

Monthly Report

October, 2006



Neighborhood & Building Services Department

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www.fcgov.com/building/



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY REPORT – OCTOBER, 2006

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 22 permits issued with an associated construction valuation of \$4,673,806.

Single Family Attached (*attached units with individual owners/individually platted lots*): 1 permit issued with an associated construction valuation of \$143,377.

Multi Family: 1 permit issued with an associated construction valuation of \$21,087,625. The permit was for a commercial mixed-use building. 147 dwelling units were created.

Mobile Homes – New: No new permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 6 permits issued with an associated construction valuation of \$55,695.

Commercial: 2 permits issued with an associated construction value of \$16,069,700.

- a) 4824 S. Lemay Ave – Long Term Care Facility -- \$15,000,000
- b) 6427 Carmichael St – Day Care Facility -- \$1,069,700

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 51 permits issued with an associated construction valuation of \$1,757,322.

Commercial: 17 permits issued with an associated construction valuation of \$986,742.

C. CHANGE OF USE:

3 permits issued with an associated construction valuation of \$23,875.

- a) 4900 S. College Ave – change from office to vehicle rental.
- b) 1603 Underhill Dr #4 – change from single family residence to extra occupancy rental house.
- c) 1020 W. Prospect Rd – change to boarding house.

D. DEMOLITION:

7 permits issued with an associated construction valuation of \$14,700. 1 dwelling unit was destroyed. The remaining permits were for interior demo work or destruction of miscellaneous buildings and structures.

E. SIGNS:

21 permits issued with an associated construction valuation of \$270,654.

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

361 permits issued with an associated construction valuation of \$1,064,531.



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G. TOTALS:

Dwelling Units: 170 units created for the month of October. This is ↓ 19% from last year (YTD).

Permits Issued: 504 permits for the month of October. This is ↓ 21% from last year (YTD).

Construction Valuation: \$46,148,028 for the month of October. This is ↓ 6% from last year (YTD).

Fees Collected: \$183,295 for the month of October. This is ↓ 16% from last year (YTD).

BUILDING PLAN REVIEW:

44 commercial plans and 57 residential plans were reviewed in October. This is ↓ 32% from last year (YTD).

BUILDING INSPECTIONS:

354 commercial inspections and 1,723 residential inspections were performed in October. This is ↓ 18% from last year (YTD).

ZONING PLAN REVIEW:

157 plans were reviewed in October to assure zoning compliance. This is ↓ 28% from last year (YTD).

ZONING INSPECTIONS:

252 zoning field inspections were performed in October. This is ↑ 10% from last year (YTD).

CONTRACTOR LICENSING:

23 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in October. \$10,775.00 was collected for all October contractor licensing activities. YTD \$136,708.33 has been collected.

CODE COMPLIANCE NUISANCE CASES:

726 nuisance code cases were generated in October. This is ↓ 5% from last year (YTD).

Note: There are typically 2 inspections performed for each case generated. Some cases require more depending on case severity and/or special circumstances.

CODE ABATEMENTS:

13 nuisance abatements were performed in October. This is ↓ 43% from last year (YTD).

PUBLIC NUISANCE NOTICES:

46 public nuisance notices were sent out in October. This is ↑ 8% from last year (YTD).

NEIGHBORHOOD SERVICES MEDIATION:

29 requests for service came in during the month of October. This is ↑ 60% from last year (YTD). 17 of these cases were appropriate for mediation. 12 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. 10 current and/or pending mediation cases were resolved.



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NEIGHBORHOOD SERVICES MEDIATION (cont.):

Additionally, the following activities were performed during October:

- Hosted mediator clinic on topic of “macro-effects on Conflict Management;” 15 mediators attended.
- Hosted new mediator orientation; 9 possible new mediators being considered for Pro Bono positions.
- Assisted with coaching for City/County 40-hour mediation training.
- Participated in CPES focus group regarding possible TSA reorganization.
- Assisted in development of upcoming Landlord Educational Series curriculum.
- Met with new CSU attorney; developed improved cross-referral system for clients in need of mediation services.
- 318 external hits to Community Mediation Program website; 953 external hits to Landlord-Tenant site.
- Ongoing supervision of Municipal Court Mediation program.
- 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 October, include:

- “Best Practices” Conference – Organized bid review conference call for community to select next host (University of Florida and City of Gainesville won the bid). Met with WebMaster to discuss Town/Gown network website. Met with Assistant City Manager from Clemson, Clemson City Council member and Bozeman, Montana City Planner to discuss the creation of a Town Gown Association.
- CAA – Attended tradeshow and luncheon.
- Classes/training attended: Attended Neighborhood Law workshop at the American Association of Code Enforcement Conference. Attended numerous education sessions at the Town/Gown Colloquium.
- Community Liaison Program – Completed student staff mid-semester evaluations. Met with Leasing Manager from Ram’s Village regarding occupancy limits, Community Welcome and other CL related topics.
- Community Welcome: Completed a Community Welcome survey of people who received a visit in the neighborhoods. 88% reported that they felt the information they received was helpful.
- Fall Clean Up Event – Mailed letters to Adopt-A-Neighbor candidates to see if they needed assistance with leaves. Spoke at Greek Presidents meeting in Senate Chambers to promote the event. Mailed and delivered donation request letters for event. Held fall cleanup team leader training. Advertised event and recruited volunteers through: SLCE, Key Academic, Greek Life and e-mails to Residence Hall RA’s.
- LOYO – Presentation planning session with student staff.
- Meetings: Neighborhood Task Force, CSU/City Liaison quarterly meeting, Alcohol Retailer’s meeting (designated driver campaign), Conflict Resolution & Student Conduct Services Advisory Board meeting, Campus of Character committee meeting, and NSO.
- Neighborhood Partnership Program – Meeting with Student Coordinators and GA Katie Ludwin to discuss mid-semester progress and programming. Assisted with chili cook-off event at Remington Street. Pumpkins were distributed to the Ponderosa Neighborhood as part of their October event. Assisted Student Coordinators with preparation of their monthly newsletters. Mailing to students in Rolland Moore neighborhood requesting their participation in a student/non-student resident dialogue series scheduled for November.
- OCSS/RAL: SFRD presentation planning session. Attended bi-weekly Triad and weekly staff meetings.
- Party Packs: Distributed 46 party packs in October.
- Presentations/classes: Assisted with Party Partners class. Assisted with presentation to CSU’s Student Fee Review Board. Presented Living on Your Own at a Youth Conference. Presented Innovative Programs to Enhance Neighborhood Relations at the American Association of Code Enforcement Conference. Presented on Collaborative Partnerships: The Art of Building Town/Gown Relations at the Town/Gown Colloquium.



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COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

- Publicity/Outreach: Submitted press releases to the Coloradoan and the Collegian regarding the Adopt-a-Neighbor Fall Clean Up event. Recruited volunteers for the event on Today @ Colorado State webpage. Sent Student FYI advertising Party Packs. Duh campaign ads were placed in the Collegian. Mailed October newsletters to Remington and Ponderosa Pilot areas. Mailed flyers to Remington Pilot area advertising the chili cook-off event. Printed and distributed Rental World posters throughout the LSC. Submitted article for the Town Gown Association of Ontario website.
- Rental World: Website had 150 hits.
- Sofa Roundup: Received confirmation from USEAG committee that event can continue to be held in the visitor's parking lot.
- Student assistance: PNO record checks on potential rental properties. Provided information on upcoming changes related to occupancy limits. Made student referrals to the Community Mediation program and Student Legal Services.

NEIGHBORHOOD PROGRAM:

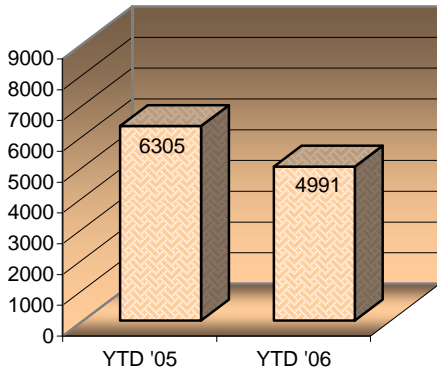
- Spent time at both libraries interacting with the public on the neighborhood identification project.
- Attended Neighborhood Task Force meeting.
- Attended media training section of CPES supervisor's retreat.
- Attended CSU Party Partners class and the City Noise Workshop.
- Attended Hanna Farm neighborhood meeting.
- Hosted and attended HOA Educational workshop.
- Co-taught public outreach to CSU class.
- Participated in reorganization focus group.
- Completed arrangements for upcoming Landlord Education Series.
- Received and processed two wood smoke complaints.



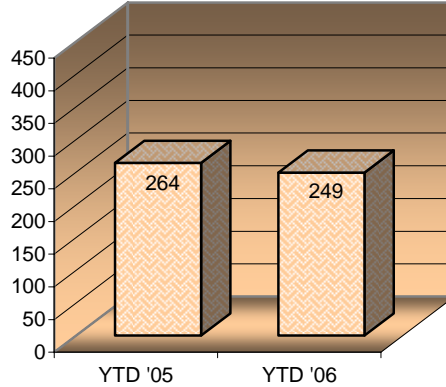
OCTOBER, 2006 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

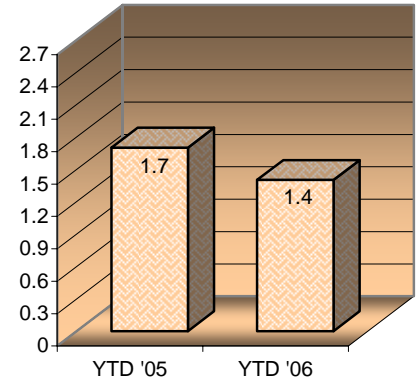
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

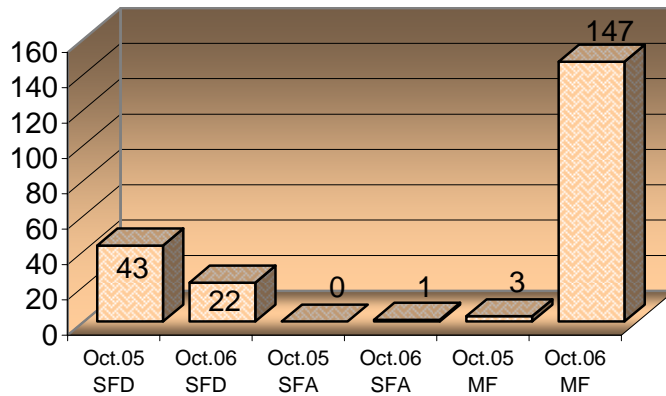


Total Fees Collected YTD (\$M)

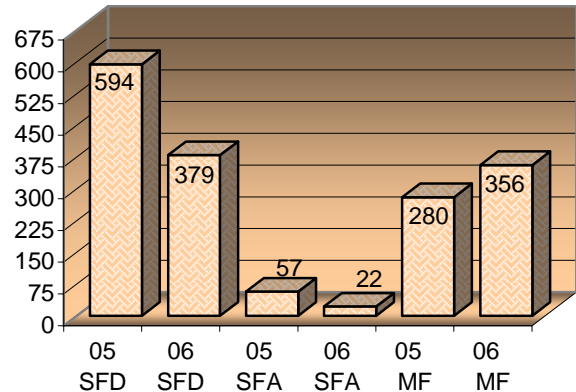


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

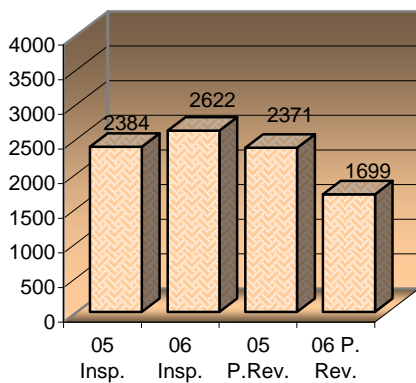
Units for Current Month



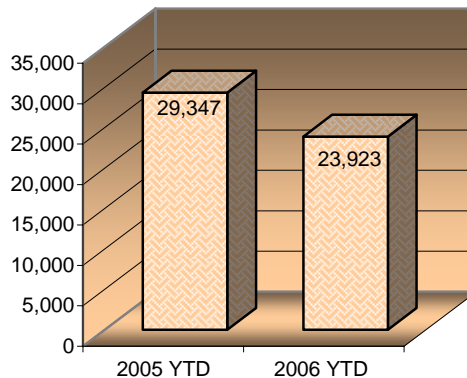
Units YTD



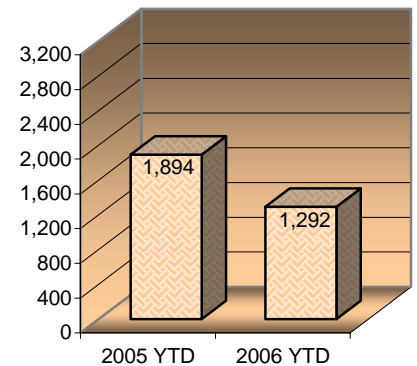
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



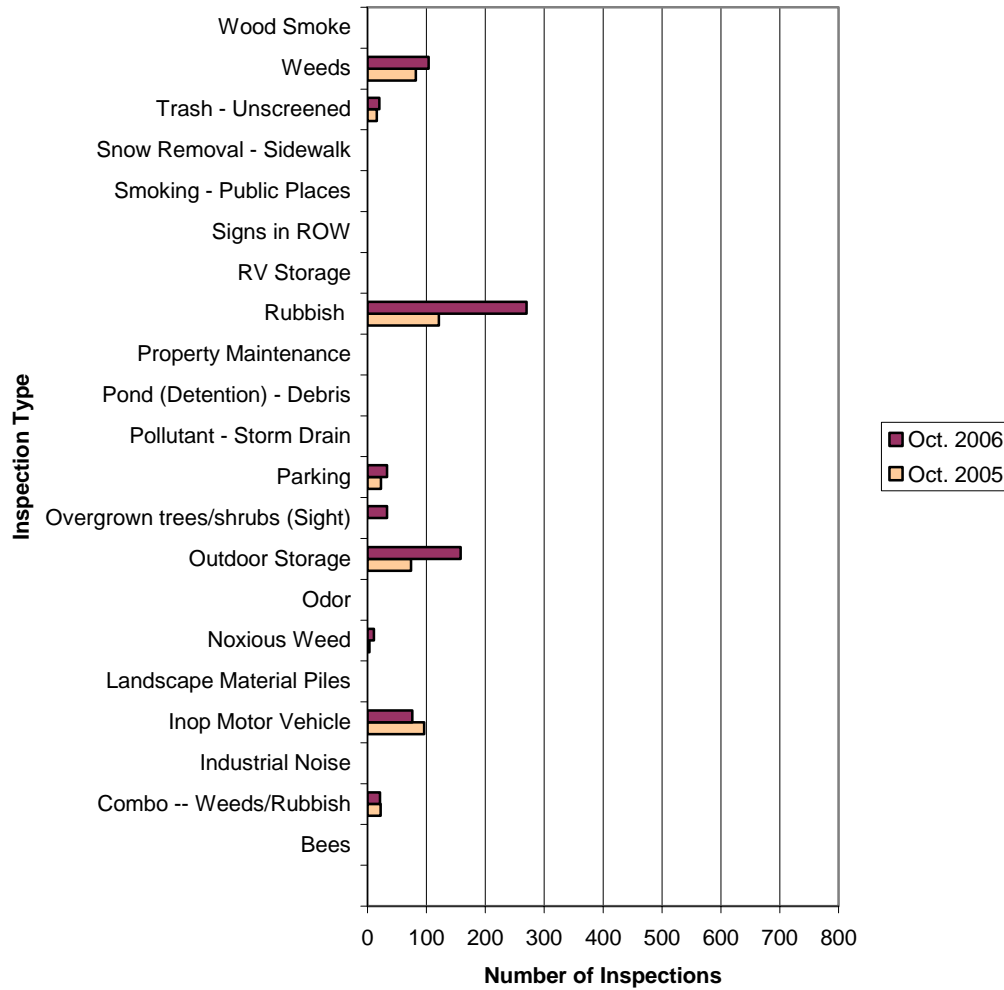
Building Plan Reviews YTD



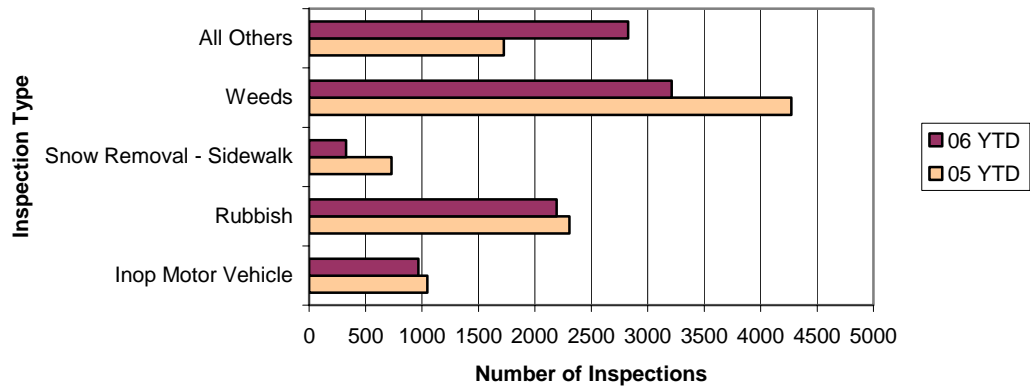


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



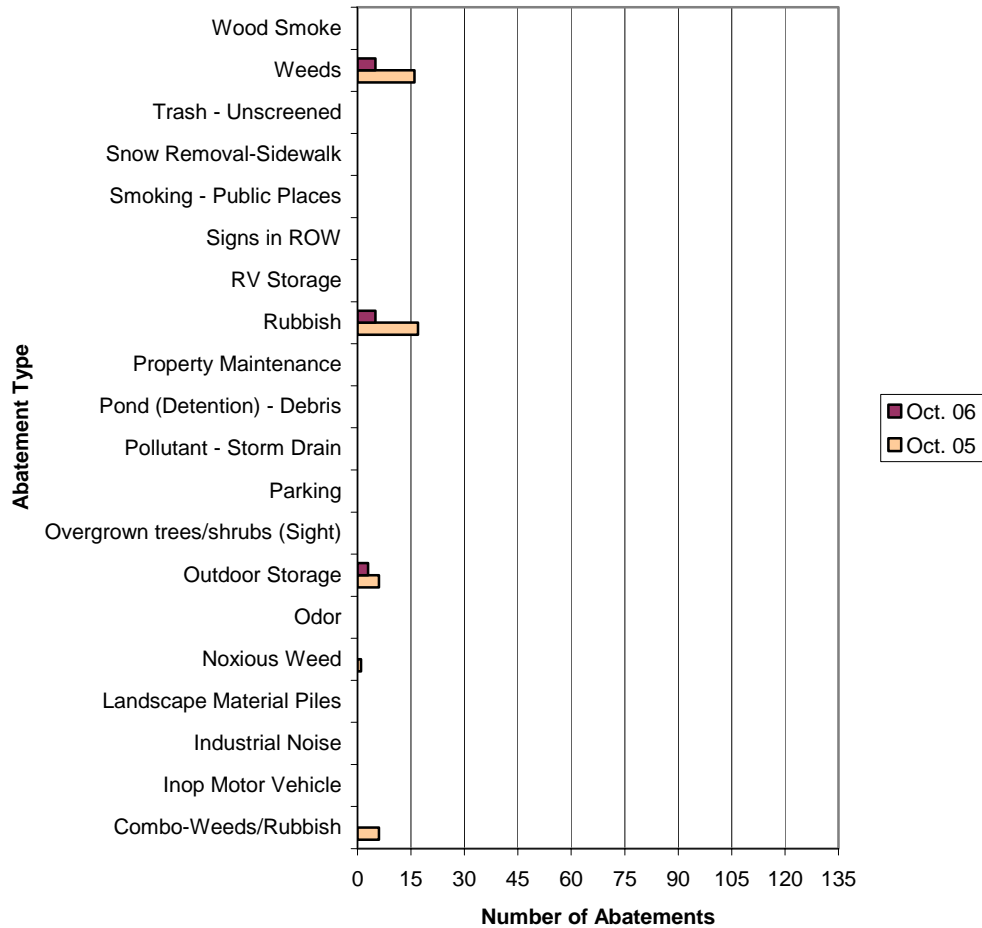
Code Compliance Inspections -- YTD



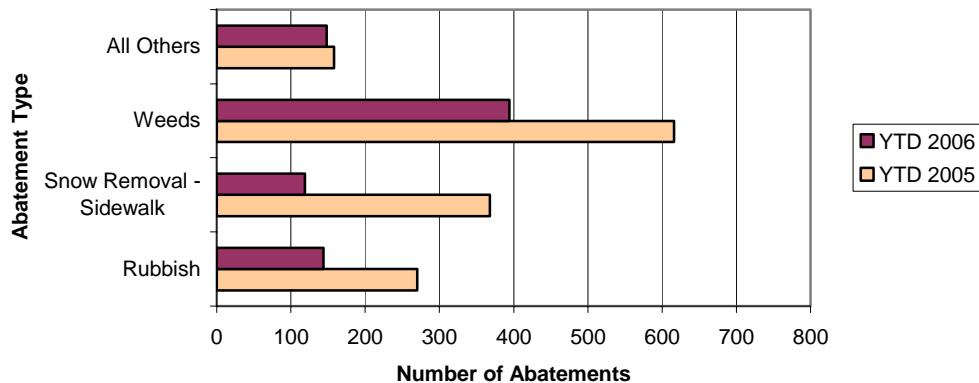


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

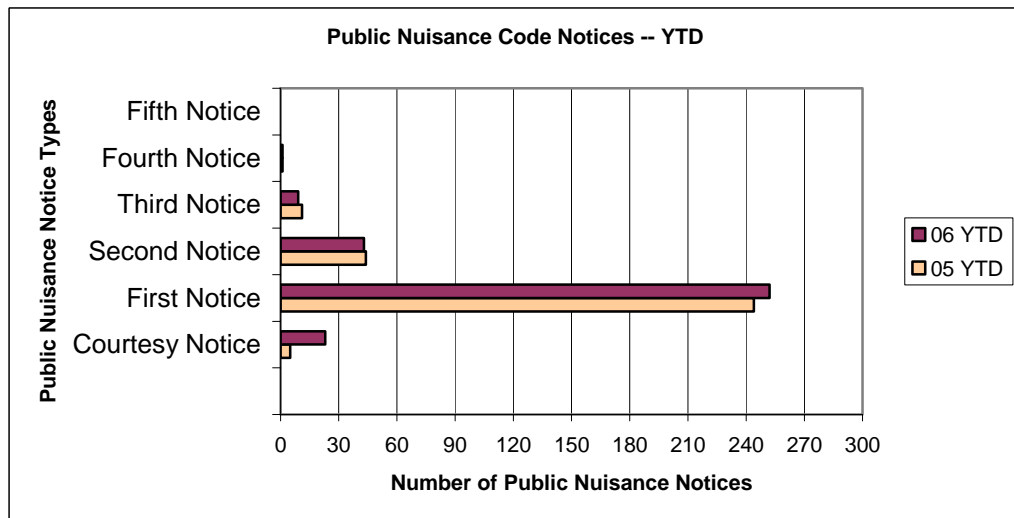
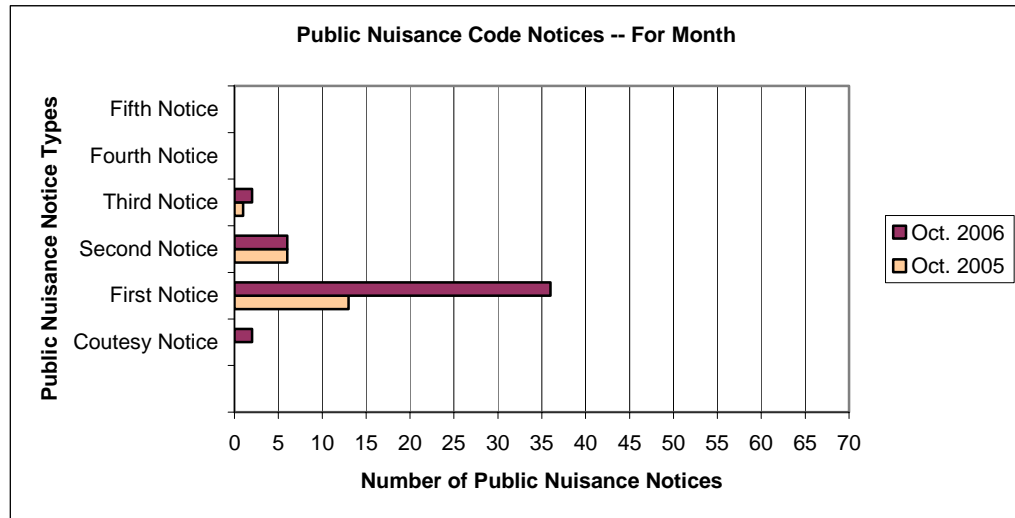


Code Compliance Abatements -- YTD



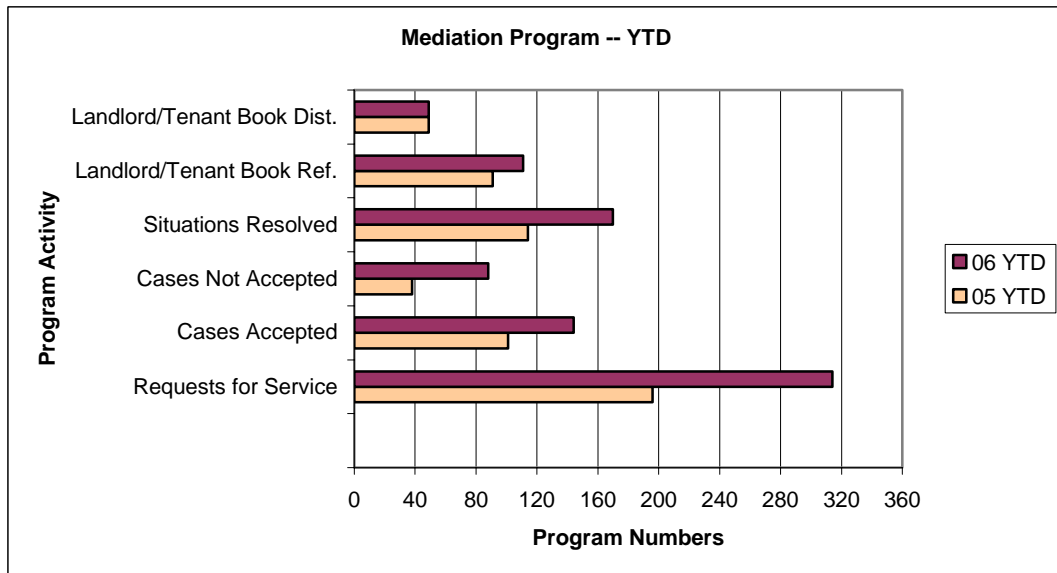
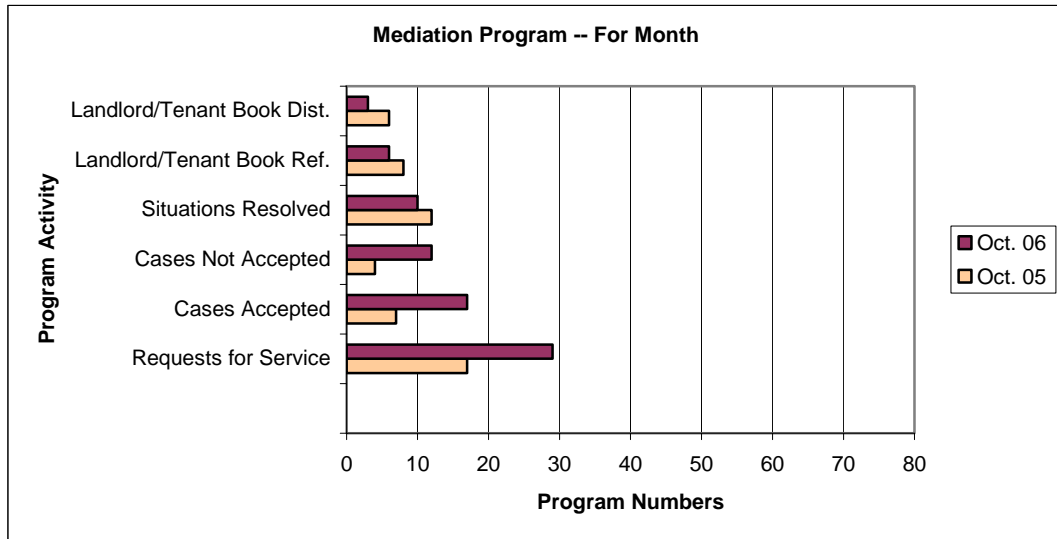


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

OCTOBER, 2006 DATA – BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD	Month	YTD	Month	Month	YTD	Month	YTD
Single Family Detached	22	379	22	379	44,947	4,673,807	88,378,509	28,575	512,991
Single Family Attached	1	22	1	22	1,453	143,377	3,054,380	857	20,251
Multi Family	0	88	0	14	0	0	9,080,417	0	46,739
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	12	32	0	0	0	300	800
Residential Misc. Bldgs.	0	0	6	49	2,212	55,695	641,738	706	8,352
Residential Remodel/Addition	0	0	51	548	4,493	1,757,322	15,192,912	16,960	149,843
Commercial Mixed Use	147	165	1	2	157,534	21,087,625	24,041,548	55,653	71,036
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	1	7	8,137	1,069,700	9,427,200	5,716	50,899
Mercantile/Retail/Bus&Pers Svc	0	0	0	7	0	0	2,845,000	0	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	1	1	79,420	15,000,000	15,000,000	53,622	53,622
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	17	186	473	986,742	27,648,978	9,108	190,575
Change of Use	0	4	3	19	0	23,875	1,572,281	429	11,276
Demolition	-1	-3	7	53	0	14,700	944,443	105	995
Signs	0	0	21	191	0	270,654	1,251,497	1,737	10,557
Miscellaneous	0	0	361	3,466	922	1,064,531	12,213,731	9,527	115,095
TOTALS:	169	754	504	4,991	299,591	46,148,028	249,247,642	183,295	1,419,146



Community Planning and Environmental Services

Neighborhood & Building Services

OCTOBER, 2005 DATA - BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft. Month	Construction Value		Construction Fees	
	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Single Family Detached	43	594	43	594	91,291	10,264,351	141,331,464	61,589	819,972
Single Family Attached	0	57	0	57	0	0	8,369,372	0	50,444
Multi Family	3	213	1	31	4,176	431,734	20,258,432	2,062	105,775
Mobile Home Setups-New	0	4	0	4	0	0	389,000	0	100
Mobile Home Setups-Existing	0	0	8	19	0	0	0	200	475
Residential Misc. Bldgs.	0	0	10	75	11,779	259,557	1,968,366	2,419	21,264
Residential Remodel/Addition	0	1	54	688	1,812	1,340,444	15,368,809	13,312	158,351
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	1	26	7,090	1,300,000	16,183,542	6,866	94,794
Mercantile/Retail/Bus&Pers Svc	0	0	0	4	0	0	2,117,000	0	12,049
Religious Assembly	0	0	0	1	0	0	105,000	0	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	0	6	0	0	435,500	0	2,491
Commercial Remodel/Addition	0	0	21	212	0	696,885	22,682,804	7,649	163,750
Change of Use	0	18	2	15	0	92,000	3,878,166	901	23,208
Demolition	0	-5	6	52	0	70,100	249,631	90	845
Signs			20	226	0	80,338	1,359,951	880	12,356
Miscellaneous			528	4,284	1,849	1,695,895	14,094,847	16,640	139,659
TOTALS:	46	931	694	6,305	117,997	16,231,304	263,948,238	112,608	1,687,801



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$344,126.53	\$13,734.54	\$357,861.07
Thompson School District	\$0.00	\$0.00	\$0.00
County Sales/Use Tax	\$706,657.83	\$179,200.32	\$885,858.15
Trust Account Deferred Revenue	\$54,402.83	\$5,383.00	\$59,785.83
Building Permit/Reinspection Fees	\$951,843.05	\$138,203.77	\$1,090,046.82
Plan Check Fee	\$383,279.48	\$36,587.08	\$419,866.56
Minor Amendment Fee	\$11,904.00	\$1,152.00	\$13,056.00
Parkland -- Community	\$822,304.00	\$105,492.53	\$927,796.53
Library Capital Expense	\$246,747.00	\$18,718.14	\$265,465.14
General Governmental Expense	\$190,141.37	\$38,631.51	\$228,772.88
Police Capital Expense	\$110,243.78	\$22,926.70	\$133,170.48
Fire Capital Expense	\$158,621.68	\$46,101.29	\$204,722.97
Parkland -- Neighborhood	\$738,481.00	\$94,734.79	\$833,215.79
Larimer County Regional Road Impact Fee	\$160,590.53	\$36,910.00	\$197,500.53
Street Oversizing: Res./Com.	\$2,046,466.46	\$489,098.88	\$2,535,565.34
Contribution in Aid of Construction	\$260,318.12	\$14,806.24	\$275,124.36
City Sales/Use Tax	\$2,650,002.33	\$673,745.55	\$3,323,747.88
Electric City Energy Tax	\$461.63	\$26.18	\$487.81
Electric ST/CO Energy Tax	\$605.16	\$34.32	\$639.48
Electric Primary Charge	\$0.00	\$52.80	\$52.80
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$931.02	\$0.00	\$931.02
Electric Comm. Revenue	\$15,443.22	\$875.82	\$16,319.04
Electric Temp. Pedestal	\$47,646.47	\$2,735.48	\$50,381.95
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	\$198,685.00	\$11,784.00	\$210,469.00
Water Repay	\$17,122.59	\$0.00	\$17,122.59
Water 6% PILOT Fees	\$277.18	\$42.04	\$319.22
Construction Water	\$4,595.32	\$700.68	\$5,296.00
Water PIF	\$1,650,348.01	\$308,634.61	\$1,958,982.62
Water Right	\$1,227,406.21	\$213,414.38	\$1,440,820.59
Water Meter	\$22,888.00	\$1,068.00	\$23,956.00
Water Dev. Review	\$21,416.00	\$4,464.00	\$25,880.00
Sanitation District/Sewer Repay	\$351.25	\$0.00	\$351.25
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$641,585.50	\$131,082.00	\$772,667.50
Sewer Dev. Review	\$21,696.00	\$4,464.00	\$26,160.00
Stormwater	\$6,869.50	\$0.00	\$6,869.50
Stormwater PIF	\$276,652.46	\$34,039.24	\$310,691.70
Stormwater Dev. Review	\$65,799.76	\$9,630.07	\$75,429.83
PERMIT FEES:	\$6,256,924.84	\$2,638,473.96	\$16,697,517.37
Contractor Licensing	\$125,933.33	\$10,775.00	\$136,708.33
Home Occupation Licensing	\$7,450.00	\$1,075.00	\$8,525.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$984.00	\$105.75	\$1,089.75
Muni Court Mediation Fee	\$1,267.50	\$0.00	\$1,267.50
OTHER FEES:	\$135,634.83	\$11,955.75	\$147,590.58

*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.



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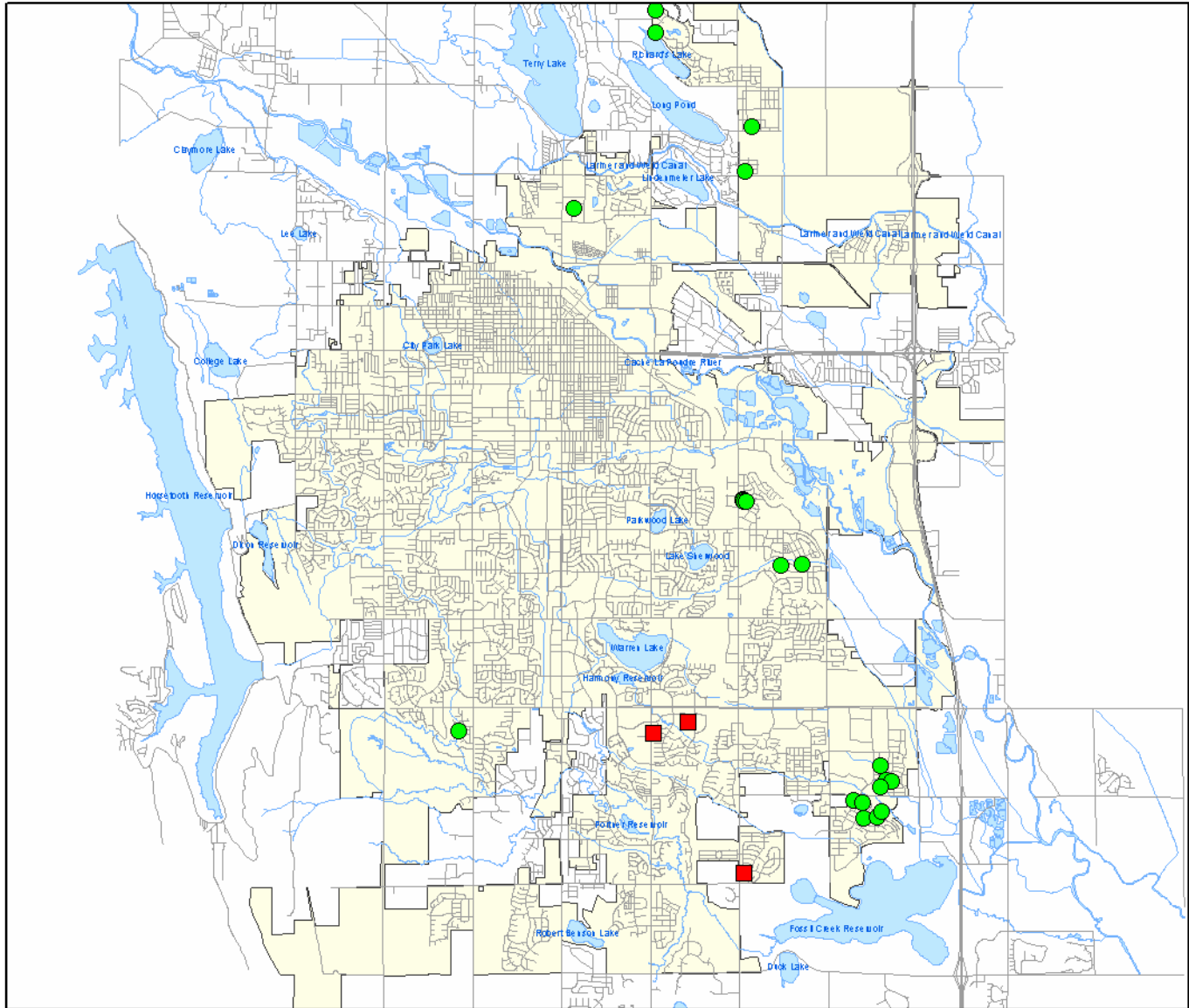
OCTOBER CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
4824 S. Lemay Ave	Long-Term Care Facility	\$ 15,000,000.00
4750 Pleasant Oak Dr	Senior Housing Facility	\$ 21,087,625.00
6427 Carmichael St	Day Care Facility	\$ 1,069,700.00



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: October 2006</p>		<p>Legend</p>	
<p>November 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>— Water Ways</p>
		<p>— Streets</p>	<p>■ Water Bodies</p>
			<p>■ City Limits</p>



Community Planning and Environmental Services

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OCTOBER, 2006 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Oct. 2005	Oct. 2006	05 YTD	06 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	22	21	354	323
Industrial Noise	0	0	0	0
Inop Motor Vehicle	96	76	1047	968
Landscape Material Piles	0	0	0	0
Noxious Weed	3	11	84	418
Odor	0	0	0	0
Outdoor Storage	74	158	714	1337
Overgrown trees/shrubs (Sight)	0	33	0	198
Parking	23	33	345	320
Pollutant - Storm Drain	0	0	5	6
Pond (Detention) - Debris	0	0	20	10
Property Maintenance	0	0	0	0
Rubbish	121	270	2307	2194
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	16	20	203	214
Weeds	82	104	4272	3212
Wood Smoke	0	0	0	0
Totals	437	726	10082	9528

Abatement Type:	Oct. 05	Oct. 06	05 YTD	06 YTD
Bees	0	0	0	0
Combo-Weeds/Rubbish	6	0	80	56
Inop Motor Vehicle	0	0	1	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	1	0	14	28
Odor	0	0	0	0
Outdoor Storage	6	3	58	61
Overgrown trees/shrubs (Sight)	0	0	0	2
Parking	0	0	0	0
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	0	0	4	1
Property Maintenance	0	0	0	0
Rubbish	17	5	270	144
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	16	5	616	394
Wood Smoke	0	0	0	0
Totals	46	13	1412	805



OCTOBER, 2006 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Oct. 2005	Oct. 2006	05 YTD	06 YTD
Courtesy Notice	0	2	5	23
First Notice	13	36	244	252
Second Notice	6	6	44	43
Third Notice	1	2	11	9
Fourth Notice	0	0	1	1
Fifth Notice	0	0		0
Totals:	20	46	305	328

Customer Activity - Mediation	Oct. 05	Oct. 06	05 YTD	06 YTD
Requests for Service	17	29	196	314
Cases Accepted	7	17	101	144
Cases Not Accepted	4	12	38	88
Situations Resolved	12	10	114	170
Landlord/Tenant Book Ref.	8	6	91	111
Landlord/Tenant Book Dist.	6	3	49	49