

Monthly Report

February, 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 – FEBRUARY, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 20 permits issued with an associated construction valuation of \$3,924,617.

Single Family Attached (*attached units with individual owners/individually platted lots*): 11 permits issued with an associated construction valuation of \$1,299,362.

Multi Family: 1 permit issued with an associated construction valuation of \$2,142,100. 24 dwelling units were created.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 4 permits issued with an associated construction valuation of \$65,331.

Commercial: 5 permits issued with an associated construction value of \$11,135,456.

- a) 315 Pavilion Way – Retail Building -- \$2,076,750
- b) 2268 E. Harmony Rd – Retail Building -- \$1,282,500
- c) 112 Willow St – Recreation Building -- \$6,800,000
- d) 6833 Antigua Dr – Office Building -- \$651,206
- e) 2451 S. Taft Hill Dr – Gas Station/Convenience Store -- \$325,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 48 permits issued with an associated construction valuation of \$1,363,227

Commercial: 18 permits issued with an associated construction valuation of \$1,850,410

C. CHANGE OF USE:

No permits issued.

D. DEMOLITION:

4 permits issued with an associated construction valuation of \$5,500. No dwelling units were destroyed. YTD 4 dwelling units have been destroyed. All permits were for interior demo work or destruction of miscellaneous buildings and structures.

E. SIGNS:

22 permits issued with an associated construction valuation of \$170,034.

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

211 permits issued with an associated construction valuation of \$518,848.



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G. TOTALS:

Dwelling Units: 55 units created for the month of February. This is ↓ 32% from last year (YTD).

Permits Issued: 351 permits for the month of February. This is ↓ 19% from last year (YTD).

Construction Valuation: \$22,477,285 for the month of February. This is ↓ 1% from last year (YTD).

Fees Collected: \$135,776 for the month of February. This is ↓ 6% from last year (YTD).

BUILDING PLAN REVIEW:

48 commercial plans and 48 residential plans were reviewed in February. This is ↓ 24% from last year (YTD).

BUILDING INSPECTIONS:

310 commercial inspections and 1,078 residential inspections were performed in February. This is ↓ 42% from last year (YTD).

ZONING PLAN REVIEW:

164 plans were reviewed in February to assure zoning compliance. This is ↑ 6% from last year (YTD).

ZONING INSPECTIONS:

245 zoning field inspections were performed in February. This is ↑ 13% from last year (YTD).

CONTRACTOR LICENSING:

11 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in February. \$6,020.00 was collected for all February contractor licensing activities. YTD \$17,455 has been collected.

CODE COMPLIANCE NUISANCE CASES:

514 nuisance code cases were generated in February. This is ↑ 90% 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:

46 nuisance abatements were performed in February. This is ↑ 261% from last year (YTD). This increase is due to the snow storms that hit in December.

PUBLIC NUISANCE NOTICES:

13 public nuisance notices were sent out in February. This is ↑ 47% from last year (YTD).

OVER-OCCUPANCY COMPLAINTS:

34 over-occupancy complaints were initiated in February. YTD 59 cases have been initiated. 12 violation notices have been sent. No citations have been issued. 17 cases have been closed due to voluntary compliance or based on the determination that the complaint was unfounded.



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NEIGHBORHOOD SERVICES MEDIATION:

26 requests for service came in during the month of February. This is ↑ 43% from last year (YTD). 12 of these cases were appropriate for mediation. 14 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. 9 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during February:

- Hosted mediator clinic, topic: Advanced education and training opportunities for mediators.
- Spoke at the City's Landlord Education Series on conflict resolution options for rental-related problems.
- Arrangements made for annual Pro Bono Mediator evaluations.
- Ongoing supervision and program development assistance with Municipal Court Mediation Program.

COMMUNITY LIAISON (CSU) PROGRAM:

Sophomore Transitions Programming was the focus in February. Also, worked on recruiting projects for CSUnity and began planning and recruiting nominations for upcoming Civility Awards event.

- Assisted with Party Partners classes.
- Presented Moving Off-Campus Jeopardy in Parmalee and DC Bottoms residence halls – 71 students attended.
- Active participant in Game Day Fort Collins initiative – collaboration between City and CSU.
- Met with new ASCSU Community Affairs person to discuss opportunities to collaborate.
- Distributed Sophomore Transitions Handbook titled "Who Ate My Chips? Get a Taste for Off Campus Living" to all 4800 students living in the residence halls.
- Began distributing Moving Off-Campus-Decks of Cards to residence halls.
- Wrote and submitted proposal for National Town Gown Association – to be discussed at the 2007 Best Practices Conference in Gainesville, FL.
- Neighborhood Partnership Programs – Conserving Energy and Neighborhood Safety.
- Distributed 16 Party Packs.
- Rental World website had 205 hits.
- Regis University's Institute on the Common Good published article "Communication Plus Collaboration: A Recipe for Success" in their Winter 2007 newsletter.
- Town Gown Network website/forum currently has 89 members from 23 different states & two Canadian provinces.
- Requests for information from: Syracuse University; Michigan State University; Westerville, Ohio; CU Boulder; College Station, TX.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Facilitated Property Maintenance Code Public Outreach Meeting
- Promoted & organized March Landlord Training
- Assisted with City Noise Workshop
- Attended Rolland Moore West Neighborhood Network Block Captains meeting
- Distributed first round of Neighborhood Grants
- UniverCity Connections participation
- Presented Property Maintenance Code info to Planning & Zoning Board work session
- Participated in Colorado Apartment Association monthly meeting
- Attended Neighborhood Liaison Forum in Aurora
- Coloradoan Columns (Civility & CSUnity, Good Neighboring)



NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.)

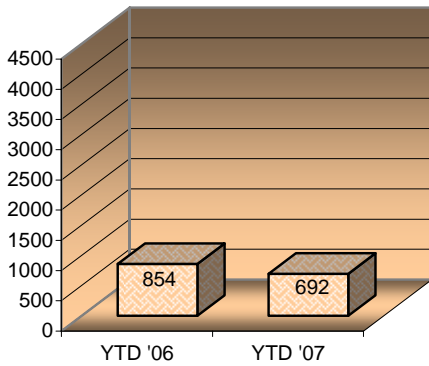
- February hits on website:
 - Main page: 70 internal, 408 external = 478 total
 - Newsletter: 44 internal, 286 external = 330 total
 - Code Compliance: 78 internal, 228 external = 306 total
 - Occupancy: 66 internal, 368 external = 434 total



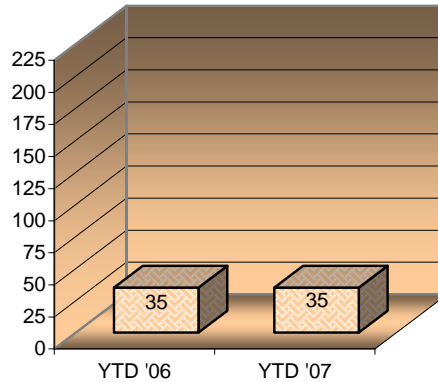
FEBRUARY, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

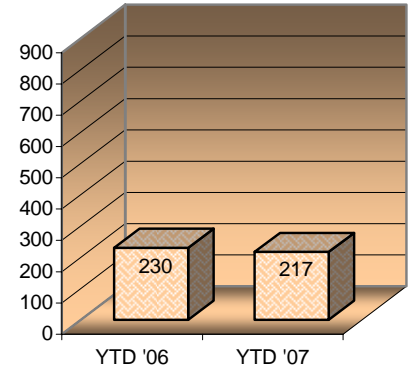
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

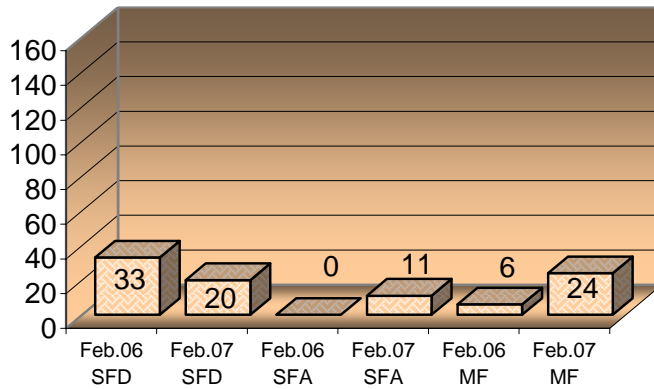


Total Fees Collected YTD (\$T)

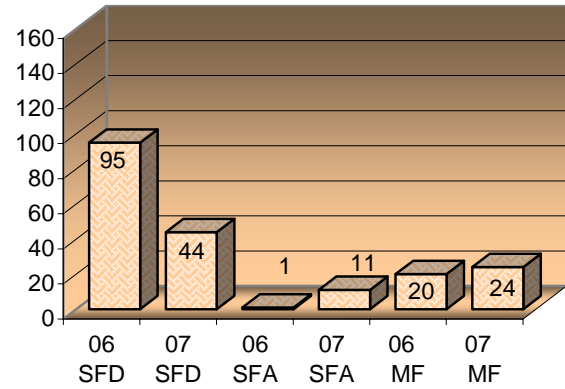


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

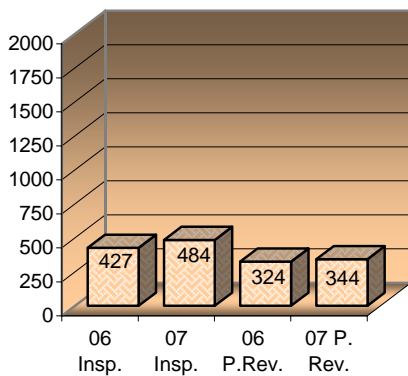
Units for Current Month



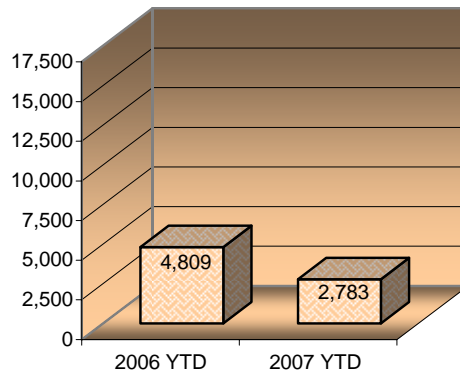
Units YTD



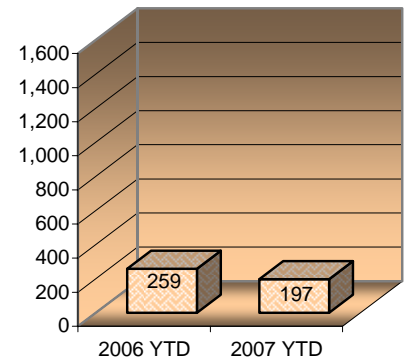
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



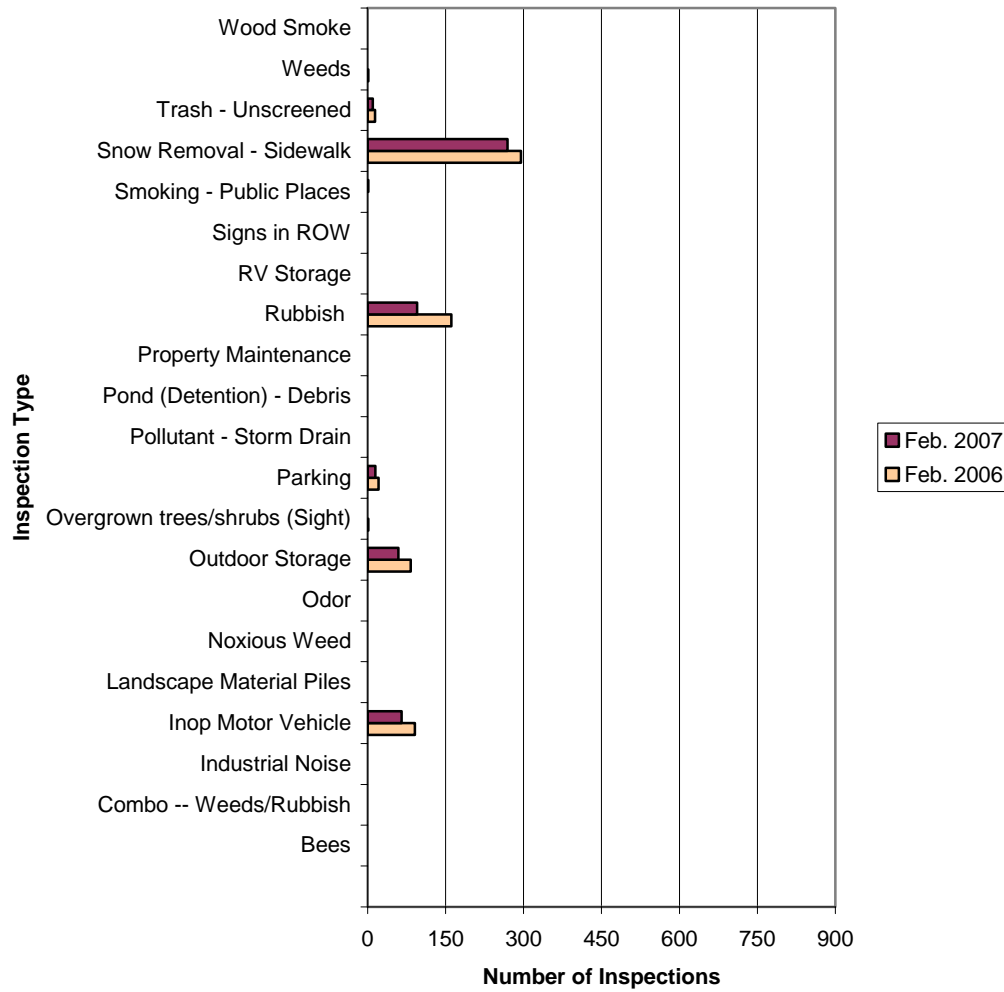
Building Plan Reviews YTD



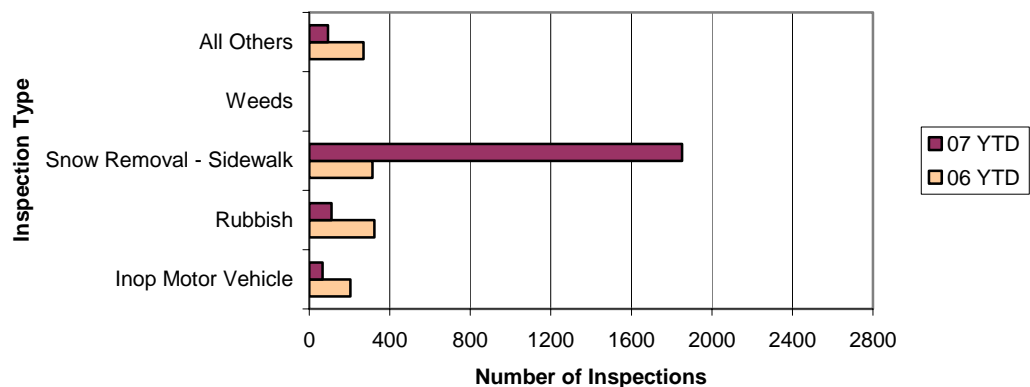


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



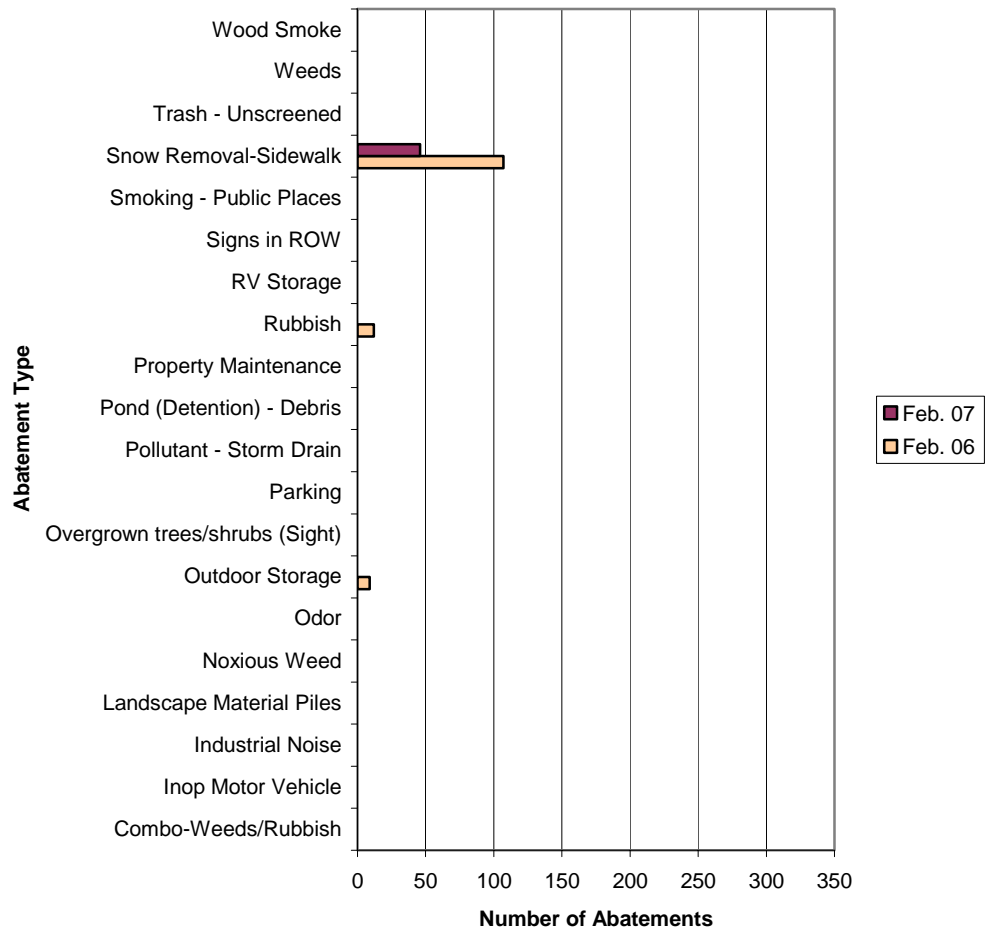
Code Compliance Inspections -- YTD



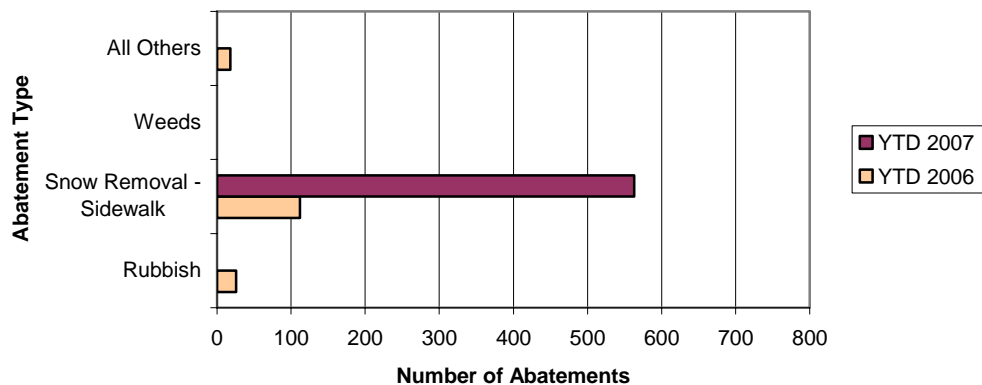


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

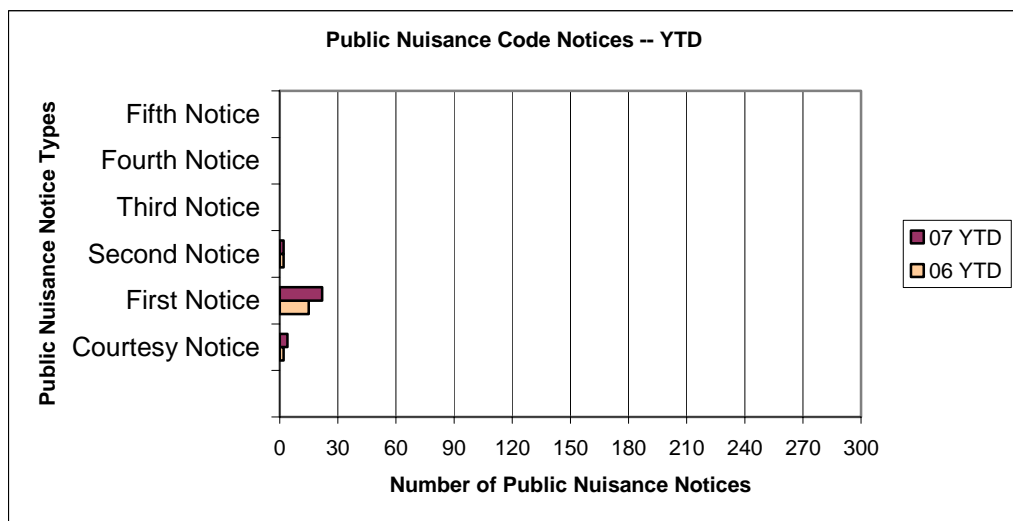
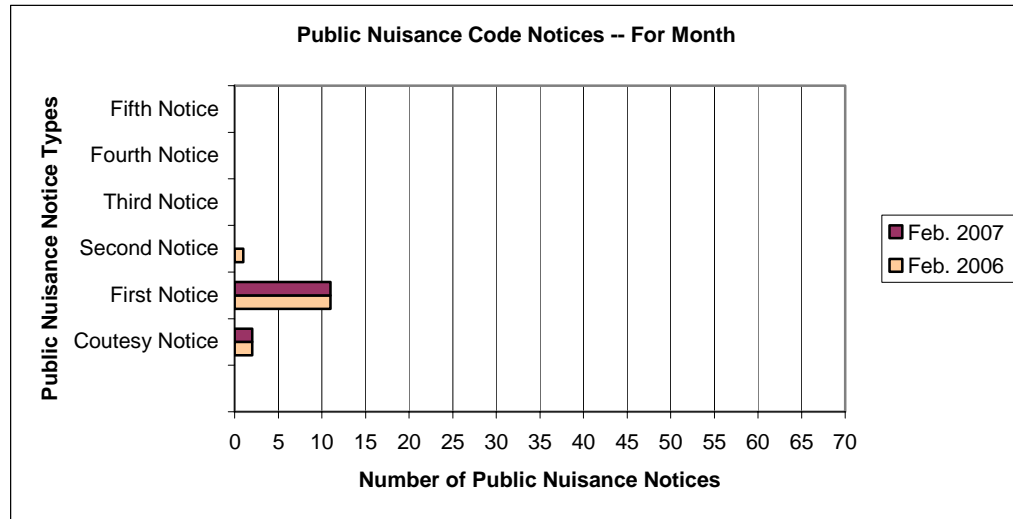


Code Compliance Abatements -- YTD



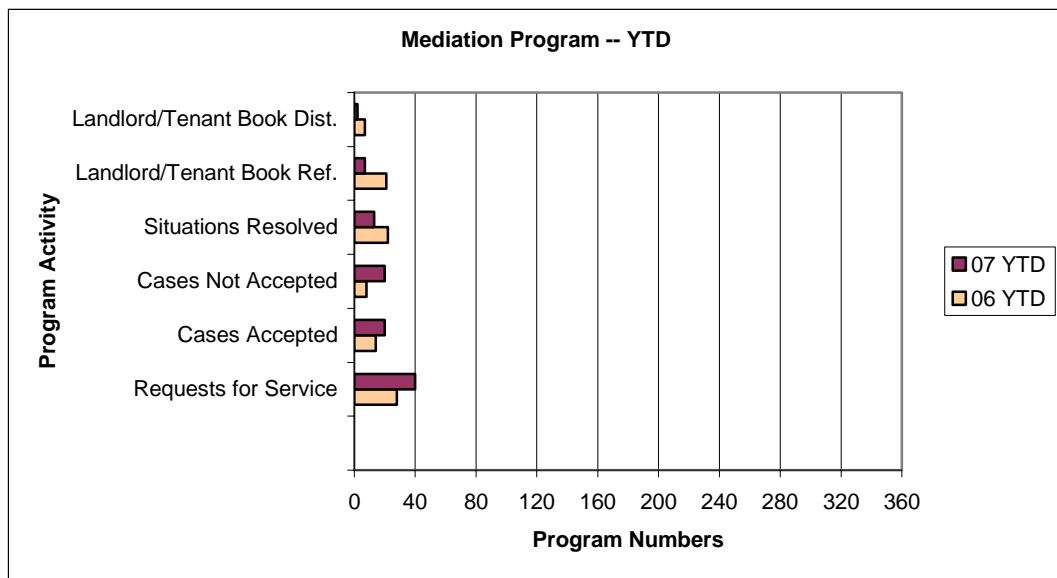
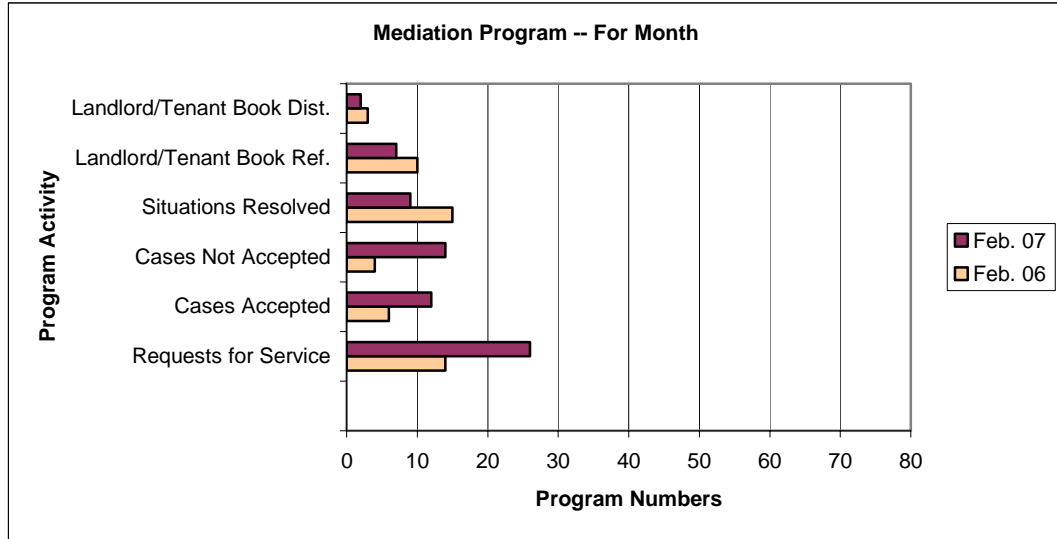


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

FEBRUARY, 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 Feb. = 31; YTD = 59; Less Demos (-4) = 55 MF Feb = 24; YTD = 24 Total YTD Units: 79								
Single Family Detached	20	48	20	48	39,212	3,924,617	9,098,525	23,833	53,668
Single Family Attached	11	11	11	11	15,499	1,299,362	1,299,362	7,723	7,723
Multi Family	24	24	1	1	31,000	2,142,100	2,142,100	12,882	12,882
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	6	8	0	0	0	150	200
Residential Misc. Bldgs.	0	0	4	5	2,226	65,331	82,438	705	917
Residential Remodel/Addition	0	0	48	85	3,236	1,363,227	2,343,481	12,367	22,291
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	1	1	2,980	651,206	651,206	3,626	3,626
Mercantile/Retail/Bus&Pers Svc	0	0	2	3	36,850	3,359,250	3,974,250	17,994	21,435
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	1	1	6,294	325,000	325,000	2,315	2,315
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	48,739	6,800,000	6,800,000	34,366	34,366
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	1	1	0	2,400	2,400	25	25
Commercial Remodel/Addition	0	0	18	46	3,000	1,850,410	6,478,601	13,077	43,921
Change of Use	0	0	0	2	0	0	0	0	200
Demolition	0	-4	4	16	0	5,500	169,100	200	800
Signs	0	0	22	42	0	170,034	305,293	1,378	2,580
Miscellaneous	0	0	211	421	922	518,848	1,082,060	5,135	9,987
TOTALS:	55	79	351	692	189,958	22,477,285	34,753,816	135,776	216,936



Community Planning and Environmental Services

Neighborhood & Building Services

FEBRUARY, 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
Dwling Units:SF(yellow)MF(Teal)	SF Feb. = 33; YTD = 97; Less Demos (-1) = 96; MF Feb. = 6; YTD = 20; Total YTD Units: 116								
Single Family Detached	33	96	33	96	71,052	7,481,453	21,829,880	42,377	122,663
Single Family Attached	0	1	0	1	0	0	126,258	0	854
Multi Family	6	20	1	5	8,868	737,652	2,500,041	3,622	14,579
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	1	3	0	0	0	25	75
Residential Misc. Bldgs.	0	0	2	4	760	21,396	106,396	330	1,419
Residential Remodel/Addition	0	0	56	115	2,384	1,163,985	2,557,727	11,805	25,744
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	2	2	6,498	950,000	950,000	5,642	5,642
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	1	0	0	15,000	0	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	22	40	35	1,532,464	5,046,189	13,898	39,115
Change of Use	0	0	3	3	0	4,680	4,680	349	349
Demolition	0	-1	4	13	0	42,330	139,864	60	295
Signs	0	0	18	40	0	82,049	190,050	845	1,931
Miscellaneous	0	0	243	531	1,316	709,238	1,636,239	7,197	17,080
TOTALS:	39	116	385	854	90,913	12,725,247	35,102,324	86,150	229,967



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$27,821.82	\$49,963.03	\$77,784.85
Thompson School District	\$0.00	\$2,684.00	\$2,684.00
County Sales/Use Tax	\$38,943.92	\$60,559.54	\$99,503.46
Building Permit/Reinspection Fees	\$55,622.70	\$105,645.87	\$161,268.57
Plan Check Fee	\$37,118.68	\$27,798.66	\$64,917.34
Minor Amendment Fee	\$1,344.00	\$768.00	\$2,112.00
Parkland -- Community	\$44,624.00	\$52,415.00	\$97,039.00
Library Capital Expense	\$13,395.00	\$15,737.00	\$29,132.00
General Governmental Expense	\$7,287.95	\$30,516.70	\$37,804.65
Police Capital Expense	\$4,065.68	\$16,740.56	\$20,806.24
Fire Capital Expense	\$5,884.52	\$24,202.45	\$30,086.97
Parkland -- Neighborhood	\$40,081.00	\$45,711.00	\$85,792.00
Larimer County Regional Road Impact Fee	\$8,473.00	\$35,758.27	\$44,231.27
Street Oversizing: Res./Com.	\$105,940.00	\$483,654.05	\$589,594.05
Contribution in Aid of Construction	\$14,230.09	\$90,727.30	\$104,957.39
City Sales/Use Tax	\$144,336.10	\$227,098.11	\$371,434.21
Electric City Energy Tax	\$30.94	\$34.51	\$65.45
Electric ST/CO Energy Tax	\$40.56	\$45.24	\$85.80
Electric Primary Charge	\$0.00	\$1,374.22	\$1,374.22
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$62.40	\$69.60	\$132.00
Electric Comm. Revenue	\$1,035.06	\$1,154.49	\$2,189.55
Electric Temp. Pedestal	\$3,398.80	\$3,937.78	\$7,336.58
Electric Capacity Charge	\$0.00	\$1,078.00	\$1,078.00
Electric Building Site Charges	\$0.00	\$0.00	\$0.00
Electric Secondary Service Charge	\$16,606.00	\$13,774.00	\$30,380.00
Water Repay	\$0.00	\$0.00	\$0.00
Water 6% PILOT Fees	\$14.55	\$24.58	\$39.13
Construction Water	\$188.54	\$565.60	\$754.14
Water PIF	\$69,206.26	\$127,075.40	\$196,281.66
Water Right	\$33,993.98	\$89,720.60	\$123,714.58
Water Meter	\$1,302.00	\$1,648.00	\$2,950.00
Water Dev. Review	\$916.00	\$2,059.00	\$2,975.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$36,604.00	\$75,342.00	\$111,946.00
Sewer Dev. Review	\$916.00	\$2,059.00	\$2,975.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$12,319.60	\$32,597.91	\$44,917.51
Stormwater Dev. Review	\$4,007.12	\$9,425.25	\$13,432.37
PERMIT FEES:	\$729,810.27	\$1,631,964.72	\$2,361,774.99
Contractor Licensing	\$11,435.00	\$6,020.00	\$17,455.00
Home Occupation Licensing	\$1,350.00	\$925.00	\$2,275.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$26.50	\$97.50	\$124.00
Muni Court Mediation Fee	\$150.00	\$50.00	\$200.00
OTHER FEES:	\$12,961.50	\$7,092.50	\$20,054.00

*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.



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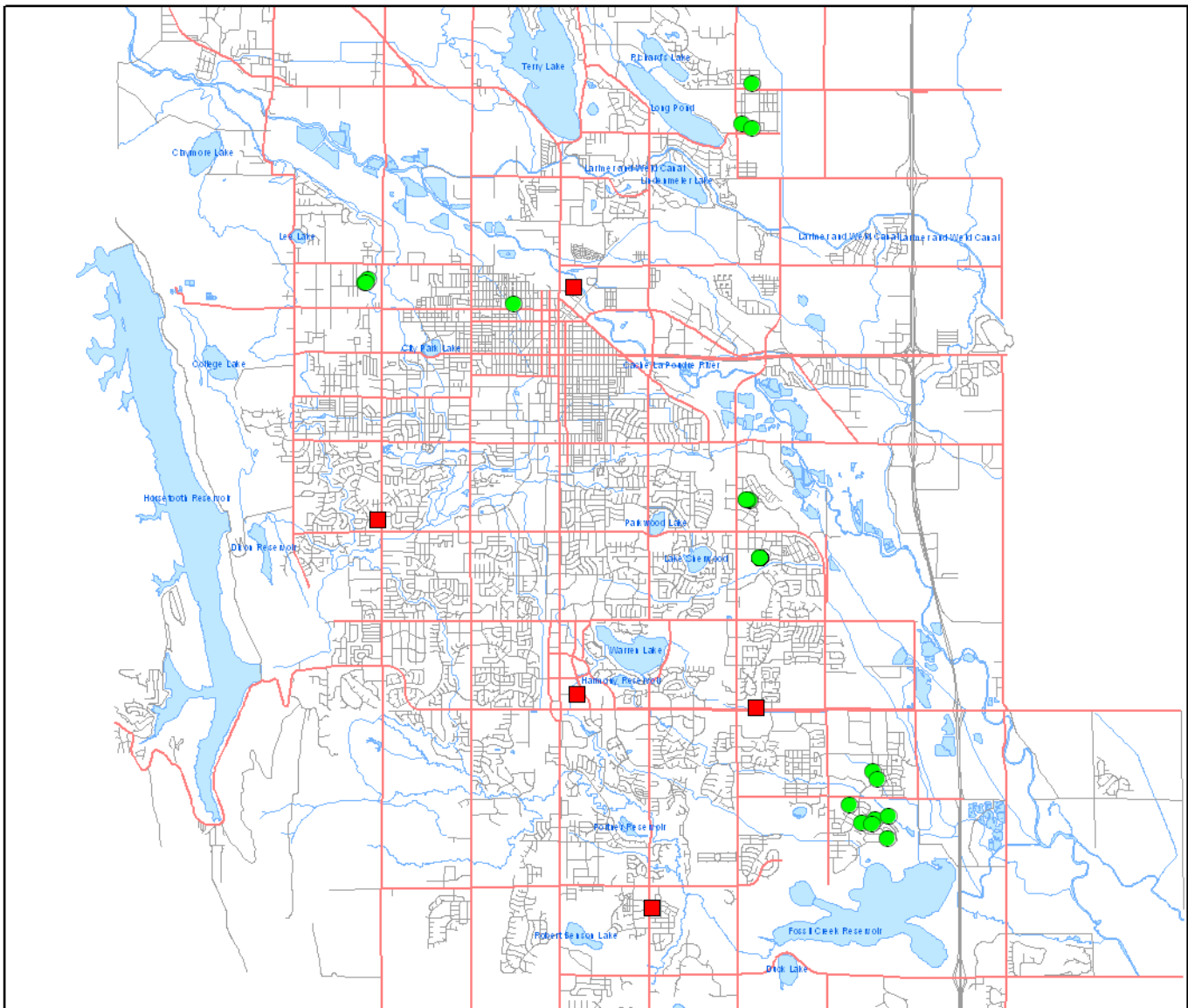
FEBRUARY CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
315 Pavilion Way	Retail	\$ 2,076,750.00
2803 Kansas Dr	24-Unit Condominium	\$ 2,142,100.00
2268 E. Harmony Rd	Retail	\$ 1,282,500.00
112 Willow St	Recreation Center	\$ 6,800,000.00
6833 Antigua Dr	Office	\$ 651,206.00
3711 JFK Pkwy #100	Bank – Alteration	\$ 929,197.00



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: February 2007



March 8, 2007
 Scale: Undetermined

Legend

- | | | |
|--------------------------|------------------|----------------|
| New Building Type | — Major Roads | — Water Ways |
| ■ Commercial | == Interstate 25 | ■ Water Bodies |
| ● Multi Family | — Streets | ■ City Limits |
| ● Single Family | | |



Community Planning and Environmental Services

Neighborhood & Building Services

FEBRUARY, 2007 DATA **COMPLIANCE INSPECTIONS AND ABATEMENTS**

Inspection Type	Feb. 2006	Feb. 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	91	65	205	67
Landscape Material Piles	0	0	0	0
Noxious Weed	0	0	1	1
Odor	0	0	0	0
Outdoor Storage	83	59	174	61
Overgrown trees/shrubs (Sight)	1	0	1	0
Parking	21	15	68	16
Pollutant - Storm Drain	0	0	3	0
Pond (Detention) - Debris	0	0	1	0
Property Maintenance	0	0	0	0
Rubbish	161	95	323	111
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	1
Snow Removal - Sidewalk	295	269	314	1851
Trash - Unscreened	14	10	22	14
Weeds	1	0	2	0
Wood Smoke	0	0	0	0
Totals	667	514	1114	2122

Abatement Type:	Feb. 06	Feb. 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	18	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	12	0	26	0
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	107	46	112	563
Trash - Unscreened	0	0	0	0
Weeds	0	0	0	0
Wood Smoke	0	0	0	0
Totals	128	46	156	563



FEBRUARY, 2007 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Feb. 2006	Feb. 2007	06 YTD	07 YTD
Courtesy Notice	2	2	2	4
First Notice	11	11	15	22
Second Notice	1	0	2	2
Third Notice	0		0	
Fourth Notice	0	0	0	0
Fifth Notice	0	0	0	0
Totals:	14	13	19	28

Customer Activity - Mediation	Feb. 06	Feb. 07	06 YTD	07 YTD
Requests for Service	14	26	28	40
Cases Accepted	6	12	14	20
Cases Not Accepted	4	14	8	20
Situations Resolved	15	9	22	13
Landlord/Tenant Book Ref.	10	7	21	7
Landlord/Tenant Book Dist.	3	2	7	2