

Monthly Report

November, 2006



Neighborhood & Building Services Department

281 North College Avenue

P.O. Box 580

Fort Collins, Colorado 80522

Phone: 970-221-6760; Fax: 970-224-6134

www.fcgov.com/building/



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY REPORT – NOVEMBER, 2006

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 24 permits issued with an associated construction valuation of \$5,354,889.

Single Family Attached (*attached units with individual owners/individually platted lots*): 4 permits issued with an associated construction valuation of \$880,000.

Multi Family: 3 permits issued with an associated construction valuation of \$2,038,232. 19 dwelling units were created.

Mobile Homes – New: No new permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 5 permits issued with an associated construction valuation of \$25,250.

Commercial: 2 permits issued with an associated construction value of \$8,712,499.

- a) 2315 E. Harmony Rd – Office building (core & shell) -- \$6,069,000
- b) 625 E. Harmony Rd – Church, classroom & gymnasium -- \$2,643,499

Commercial Miscellaneous: 3 permits issued with an associated construction valuation of \$1,500.

- a) 1612 N. College Ave – Christmas Tree lot -- \$500
- b) 2620 S. Timberline Rd – Christmas Tree lot -- \$500
- c) 2535 S. College Ave – Christmas Tree lot -- \$500

B. ALTERATIONS/ADDITIONS:

Residential: 54 permits issued with an associated construction valuation of \$1,254,194.

Commercial: 12 permits issued with an associated construction valuation of \$34,991,862.

C. CHANGE OF USE:

5 permits issued with an associated construction valuation of \$1,394,925.

- a) 5055 S. Lemay Ave – convert gymnasium to an assisted living facility.
- b) 227 S. Howes St – change from single family residence to office.
- c) 1112 Oakridge Dr #107 – change from bank to tanning salon.
- d) 243 Jefferson St – change from tire shop to retail.
- e) 300 E. Foothills Pkwy – change from optometrist office to jewelry store.

D. DEMOLITION:

3 permits issued with an associated construction valuation of \$2,600. No dwelling units were destroyed. The remaining permits were for interior demo work or destruction of miscellaneous buildings and structures.

E. SIGNS:

27 permits issued with an associated construction valuation of \$200,026.



Community Planning and Environmental Services

Neighborhood & Building Services

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

254 permits issued with an associated construction valuation of \$723,260.

G. TOTALS:

Dwelling Units: 56 units created for the month of November. This is ↓ 18% from last year (YTD).

Permits Issued: 398 permits for the month of November. This is ↓ 22% from last year (YTD).

Construction Valuation: \$55,579,237 for the month of November. This is ↑ 8% from last year (YTD).

Fees Collected: \$183,214 for the month of November. This is ↓ 12% from last year (YTD).

BUILDING PLAN REVIEW:

49 commercial plans and 72 residential plans were reviewed in November. This is ↓ 30% from last year (YTD).

BUILDING INSPECTIONS:

382 commercial inspections and 1,484 residential inspections were performed in November. This is ↓ 20% from last year (YTD).

ZONING PLAN REVIEW:

169 plans were reviewed in November to assure zoning compliance. This is ↓ 26% from last year (YTD).

ZONING INSPECTIONS:

242 zoning field inspections were performed in November. This is ↑ 6% from last year (YTD).

CONTRACTOR LICENSING:

16 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in November. \$8,575.00 was collected for all November contractor licensing activities. YTD \$145,283.33 has been collected.

CODE COMPLIANCE NUISANCE CASES:

708 nuisance code cases were generated in November. This is ↓ 3% 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:

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

PUBLIC NUISANCE NOTICES:

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



Community Planning and Environmental Services

Neighborhood & Building Services

NEIGHBORHOOD SERVICES MEDIATION:

26 requests for service came in during the month of November. This is ↑ 61% from last year (YTD). 15 of these cases were appropriate for mediation. 11 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 November:

- Attended and participated in City-sponsored Landlord Education class.
- Facilitated steering meeting as chair of Journey Young Women's Conference.
- Interviewed for Journey Women's Magazine for their January edition.
- Attended the 2007 City Legislative Affairs Liaison meeting.
- Facilitated progress and planning meeting for the 2007 Municipal Court Mediation Program.
- Participated in NBS staff meetings, including training and preparation for 2007 occupancy enforcement.
- Completed yearly performance evaluation and established 2007 goals.
- 372 external hits to Community Mediation Program website; 891 external hits to Landlord-Tenant site.
- Ongoing supervision of Municipal Court Mediation program.

COMMUNITY LIAISON (CSU) PROGRAM:

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

- "Best Practices" Conference – Launched Town Gown Network website/forum – 60 members signed up representing 21 different states.
- CAA – Attended board meeting and luncheon.
- Classes/training attended: Landlord Education series, Living Learning Communities, Supervision & Sophomore panel, Methamphetamine training and City occupancy training.
- Community Liaison Program – Completed evaluation for graduate intern, worked on budget year end activities.
- Fall Clean Up Event – Held event – 160 students volunteered who assisted 35 neighbors in need of assistance. Photo from the event was featured in the Collegian. Had all volunteers complete evaluations and compiled feedback – 98% of the students said they would participate in the event again; 85% reported that the event helped them feel more like they are part of the Fort Collins Community. Received postcards from neighbors who were assisted.
- Meetings: Neighborhood Task Force, BJM meetings, Alcohol Retailer's meeting, Student Legal Advisory Board meeting, First Call & United Way to discuss collaboration efforts, NSO BFO-Measuring Success subcommittee meetings and NSO staff meetings.
- Neighborhood Dialogue – Rolland Moore: Prepared and sent mailings and e-mails to students and non-student neighbors encouraging participation. Held dialogue event at the Unitarian Church – event went extremely well. Had participants complete pre- and post-participation evaluations.
- Neighborhood Partnership Program – NPP student coordinator weekly check-in meetings. Assisted student coordinators in the production of their Neighborhood Newsletters. NPP-Remington neighborhood collected 46 pounds of food for the food bank for their November event. NPP-Ponderosa organized a bowling event. Mailed newsletters and flyers.
- OCSS/RAL: Attended bi-weekly Triad and weekly staff meetings.
- Party Packs: Distributed 7 party packs in November.
- Presentations/classes: Assisted with Party Partners class. Presented 14 Moving Off Campus Jeopardy sessions – required the 273 participants to watch the Rental World video for homework.
- Publicity/Outreach: Authored Fall Cleanup Article entitled "Students Give Back" featured in the Coloradoan. Reserved poster run for Rental World for February, 2007. Ran occupancy articles in the Collegian.



Community Planning and Environmental Services

Neighborhood & Building Services

COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

- Rental World: Website had 417 hits. Rental World placed 3rd for a National Savvy award given in October, 2006!!
- Sophomore Transitions Program: Launched two new feedback surveys, met with Student Legal Services attorneys to discuss possibilities for collaboration.
- 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.
- UniverCity Connections: Attended kick-off meeting.

NEIGHBORHOOD PROGRAM:

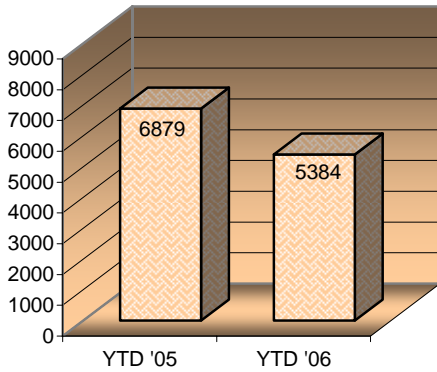
- Sponsored and attended 8 hour landlord education program – 42 landlords attended.
- Attended CAA luncheon and promoted Property Maintenance outreach.
- Attended Neighborhood Task Force meeting.
- Attended 2 computer training classes.
- Attended City Noise Workshop.
- Attended Hanna Farm neighborhood meeting.
- Created Property Maintenance outreach power point, invites and started on web survey.
- Continued work on NBS website.
- Compiled newsletter for December/January edition.
- Participated in meeting with FirstCall to work on snow shoveling assistance.
- Website statistics:
 - Main page – 828 hits
 - Newsletter – 255 hits
 - Code Compliance – 407 hits



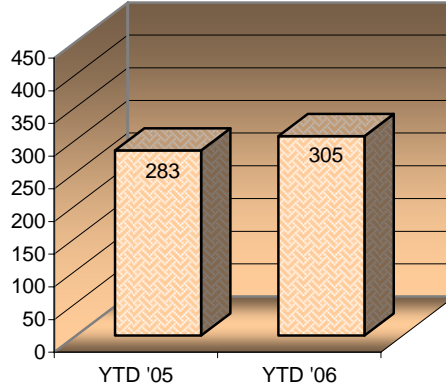
NOVEMBER, 2006 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

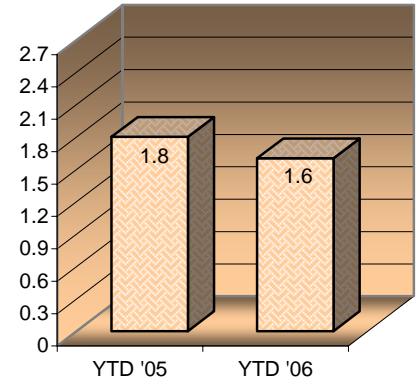
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

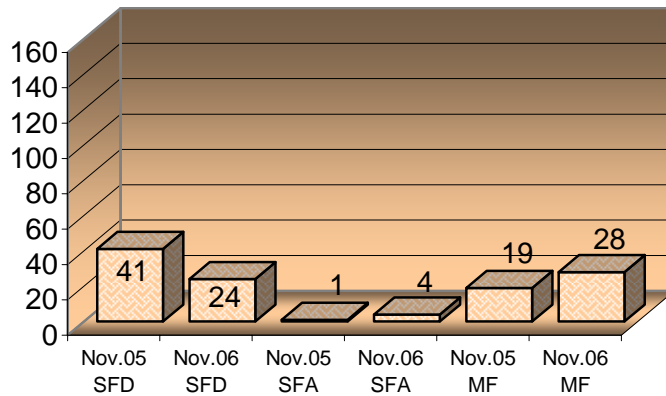


Total Fees Collected YTD (\$M)

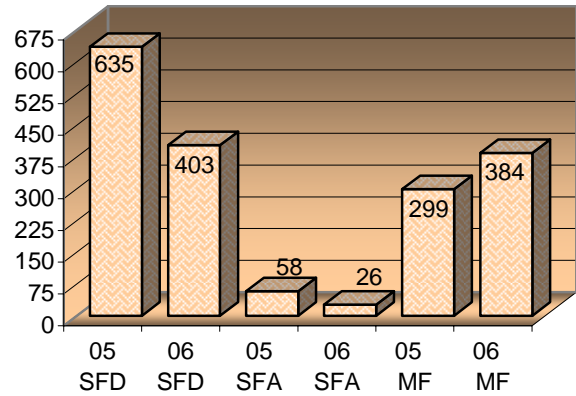


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

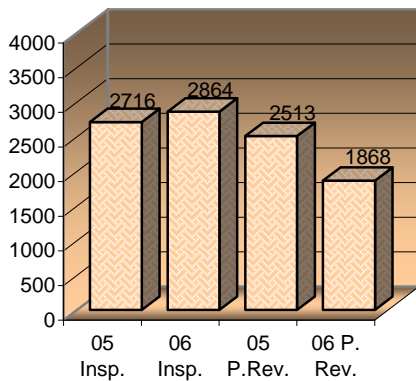
Units for Current Month



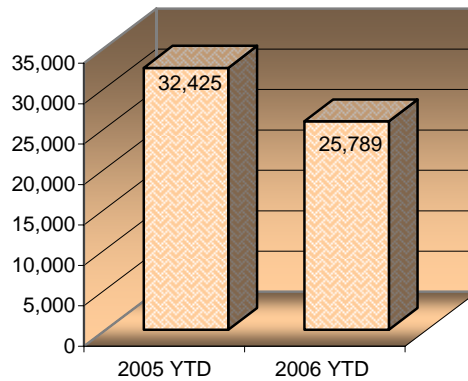
Units YTD



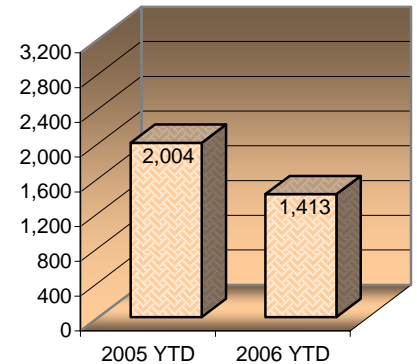
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



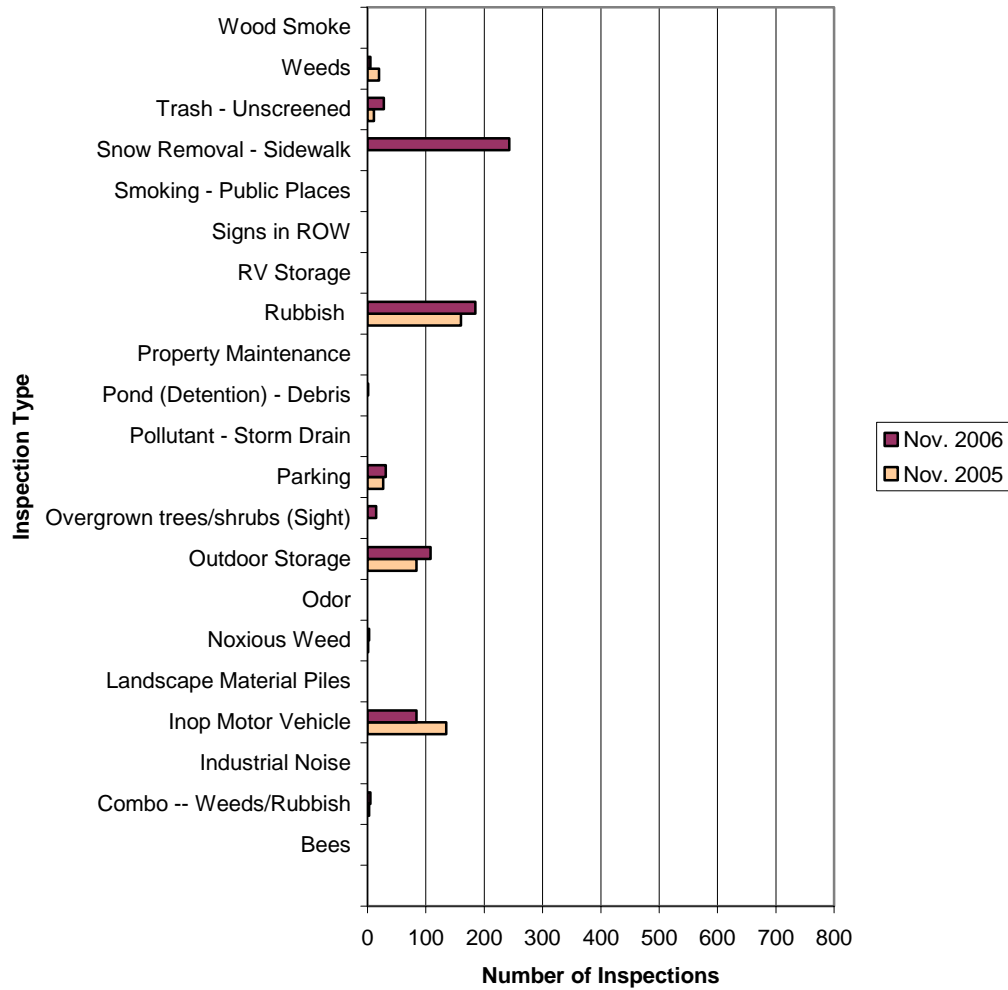
Building Plan Reviews YTD



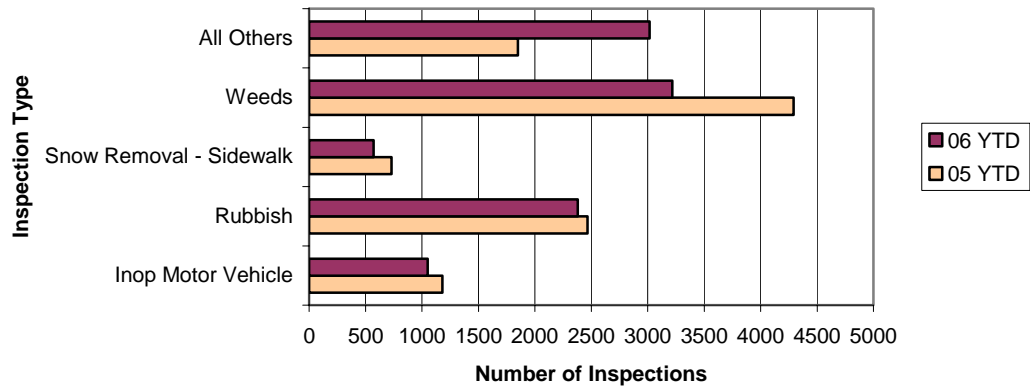


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



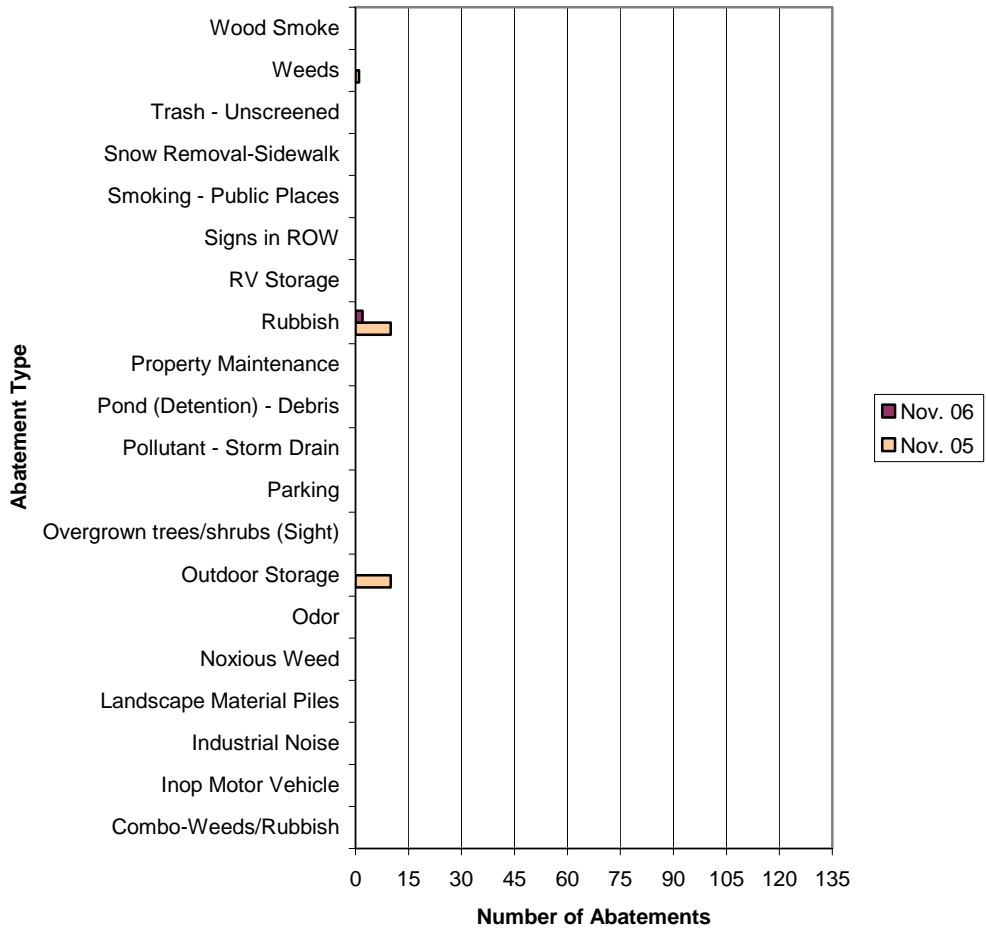
Code Compliance Inspections -- YTD



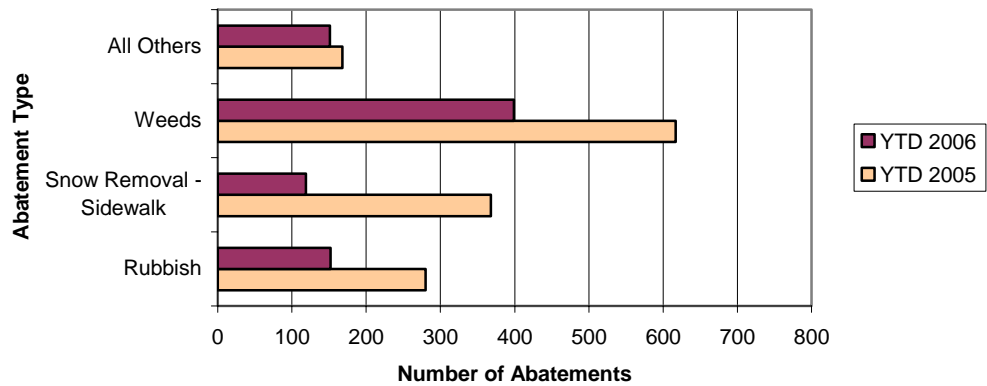


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

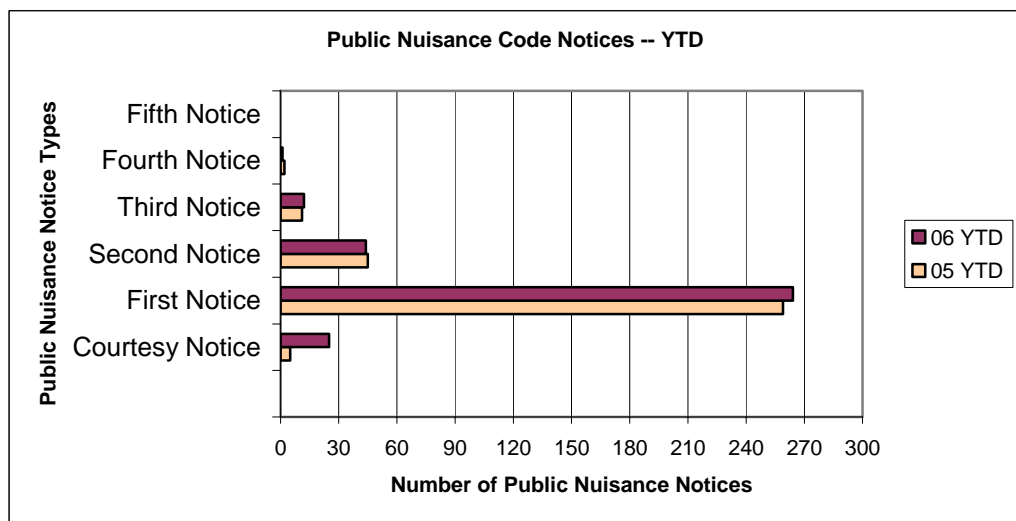
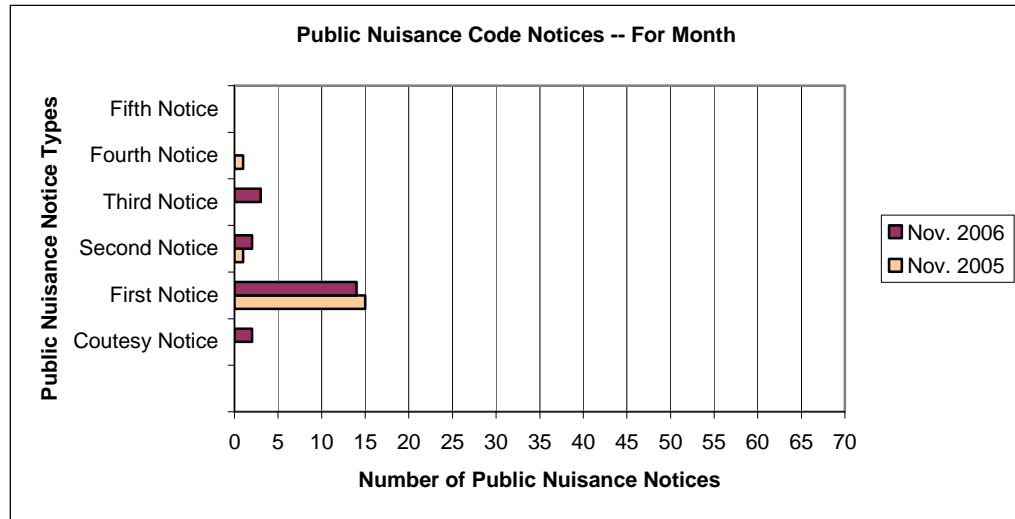


Code Compliance Abatements -- YTD



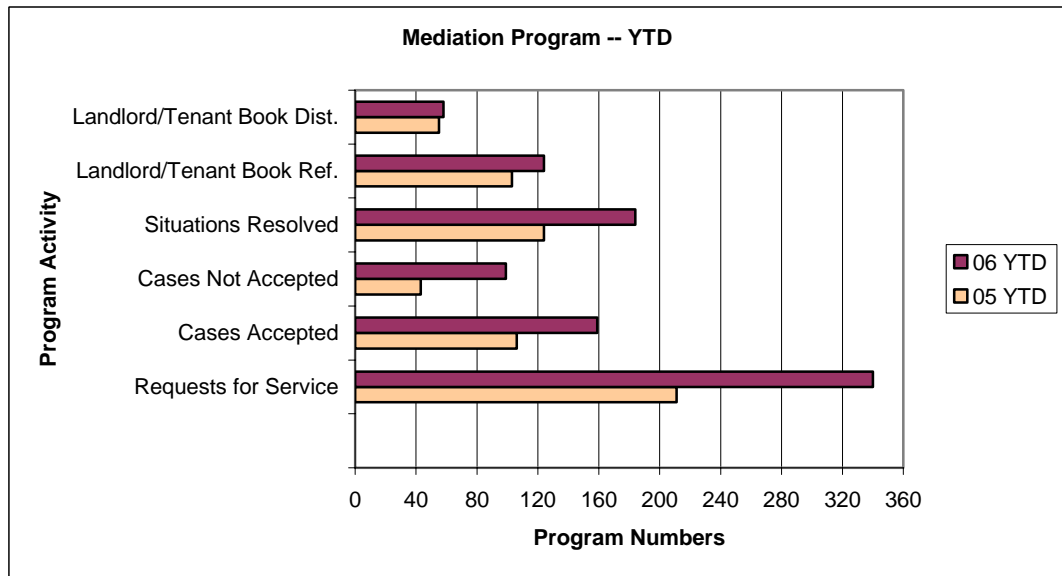
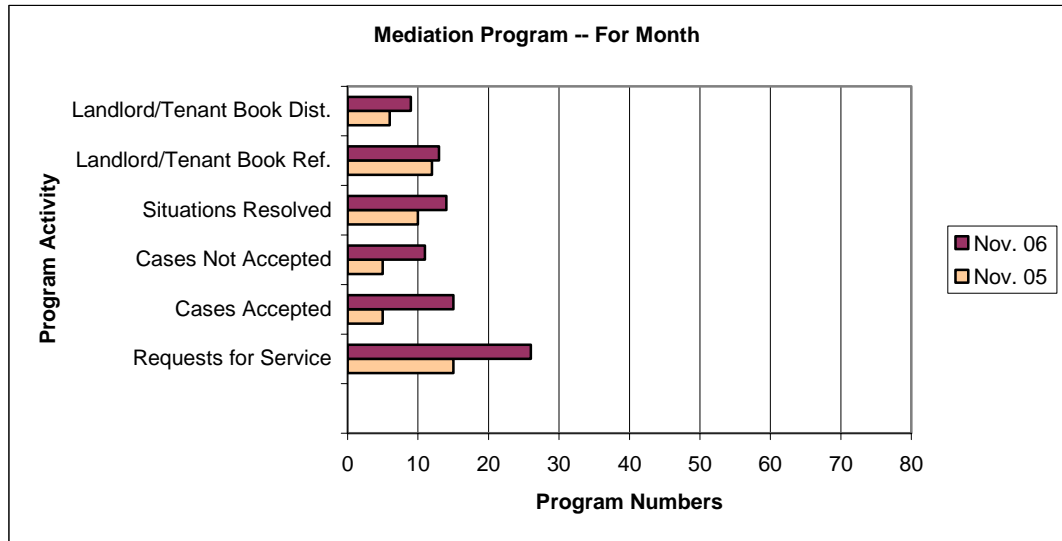


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

NOVEMBER, 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	24	403	24	403	50,734	5,354,889	93,733,398	31,311	544,804
Single Family Attached	4	26	4	26	6,579	880,000	3,934,380	5,391	25,642
Multi Family	19	107	3	17	23,166	2,038,232	11,118,649	10,569	57,308
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	2	34	0	0	0	50	850
Residential Misc. Bldgs.	0	0	5	54	11,740	25,250	666,988	432	8,784
Residential Remodel/Addition	0	0	54	602	3,953	1,254,194	16,444,136	12,587	162,406
Commercial Mixed Use	0	165	0	2	0	0	24,041,548	0	71,036
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	1	8	72,306	6,069,000	15,496,200	30,961	81,861
Mercantile/Retail/Bus&Pers Svc	0	0	0	7	0	0	2,845,000	0	18,056
Religious Assembly	0	0	1	1	22,950	2,643,499	2,643,499	13,586	13,586
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	1	0	0	15,000,000	0	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	3	11	0	1,500	1,034,600	61	6,977
Commercial Remodel/Addition	0	0	12	197	808	34,991,862	62,815,840	60,381	251,921
Change of Use	9	13	5	24	5,602	1,394,925	2,967,206	8,646	19,922
Demolition	0	-3	3	56	0	2,600	947,043	45	1,040
Signs	0	0	27	217	0	200,026	1,446,323	1,721	12,221
Miscellaneous	0	0	254	3,717	483	723,260	12,928,061	7,473	122,548
TOTALS:	56	810	398	5,384	198,321	55,579,237	304,984,779	183,214	1,603,727



Community Planning and Environmental Services

Neighborhood & Building Services

NOVEMBER, 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	41	635	41	635	85,508	9,215,511	150,546,975	53,901	873,873
Single Family Attached	1	58	1	58	1,383	126,258	8,495,630	1,103	51,547
Multi Family	19	232	3	39	22,462	2,000,724	22,259,157	11,033	116,808
Mobile Home Setups-New	0	4	0	4	0	0	389,000	0	100
Mobile Home Setups-Existing	0	0	4	23	0	0	0	100	575
Residential Misc. Bldgs.	0	0	10	85	6,166	261,871	2,230,237	2,877	24,141
Residential Remodel/Addition	0	1	58	746	3,202	1,426,511	16,809,352	14,815	173,306
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	22	12,167	1,900,000	18,083,542	9,866	104,660
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	1	1	13,995	275,000	275,000	1,741	1,741
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	2	4	13,318	1,093,460	2,663,460	6,192	15,021
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	2	8	0	1,000	436,500	91	2,582
Commercial Remodel/Addition	0	0	14	226	123	1,168,589	23,851,393	9,636	173,386
Change of Use	0	18	1	16	0	1,000	3,879,166	53	23,261
Demolition	0	-5	4	56	0	14,000	263,631	60	905
Signs			20	246	0	79,831	1,439,782	881	13,237
Miscellaneous			415	4,696	1,046	1,273,395	15,359,891	12,178	151,808
TOTALS:	61	992	577	6,879	159,370	18,837,150	282,791,070	124,527	1,812,439



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$357,861.07	\$21,364.84	\$379,225.91
Thompson School District	\$0.00	\$0.00	\$0.00
County Sales/Use Tax	\$885,805.19	\$204,113.06	\$1,089,918.25
Trust Account Deferred Revenue	\$60,257.44	\$4,792.40	\$65,049.84
Building Permit/Reinspection Fees	\$1,089,811.02	\$130,209.49	\$1,220,020.51
Plan Check Fee	\$419,866.56	\$41,215.09	\$461,081.65
Minor Amendment Fee	\$13,056.00	\$576.00	\$13,632.00
Parkland -- Community	\$927,796.53	\$78,595.00	\$1,006,391.53
Library Capital Expense	\$265,465.14	\$23,583.00	\$289,048.14
General Governmental Expense	\$228,772.88	\$32,429.40	\$261,202.28
Police Capital Expense	\$133,170.48	\$19,352.31	\$152,522.79
Fire Capital Expense	\$204,722.97	\$27,991.67	\$232,714.64
Parkland -- Neighborhood	\$833,215.79	\$70,585.00	\$903,800.79
Larimer County Regional Road Impact Fee	\$197,500.53	\$31,456.00	\$228,956.53
Street Oversizing: Res./Com.	\$2,535,565.34	\$440,419.28	\$2,975,984.62
Contribution in Aid of Construction	\$275,124.36	\$14,419.38	\$289,543.74
City Sales/Use Tax	\$3,323,550.03	\$765,383.39	\$4,088,933.42
Electric City Energy Tax	\$487.81	\$35.70	\$523.51
Electric ST/CO Energy Tax	\$639.48	\$46.80	\$686.28
Electric Primary Charge	\$0.00	\$0.00	\$0.00
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$983.82	\$72.00	\$1,055.82
Electric Comm. Revenue	\$16,319.04	\$1,194.30	\$17,513.34
Electric Temp. Pedestal	\$50,381.95	\$3,730.20	\$54,112.15
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	\$210,469.00	\$14,509.00	\$224,978.00
Water Repay	\$17,122.59	\$0.00	\$17,122.59
Water 6% PILOT Fees	\$319.22	\$23.55	\$342.77
Construction Water	\$5,296.00	\$392.49	\$5,688.49
Water PIF	\$1,958,982.62	\$133,557.82	\$2,092,540.44
Water Right	\$1,440,820.59	\$87,491.99	\$1,528,312.58
Water Meter	\$23,956.00	\$1,306.00	\$25,262.00
Water Dev. Review	\$25,880.00	\$1,918.00	\$27,798.00
Sanitation District/Sewer Repay	\$351.25	\$0.00	\$351.25
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$772,667.50	\$65,422.00	\$838,089.50
Sewer Dev. Review	\$26,160.00	\$2,251.00	\$28,411.00
Stormwater	\$5,999.50	\$0.00	\$5,999.50
Stormwater PIF	\$311,561.70	\$29,580.77	\$341,142.47
Stormwater Dev. Review	\$75,429.83	\$8,959.89	\$84,389.72
PERMIT FEES:	\$6,256,924.84	\$2,256,976.82	\$18,954,479.19
Contractor Licensing	\$136,708.33	\$8,575.00	\$145,283.33
Home Occupation Licensing	\$8,525.00	\$500.00	\$9,025.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$1,089.75	\$31.75	\$1,121.50
Muni Court Mediation Fee	\$1,267.50	\$200.00	\$1,467.50
OTHER FEES:	\$147,590.58	\$9,306.75	\$156,897.33

*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

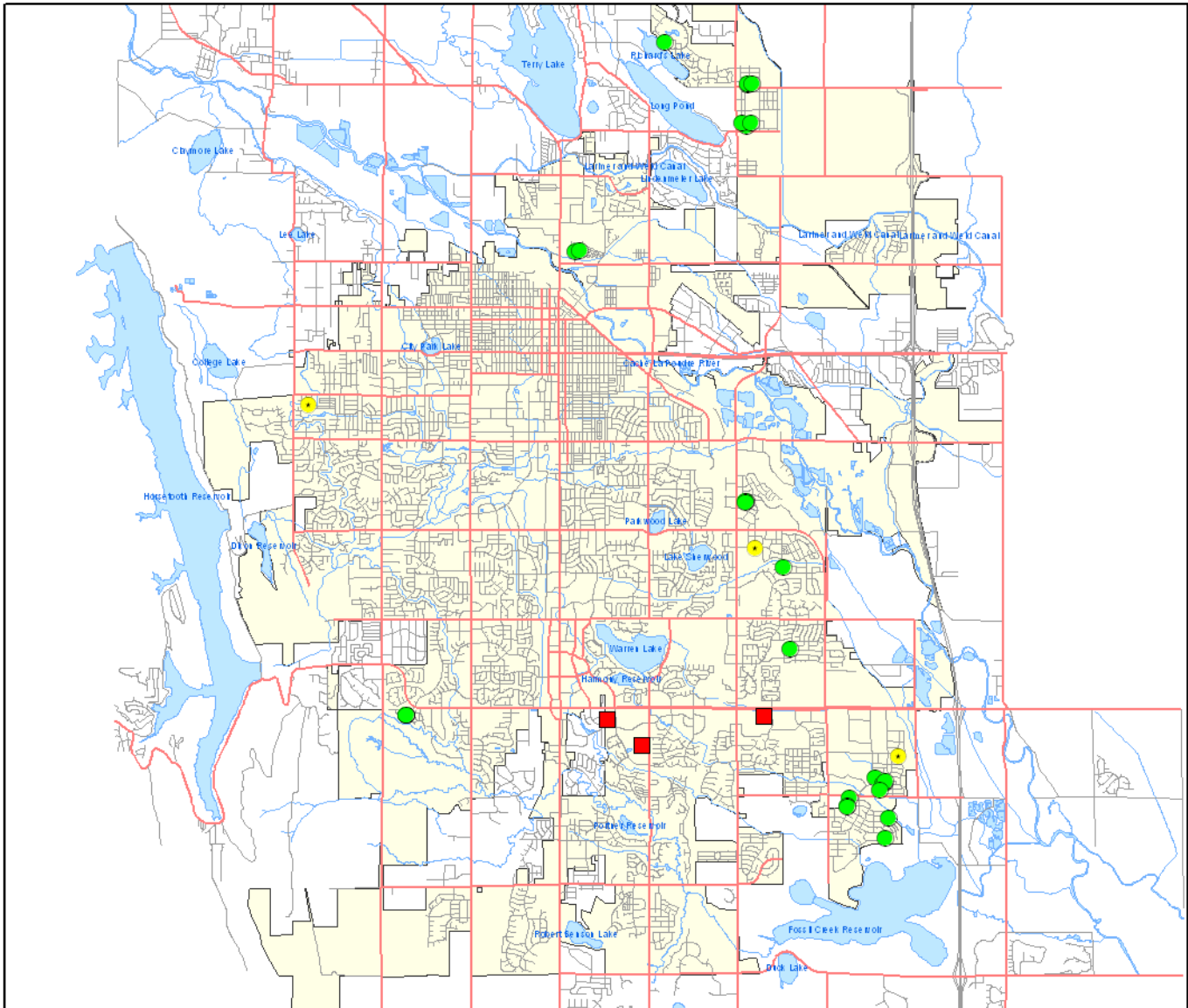
NOVEMBER CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
1109 Andrews Peak Dr	5-Plex Condominium	\$ 639,004.00
2802 Iowa Dr.	11-Plex Condominium	\$ 967,494.00
2315 E. Harmony Rd.	Office Building (core & shell)	\$ 6,069,000.00
5055 S. Lemay Ave.	Building Renovation	\$ 1,103,425.00
625 E. Harmony Rd.	Church, Classroom & Gymnasium	\$ 2,643,499.00
4701 Technology Pkwy.	Building Remodel	\$34,500,142.00



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)



City of Fort Collins
Building Inspection Department
 Construction Activity Map: November 2006

October 11, 2006
 Scale: Undetermined

Legend

	Commercial		Major Roads		Water Ways
	Multi Family		Interstate 25		Water Bodies
	Single Family		Streets		City Limits



Community Planning and Environmental Services

Neighborhood & Building Services

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

Inspection Type	Nov. 2005	Nov. 2006	05 YTD	06 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	3	5	357	327
Industrial Noise	0	0	0	0
Inop Motor Vehicle	135	84	1182	1052
Landscape Material Piles	0	0	0	0
Noxious Weed	1	3	85	421
Odor	0	0	0	0
Outdoor Storage	84	108	798	1445
Overgrown trees/shrubs (Sight)	0	15	0	213
Parking	27	31	372	351
Pollutant - Storm Drain	0	0	5	6
Pond (Detention) - Debris	0	1	20	11
Property Maintenance	0	0	0	0
Rubbish	160	185	2467	2379
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal - Sidewalk	0	243	731	571
Trash - Unscreened	11	28	214	242
Weeds	20	5	4292	3218
Wood Smoke	0	0	0	0
Totals	441	708	10523	10236

Abatement Type:	Nov. 05	Nov. 06	05 YTD	06 YTD
Bees	0	0	0	0
Combo-Weeds/Rubbish	0	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	0	0	14	29
Odor	0	0	0	0
Outdoor Storage	10	0	68	63
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	10	2	280	152
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	1	0	617	399
Wood Smoke	0	0	0	0
Totals	21	2	1433	821



NOVEMBER, 2006 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Nov. 2005	Nov. 2006	05 YTD	06 YTD
Courtesy Notice	0	2	5	25
First Notice	15	14	259	264
Second Notice	1	2	45	44
Third Notice	0	3	11	12
Fourth Notice	1	0	2	1
Fifth Notice	0	0		0
Totals:	17	21	322	346

Customer Activity - Mediation	Nov. 05	Nov. 06	05 YTD	06 YTD
Requests for Service	15	26	211	340
Cases Accepted	5	15	106	159
Cases Not Accepted	5	11	43	99
Situations Resolved	10	14	124	184
Landlord/Tenant Book Ref.	12	13	103	124
Landlord/Tenant Book Dist.	6	9	55	58