

Monthly Report

September, 2006



Neighborhood & Building Services Department

281 North College Avenue

P.O. Box 580

Fort Collins, Colorado 80522

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www.fcgov.com/building/



MONTHLY REPORT – SEPTEMBER, 2006

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 21 permits issued with an associated construction valuation of \$4,637,704.

Single Family Attached (*attached units with individual owners/individually platted lots*): No permits issued.

Multi Family: 1 permit issued with an associated construction valuation of \$967,494. 10 dwelling units were created.

Mobile Homes – New: No new permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 12 permits issued with an associated construction valuation of \$95,207.

Commercial: 2 permits issued with an associated construction value of \$1,500,000.

- a) 4600 S. Mason Street – Panda Express -- \$400,000
- b) 608 E. Harmony Road – Office Building -- \$1,100,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 55 permits issued with an associated construction valuation of \$1,779,976.

Commercial: 19 permits issued with an associated construction valuation of \$8,772,833.

C. CHANGE OF USE:

1 permit issued with an associated construction valuation of \$150,000.

- a) 1200 S. College Ave – change from Helmshire Inn to office space.

D. DEMOLITION:

5 permits issued with an associated construction valuation of \$36,000. No dwelling units were destroyed. All permits were for interior demo work or destruction of miscellaneous buildings and structures.

E. SIGNS:

12 permits issued with an associated construction valuation of \$120,382.

F. MISCELLANEOUS (mechanical, plumbing, electrical, roofing, etc.):

301 permits issued with an associated construction valuation of \$1,287,168.

G. TOTALS:

Dwelling Units: 31 units created for the month of September. This is ↓ 33% from last year (YTD).

Permits Issued: 435 permits for the month of September. This is ↓ 20% from last year (YTD).

Construction Valuation: \$19,346,764 for the month of September. This is ↓ 18% from last year (YTD).

Fees Collected: \$123,281 for the month of September. This is ↓ 21% from last year (YTD).



Community Planning and Environmental Services

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BUILDING PLAN REVIEW:

49 commercial plans and 60 residential plans were reviewed in September. This is ↓ 32% from last year (YTD).

BUILDING INSPECTIONS:

364 commercial inspections and 1,602 residential inspections were performed in September. This is ↓ 17% from last year (YTD).

ZONING PLAN REVIEW:

151 plans were reviewed in September to assure zoning compliance. This is ↓ 29% from last year (YTD).

ZONING INSPECTIONS:

280 zoning field inspections were performed in September. This is ↑ 9% from last year (YTD).

CONTRACTOR LICENSING:

26 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in September. \$9,525.00 was collected for all September contractor licensing activities. YTD \$125,933.33 has been collected.

CODE COMPLIANCE NUISANCE INSPECTIONS:

982 nuisance code inspections were performed in September. This is ↓ 8% from last year (YTD).

CODE ABATEMENTS:

8 nuisance abatements were performed in September. This is ↓ 45% from last year (YTD).

PUBLIC NUISANCE NOTICES:

75 public nuisance notices were sent out in September. This is ↓ 1% from last year (YTD).

NEIGHBORHOOD SERVICES MEDIATION:

35 requests for service came in during the month of September. This is ↑ 59% from last year (YTD). 16 of these cases were appropriate for mediation. 19 of the cases were not appropriate or did not mediate due to the parties being unwilling to mediate or due to the case being outside of the City's jurisdiction. 14 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during September:

- Participated in teleconference with other Colorado mediators regarding possible upcoming legislative changes to the Uniform Mediation Act, which could significantly impact the way the city provides services in the future.
- Hosted guests from the country of East Timor, who were in Colorado for the Peace Jam festival (Dalai Lama) and wanted to learn about the scope of a U.S. municipal mediation service.
- Met with representatives from the CSU Department of Social Work to formulate a collaborative partnership related to their newly-developed master's program in conflict resolution, whereby the students will complete a part of their practicum hours with the City's Community Mediation Program.



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NEIGHBORHOOD SERVICES MEDIATION (cont.):

- Finalized plans for November Restorative Circle training, a form of multi-party dispute resolution services. Recruited six City mediators to be part of this new community conflict resolution coalition for Poudre School District.
- Facilitated 2007 Journey Conference Steering Committee meeting as co-chair. Also wrote and distributed minutes.
- Assisted with coaching for City/County mediator training; coordinated other coaches from our volunteer pool as well.
- Assisted in the development of the upcoming Landlord Educational Series curriculum.
- Prepared biographical and market value information about our Pro Bono mediators for Kelly DiMartino's Junior League presentation.
- 182 external hits to the Community Mediation Program website and 722 external hits to the Landlord-Tenant website.
- Ongoing supervision of Municipal Court Mediation program; and
- Participated in monthly Neighborhood Task Force and NBS staff meetings.

COMMUNITY LIAISON (CSU) PROGRAM:

Activities performed as part of this program during the month of September, include:

- "Best Practices" Conference – met with WebMaster to discuss town/gown prototype.
- CAA luncheon – distributed Community Welcome handouts and U + 2 posters. Topics for the luncheon included occupancy limits and maintenance codes.
- Classes/training attended: Served as a mediation coach for city/county training for new mediators.
- Community Liaison Program – Spoke with a representative from Kansas City, Missouri re: CL programming including Sofa Roundup, Community Welcome, Welcome Bags and Party Partners. Spoke with a representative from UNC in Greeley regarding Party Pack information. Spoke with a representative from Ohio State regarding the Rental World video. Worked with City staff to develop a new CL brochure.
- Community Welcome: Attended debrief meeting.
- Meetings: Rolland Moore West Neighborhood Network annual meeting; CL programming and budget, ASCSU Community Affairs, and NSO.
- Neighborhood Partnership Program – Assisted with 1st NPP event on Remington – ice cream social at the Annual Trial garden. 50+ people were in attendance. Assisted with Rolland Moore West Neighborhood Network's "Welcome to the Neighborhood" initiative. Worked to get the Pre-Participation survey for NPP uploaded to the web. Assisted with NPP 1st event in Ponderosa Neighborhood – potluck at Rogers Park. Assisted student coordinators with producing neighborhood newsletters.
- OCSS/RAL: Attended weekly staff and Triad meetings. Submitted yearly work plan. Attended Division of Student Affairs Street Fair and worked booth. Played "Moving Off-Campus Jeopardy" with students. Met with marketing to discuss OCSS/RAL & CLP logo.
- Party Packs: Distributed 78 party packs in September.
- Presentations/classes: Assisted with Party Partners class. Served as a guest panelist on "Partnership Towards Inclusive Communities" conference. Invited to speak at Pi Beta Phi sorority about good neighboring tips, as well as City codes and ordinances.
- Publicity/Outreach: Attended meeting on student voice surveying; distributed Duh posters in each residence hall; wrote articles for the Coloradoan neighborhoods page titled "Students, long-term residents come together over ice cream" and "Student shovels his way into neighbors' lives"; sent Student FYI to recruit volunteers for Fall Cleanup; interviewed with the Collegian for an article titled "Several city laws zero in on CSU students"; distributed CSU College Ave magazine which included ads for Duh, Party Packs and U + 2. Ran Duh ad in the Collegian. Mailed flyers to residents of the Remington Pilot area for the NPP ice cream social and to the Ponderosa Pilot area for the NPP potluck events. Reserved poster run for Duh Campaign and U + 2.



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COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

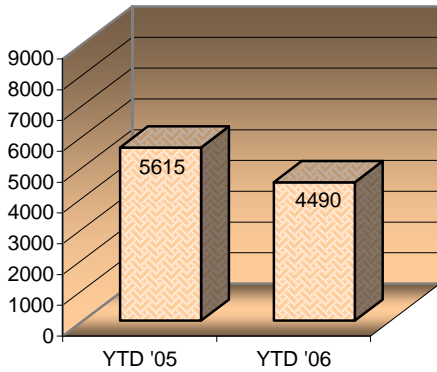
- Rental World: website had 96 hits. The video also aired 63 times on Channel 14.
- Sofa Roundup: Met to discuss presentation for the Events Planning Committee. Presented on the event at the USEAG committee meeting.
- Student assistance: PNO record checks on potential rental properties;



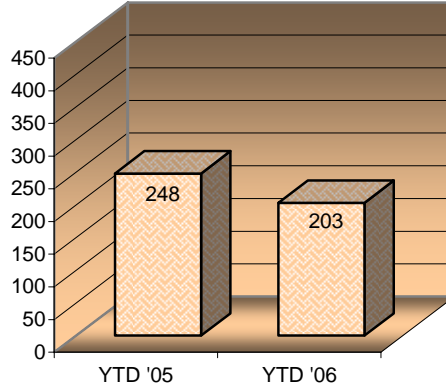
SEPTEMBER, 2006 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

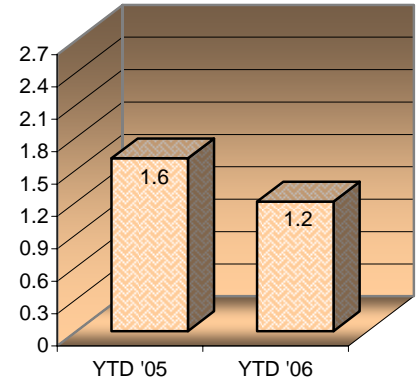
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

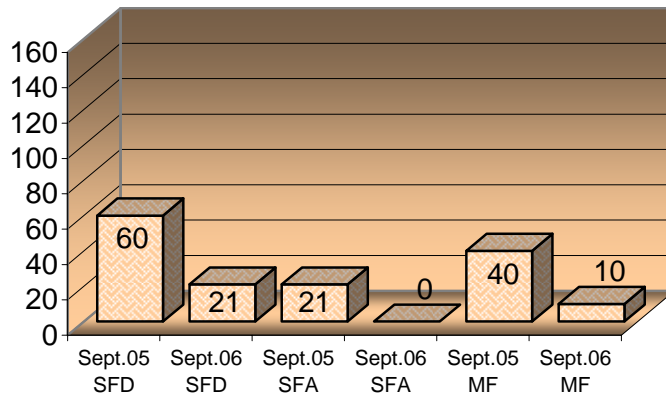


Total Fees Collected YTD (\$M)

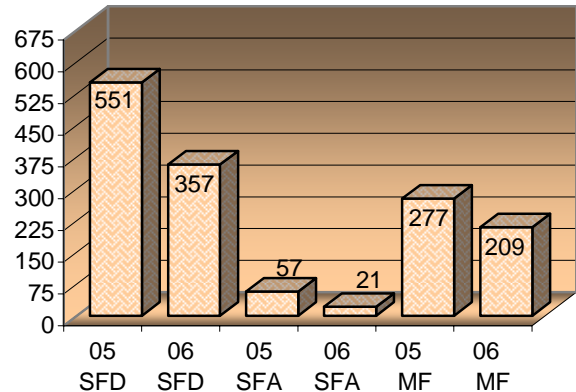


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

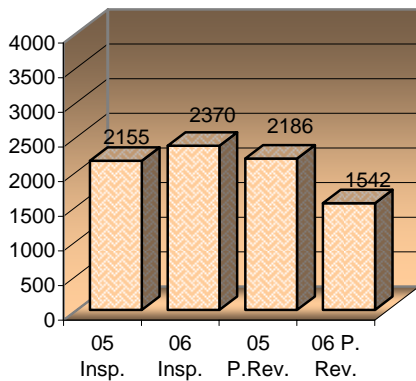
Units for Current Month



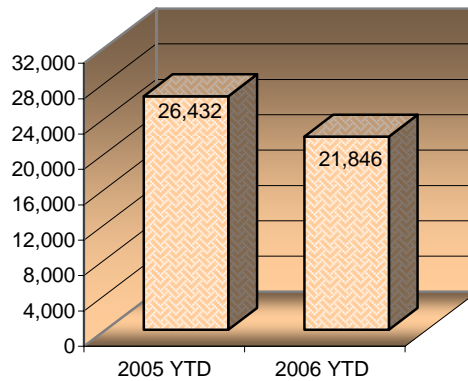
Units YTD



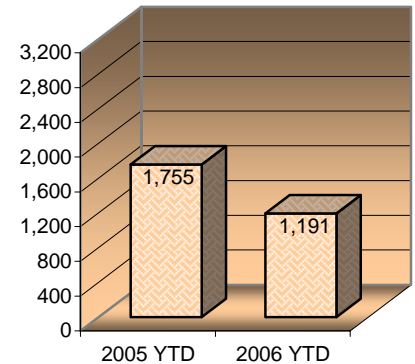
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



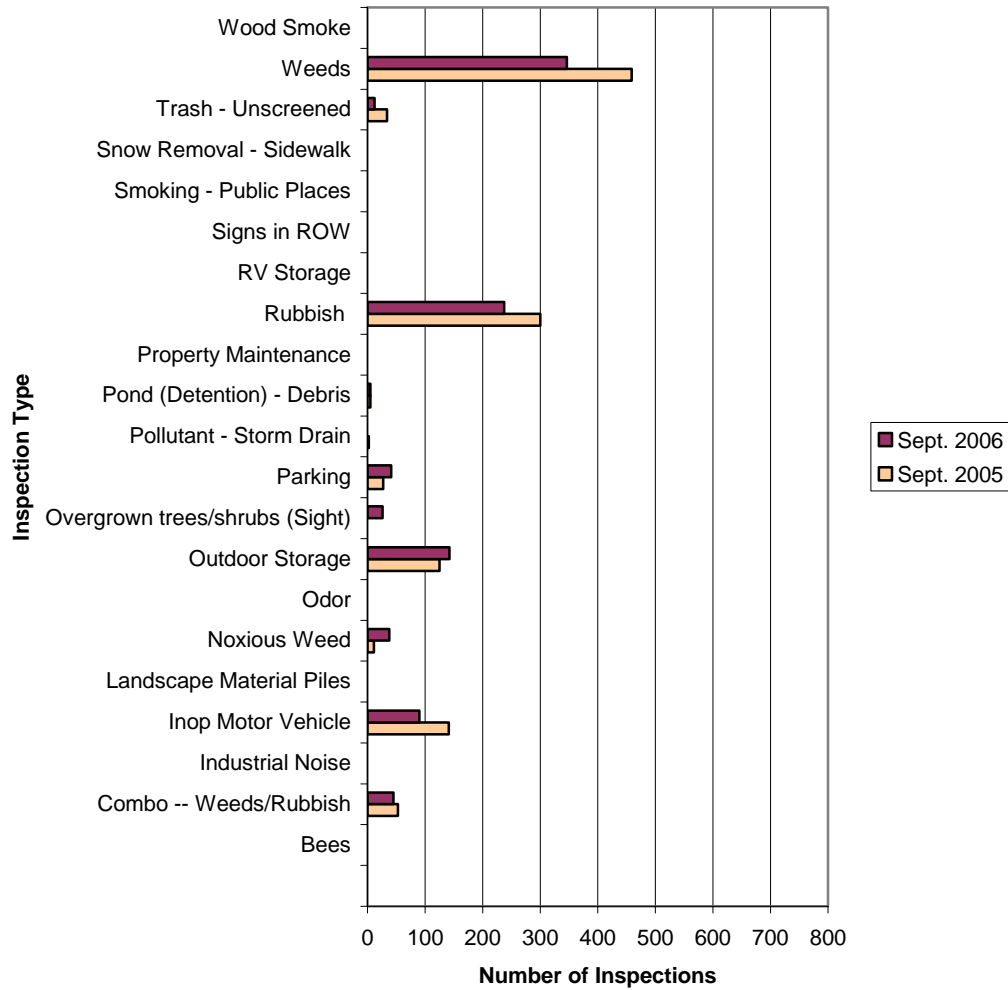
Building Plan Reviews YTD



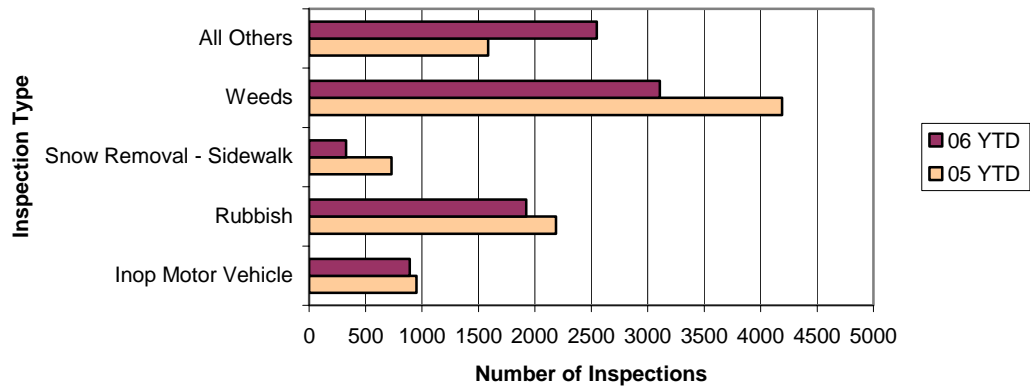


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



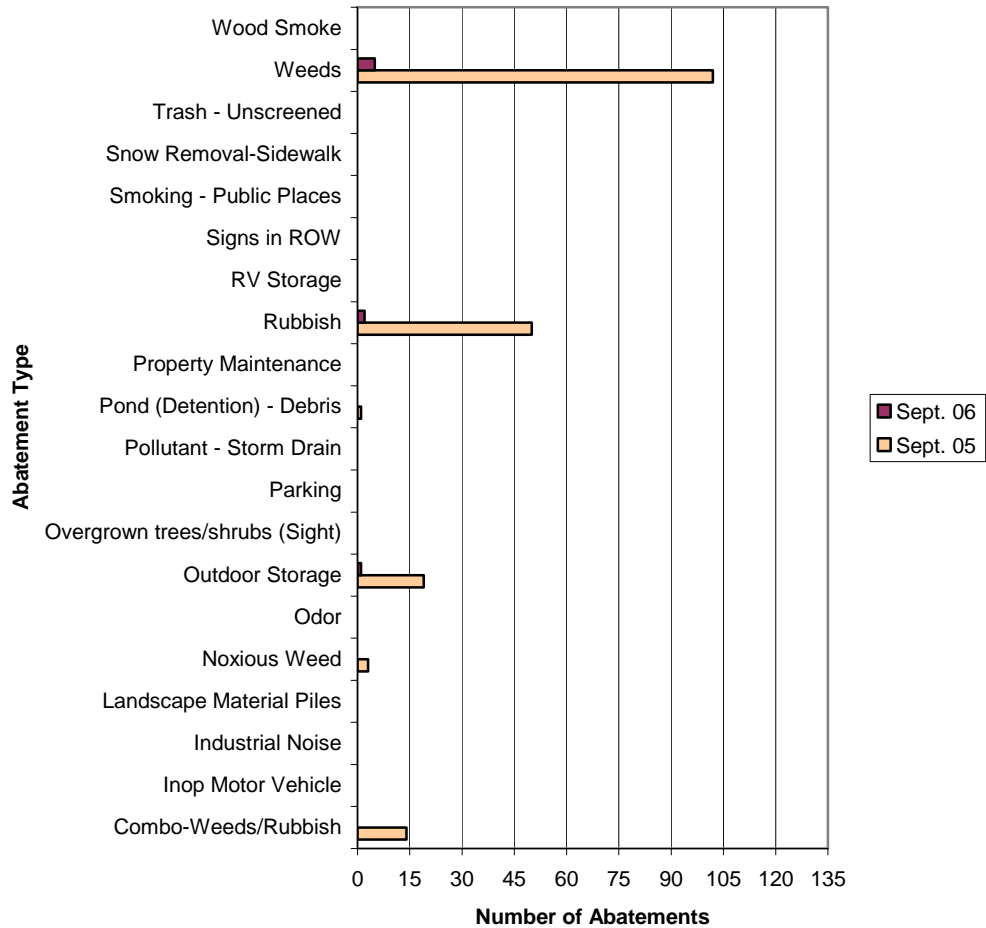
Code Compliance Inspections -- YTD



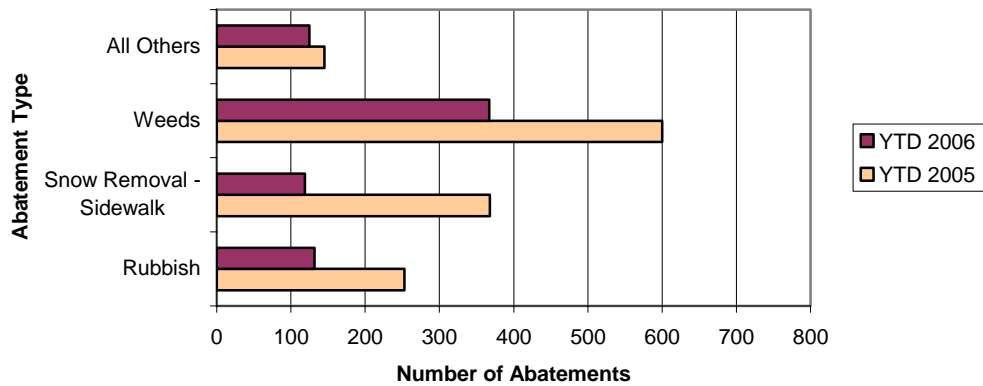


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

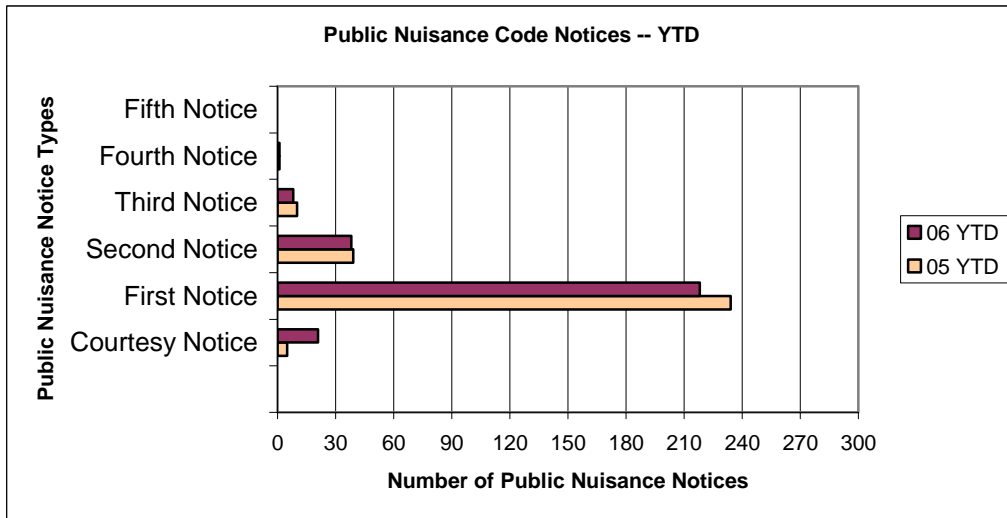
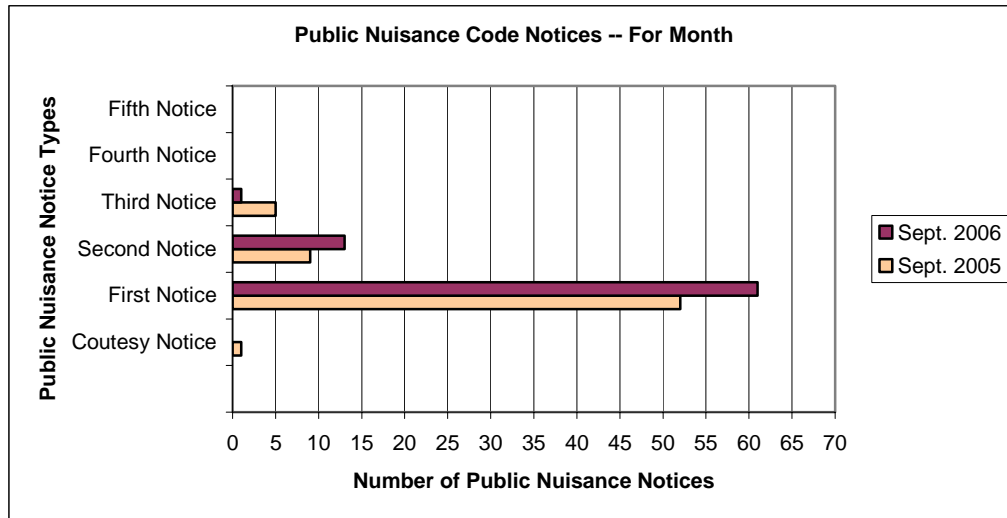


Code Compliance Abatements -- YTD



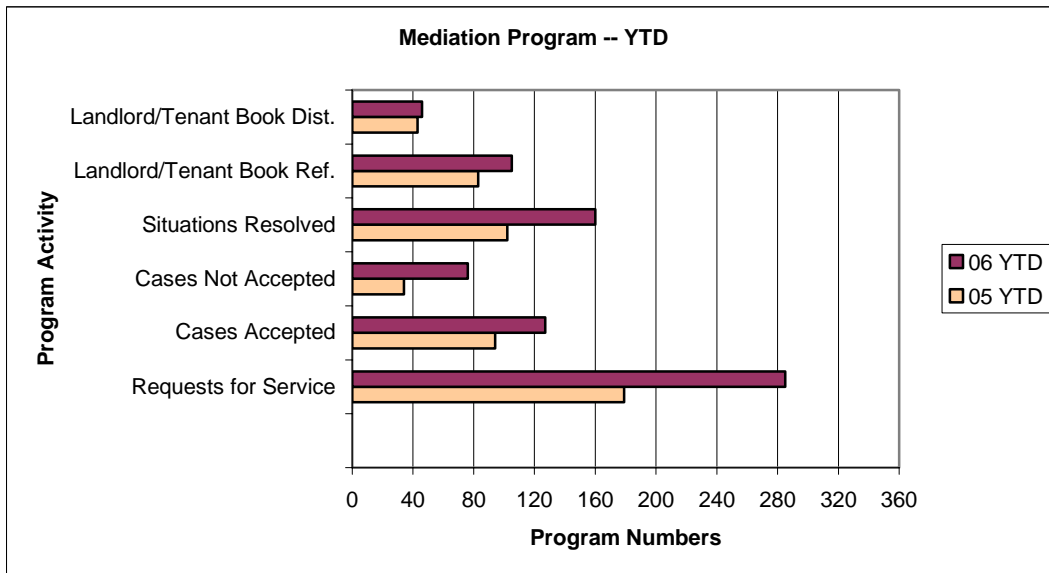
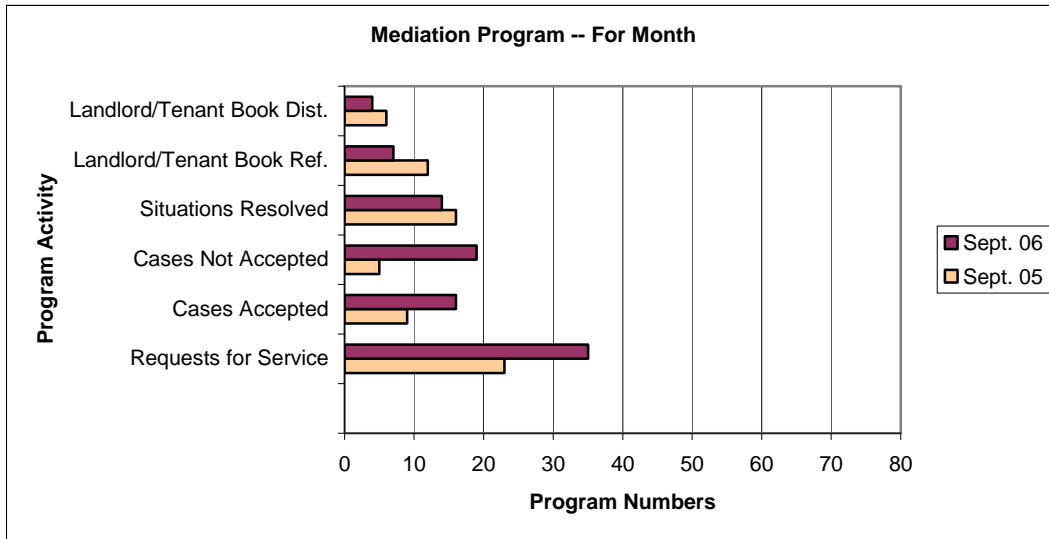


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

SEPTEMBER, 2006 DATA – BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Single Family Detached	21	357	21	357	44,196	4,637,704	83,584,719	28,110	483,896
Single Family Attached	0	21	0	21	0	0	2,911,003	0	19,394
Multi Family	10	88	1	14	11,401	967,494	9,080,417	4,649	46,739
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	6	20	0	0	0	150	500
Residential Misc. Bldgs.	0	0	12	43	11,960	95,207	586,043	1,269	7,646
Residential Remodel/Addition	0	0	55	497	7,628	1,779,976	13,435,590	17,099	132,813
Commercial Mixed Use	0	18	0	1	0	0	2,953,923	0	15,383
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	1	6	14,635	1,100,000	8,357,500	5,866	45,183
Mercantile/Retail/Bus&Pers Svc	0	0	1	7	2,974	400,000	2,845,000	3,135	18,056
Religious Assembly	0	0	0	0	0	0	0	0	0
Recreational Buildings	0	0	0	0	0	0	0	0	0
Garage/Service Station	0	0	0	0	0	0	0	0	0
Grocery/Convenience Store	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	2	0	0	10,324,583	0	52,357
Educational Buildings	0	0	0	0	0	0	0	0	0
Hospital/Institutional	0	0	0	0	0	0	0	0	0
Public Facilities	0	0	0	3	0	0	18,454,246	0	57,087
Parking Structures	0	0	0	1	0	0	160,000	0	1,166
Commercial Misc. Bldgs.	0	0	0	8	0	0	1,033,100	0	6,916
Commercial Remodel/Addition	0	0	19	169	4,460	8,772,833	26,560,036	49,169	180,921
Change of Use	0	4	1	16	0	150,000	1,548,406	1,116	10,847
Demolition	0	-2	5	46	0	36,000	929,743	75	890
Signs	0	0	12	170	0	120,382	980,843	940	8,820
Miscellaneous	0	0	301	3,108	2,240	1,287,168	11,182,822	11,703	105,879
TOTALS:	31	585	435	4,490	99,494	19,346,764	202,911,053	123,281	1,235,026



Community Planning and Environmental Services

Neighborhood & Building Services

SEPTEMBER, 2005 DATA - BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Single Family Detached	60	551	60	551	127,072	13,214,828	131,036,819	75,845	757,817
Single Family Attached	21	57	21	57	30,900	2,826,743	8,369,372	16,128	50,444
Multi Family	39	210	3	30	32,879	2,528,315	19,826,698	12,771	103,713
Mobile Home Setups-New	0	4	0	4	0	0	389,000	0	100
Mobile Home Setups-Existing	0	0	0	11	0	0	0	0	275
Residential Misc. Bldgs.	0	0	5	65	3,662	322,330	1,708,809	2,472	18,845
Residential Remodel/Addition	0	1	62	634	4,591	1,177,317	14,015,886	12,559	144,783
Commercial Mixed Use	0	49	0	5	0	0	8,441,354	0	44,487
Hotels/Motels	0	0	0	1	0	0	2,600,000	0	13,991
Office/Bank/Professional	0	0	4	25	17,391	1,371,420	14,883,542	8,516	87,928
Mercantile/Retail/Bus&Pers Svc	0	0	0	4	0	0	2,117,000	0	12,049
Religious Assembly	0	0	1	1	1,440	105,000	105,000	891	891
Recreational Buildings	0	0	0	1	0	0	145,000	0	1,091
Garage/Service Station	0	0	0	1	0	0	200,000	0	1,366
Grocery/Convenience Store	0	0	0	1	0	0	2,200,000	0	11,613
Industrial	0	0	0	0	0	0	0	0	0
Educational Buildings	0	0	0	0	0	0	0	0	0
Hospital/Institutional	0	0	0	0	0	0	0	0	0
Public Facilities	0	0	0	2	0	0	1,570,000	0	8,829
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	3	6	1,338	411,500	435,500	2,416	2,491
Commercial Remodel/Addition	0	0	21	191	504	1,451,629	21,985,919	12,301	156,101
Change of Use	1	18	3	13	1,032	59,500	3,786,166	741	22,307
Demolition	0	-5	2	46	0	25,500	179,531	30	755
Signs			26	206	0	94,948	1,279,613	1,061	11,476
Miscellaneous			570	3,760	7,327	2,373,737	12,416,704	21,211	123,259
TOTALS:	121	885	781	5,615	228,136	25,962,767	247,691,913	166,942	1,574,611



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$328,102.90	\$16,023.63	\$344,126.53
Thompson School District	\$0.00	\$0.00	\$0.00
County Sales/Use Tax	\$629,716.95	\$76,940.88	\$706,657.83
Trust Account Deferred Revenue	\$50,743.45	\$3,659.38	\$54,402.83
Building Permit/Reinspection Fees	\$856,899.26	\$94,943.79	\$951,843.05
Plan Check Fee	\$336,088.25	\$47,191.23	\$383,279.48
Minor Amendment Fee	\$11,328.00	\$576.00	\$11,904.00
Parkland -- Community	\$770,302.00	\$52,002.00	\$822,304.00
Library Capital Expense	\$231,143.00	\$15,604.00	\$246,747.00
General Governmental Expense	\$179,251.37	\$10,890.00	\$190,141.37
Police Capital Expense	\$104,008.78	\$6,235.00	\$110,243.78
Fire Capital Expense	\$149,596.68	\$9,025.00	\$158,621.68
Parkland -- Neighborhood	\$691,782.00	\$46,699.00	\$738,481.00
Larimer County Regional Road Impact Fee	\$151,634.53	\$8,956.00	\$160,590.53
Street Oversizing: Res./Com.	\$1,920,419.66	\$126,046.80	\$2,046,466.46
Contribution in Aid of Construction	\$242,446.75	\$17,871.37	\$260,318.12
City Sales/Use Tax	\$2,361,473.79	\$288,528.54	\$2,650,002.33
Electric City Energy Tax	\$433.07	\$28.56	\$461.63
Electric ST/CO Energy Tax	\$567.72	\$37.44	\$605.16
Electric Primary Charge	\$0.00	\$0.00	\$0.00
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$873.42	\$57.60	\$931.02
Electric Comm. Revenue	\$14,487.78	\$955.44	\$15,443.22
Electric Temp. Pedestal	\$44,674.99	\$2,971.48	\$47,646.47
Electric Capacity Charge	\$1,858.39	\$0.00	\$1,858.39
Electric Building Site Charges	\$274.75	\$0.00	\$274.75
Electric Secondary Service Charge	\$186,748.00	\$11,937.00	\$198,685.00
Water Repay	\$17,122.59	\$0.00	\$17,122.59
Water 6% PILOT Fees	\$267.46	\$9.72	\$277.18
Construction Water	\$4,433.32	\$162.00	\$4,595.32
Water PIF	\$1,595,186.79	\$55,161.22	\$1,650,348.01
Water Right	\$1,202,376.44	\$25,029.77	\$1,227,406.21
Water Meter	\$22,145.00	\$743.00	\$22,888.00
Water Dev. Review	\$20,721.00	\$695.00	\$21,416.00
Sanitation District/Sewer Repay	\$351.25	\$0.00	\$351.25
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$612,038.50	\$29,547.00	\$641,585.50
Sewer Dev. Review	\$20,668.00	\$1,028.00	\$21,696.00
Stormwater	\$6,869.50	\$0.00	\$6,869.50
Stormwater PIF	\$260,975.28	\$15,677.18	\$276,652.46
Stormwater Dev. Review	\$61,953.12	\$3,846.64	\$65,799.76
PERMIT FEES:	\$6,256,924.84	\$969,079.67	\$14,059,043.41
Contractor Licensing	\$116,408.33	\$9,525.00	\$125,933.33
Home Occupation Licensing	\$7,100.00	\$350.00	\$7,450.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$941.75	\$42.25	\$984.00
Muni Court Mediation Fee	\$1,117.50	\$150.00	\$1,267.50
OTHER FEES:	\$125,567.58	\$10,067.25	\$135,634.83

*The fees shown above report ALL fees, including any not directly associated with full permits, collected by the Building & Zoning Department during the reporting month.



Community Planning and Environmental Services

Neighborhood & Building Services

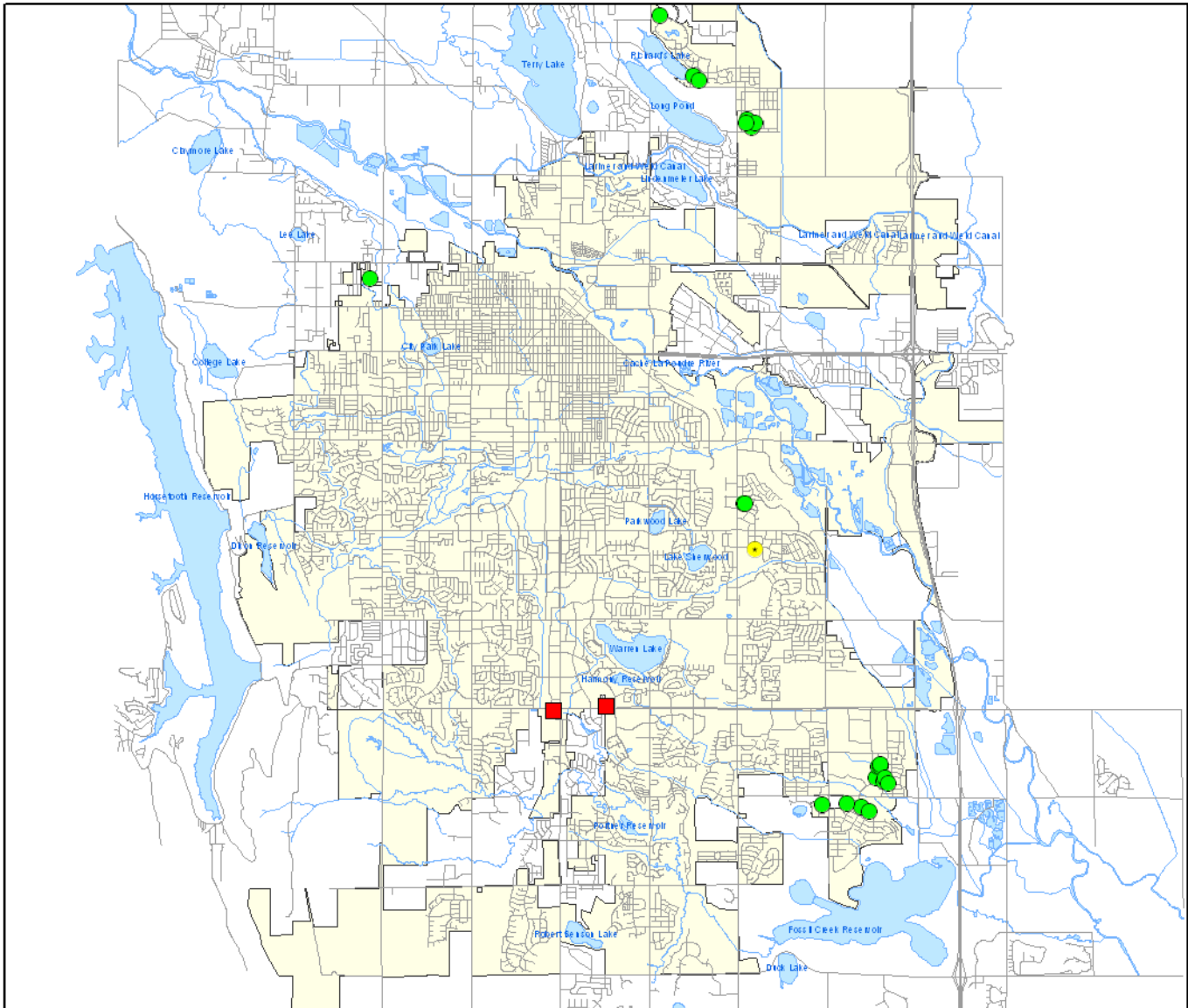
SEPTEMBER CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
2814 Iowa Drive	10-Plex Condominium Building	\$ 967,494.00
3351 Eastbrook Drive	Tenant Finish for Qwest	\$ 1,200,000.00
608 E. Harmony Road	Office Building	\$ 1,100,000.00
4701 Technology Parkway	Tenant Finish for Intel	\$ 2,130,000.00
2950 E. Harmony Road	Tenant Finish for AMD – 1 st Floor	\$ 3,000,000.00
2950 E. Harmony Road	Tenant Finish for AMD – 3 rd Floor	\$ 700,000.00



MAP OF CURRENT CONSTRUCTION

(Labels denoting permit #s are intended to identify multiple permits which are in such close proximity that the symbols cannot be ascertained)



<p>City of Fort Collins Building Inspection Department Construction Activity Map: September 2006</p>		<p>Legend</p>	
<p>October 02, 2006 Scale: Undetermined</p>		<p>New Building Type</p>	
<p>■ Commercial</p>	<p>■ Multi Family</p>	<p>● Single Family</p>	<p>— Major Roads</p>
<p>— Interstate 25</p>	<p>— Streets</p>	<p>— Water Ways</p>	<p>■ Water Bodies</p>
<p>— City Limits</p>			



Community Planning and Environmental Services

Neighborhood & Building Services

SEPTEMBER, 2006 DATA **COMPLIANCE INSPECTIONS AND ABATEMENTS**

Inspection Type	Sept. 2005	Sept. 2006	05 YTD	06 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	53	45	332	302
Industrial Noise	0	0	0	0
Inop Motor Vehicle	141	90	951	892
Landscape Material Piles	0	0	0	0
Noxious Weed	11	38	81	407
Odor	0	0	0	0
Outdoor Storage	125	142	640	1179
Overgrown trees/shrubs (Sight)	0	26	0	165
Parking	27	41	322	287
Pollutant - Storm Drain	2	0	5	6
Pond (Detention) - Debris	5	5	20	10
Property Maintenance	0	0	0	0
Rubbish	300	237	2186	1924
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal - Sidewalk	0	0	731	328
Trash - Unscreened	34	12	187	194
Weeds	459	346	4190	3108
Wood Smoke	0	0	0	0
Totals	1157	982	9645	8802

Abatement Type:	Sept. 05	Sept. 06	05 YTD	06 YTD
Bees	0	0	0	0
Combo-Weeds/Rubbish	14	0	74	48
Inop Motor Vehicle	0	0	1	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	3	0	13	21
Odor	0	0	0	0
Outdoor Storage	19	1	52	54
Overgrown trees/shrubs (Sight)	0	0	0	2
Parking	0	0	0	0
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	1	0	4	0
Property Maintenance	0	0	0	0
Rubbish	50	2	253	132
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	0	0	368	119
Trash - Unscreened	0	0	1	0
Weeds	102	5	600	367
Wood Smoke	0	0	0	0
Totals	189	8	1366	743



SEPTEMBER, 2006 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Sept. 2005	Sept. 2006	05 YTD	06 YTD
Courtesy Notice	1	0	5	21
First Notice	52	61	234	218
Second Notice	9	13	39	38
Third Notice	5	1	10	8
Fourth Notice	0	0	1	1
Fifth Notice				0
Totals:	67	75	289	286

Customer Activity - Mediation	Sept. 05	Sept. 06	05 YTD	06 YTD
Requests for Service	23	35	179	285
Cases Accepted	9	16	94	127
Cases Not Accepted	5	19	34	76
Situations Resolved	16	14	102	160
Landlord/Tenant Book Ref.	12	7	83	105
Landlord/Tenant Book Dist.	6	4	43	46