

Monthly Report

March, 2007



Neighborhood & Building Services Department

281 North College Avenue

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www.fcgov.com/building/



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY REPORT – MARCH, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 18 permits issued with an associated construction valuation of \$4,477,462.

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

Multi Family: 2 permits issued with an associated construction valuation of \$550,000. 5 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 \$55,041.

Commercial: 1 permit issued with an associated construction value of \$550,000.

- a) 4751 Pleasant Oak Dr – Oakridge Senior Campus -- \$550,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 74 permits issued with an associated construction valuation of \$1,589,569

Commercial: 26 permits issued with an associated construction valuation of \$3,412,764

C. CHANGE OF USE:

No permits issued.

D. DEMOLITION:

7 permits issued with an associated construction valuation of \$24,600. 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:

31 permits issued with an associated construction valuation of \$132,457.

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

299 permits issued with an associated construction valuation of \$1,140,943.

G. TOTALS:

Dwelling Units: 24 units created for the month of March. This is ↓ 47% from last year (YTD).

Permits Issued: 462 permits for the month of March. This is ↓ 4% from last year (YTD).

Construction Valuation: \$11,932,836 for the month of March. This is ↓ 16% from last year (YTD).

Fees Collected: \$83,481 for the month of March. This is ↓ 17% from last year (YTD).



Community Planning and Environmental Services

Neighborhood & Building Services

BUILDING PLAN REVIEW:

50 commercial plans and 99 residential plans were reviewed in March. This is ↓ 11% from last year (YTD).

BUILDING INSPECTIONS:

523 commercial inspections and 1,637 residential inspections were performed in March. This is ↓ 35% from last year (YTD).

ZONING PLAN REVIEW:

259 plans were reviewed in March to assure zoning compliance. This is ↑ 22% from last year (YTD).

ZONING INSPECTIONS:

273 zoning field inspections were performed in March. This is ↑ 24% from last year (YTD).

CONTRACTOR LICENSING:

23 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in March. \$7,575.00 was collected for all March contractor licensing activities. YTD \$25,030 has been collected.

CODE COMPLIANCE NUISANCE CASES:

695 nuisance code cases were generated in March. This is ↑ 67% 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:

No nuisance abatements were performed in March. This is ↑ 224% from last year (YTD). This increase is due to the snow storms that hit in December.

PUBLIC NUISANCE NOTICES:

44 public nuisance notices were sent out in March. This is ↑ 260% from last year (YTD).

OVER-OCCUPANCY COMPLAINTS:

18 over-occupancy complaints were initiated in March. YTD 75 cases have been initiated. 24 violation notices have been sent. No citations have been issued. 41 cases have been closed due to voluntary compliance or based on the determination that the complaint was unfounded.

NEIGHBORHOOD SERVICES MEDIATION:

34 requests for service came in during the month of March. This is ↑ 17% from last year (YTD). 15 of these cases were appropriate for mediation. 19 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. 13 current and/or pending mediation cases were resolved.



Community Planning and Environmental Services

Neighborhood & Building Services

Additionally, the following activities were performed during March:

- Hosted Journey Young Women's Conference; 285 PSD students attended.
- Attended DOVIA conference, topic: volunteer management, supervision and retention.
- 224 external hits to Community Mediation website; 889 external hits to Landlord-tenant Handbook.
- Ongoing supervision and program development assistance with Municipal Court Mediation Program.

COMMUNITY LIAISON (CSU) PROGRAM:

March has been extremely busy with Sophomore Transitions Programming, Civility Awards and CSUnity projects.

- Sophomore Transitions "Moving Off Campus Jeopardy" presentations to Corbett Hall, Braiden Hall, and Ingersol Hall.
- Continued participation in UniverCity Connections and Shared Joint Facilities sub-committee.
- Campus of Character participation.
- Taught at Party Partners class.
- "Moving Off Campus" deck of cards distributed to 1,568 students.
- Submitted proposal (which was accepted) for roundtable discussion titled: "Rioting 101-How to Avoid Getting Gassed", which will be offered at the 2007 Best Practices in University/City Relations in Gainesville, Florida in June.
- Presented on a panel discussion of Town Gown related issues with SAHE class with the Mayor and City Manager.
- Neighborhood Partnership Program had 2 events and 2 newsletters.
- 22 Party Packs distributed.
- 151 hits to Rental World website.
- Town Gown Network website/forum has 92 members signed up.
- Syracuse University requested info re: Party Partners.
- University of Oregon requested info re: Community Liaison Programs.
- Kennesaw State University in Georgia requested info re: Community Liaison Programs.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

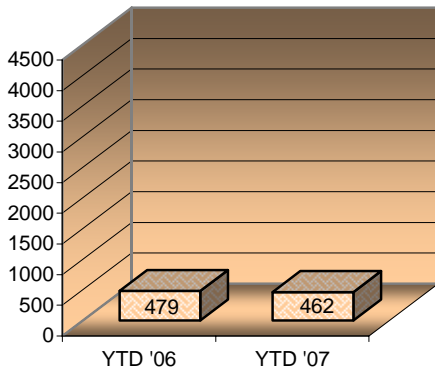
- Organized & facilitated landlord training for 33 local landlords.
- Completed windshield survey for property maintenance codes update.
- Hosted & facilitated stakeholder meeting regarding property maintenance codes.
- Participated & staffed a booth at the CSU Housing Fair.
- Civility Awards selection committee participation.
- Co-presented to CSU class on public participation.
- Presented at DRCOG workshop.
- Attended & facilitated Thunderbird East neighborhood meeting.
- Promoted & continue to organize Cityworks 101 program.
- Met with Greeley to learn about their Code Compliance & Neighborhood Programs.
- Met with Boulder to learn about their occupancy limit enforcement.
- Met with the new community relations person with ASCSU.
- CAA meeting.
- UniverCity Connections continued work.
- Half of NS employees are on BFO Results Teams.
- Coloradoan Columns (Cityworks Class, Crime-Free Multi-Housing, RV Parking, '06 Natural Areas Survey Results).
- March hits on website:
 - Main page: 5 internal, 107 external = 112 total
 - Newsletter: 22 internal, 256 external = 278 total
 - Code Compliance: 74 internal, 371 external = 445 total
 - Occupancy: 67 internal, 573 external = 640 total



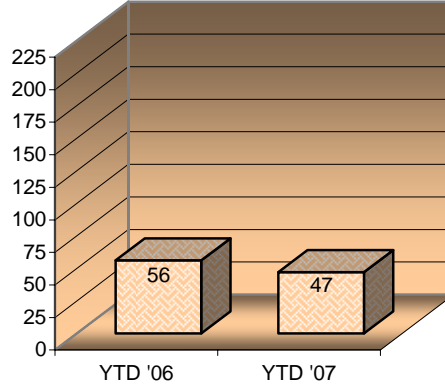
MARCH, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

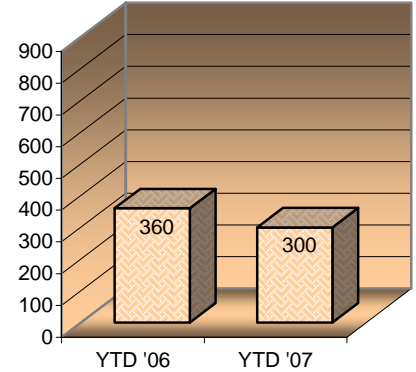
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

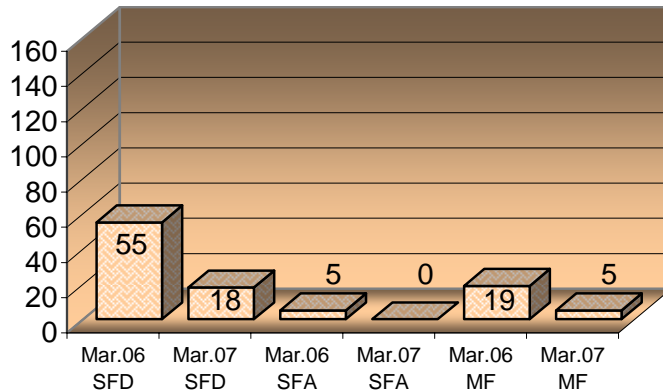


Total Fees Collected YTD (\$T)

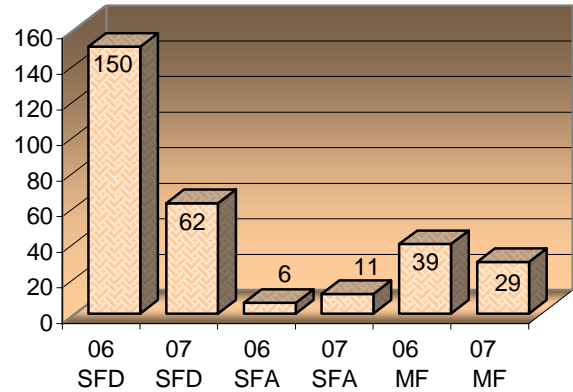


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

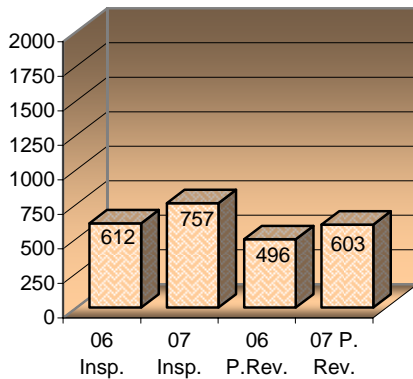
Units for Current Month



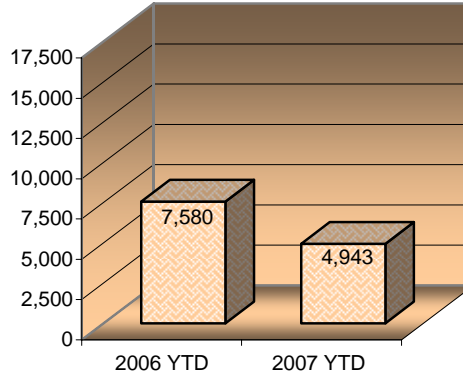
Units YTD



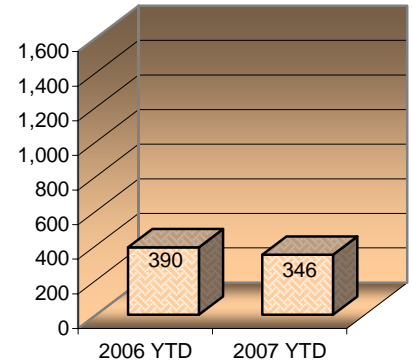
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



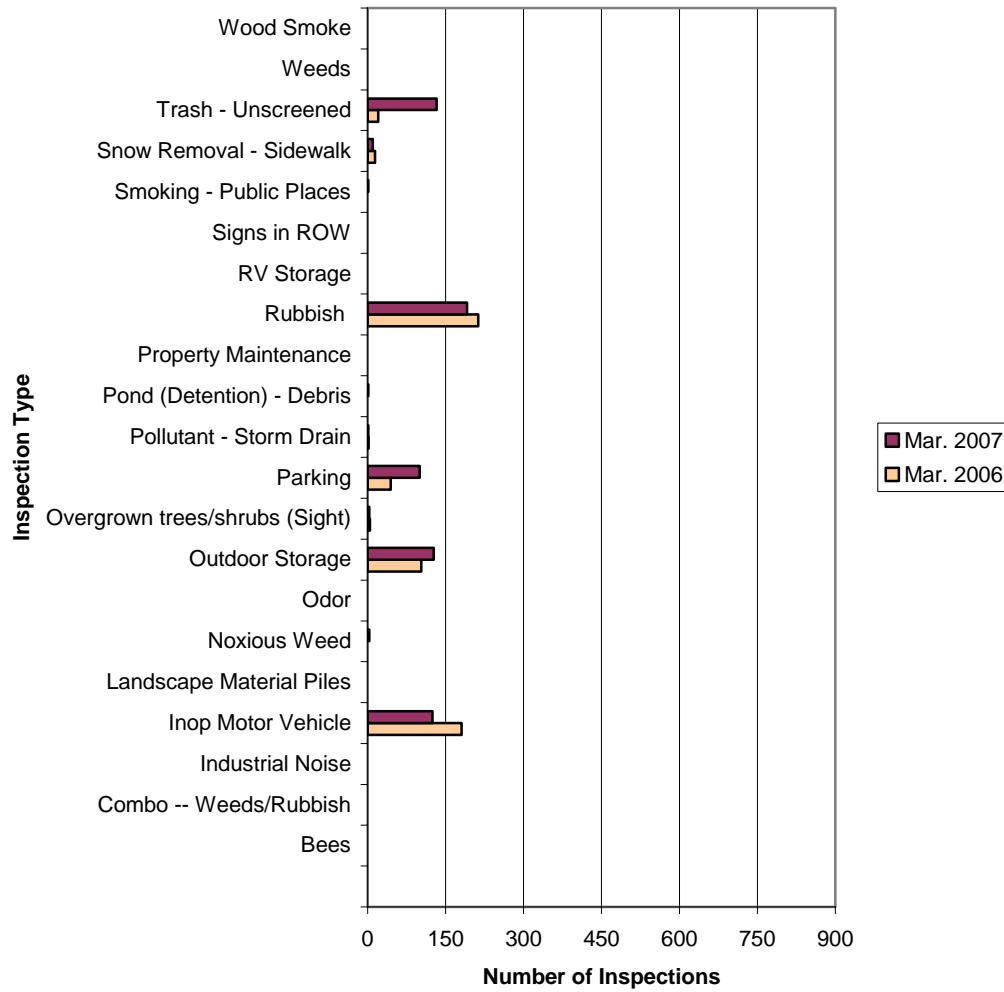
Building Plan Reviews YTD



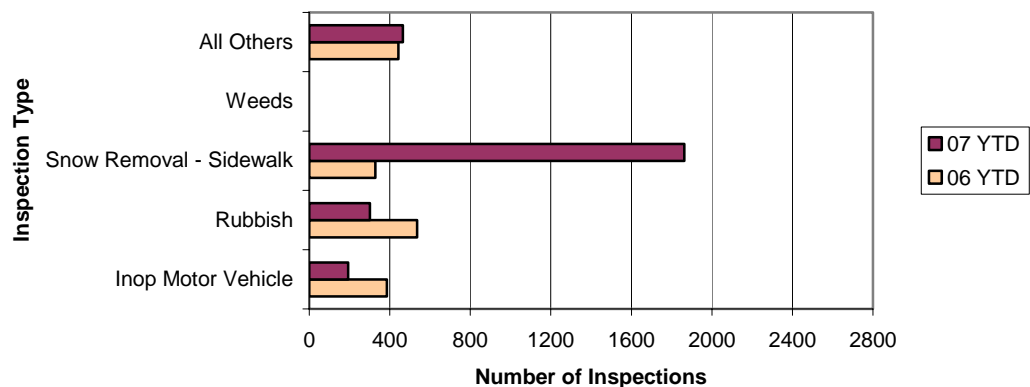


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



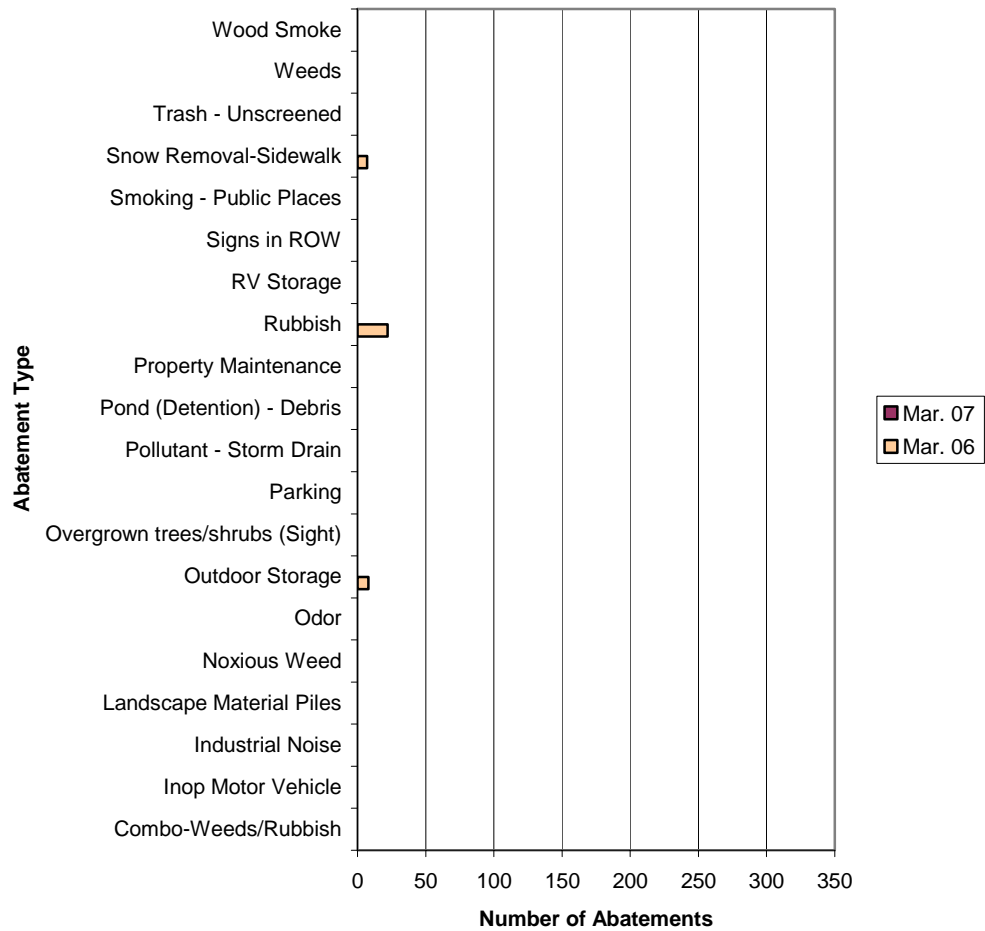
Code Compliance Inspections -- YTD



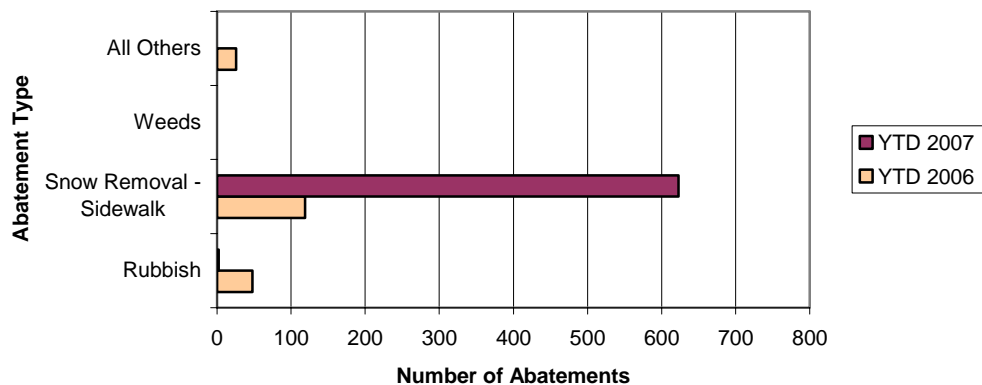


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

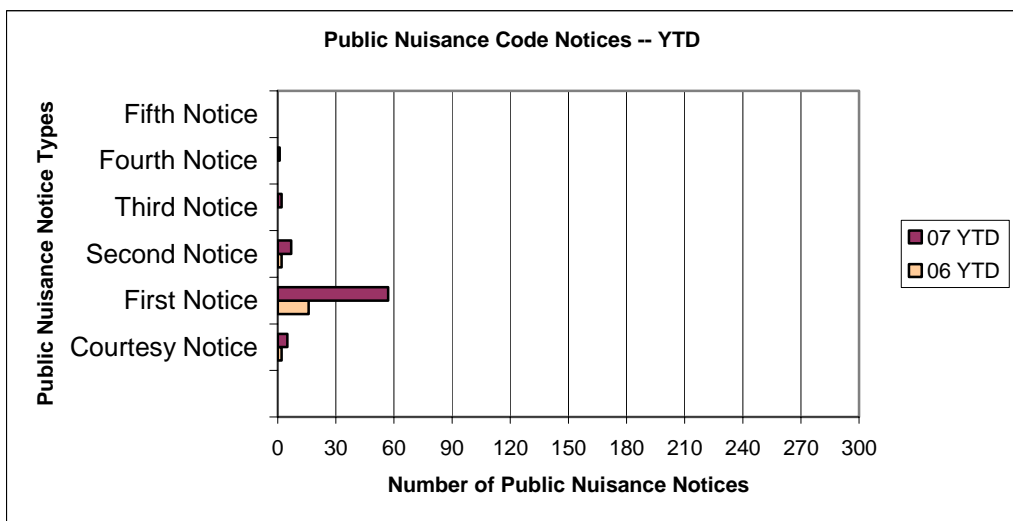
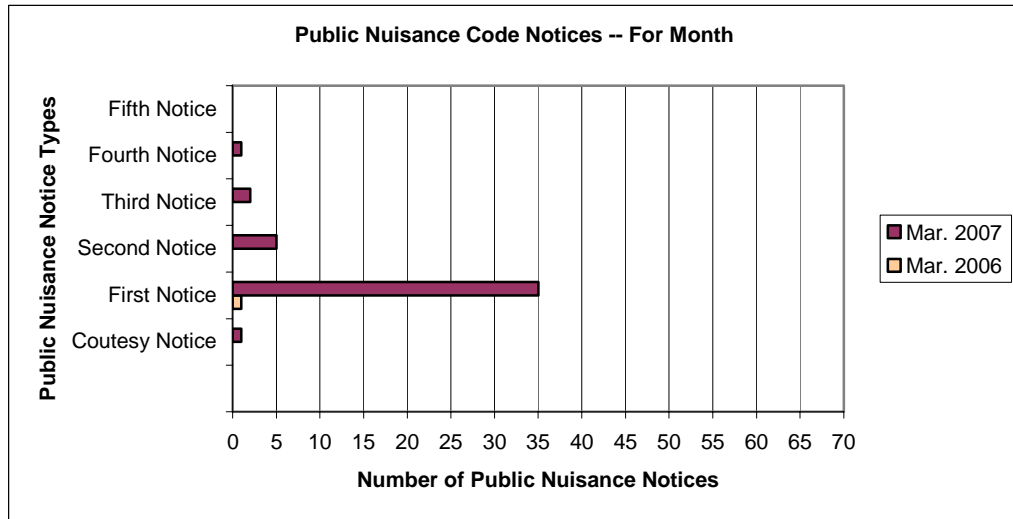


Code Compliance Abatements -- YTD



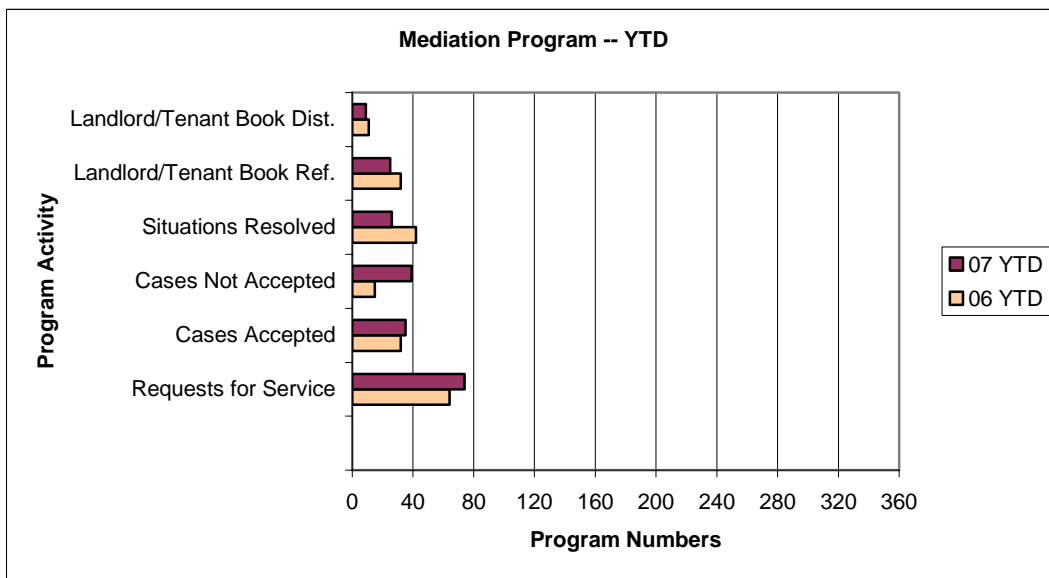
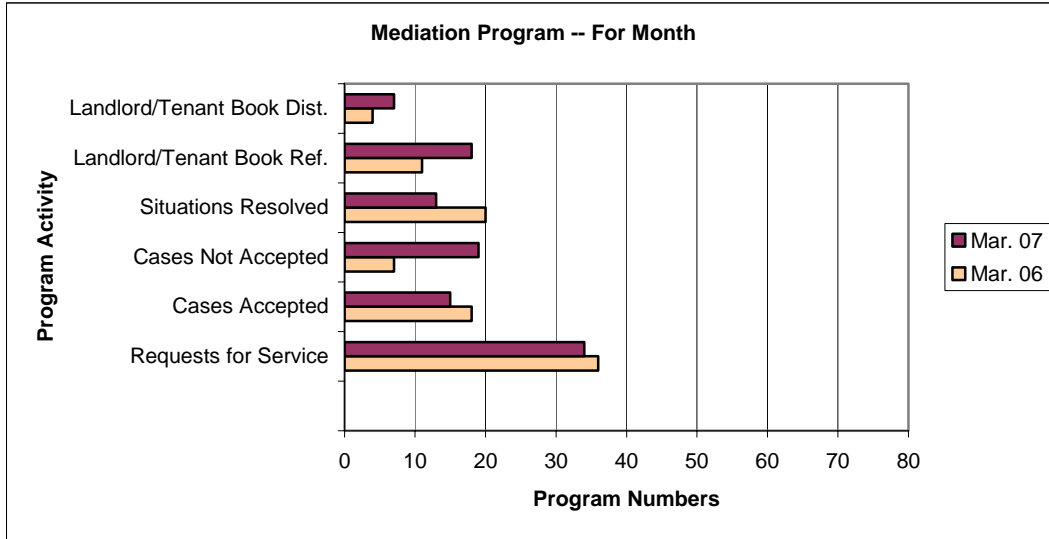


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

MARCH, 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 Mar. = 19; YTD = 78; Less Demos (-4) = 74 MF Mar. = 5; YTD = 29 Total YTD Units: 103									
Single Family Detached	18	66	18	66	35,117	4,477,462	13,575,987	26,105	79,774	
Single Family Attached	0	11	0	11	0	0	1,299,362	0	7,723	
Multi Family	5	29	2	3	7,285	550,000	2,692,100	3,412	16,294	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	0	8	0	0	0	0	200	
Residential Misc. Bldgs.	0	0	4	9	1,848	55,041	137,479	662	1,579	
Residential Remodel/Addition	1	1	74	159	1,220	1,589,569	3,933,050	16,091	38,382	
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	1	0	0	651,206	0	3,626	
Mercantile/Retail/Bus&Pers Svc	0	0	0	3	0	0	3,974,250	0	21,435	
Religious Assembly	0	0	0	0	0	0	0	0	0	
Recreational Buildings	0	0	1	1	4,831	550,000	550,000	4,129	4,129	
Garage/Service Station	0	0	0	1	0	0	325,000	0	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	0	1	0	0	6,800,000	0	34,366	
Parking Structures	0	0	0	0	0	0	0	0	0	
Commercial Misc. Bldgs.	0	0	0	1	0	0	2,400	0	25	
Commercial Remodel/Addition	0	0	26	72	7,800	3,412,764	9,891,365	22,316	66,237	
Change of Use	0	0	0	2	0	0	0	0	200	
Demolition	0	-4	7	23	0	24,600	193,700	350	1,150	
Signs	0	0	31	73	0	132,457	437,750	1,317	3,896	
Miscellaneous	0	0	299	719	567	1,140,943	2,221,091	9,099	19,071	
TOTALS:	24	103	462	1,153	58,668	11,932,836	46,684,740	83,481	300,402	



Community Planning and Environmental Services

Neighborhood & Building Services

MARCH, 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 Mar=60; YTD=157; Less Demos (-1)=156 MF Mar=19; YTD=39 Total YTD Units: 195								
Single Family Detached	55	151	55	151	126,504	13,174,737	35,004,617	75,871	198,534
Single Family Attached	5	6	5	6	8,235	1,015,809	1,142,067	5,960	6,814
Multi Family	19	39	3	8	30,312	2,165,842	4,665,883	10,453	25,032
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	5	8	0	0	0	125	200
Residential Misc. Bldgs.	0	0	2	6	607	28,492	134,888	414	1,834
Residential Remodel/Addition	0	0	66	180	5,460	1,406,486	3,965,913	14,681	40,446
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	2	0	0	950,000	0	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	1	1	19,000	894,583	894,583	4,841	4,841
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	13	53	618	761,599	5,807,788	6,810	45,925
Change of Use	0	0	2	5	0	115,000	119,680	1,222	1,571
Demolition	0	-1	2	15	0	2,000	141,864	30	325
Signs	0	0	19	59	0	144,771	334,821	1,206	3,137
Miscellaneous	0	0	306	835	888	965,578	2,596,982	8,703	25,738
TOTALS:	79	195	479	1,330	191,624	20,674,897	55,774,086	130,316	360,260



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$82,363.03	\$36,763.03	\$119,126.06
Thompson School District	\$2,684.00	-\$1,342.00	\$1,342.00
County Sales/Use Tax	\$99,503.46	\$39,945.60	\$139,449.06
Building Permit/Reinspection Fees	\$161,268.57	\$69,244.60	\$230,513.17
Plan Check Fee	\$64,917.34	\$41,998.75	\$106,916.09
Minor Amendment Fee	\$2,112.00	\$1,536.00	\$3,648.00
Parkland -- Community	\$97,039.00	\$51,202.00	\$148,241.00
Library Capital Expense	\$29,132.00	\$15,367.00	\$44,499.00
General Governmental Expense	\$37,804.65	\$6,967.00	\$44,771.65
Police Capital Expense	\$20,806.24	\$3,795.00	\$24,601.24
Fire Capital Expense	\$30,086.97	\$5,726.00	\$35,812.97
Parkland -- Neighborhood	\$85,792.00	\$45,983.00	\$131,775.00
Larimer County Regional Road Impact Fee	\$44,231.27	\$4,636.00	\$48,867.27
Street Oversizing: Res./Com.	\$589,594.05	\$67,518.00	\$657,112.05
Contribution in Aid of Construction	\$104,957.39	\$6,038.65	\$110,996.04
City Sales/Use Tax	\$371,434.21	\$149,796.02	\$521,230.23
Electric City Energy Tax	\$65.45	\$28.56	\$94.01
Electric ST/CO Energy Tax	\$85.80	\$37.44	\$123.24
Electric Primary Charge	\$1,374.22	\$407.02	\$1,781.24
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$132.00	\$57.60	\$189.60
Electric Comm. Revenue	\$2,189.55	\$955.44	\$3,144.99
Electric Temp. Pedestal	\$7,336.58	\$3,274.59	\$10,611.17
Electric Capacity Charge	\$1,078.00	\$1,078.00	\$2,156.00
Electric Building Site Charges	\$0.00	\$176.50	\$176.50
Electric Secondary Service Charge	\$30,380.00	\$15,984.00	\$46,364.00
Water Repay	\$0.00	\$0.00	\$0.00
Water 6% PILOT Fees	\$39.13	\$16.13	\$55.26
Construction Water	\$754.14	\$68.34	\$822.48
Water PIF	\$196,281.66	\$60,832.72	\$257,114.38
Water Right	\$123,714.58	\$67,563.45	\$191,278.03
Water Meter	\$2,950.00	\$1,523.00	\$4,473.00
Water Dev. Review	\$2,975.00	\$1,144.00	\$4,119.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$111,946.00	\$43,946.00	\$155,892.00
Sewer Dev. Review	\$2,975.00	\$1,144.00	\$4,119.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$44,917.51	\$13,223.58	\$58,141.09
Stormwater Dev. Review	\$13,432.37	\$3,559.10	\$16,991.47
PERMIT FEES:	\$2,366,353.17	\$760,194.12	\$3,126,547.29
Contractor Licensing	\$17,455.00	\$7,575.00	\$25,030.00
Home Occupation Licensing	\$2,275.00	\$1,275.00	\$3,550.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$218.00	\$0.00	\$218.00
Muni Court Mediation Fee	\$200.00	\$50.00	\$250.00
OTHER FEES:	\$20,148.00	\$8,900.00	\$29,048.00

*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.



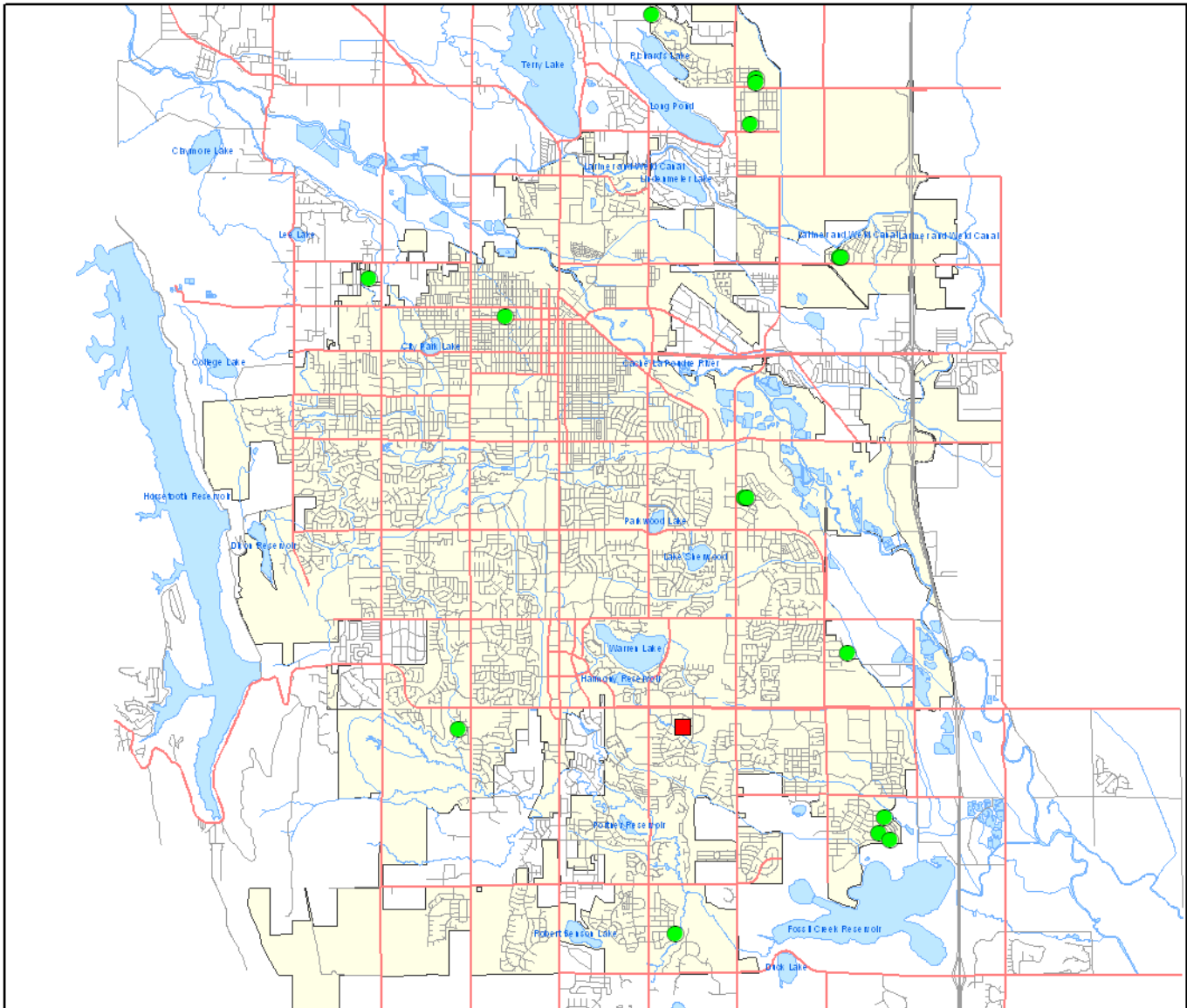
MARCH CONSTRUCTION VALUED AT
\$500,000 OR MORE

Site Address	Type of Building	Value of Construction
4751 Pleasant Oak Drive	Oakridge Senior Campus	\$ 550,000.00
102 Remington Street	Addition to Poudre Fire Authority	\$ 1,547,673.00
3308 Grand Canyon Ct	Single Family Residence	\$ 525,000.00
3714 Shallow Pond Dr	Single Family Residence	\$ 750,000.00
3711 JFK Parkway	Tenant Finish	\$ 650,000.00



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: March 2007



April 3, 2007
Scale: Undetermined

Legend

New Building Type

- Commercial
- Multi Family
- Single Family

- Major Roads
- Water Ways
- Interstate 25
- Water Bodies
- Streets
- City Limits



Community Planning and Environmental Services

Neighborhood & Building Services

MARCH, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Mar. 2006	Mar. 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	181	125	386	194
Landscape Material Piles	0	0	0	0
Noxious Weed	0	3	1	4
Odor	0	0	0	0
Outdoor Storage	103	127	277	190
Overgrown trees/shrubs (Sight)	4	3	5	3
Parking	44	100	112	117
Pollutant - Storm Drain	2	1	5	1
Pond (Detention) - Debris	0	1	1	1
Property Maintenance	0	0	0	0
Rubbish	213	191	536	302
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	2
Snow Removal - Sidewalk	14	10	328	1863
Trash - Unscreened	20	133	42	147
Weeds	0	0	2	1
Wood Smoke	0	0	0	0
Totals	581	695	1695	2825

Abatement Type:	Mar. 06	Mar. 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	8	0	26	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	22	0	48	2
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	7	0	119	623
Trash - Unscreened	0	0	0	0
Weeds	0	0	0	0
Wood Smoke	0	0	0	0
Totals	37	0	193	625



MARCH, 2007 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Mar. 2006	Mar. 2007	06 YTD	07 YTD
Courtesy Notice	0	1	2	5
First Notice	1	35	16	57
Second Notice	0	5	2	7
Third Notice	0	2	0	2
Fourth Notice	0	1	0	1
Fifth Notice	0	0	0	0
Totals:	1	44	20	72

Customer Activity - Mediation	Mar. 06	Mar. 07	06 YTD	07 YTD
Requests for Service	36	34	64	74
Cases Accepted	18	15	32	35
Cases Not Accepted	7	19	15	39
Situations Resolved	20	13	42	26
Landlord/Tenant Book Ref.	11	18	32	25
Landlord/Tenant Book Dist.	4	7	11	9