDSOR*	%INC.
1950	43,554	18,642	867	1,617	14,987		6,773	177	541		
1960	53,343	15,711	1,014	1,175	25,024		9,734	150	532		
1970	89,900	26,413	1,446	1,616	43,337		16,220	177	691		
1980	149,184	47,384	2,362	2,703	65,092		30,244	185	1,215		
1985	170,724	51,717	2,721	3,069	76,649		35,094	190	1,284		
1990	186,136	53,322	2,990	3,184	87,758		37,352	190	1,340		
1991	192,464	55,342	3,069	3,311	90,798		38,371	197	1,376		340
1992	197,587	56,813	3,166	3,456	98,218		39,321	200	1,416		266
1993	203,580	58,419	3,340	3,563	95,953		40,644	206	1,453		303
1994	210,315	60,667	3,538	3,854	98,673		41,871	214	1,497		331
1995	215,742	61,707	3,630	4,036	101,343		43,281	219	1,526		258
1996	227,248	64,914	4,073	4,598	106,220		45,462	219	1,758	4	533
1997	232,796	65,887	4,214	4,796	109,356		46,510	220	1,809	4	244
1998	239,080	66,758	4,431	4,986	112,335		48,065	222	2,268	15	270
1999	246,156	67,981	4,654	5,228	115,987		49,515	223	2,497	171	296
2000	251,494	68,819	4,823	5,413	118,652		50,608	223	2,672	284	217
2001	261,208	69,415	5,100	5,599	122,986	64	54,242	231	2,906	665	386
2002	266,789	69,534	5,076	5,632	125,793	64	56,159	232	3,243	1,056	214
2003	269,061	69,059	4,999	5,651	127,155	65	57,355	229	3,365	1,183	085
2004	273,883	69,203	4,999	5,808	129,151	65	59,198	229	3,784	1,446	1.79
2005	276,755	68,850	4,988	5,821	129,951	65	60,407	227	4,478	1,988	1.05
2006	282,052	69,326	5,085	6,021	131,711	81	62,114	228	5,126	2,360	1.91
2007	288,244	70,420	5,186	6,165	134,169	89	64,166	231	5,445	2,373	2.20
2008	291,906	70,721	5,249	6,282	135,843	292	64,858	451	5,617	2,588	1.27
2009	294,970	70,989	5,281	6,404	137,503	401	65,442	609	5,703	2,688	1.05

*Larimer County portion only.

Estimates from the US Census Bureau and the State Demographer's Office.
 2008-2009 estimates from the Larimer County Planning Department.

2009 DIVISION GOALS

- Help to assure that unincorporated Larimer County is a safe and desirable place to live and work.
- Continue to provide excellent customer service.
- Continue to implement the County Master Plan.
- Have a County Land Use Code that reflects the County Master Plan and helps to result in high quality development in the County, including a development review process that is responsive to all those involved.
- Have an effective and efficient code compliance program.
- Continue to work together and employ the Division Values, Vision, and Mission.
- Provide excellent staff support to those boards and commissions to which we are assigned.

2009 DIVISION OBJECTIVES AND TASKS

Division-Wide

- Continue to carry out projects and internal process improvements based upon the priorities set by the County Commissioners.
- Refine and maintain the Permits Plus permit and development review tracking system for improved customer service to both internal and external customers.
- Continue to keep current and incorporate new technology to improve our work and services.
- Provide current and up-to-date GIS information to the public.
- Exercise prompt, responsive, consistent, fair, predictable, and clear actions.
- Increase professionalism in the Division by providing mentoring, varied job duties, and training opportunities.
- Update and enhance the Division and Departmental web site in a manner to maximize customer service goals.
- Create informative handouts.
- Provide complete and accurate information to boards, commissions and the public so that informed decisions are made efficiently and effectively.

Planning Department

- Continue implementation of the County Master Plan.
- Continue to update the property options process to better inform customers.
- Provide accurate agendas and packets for meetings and work sessions to the Boards and Commissions.
- Support the Red Feather Lakes Planning Advisory Committee in the Community Pathways Project.
- Continue to revise the Land Use Code to eliminate unclear or conflicting sections and respond to emerging issues.
- Continue to streamline processes.
- Begin to collect information for the Rural Issues Pathway Project, to add clarity to the Master Plan.
- Establish an Intergovernmental Agreement (IGA) with all municipalities, and establish supplementary regulations with municipalities that require them.
- Support and guide the Estes Valley Plan Area in land development and coordination.
- Provide support the the 2010 Census Statistifcal Area Program.
- Consistently use the Development Review Guidelines.
- Continue staff support to the Board of County Commissioners, Planning Commission, Board of Adjustment, LaPorte Area Planning Advisory Committee, and Red Feather Lakes Planning Advisory Committee.

Building Department

- Continue to process building permit applications and carry out plan checking and building inspections.
- Continuously improve the building permitting and inspection process.
- Enhance the Department's financial stability.
- Continue to provide excellent customer service.
- Continue work with the Planning Department and the Code Compliance Section consistent with the Division's Values & Vision, and to carry out the Building Department Mission.
- Continue implementation of the Rural Area Addressing Improvement Project.

Code Compliance

- Carry out code enforcement activities consistent with the guidelines established by the County Commissioners.
- Continue the six-week and joint hearing processes to protect property owners' rights.
- Continue to work with the Engineering Department on waiver of Transportation Capital Expansion fees for existing cabins and single-family residences when criteria are met for property owners' benefit.
- Follow through on the process developed with the Sheriff's Office on foreclosure property cleanups for the benefit of adjacent property owners.
- Continue to work with the Department of Environmental Health and Drug Task Force Team on cleanup of meth lab properties for the public good.
- Continue to work with the Department of Environmental Health, fire departments, and other referral agencies to abate dangerous buildings for the public good.
- Continue to work with the Assessor's Office on process/form developed for moving mobile homes.
- Process all nonconforming determinations consistently pursuant to established procedure.
- Continue to enforce the Sign Code generally and in egregious areas, including communication with the Road & Bridge Department for signs in road right-of-ways.
- Continue to waive double building permit fees where appropriate.
- Develop a procedure to work on land use application processes for cases involving violations of the Building Code.
- Educate the public about County regulations and statutory requirements.
- Continue to work with the Estes Park Police Department on violation issues in the Estes Valley area.
- Continue to work with other County departments to obtain bids, cleanup properties, and file liens.
- Develop changes to Permits Plus to implement a notification process for filing notices with the Clerk & Recorder of building code violations.