

# Monthly Report

December, 2006



## **Neighborhood & Building Services Department**

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[www.fcgov.com/building/](http://www.fcgov.com/building/)



# Community Planning and Environmental Services

## Neighborhood & Building Services

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### MONTHLY REPORT – DECEMBER, 2006

#### PERMITS:

##### A. NEW CONSTRUCTION

**Single Family Detached:** 29 permits issued with an associated construction valuation of \$5,593,605.

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

**Multi Family:** 7 permits issued with an associated construction valuation of \$2,485,521. 20 dwelling units were created. As well, 28 additional units were created as a result of a mixed-use building described below.

**Mobile Homes – New:** No new permits issued.

**Residential Miscellaneous Buildings**(*garages, sheds, etc.*): 12 permits issued with an associated construction valuation of \$230,919.

**Commercial:** 2 permits issued with an associated construction value of \$11,656,092.

- a) 2821 E. Harmony Rd – Hotel -- \$7,261,362.00.
- b) 1335 W. Elizabeth St – Commercial mixed-use building -- \$4,394,730.00.

**Commercial Miscellaneous:** No permits issued.

##### B. ALTERATIONS/ADDITIONS:

**Residential:** 39 permits issued with an associated construction valuation of \$1,225,566.

**Commercial:** 20 permits issued with an associated construction valuation of \$1,844,514.

##### C. CHANGE OF USE:

No permits issued.

##### D. DEMOLITION:

8 permits issued with an associated construction valuation of \$55,300. No dwelling units were destroyed. The remaining permits were for interior demo work or destruction of miscellaneous buildings and structures.

##### E. SIGNS:

18 permits issued with an associated construction valuation of \$251,254.

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

157 permits issued with an associated construction valuation of \$422,940.

##### G. TOTALS:

**Dwelling Units:** 77 units created for the month of December. This is ↓ 24% from last year (YTD).

**Permits Issued:** 292 permits for the month of December. This is ↓ 23% from last year (YTD).

**Construction Valuation:** \$23,765,711 for the month of December. This is ↑ 6% from last year (YTD).

**Fees Collected:** \$139,731 for the month of December. This is ↓ 11% from last year (YTD).



## Community Planning and Environmental Services

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### Neighborhood & Building Services

#### **BUILDING PLAN REVIEW:**

54 commercial plans and 78 residential plans were reviewed in December. This is ↓ 27% from last year (YTD).

#### **BUILDING INSPECTIONS:**

292 commercial inspections and 1,167 residential inspections were performed in December. This is ↓ 22% from last year (YTD).

#### **ZONING PLAN REVIEW:**

145 plans were reviewed in December to assure zoning compliance. This is ↓ 24% from last year (YTD).

#### **ZONING INSPECTIONS:**

206 zoning field inspections were performed in December. This is ↑ 5% from last year (YTD).

#### **CONTRACTOR LICENSING:**

18 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in December. \$4,520.00 was collected for all December contractor licensing activities. YTD \$149,025 has been collected.

#### **CODE COMPLIANCE NUISANCE CASES:**

967 nuisance code cases were generated in December. This is ↑ 13% 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:**

231 nuisance abatements were performed in December. This is ↓ 34% from last year (YTD).

#### **PUBLIC NUISANCE NOTICES:**

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

#### **NEIGHBORHOOD SERVICES MEDIATION:**

19 requests for service came in during the month of December. This is ↑ 61% from last year (YTD). 10 of these cases were appropriate for mediation. 9 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. 16 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during December:

- Hosted mediator clinic on Effective use of Caucus.
- Completed 16-hour Crucial Conversations training.
- Co-facilitated Colorado Apartment Association training. Topics were conflict resolution and occupancy updates.
- Facilitated steering meeting as Chair of the Journey Young Women's Conference.
- Hosted meeting for Municipal Court prosecutors regarding how and when to refer cases to mediation.
- Attended Neighborhood Task Force meeting.



## Community Planning and Environmental Services

### Neighborhood & Building Services

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#### **NEIGHBORHOOD SERVICES MEDIATION (cont.)**

- Completed 2006 mediation participant qualitative summary.
- Participated in NBS staff meetings.
- 219 external hits to Community Mediation Program website; 582 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 December, include:

- CAA – Attended board meeting and luncheon.
- Campus of Character – Attended meeting; solicited volunteer statistics; wrote Soapbox article for the Coloradoan.
- Community Liaison Program – Met with University of Washington public relations staff re: program; met with Rolland Moore neighbor re: program.
- Meetings: Neighborhood Task Force, BJM meetings, Student Legal Advisory Board meeting, ASCSU and RamRide re: the need for additional modes of transportation for students in evenings and on weekends; and NSO staff meetings.
- Neighborhood Dialogue – Compiled survey results – received extremely positive feedback from neighbors.
- Neighborhood Partnership Program – Lights Event (held in 2 neighborhoods) – started at student coordinator's house, followed by a walk through the neighborhood; held bi-weekly student coordinator meetings; and assisted student coordinators produce and distribute a holiday card and newsletter.
- OCSS/RAL: Assisted with student staff interview; completed end of semester reviews for three student staff; and attended triad and weekly staff meetings.
- Party Packs: Distributed 16 party packs in December.
- Presentations/classes: Taught Party Partners class.
- Publicity/Outreach: Wrote letter for Pi Beta Phi sorority verifying codes/ordinance and good neighboring presentation given in the Fall; created new occupancy handout with FAQ's for students; created an occupancy display; authored articles entitled "Small Groups Help Unite Neighborhoods Near CSU" and "Leave a light on. Holiday displays bring folks together" featured in the Coloradoan. Wrote an article for the CSU Parent's newsletter explaining the upcoming changes to the occupancy ordinance.
- Rental World: Website had 146 hits.
- 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 research subcommittee meetings.

#### **NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:**

- Submitted Coloradoan columns for occupancy, nuisance code decriminalization, RV parking/storage, sidewalk snow removal and neighborly contact during the snow storms.
- Presented recommendations to City Council regarding the nuisance code decriminalization and RV parking/storage and camping
- Participated in UniverCity Connections
- Participated in Colorado's Neighborhood Liaison Forum – quarterly meeting
- Attended Hanna Farm Neighborhood's holiday potluck
- Participated in noise violation class
- Participated in Community at Work radio show focusing on Neighborhood Services
- Continued work on February Landlord Training class
- Continued work on Property Maintenance Code outreach and research
- Mediated two neighborhood disputes



### **NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (cont.):**

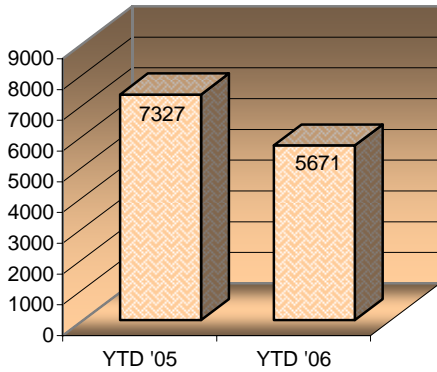
- Website statistics:
  - Neighborhood Services Main page – 1,066 hits
  - Newsletter – 376 hits
  - Code Compliance – 489 hits



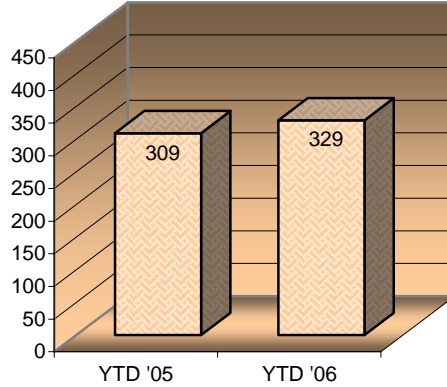
**DECEMBER, 2006 OVERVIEW**

**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

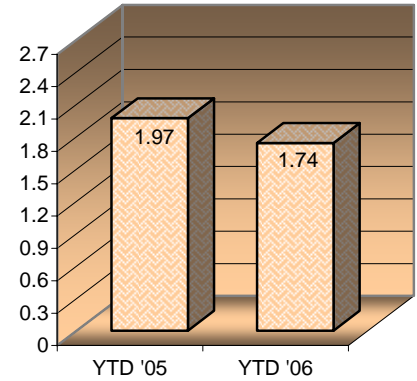
**Bldg Permits Issued YTD**



**Total Construction Value YTD (\$M)**

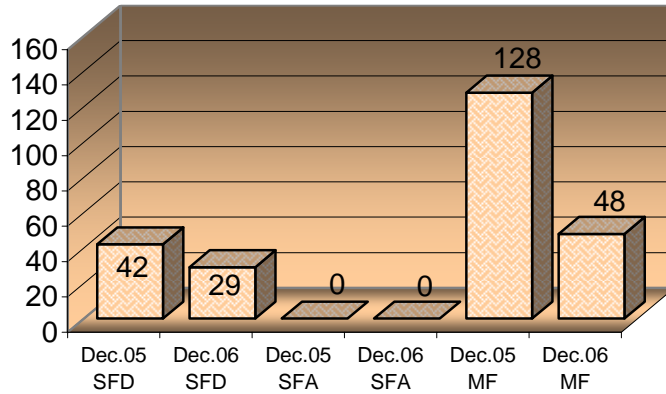


**Total Fees Collected YTD (\$M)**

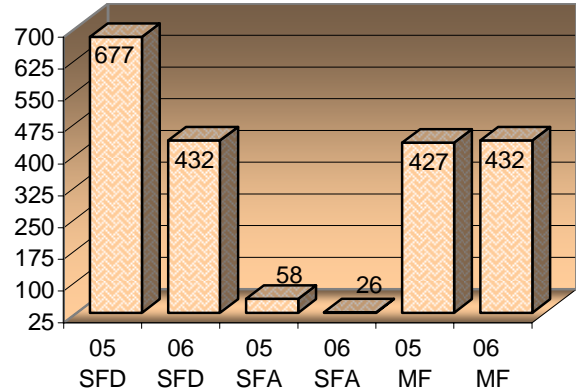


**Current vs. Previous Year New Housing Units by Current Month and YTD Totals**

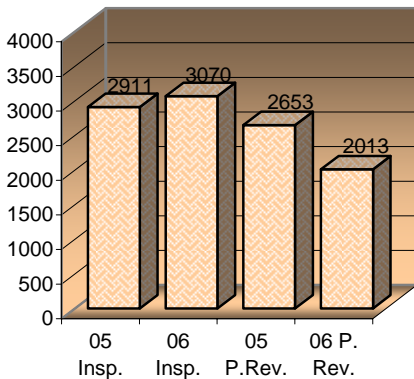
**Units for Current Month**



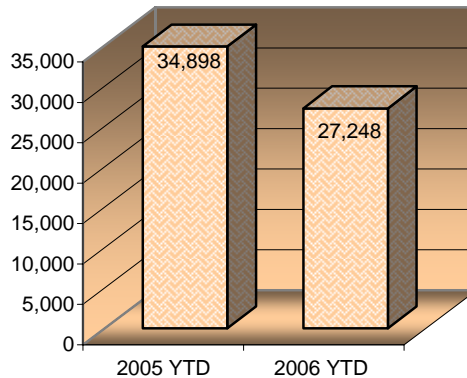
**Units YTD**



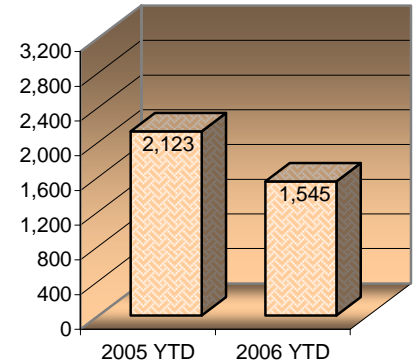
**Zoning Plan Reviews/Inspections YTD**



**Building Inspections YTD**



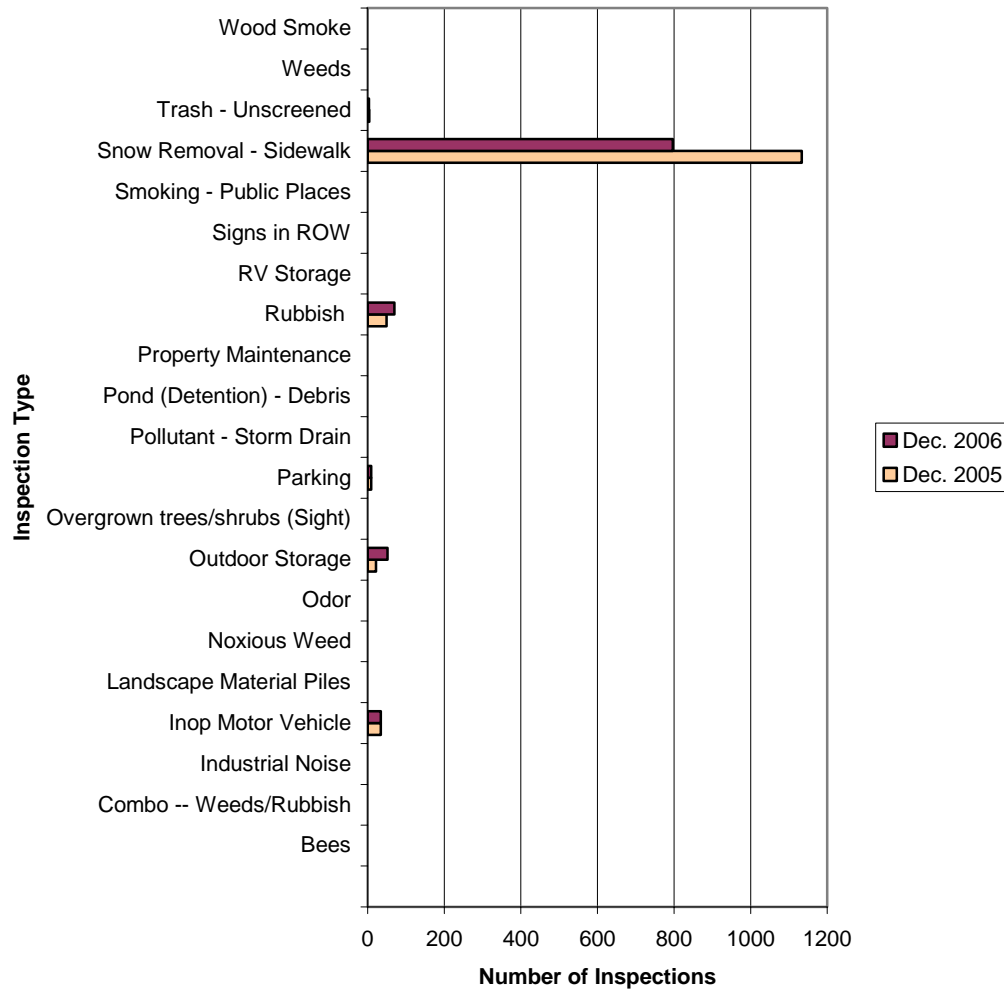
**Building Plan Reviews YTD**



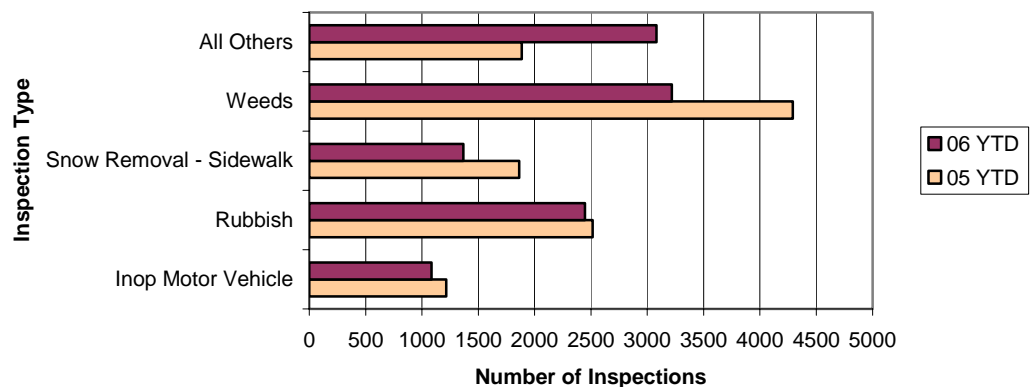


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

Code Compliance Inspections - For Month



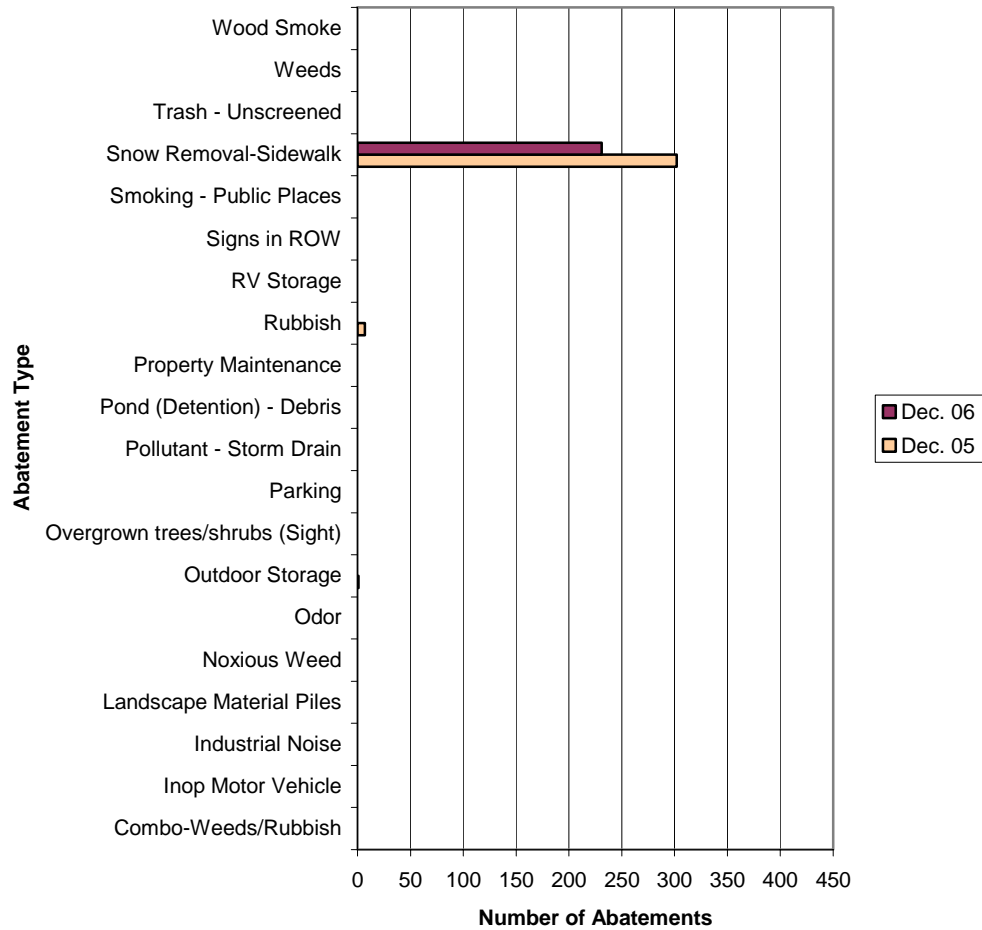
Code Compliance Inspections -- YTD



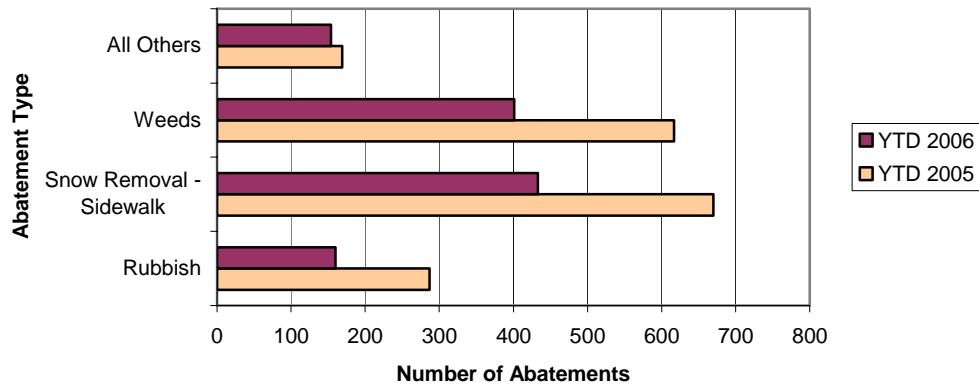


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

Code Compliance Abatements - for Month



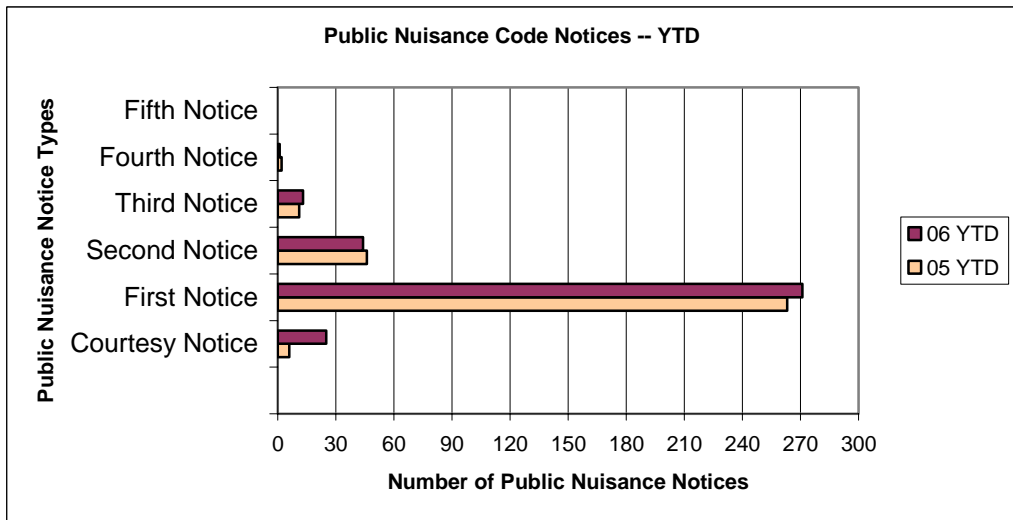
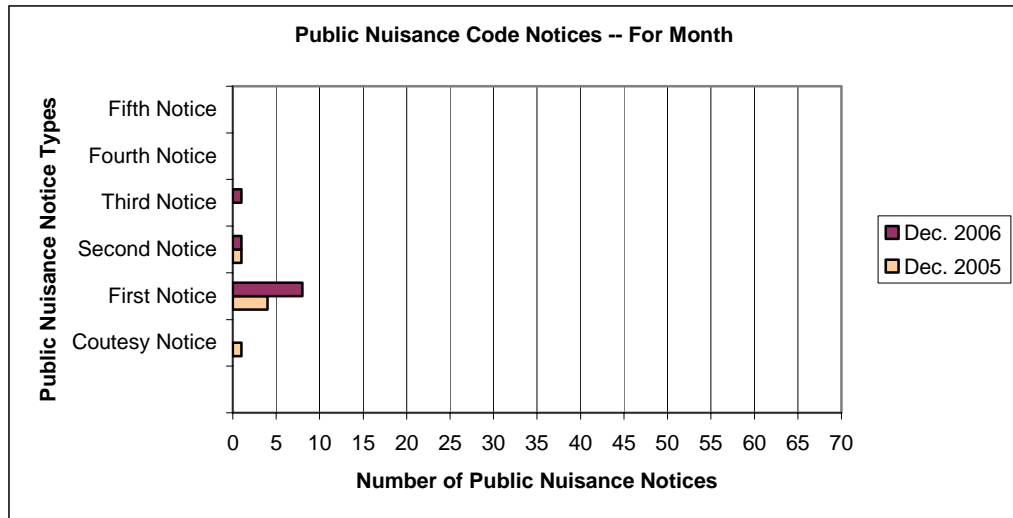
Code Compliance Abatements -- YTD





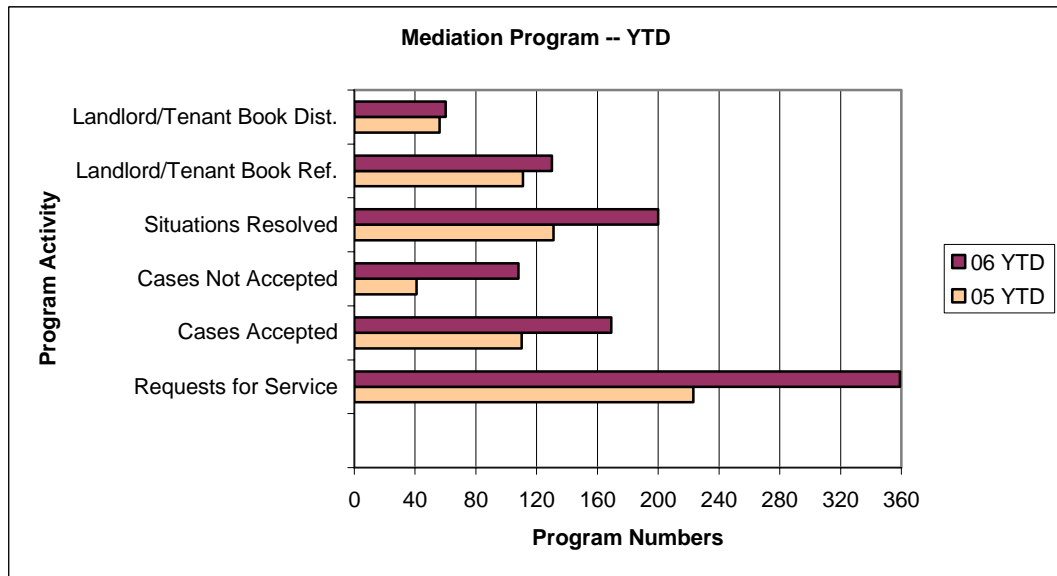
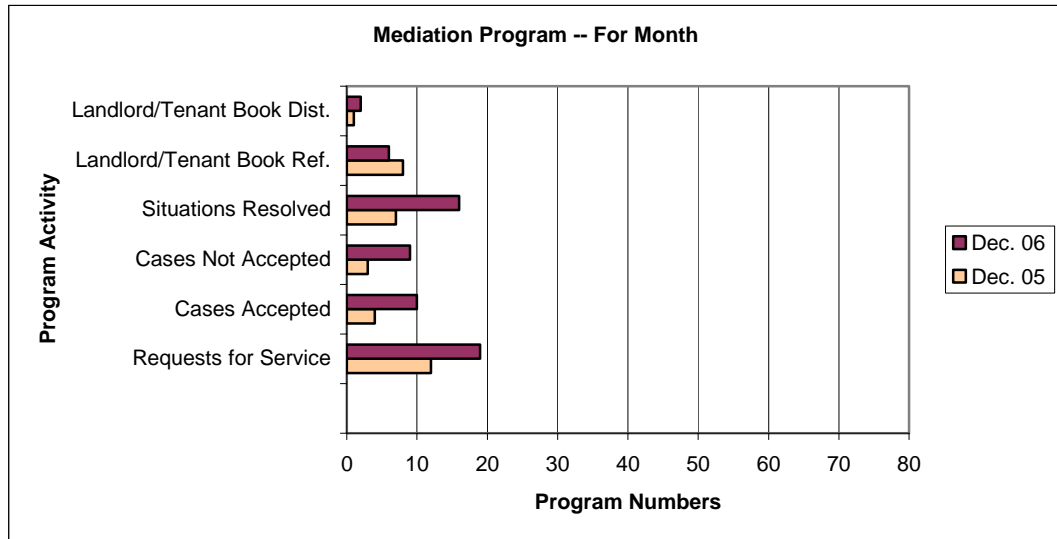


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**





**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**





# Community Planning and Environmental Services

## Neighborhood & Building Services

### DECEMBER, 2006 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	29	432	29	432	52,397	5,593,605	99,327,003	32,447	577,251
Single Family Attached	0	26	0	26	0	0	3,934,380	0	25,642
Multi Family	20	127	7	24	29,728	2,485,521	13,604,170	13,290	70,598
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	0	34	0	0	0	0	850
Residential Misc. Bldgs.	0	0	12	66	7,193	230,919	897,907	2,597	11,381
Residential Remodel/Addition	0	0	39	641	3,338	1,225,566	17,669,702	12,147	174,553
Commercial Mixed Use	28	193	1	3	40,367	4,394,730	28,436,278	22,591	93,627
Hotels/Motels	0	99	1	2	76,405	7,261,362	15,244,441	36,923	77,456
Office/Bank/Professional	0	0	0	8	0	0	15,496,200	0	81,861
Mercantile/Retail/Bus&Pers Svc	0	0	0	7	0	0	2,845,000	0	18,056
Religious Assembly	0	0	0	1	0	0	2,643,499	0	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	59,508
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	11	0	0	1,034,600	0	6,977
Commercial Remodel/Addition	0	0	20	217	1,150	1,844,514	64,660,354	13,345	265,267
Change of Use	0	13	0	24	0	0	2,967,206	0	19,922
Demolition	0	-3	8	64	0	55,300	1,002,343	365	1,405
Signs	0	0	18	235	0	251,254	1,697,577	1,655	13,876
Miscellaneous	0	0	157	3,869	468	422,940	13,289,957	4,371	126,502
<b>TOTALS:</b>	<b>77</b>	<b>887</b>	<b>292</b>	<b>5,671</b>	<b>211,046</b>	<b>23,765,711</b>	<b>328,689,446</b>	<b>139,731</b>	<b>1,748,928</b>



# Community Planning and Environmental Services

## Neighborhood & Building Services

### DECEMBER, 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	42	677	42	677	98,815	10,307,745	160,854,720	58,591	932,464
Single Family Attached	0	58	0	58	0	0	8,495,630	0	51,547
Multi Family	12	244	5	44	18,651	1,766,748	24,025,905	10,206	127,014
Mobile Home Setups-New	0	4	0	4	0	0	389,000	0	100
Mobile Home Setups-Existing	0	0	0	23	0	0	0	0	575
Residential Misc. Bldgs.	0	0	5	90	3,780	160,226	2,390,463	1,999	26,140
Residential Remodel/Addition	0	1	50	796	244	1,096,382	17,906,822	11,394	184,943
Commercial Mixed Use	116	165	1	6	110,804	8,927,408	17,368,762	45,253	89,740
Hotels/Motels	0	0	0	1	0	0	2,600,000	0	13,991
Office/Bank/Professional	0	0	1	23	5,250	420,000	18,503,542	2,639	107,300
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	1	0	0	275,000	0	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	0	4	0	0	2,663,460	0	15,021
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	0	8	0	0	436,500	0	2,582
Commercial Remodel/Addition	0	0	23	249	2,380	2,644,462	26,495,855	18,044	191,430
Change of Use	0	18	0	16	0	0	3,879,166	0	23,261
Demolition	-2	-7	5	61	0	13,100	276,731	90	995
Signs			14	259	0	93,824	1,530,105	853	14,045
Miscellaneous			307	4,999	1,342	1,087,395	16,433,847	9,411	161,147
<b>TOTALS:</b>	<b>168</b>	<b>1160</b>	<b>453</b>	<b>7,327</b>	<b>241,266</b>	<b>26,517,290</b>	<b>309,292,508</b>	<b>158,480</b>	<b>1,971,046</b>



# Community Planning and Environmental Services

## Neighborhood & Building Services

### MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$379,225.91	\$34,336.35	\$413,562.26
Thompson School District	\$0.00	\$0.00	\$0.00
County Sales/Use Tax	\$1,089,220.97	\$92,567.96	\$1,181,788.93
Building Permit/Reinspection Fees	\$1,219,368.16	\$100,917.34	\$1,320,285.50
Plan Check Fee	\$455,443.69	\$15,553.32	\$470,997.01
Minor Amendment Fee	\$13,632.00	\$1,152.00	\$14,784.00
Parkland -- Community	\$1,006,391.53	\$102,460.00	\$1,108,851.53
Library Capital Expense	\$289,048.14	\$30,736.00	\$319,784.14
General Governmental Expense	\$261,201.84	\$32,595.00	\$293,796.84
Police Capital Expense	\$152,522.79	\$19,205.00	\$171,727.79
Fire Capital Expense	\$232,714.19	\$27,790.00	\$260,504.19
Parkland -- Neighborhood	\$903,800.79	\$92,016.00	\$995,816.79
Larimer County Regional Road Impact Fee	\$228,956.53	\$35,456.78	\$264,413.31
Street Oversizing: Res./Com.	\$2,960,146.84	\$363,016.16	\$3,323,163.00
Contribution in Aid of Construction	\$289,543.74	\$45,370.68	\$334,914.42
City Sales/Use Tax	\$4,086,318.60	\$347,130.01	\$4,433,448.61
Electric City Energy Tax	\$523.51	\$41.65	\$565.16
Electric ST/CO Energy Tax	\$686.28	\$54.60	\$740.88
Electric Primary Charge	\$0.00	\$0.00	\$0.00
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$1,055.82	\$84.00	\$1,139.82
Electric Comm. Revenue	\$17,513.34	\$1,393.35	\$18,906.69
Electric Temp. Pedestal	\$54,112.15	\$4,351.90	\$58,464.05
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	\$224,978.00	\$19,233.00	\$244,211.00
Water Repay	\$17,122.59	\$0.00	\$17,122.59
Water 6% PILOT Fees	\$342.77	\$39.74	\$382.51
Construction Water	\$5,688.49	\$706.58	\$6,395.07
Water PIF	\$2,092,540.44	\$223,112.11	\$2,315,652.55
Water Right	\$1,528,312.58	\$121,170.08	\$1,649,482.66
Water Meter	\$25,262.00	\$2,606.00	\$27,868.00
Water Dev. Review	\$27,798.00	\$5,251.00	\$33,049.00
Sanitation District/Sewer Repay	\$351.25	\$0.00	\$351.25
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$838,089.50	\$121,946.00	\$960,035.50
Sewer Dev. Review	\$28,411.00	\$4,907.00	\$33,318.00
Stormwater	\$2,179.63	\$0.00	\$2,179.63
Stormwater PIF	\$336,832.56	\$27,502.22	\$364,334.78
Stormwater Dev. Review	\$84,389.72	\$10,237.06	\$94,626.78
PERMIT FEES:	\$6,256,924.84	\$1,882,938.89	\$20,738,797.38
Contractor Licensing	\$144,505.00	\$4,520.00	\$149,025.00
Home Occupation Licensing	\$9,025.00	\$500.00	\$9,525.00
Building Review Board	\$50.00	\$0.00	\$50.00
Zoning Board of Appeals	\$1,121.50	\$0.00	\$1,121.50
Muni Court Mediation Fee	\$1,467.50	\$150.00	\$1,617.50
OTHER FEES:	\$156,169.00	\$5,170.00	\$161,339.00

\*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.



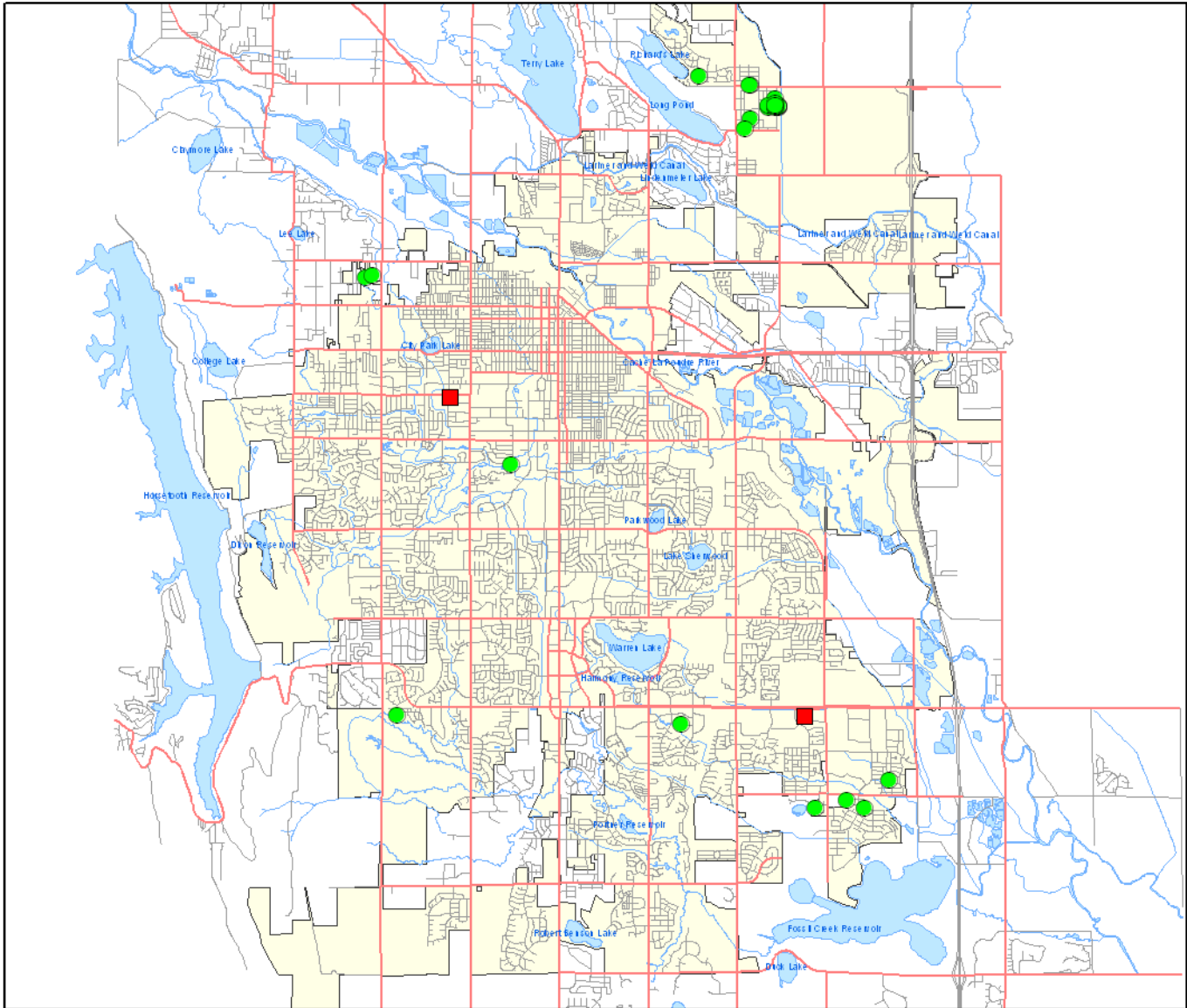
**DECEMBER CONSTRUCTION VALUED AT**  
**\$500,000 OR MORE**

<b>Site Address</b>	<b>Type of Building</b>	<b>Value of Construction</b>
2821 E. Harmony Rd	Hotel	\$ 7,261,362.00
1335 W. Elizabeth St	Mixed-use Building	\$ 4,394,730.00
117 S. College Ave	Tenant Finish	\$ 900,000.00
3839 Steelhead St	8-Plex Condominium	\$ 820,894.00



**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><b>City of Fort Collins</b>  <b>Building Inspection Department</b>          Construction Activity Map: December 2006</p>		<p><b>Legend</b></p>	
<p>February 13, 2007          Scale: Undetermined</p>		<p><b>New Building Type</b></p>	
<p>■ Commercial</p>	<p>— Major Roads</p>	<p>— Water Ways</p>	<p>— Water Bodies</p>
<p>● Multi Family</p>	<p>— Interstate 25</p>	<p>— City Limits</p>	<p>— Streets</p>
<p>● Single Family</p>			



# Community Planning and Environmental Services

## Neighborhood & Building Services

### **DECEMBER, 2006 DATA** **COMPLIANCE INSPECTIONS AND ABATEMENTS**

<b>Inspection Type</b>	<b>Dec. 2005</b>	<b>Dec. 2006</b>	<b>05 YTD</b>	<b>06 YTD</b>
Bees	0	0	0	0
Combo -- Weeds/Rubbish	0	0	357	327
Industrial Noise	0	0	0	0
Inop Motor Vehicle	34	34	1216	1086
Landscape Material Piles	0	0	0	0
Noxious Weed	0	0	85	421
Odor	0	0	0	0
Outdoor Storage	22	52	820	1497
Overgrown trees/shrubs (Sight)	0	1	0	214
Parking	9	9	381	360
Pollutant - Storm Drain	0	0	5	6
Pond (Detention) - Debris	0	0	20	11
Property Maintenance	0	0	0	0
Rubbish	49	70	2516	2449
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	1
Snow Removal - Sidewalk	1133	797	1864	1369
Trash - Unscreened	4	3	218	245
Weeds	1	0	4293	3218
Wood Smoke	0	0	0	0
<b>Totals</b>	<b>1252</b>	<b>967</b>	<b>11775</b>	<b>11204</b>

<b>Abatement Type:</b>	<b>Dec. 05</b>	<b>Dec. 06</b>	<b>05 YTD</b>	<b>06 YTD</b>
Bees	0	0	0	0
Combo-Weeds/Rubbish	0	0	80	57
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	1	0	69	65
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	7	0	287	160
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	302	231	670	433
Trash - Unscreened	0	0	1	0
Weeds	0	0	617	401
Wood Smoke	0	0	0	0
<b>Totals</b>	<b>310</b>	<b>231</b>	<b>1743</b>	<b>1148</b>





**DECEMBER, 2006 DATA**  
**PUBLIC NUISANCE NOTICES AND MEDIATION**

<b>Public Nuisance Notices</b>	<b>Dec. 2005</b>	<b>Dec. 2006</b>	<b>05 YTD</b>	<b>06 YTD</b>
Courtesy Notice	1	0	6	25
First Notice	4	8	263	271
Second Notice	1	1	46	44
Third Notice	0	1	11	13
Fourth Notice	0	0	2	1
Fifth Notice	0	0		0
Totals:	6	10	328	354

<b>Customer Activity - Mediation</b>	<b>Dec. 05</b>	<b>Dec. 06</b>	<b>05 YTD</b>	<b>06 YTD</b>
Requests for Service	12	19	223	359
Cases Accepted	4	10	110	169
Cases Not Accepted	3	9	41	108
Situations Resolved	7	16	131	200
Landlord/Tenant Book Ref.	8	6	111	130
Landlord/Tenant Book Dist.	1	2	56	60