

Monthly Report

January, 2007



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 – JANUARY, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 28 permits issued with an associated construction valuation of \$5,173,908.

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

Multi Family: No permits issued.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 1 permit issued with an associated construction valuation of \$17,107.

Commercial: 1 permit issued with an associated construction value of \$615,000.

- a) 813 E. Harmony Rd – Retail Core & Shell -- \$615,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 37 permits issued with an associated construction valuation of \$980,254.

Commercial: 28 permits issued with an associated construction valuation of \$4,628,191.

C. CHANGE OF USE:

2 non-construction permits issued with an associated construction valuation of \$0.

- a) 643 Remington Street – change from duplex to extra occupancy rental.
- b) 645 Remington Street – change from duplex to extra occupancy rental.

D. DEMOLITION:

12 permits issued with an associated construction valuation of \$163,600. Four dwelling units were destroyed. The remaining permits were for interior demo work or destruction of miscellaneous buildings and structures.

E. SIGNS:

20 permits issued with an associated construction valuation of \$135,259.

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

210 permits issued with an associated construction valuation of \$563,212.

G. TOTALS:

Dwelling Units: 24 units created for the month of January. This is ↓ 69% from last year (YTD).

Permits Issued: 341 permits for the month of January. This is ↓ 27% from last year (YTD).

Construction Valuation: \$12,276,531 for the month of January. This is ↓ 45% from last year (YTD).

Fees Collected: \$81,509 for the month of January. This is ↓ 43% from last year (YTD).



Community Planning and Environmental Services

Neighborhood & Building Services

BUILDING PLAN REVIEW:

49 commercial plans and 52 residential plans were reviewed in January. This is ↓ 34% from last year (YTD).

BUILDING INSPECTIONS:

326 commercial inspections and 1,069 residential inspections were performed in January. This is ↓ 45% from last year (YTD).

ZONING PLAN REVIEW:

180 plans were reviewed in January to assure zoning compliance. This is ↑ 5% from last year (YTD).

ZONING INSPECTIONS:

239 zoning field inspections were performed in January. This is equal to last year (YTD).

CONTRACTOR LICENSING:

13 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in January. \$11,435.00 was collected for all January contractor licensing activities. YTD \$11,435 has been collected.

CODE COMPLIANCE NUISANCE CASES:

1,608 nuisance code cases were generated in January. This is ↑ 260% from last year (YTD). This increase is due to the snow storms that hit in December.

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:

174 nuisance abatements were performed in January. This is ↑ 521% from last year (YTD). This increase is due to the snow storms that hit in December.

PUBLIC NUISANCE NOTICES:

15 public nuisance notices were sent out in January. This is ↑ 200% from last year (YTD).

OVER-OCCUPANCY COMPLAINTS:

25 over-occupancy complaints were initiated in January.

NEIGHBORHOOD SERVICES MEDIATION:

14 requests for service came in during the month of January. This is equal to last year (YTD). 8 of these cases were appropriate for mediation. 6 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. 4 current and/or pending mediation cases were resolved.



Community Planning and Environmental Services

Neighborhood & Building Services

COMMUNITY LIAISON (CSU) PROGRAM:

This month focused heavily on preparations for the Sophomore Transitions Programming (handbook, cards, presentations, rental world, bulletin boards, table tents, dining hall displays, collaboration with Area Coordinators, etc.) which will take place in February and March.

- UniverCity Connections – introduction of CL program given at Jan. meeting along with an attached report that outlines programming & initiatives.
- Presented at two Next Step Presentations – “Housing Options” for transfer students.
- Facilitated information between Responsible Alcohol Retailers (RAR), ASCSU, & RamRide about alternative means of transportation information at the downtown bars.
- Worked with Campus of Character and included character traits in Neighborhood Partnership Program newsletters.
- Met with and discussed collaborative opportunities with Director Martin Carcasson from Public Deliberation Center.
- 13 students attended Party Partners class.
- Greeley, CO; Arizona State University, Miami of Ohio University, and Whitewater, WI all inquired about our CL programming.
- Finalized Sophomore Transitions Deck of Cards which features codes/ordinances, good neighboring tips, party tips and more.
- Finalized Sophomore Transitions Handbook titled “Who Ate My Chips? Get a Taste for Off-Campus Living.”
- Delivered “Moving Off Campus” bulletin boards to all 10 residence halls.
- 12 Party Packs distributed.
- 212 hits on Rental World website.
- Town Gown Network website/forum currently has 80 members signed up from 23 different states and Ontario, Canada.
- CSU webmaster reported that our “Town & Gown Network” ranks as the #1 listing on google.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

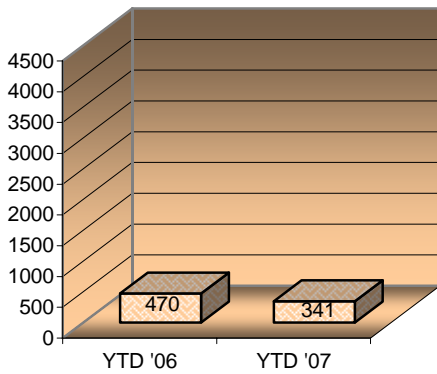
- Hired and set up Hearing Officer for civil citation process.
- Coordinated civil citation training for inspectors.
- Coordinated civil citation hearing process training for admin staff.
- Facilitated Hanna Farm Neighborhood meeting.
- Coordinated & Facilitated Neighborhood Task Force meeting.
- Participated in UniverCity Connections.
- Participated in SmokeFree Colorado Coalition meeting.
- Attended Pandemic Flu informational meeting and kick-off – assisting in distributing their brochures in the community.
- Participated in City/CSU Liaison meeting.
- Coordinated, promoted and facilitated Property Maintenance Code (PMC) public outreach meetings.
- Designed PMC on-line survey.
- Collecting all public input regarding PMC.
- Wrote up 1,581 sidewalks for snow & ice removal.
- Coordinated Interdepartmental Snow Debrief meeting.
- Wrote weekly Coloradoan columns (idling, snow issues, PMC outreach meetings, safety tips).
- Scheduled & arranged upcoming Landlord Training classes.
- Assisted with City Noise Workshop.
- Website updates.
- Participated in Center for Public Deliberation Kick-off.
- January hits on website:
 - Main page: 58 internal, 406 external = 464 total
 - Newsletter: 11 internal, 285 external = 296 total
 - Code Compliance: 49 internal, 419 external = 468 total
 - Occupancy: 86 internal, 481 external = 567 total



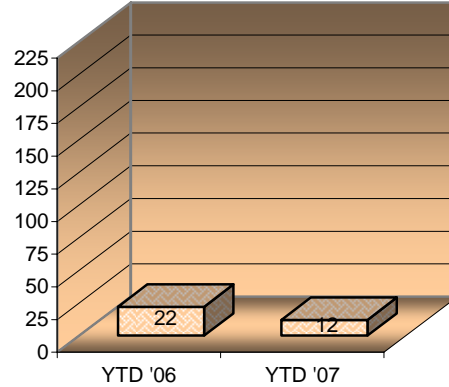
JANUARY, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

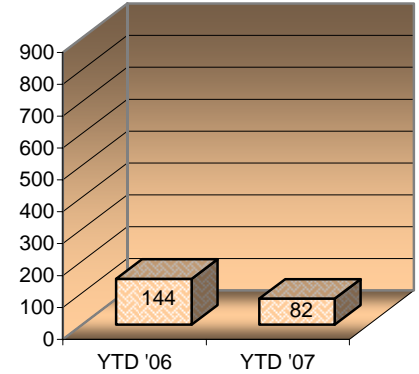
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

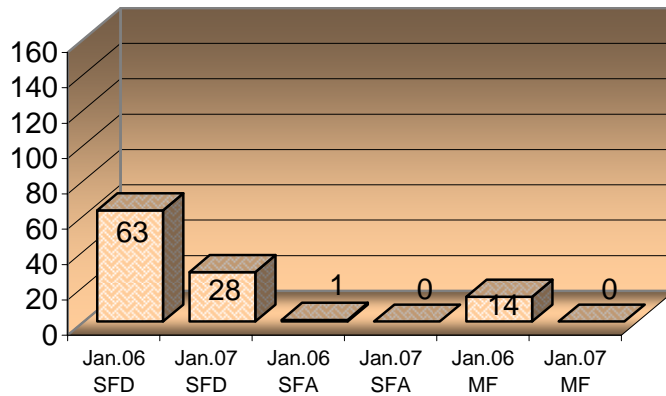


Total Fees Collected YTD (\$T)

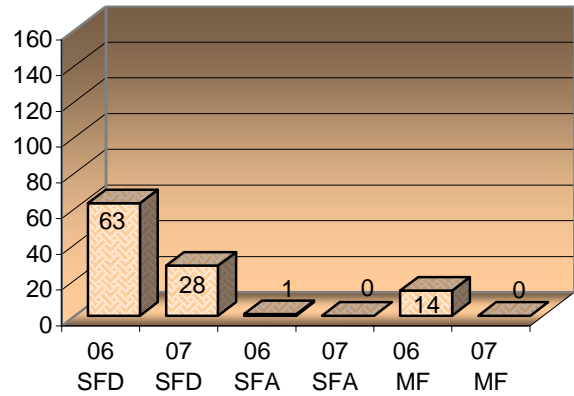


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

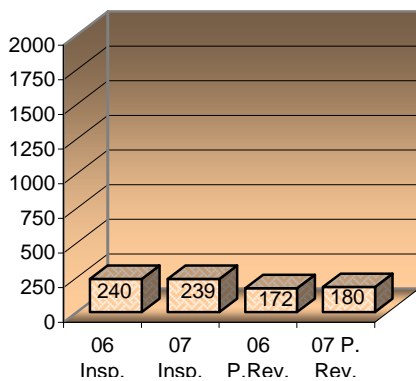
Units for Current Month



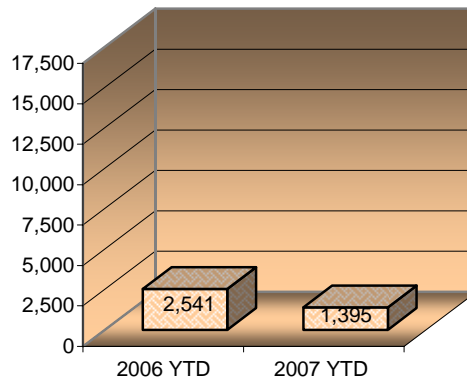
Units YTD



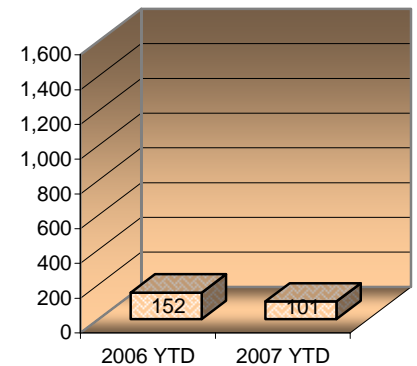
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



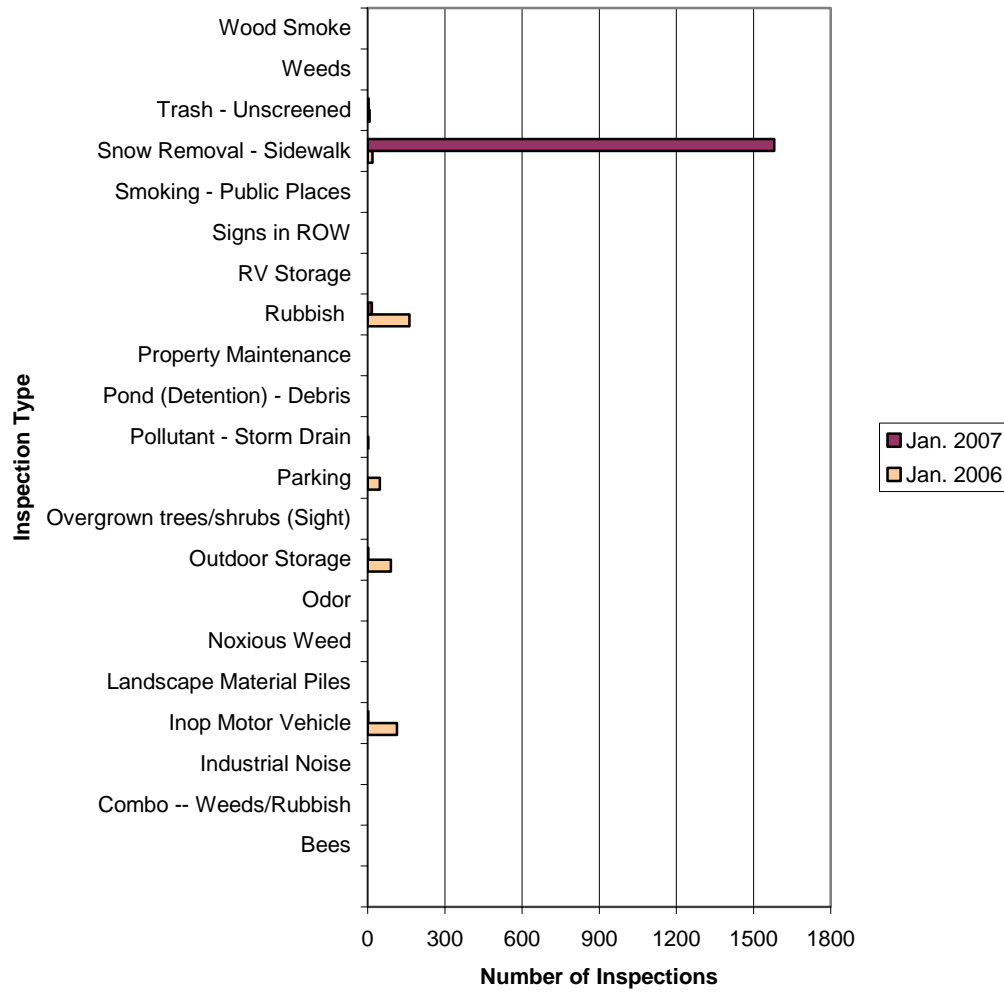
Building Plan Reviews YTD



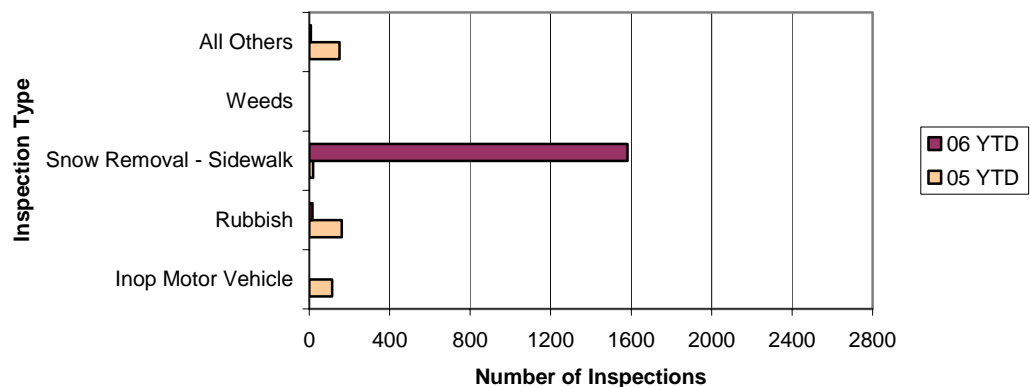


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



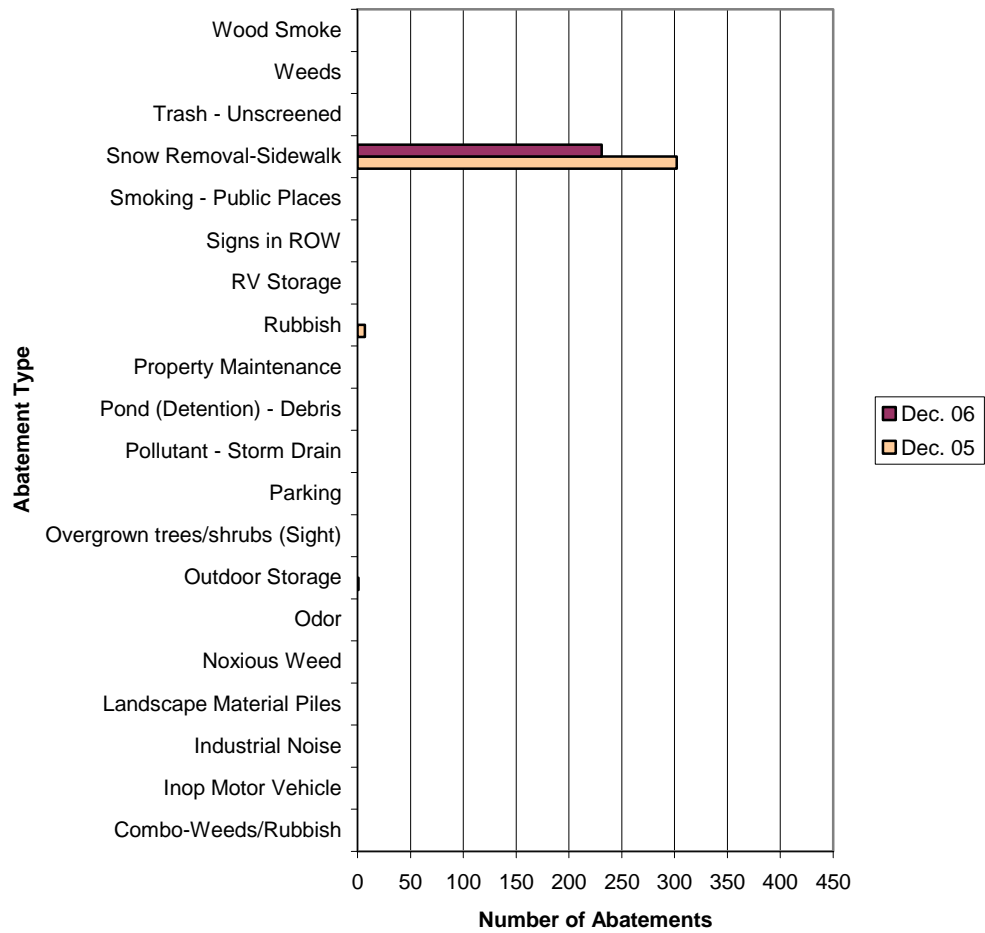
Code Compliance Inspections -- YTD



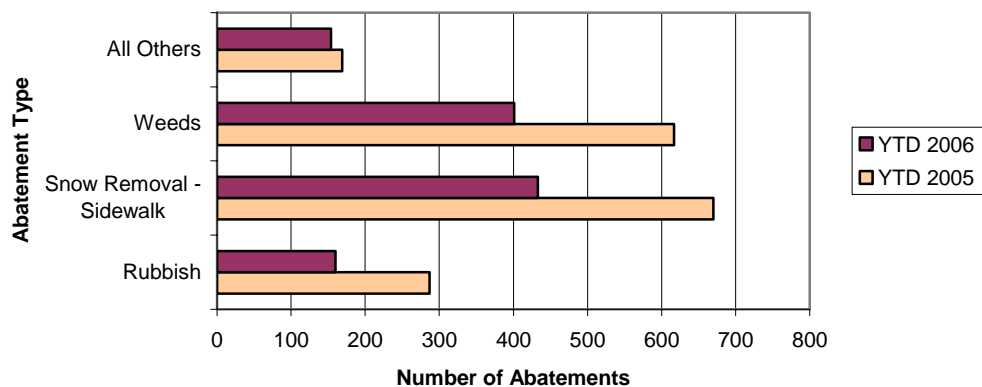


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

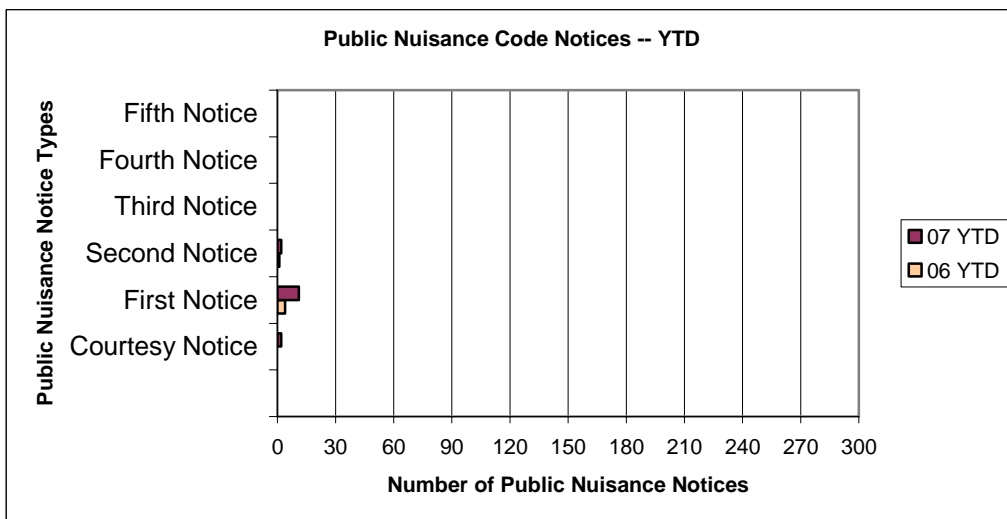
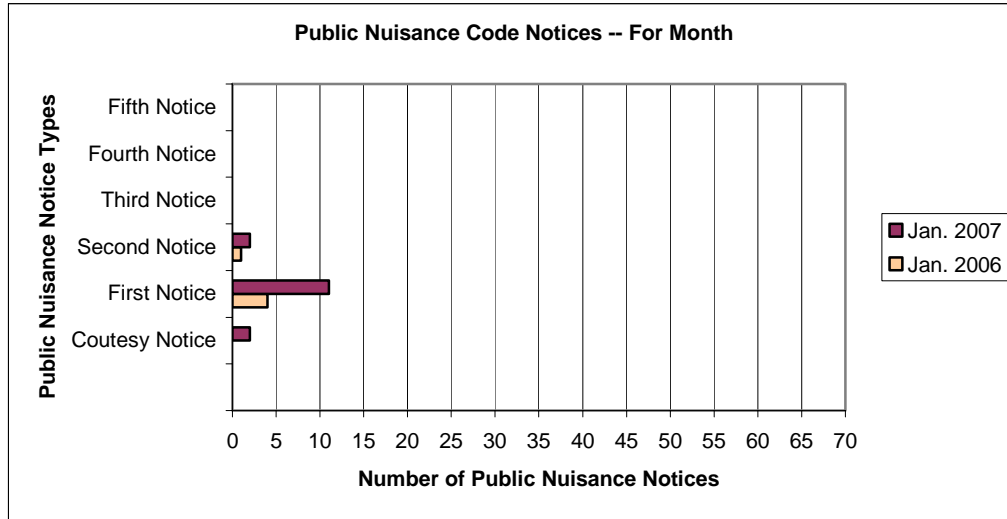


Code Compliance Abatements -- YTD



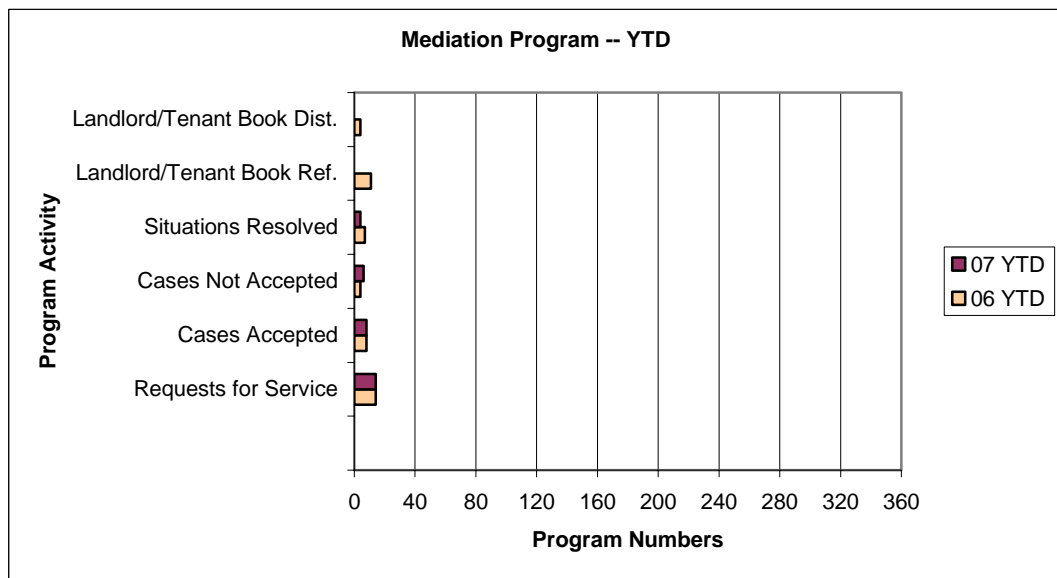
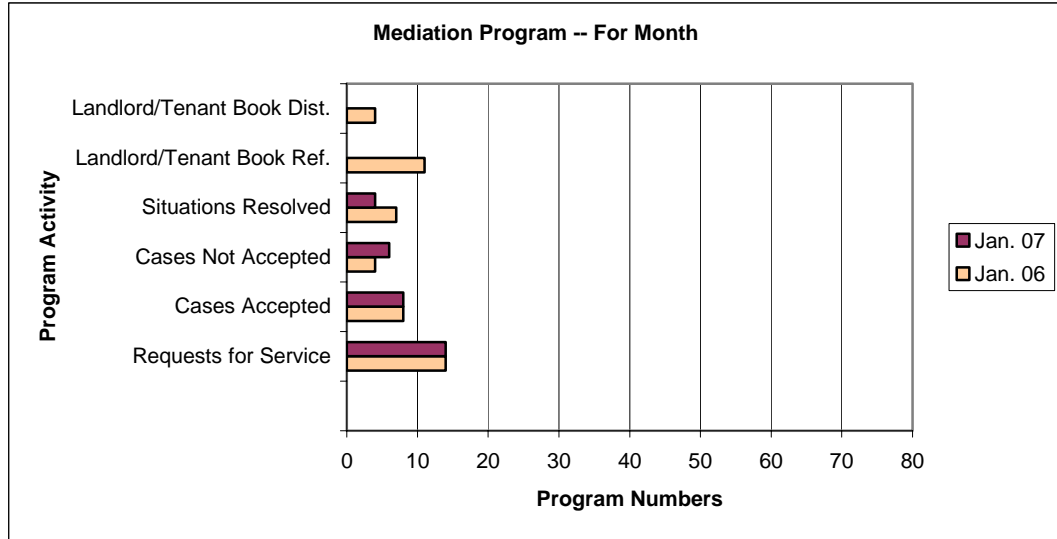


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

JANUARY, 2007 DATA – BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft. Month	Construction Value		Construction Fees	
	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Dwling Units:SF(yellow)MF(Teal)	SF January = 28 - 4 Demos; YTD = 24				MF January = 0; YTD = 0		Total YTD Units: 24		
Single Family Detached	28	28	28	28	49,897	5,173,908	5,173,908	29,835	29,835
Single Family Attached	0	0	0	0	0	0	0	0	0
Multi Family	0	0	0	0	0	0	0	0	0
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	2	2	0	0	0	50	50
Residential Misc. Bldgs.	0	0	1	1	576	17,107	17,107	212	212
Residential Remodel/Addition	0	0	37	37	1,042	980,254	980,254	9,925	9,925
Commercial Mixed Use	0	0	0	0	0	0	0	0	0
Hotels/Motels	0	0	0	0	0	0	0	0	0
Office/Bank/Professional	0	0	0	0	0	0	0	0	0
Mercantile/Retail/Bus&Pers Svc	0	0	1	1	10,062	615,000	615,000	3,441	3,441
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	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	0	0	0	0	0	0
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	0	0	0	0	0	0	0
Commercial Remodel/Addition	0	0	28	28	200	4,628,191	4,628,191	31,053	31,053
Change of Use	0	0	2	2	0	0	0	200	200
Demolition	-4	-4	12	12	0	163,600	163,600	600	600
Signs	0	0	20	20	0	135,259	135,259	1,202	1,202
Miscellaneous	0	0	210	210	631	563,212	563,212	4,991	4,991
TOTALS:	24	24	341	341	62,408	12,276,531	12,276,531	81,509	81,509



Community Planning and Environmental Services

Neighborhood & Building Services

JANUARY, 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	
Dwling Units:SF(yellow)MF(Teal)	SF January = 63 - 1 Demo; YTD = 62 MF January =15; YTD = 15 Total YTD Units: 77									
Single Family Detached	63	63	63	63	140,003	14,348,427	14,348,427	80,286	80,286	
Single Family Attached	1	1	1	1	1,383	126,258	126,258	854	854	
Multi Family	14	14	4	4	22,503	1,762,389	1,762,389	10,957	10,957	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	2	2	0	0	0	50	50	
Residential Misc. Bldgs.	0	0	2	2	880	85,000	85,000	1,089	1,089	
Residential Remodel/Addition	0	0	59	59	4,168	1,393,743	1,393,743	13,939	13,939	
Commercial Mixed Use	0	0	0	0	0	0	0	0	0	
Hotels/Motels	0	0	0	0	0	0	0	0	0	
Office/Bank/Professional	0	0	0	0	0	0	0	0	0	
Mercantile/Retail/Bus&Pers Svc	0	0	0	0	0	0	0	0	0	
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	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	1	1	400	15,000	15,000	221	221	
Parking Structures	0	0	0	0	0	0	0	0	0	
Commercial Misc. Bldgs.	0	0	0	0	0	0	0	0	0	
Commercial Remodel/Addition	0	0	18	18	3,830	3,513,725	3,513,725	25,117	25,117	
Change of Use	0	0	0	0	0	0	0	0	0	
Demolition	-1	-1	9	9	0	97,534	97,534	235	235	
Signs	0	0	22	22	0	108,001	108,001	1,087	1,087	
Miscellaneous	0	0	289	289	2,908	927,501	927,501	9,898	9,898	
TOTALS:	77	77	470	470	176,075	22,377,578	22,377,578	143,733	143,733	



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District		\$27,821.82	\$27,821.82
Thompson School District		\$0.00	\$0.00
County Sales/Use Tax		\$38,943.92	\$38,943.92
Building Permit/Reinspection Fees		\$55,622.70	\$55,622.70
Plan Check Fee		\$37,118.68	\$37,118.68
Minor Amendment Fee		\$1,344.00	\$1,344.00
Parkland -- Community		\$44,624.00	\$44,624.00
Library Capital Expense		\$13,395.00	\$13,395.00
General Governmental Expense		\$7,287.95	\$7,287.95
Police Capital Expense		\$4,065.68	\$4,065.68
Fire Capital Expense		\$5,884.52	\$5,884.52
Parkland -- Neighborhood		\$40,081.00	\$40,081.00
Larimer County Regional Road Impact Fee		\$8,473.00	\$8,473.00
Street Oversizing: Res./Com.		\$105,940.00	\$105,940.00
Contribution in Aid of Construction		\$14,230.09	\$14,230.09
City Sales/Use Tax		\$144,336.10	\$144,336.10
Electric City Energy Tax		\$30.94	\$30.94
Electric ST/CO Energy Tax		\$40.56	\$40.56
Electric Primary Charge		\$0.00	\$0.00
Electric Street Lighting Charge		\$0.00	\$0.00
Electric PILOTS		\$62.40	\$62.40
Electric Comm. Revenue		\$1,035.06	\$1,035.06
Electric Temp. Pedestal		\$3,398.80	\$3,398.80
Electric Capacity Charge		\$0.00	\$0.00
Electric Building Site Charges		\$0.00	\$0.00
Electric Secondary Service Charge		\$16,606.00	\$16,606.00
Water Repay		\$0.00	\$0.00
Water 6% PILOT Fees		\$14.55	\$14.55
Construction Water		\$188.54	\$188.54
Water PIF		\$69,206.26	\$69,206.26
Water Right		\$33,993.98	\$33,993.98
Water Meter		\$1,302.00	\$1,302.00
Water Dev. Review		\$916.00	\$916.00
Sanitation District/Sewer Repay		\$0.00	\$0.00
Sewer Tap		\$0.00	\$0.00
Sewer PIF		\$36,604.00	\$36,604.00
Sewer Dev. Review		\$916.00	\$916.00
Stormwater		\$0.00	\$0.00
Stormwater PIF		\$12,319.60	\$12,319.60
Stormwater Dev. Review		\$4,007.12	\$4,007.12
PERMIT FEES:		\$729,810.27	\$729,810.27
Contractor Licensing		\$11,435.00	\$11,435.00
Home Occupation Licensing		\$1,350.00	\$1,350.00
Building Review Board		\$0.00	\$0.00
Zoning Board of Appeals		\$26.50	\$26.50
Muni Court Mediation Fee		\$150.00	\$150.00
OTHER FEES:	\$0.00	\$12,961.50	\$12,961.50

*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.



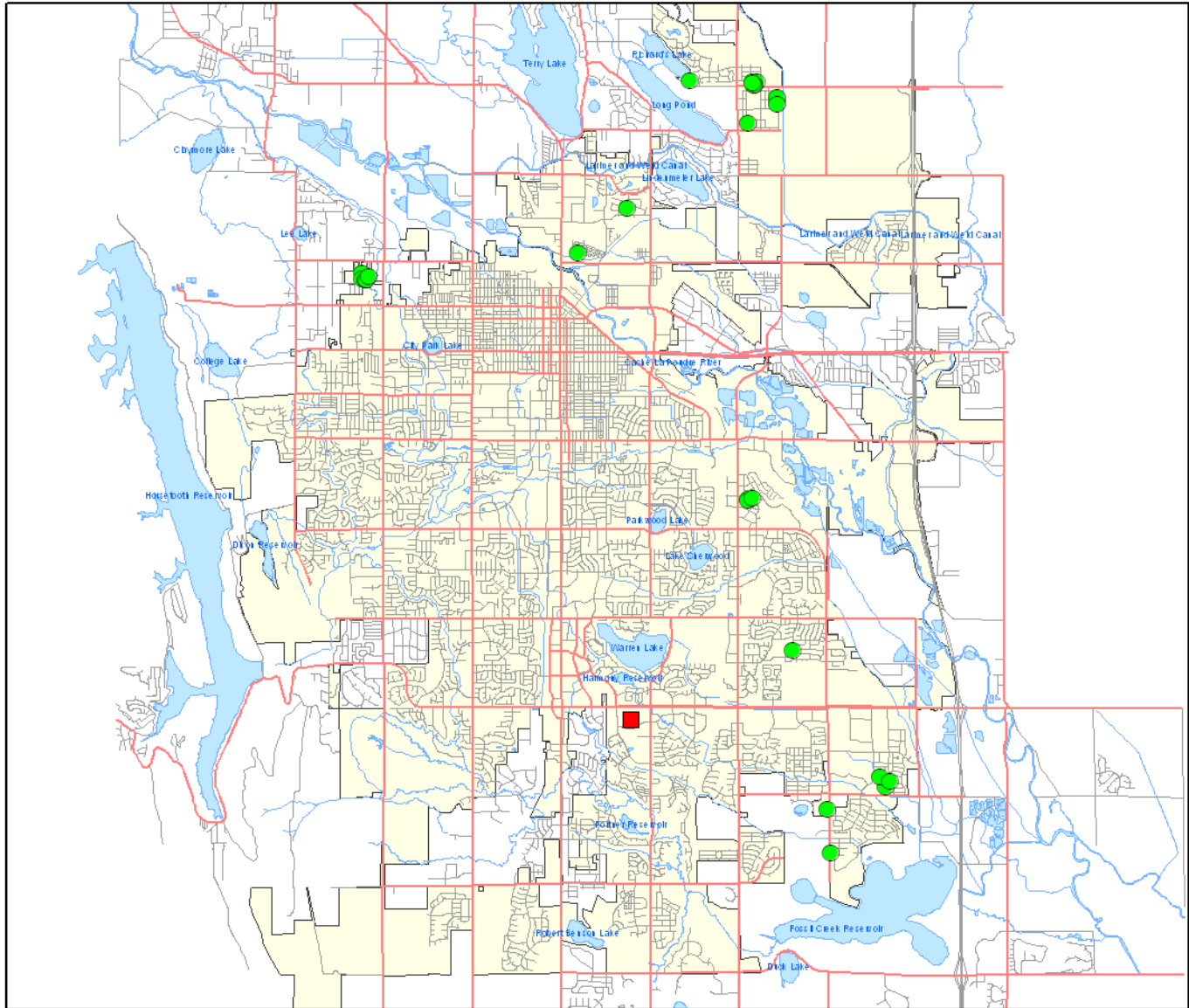
JANUARY CONSTRUCTION VALUED AT
\$500,000 OR MORE

Site Address	Type of Building	Value of Construction
813 E. Harmony Rd	Retail Core & Shell Building	\$ 615,000.00
2315 E. Harmony Rd #200	Tenant Finish	\$ 761,764.28
2315 E. Harmony Rd #140	Tenant Finish	\$ 704,688.00



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: January 2007</p>		<p>Legend</p>	
<p>February 13, 2007 Scale: Undetermined</p>		<p>New Building Type</p>	
	Commercial		Major Roads
	Multi Family		Interstate 25
	Single Family		Streets
			Water Ways
			Water Bodies
			City Limits



Community Planning and Environmental Services

Neighborhood & Building Services

JANUARY, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Jan. 2006	Jan. 2007	06 YTD	07 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	0	0	0	0
Industrial Noise	0	0	0	0
Inop Motor Vehicle	114	2	114	2
Landscape Material Piles	0	0	0	0
Noxious Weed	1	1	1	1
Odor	0	0	0	0
Outdoor Storage	91	2	91	2
Overgrown trees/shrubs (Sight)	0	0	0	0
Parking	47	1	47	1
Pollutant - Storm Drain	3	0	3	0
Pond (Detention) - Debris	1	0	1	0
Property Maintenance	0	0	0	0
Rubbish	162	16	162	16
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal - Sidewalk	19	1581	19	1581
Trash - Unscreened	8	4	8	4
Weeds	1	1	1	1
Wood Smoke	0	0	0	0
Totals	447	1608	447	1608

Abatement Type:	Jan. 06	Jan. 07	06 YTD	07 YTD
Bees	0	0	0	0
Combo-Weeds/Rubbish	0	0	0	0
Inop Motor Vehicle	0	0	0	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	0	0	0	0
Odor	0	0	0	0
Outdoor Storage	9	0	9	0
Overgrown trees/shrubs (Sight)	0	0	0	0
Parking	0	0	0	0
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	0	0	0	0
Property Maintenance	0	0	0	0
Rubbish	14	0	14	0
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	5	174	5	174
Trash - Unscreened	0	0	0	0
Weeds	0	0	0	0
Wood Smoke	0	0	0	0
Totals	28	174	28	174



JANUARY, 2007 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Jan. 2006	Jan. 2007	06 YTD	07 YTD
Courtesy Notice	0	2	0	2
First Notice	4	11	4	11
Second Notice	1	2	1	2
Third Notice	0		0	
Fourth Notice	0	0	0	0
Fifth Notice	0	0	0	0
Totals:	5	15	5	15

Customer Activity - Mediation	Jan. 06	Jan. 07	06 YTD	07 YTD
Requests for Service	14	14	14	14
Cases Accepted	8	8	8	8
Cases Not Accepted	4	6	4	6
Situations Resolved	7	4	7	4
Landlord/Tenant Book Ref.	11	0	11	0
Landlord/Tenant Book Dist.	4	0	4	0