

# Monthly Report

April, 2007



## **Neighborhood & Building Services Department**

281 North College Avenue

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Fort Collins, Colorado 80522

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

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



# Planning, Development and Transportation Services

## Neighborhood & Building Services

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### MONTHLY REPORT – APRIL, 2007

#### **PERMITS:**

##### A. NEW CONSTRUCTION

**Single Family Detached:** 56 permits issued with an associated construction valuation of \$11,786,254.

**Single Family Attached** (*attached units with individual owners/individually platted lots*): 12 permits issued with an associated construction valuation of \$1,355,123.

**Multi Family:** 3 permits issued with an associated construction valuation of \$2,379,745. 26 dwelling units were created.

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

**Residential Miscellaneous Buildings**(*garages, sheds, etc.*): 12 permits issued with an associated construction valuation of \$291,090.

**Commercial:** 4 permits issued with an associated construction value of \$3,963,448.

- a) 101 1<sup>st</sup> Street – Park Restroom -- \$145,252
- b) 2457 Bar Harbor Dr – Recreation Center -- \$468,925
- c) 1307 E Prospect – Health Club Addition -- \$2,500,000
- d) 353 W Drake Rd – Mixed Use -- \$849,271

**Commercial Miscellaneous:** No permits issued.

##### B. ALTERATIONS/ADDITIONS:

**Residential:** 63 permits issued with an associated construction valuation of \$1,395,260

**Commercial:** 15 permits issued with an associated construction valuation of \$1,982,751

##### C. CHANGE OF USE:

1 permit issued with an associated construction valuation of \$100. The change was a conversion of a single family residence to a boarding house.

##### D. DEMOLITION:

3 permits issued with an associated construction valuation of \$44,500. One dwelling unit was destroyed. YTD 5 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.

##### E. SIGNS:

22 permits issued with an associated construction valuation of \$79,507.



## Planning, Development and Transportation Services

### Neighborhood & Building Services

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

299 permits issued with an associated construction valuation of \$1,103,359.

G. TOTALS:

**Dwelling Units:** 93 units created for the month of April. This is ↓ 28% from last year (YTD).

**Permits Issued:** 490 permits for the month of April. This is ↓ 12% from last year (YTD).

**Construction Valuation:** \$24,381,037 for the month of April. This is ↓ 10% from last year (YTD).

**Fees Collected:** \$150,246 for the month of April. This is ↓ 10% from last year (YTD).

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

58 commercial plans and 108 residential plans were reviewed in April. This is ↓ 1% from last year (YTD).

#### **BUILDING INSPECTIONS:**

507 commercial inspections and 1,666 residential inspections were performed in April. This is ↓ 29% from last year (YTD).

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

255 plans were reviewed in April to assure zoning compliance. This is ↑ 25% from last year (YTD).

#### **ZONING INSPECTIONS:**

284 zoning field inspections were performed in April. This is ↑ 19% from last year (YTD).

#### **CONTRACTOR LICENSING:**

39 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in April. \$15,550.00 was collected for all April contractor licensing activities. YTD \$40,580 has been collected.

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

665 nuisance code cases were generated in April. This is ↑ 50% 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 April. This is ↑ 200% from last year (YTD).

#### **CIVIL CITATIONS:**

13 civil citations were issued in April. This is ↑ 10% from last year (YTD).

NOTE: 6 citations have been canceled YTD due to voluntary compliance or other reason.

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

44 public nuisance notices were sent out in April. This is ↑ 36% from last year (YTD).



## Planning, Development and Transportation Services

### Neighborhood & Building Services

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#### **OVER-OCCUPANCY COMPLAINTS:**

10 over-occupancy complaints were initiated or reopened in April. YTD 82 cases have been initiated. 8 violation notices have been sent. 2 citations were issued. 55 cases have been closed due to voluntary compliance or based on the determination that the complaint was unfounded.

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

26 requests for service came in during the month of April. This is ↑ 15% from last year (YTD). 13 of these cases were appropriate for mediation. 13 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 April:

- Hosted mediator clinic – “Mediating with Homeowner Associations”
- 190 external hits – Community Mediation Program website
- 863 external hits – Landlord-Tenant Handbook
- Ongoing supervision and program development assistance with Municipal Court Mediation Program.

#### **COMMUNITY LIAISON (CSU) PROGRAM:**

Civility Awards & CSUnity were the two large events in April.

- UniverCity Connections on-going participation in large & small sub-committees
- Taught Party Partners classes (4/3 & 4/19)
- Hosted Civility Awards (4/9) – 75 community members attended
- Assisted with organizing CSUnity event – 1450 student volunteers helped with 158 projects (5800 hours of service)
- Prepared for presentation in Champaign, Illinois (over 100 people will attend)
- Assisted with apology letter from CSU regarding loud concert (4/24) and helped identify areas of improvement & collaboration with the City for future events
- Developed & launched Student Voice Survey to poll students living in the Residence Halls about the various forms of Sophomore Transitions programming (cards, jeopardy, rental world, handbook, etc.)
- Neighborhood Partnership Program – final newsletters and programs for this year's pilot project
- Participated in Q&A session at Newsom Hall
- 30 Party Packs distributed
- 114 hits on Rental World website
- 96 members currently signed up on Town Gown Network website/forum
- Requests for information from St. Joseph's University in Philadelphia, City of Thornton, SUNY Plattsburgh, and East Carolina University

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

- Coloradoan columns – Civility Award Nominations, Community Mediation Program, Noise & Parties, Weeds & Code Compliance
- Presented Neighborhood Services & Jeopardy Game to CityWorks 101 class
- Facilitated MPO Regional Transportation outreach meeting
- Facilitated Hanna Farm Neighborhood Meeting
- Help coordinate CityWorks 101 class
- Hosted Colorado Associations Institute HOA Roundtable



## Planning, Development and Transportation Services

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### Neighborhood & Building Services

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

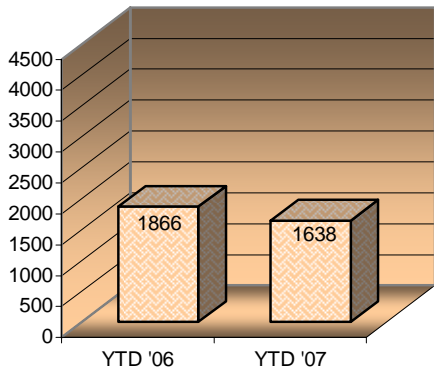
- Assisted with City Noise Workshop
- Property Maintenance Standards on-going work
- Assisting with outreach for the new Cultural District & Safe Routes to School program
- Partnering with DDA and DBA to find solutions to trash & cigarette butt issue in downtown
- Coordinated Foreclosure training for NS staff
- Continued work with UniverCity Connections
- Participated in CAA monthly meeting
- April hits on website:
  - Main page: 40 internal, 371 external = 411 total
  - Newsletter: 26 internal, 301 external = 327 total
  - Code Compliance: 48 internal, 278 external = 326 total
  - Occupancy: 49 internal, 565 external = 614 total



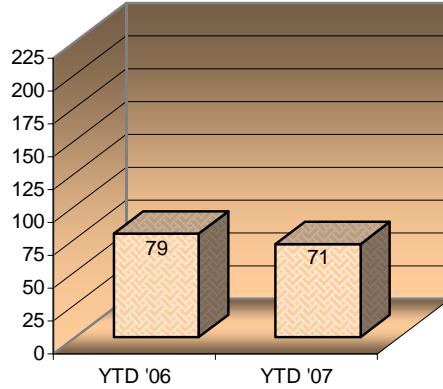
**APRIL, 2007 OVERVIEW**

**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

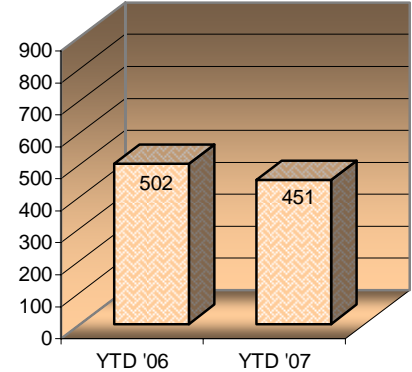
**Bldg Permits Issued YTD**



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

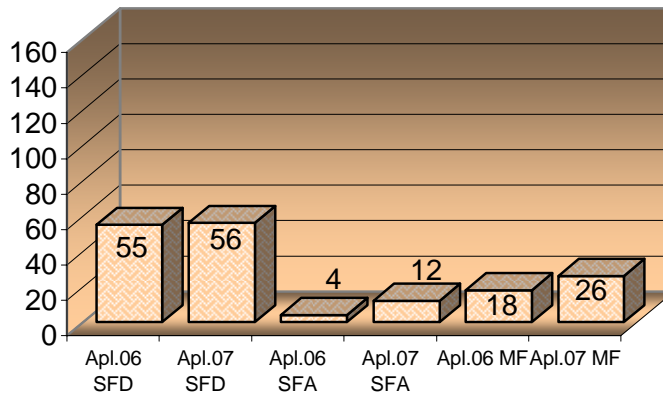


**Total Fees Collected YTD (\$T)**

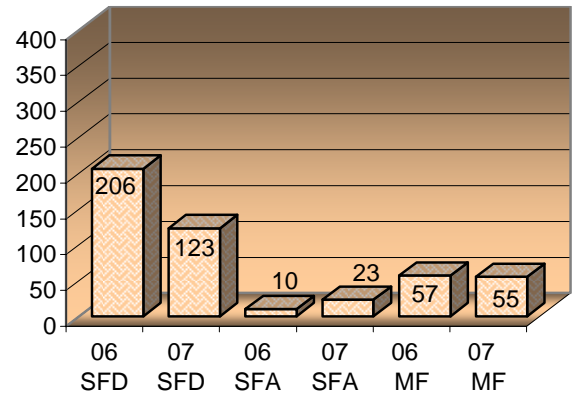


**Current vs. Previous Year New Housing Units by Current Month and YTD Totals**

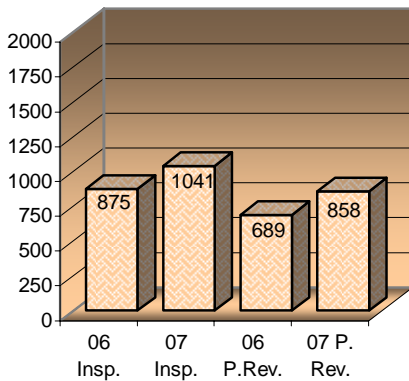
**Units for Current Month**



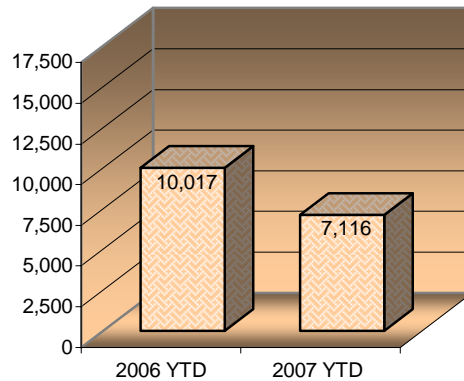
**Units YTD**



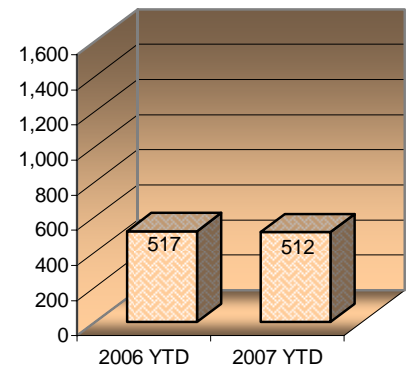
**Zoning Plan Reviews/Inspections YTD**



**Building Inspections YTD**



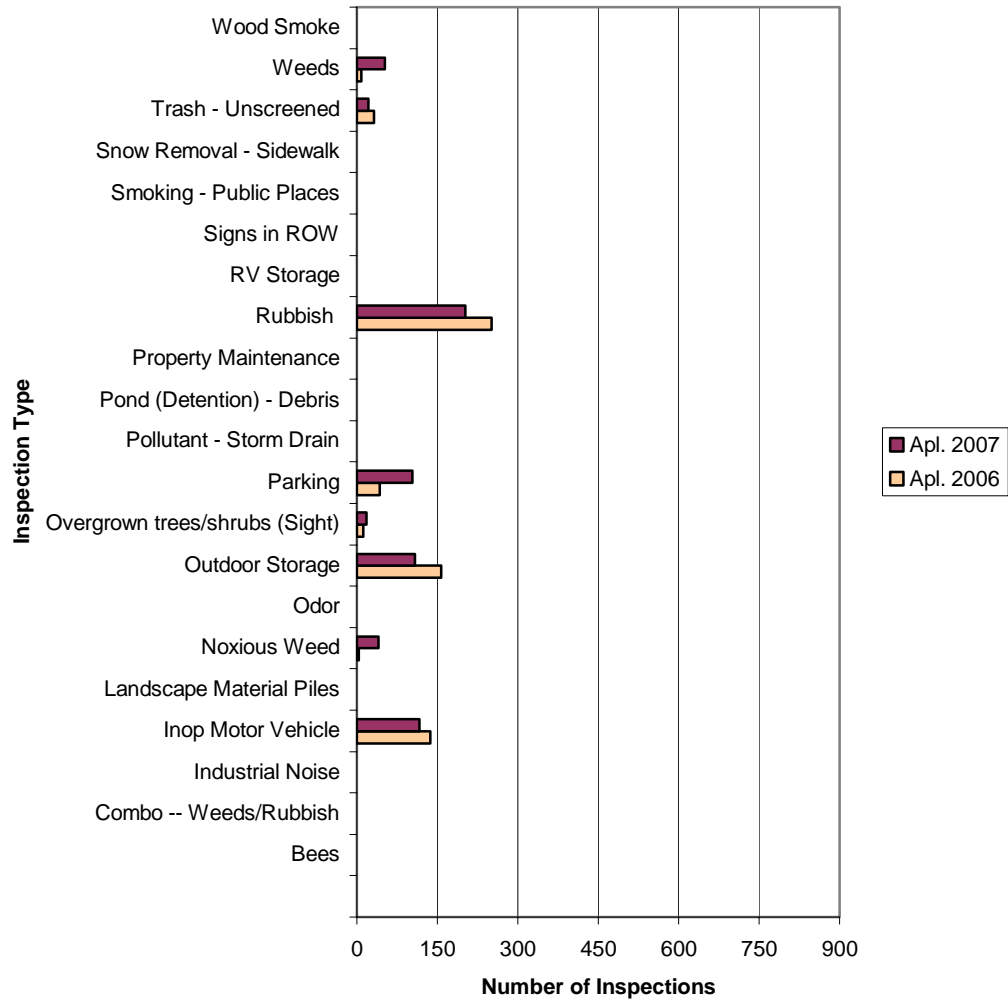
**Building Plan Reviews YTD**



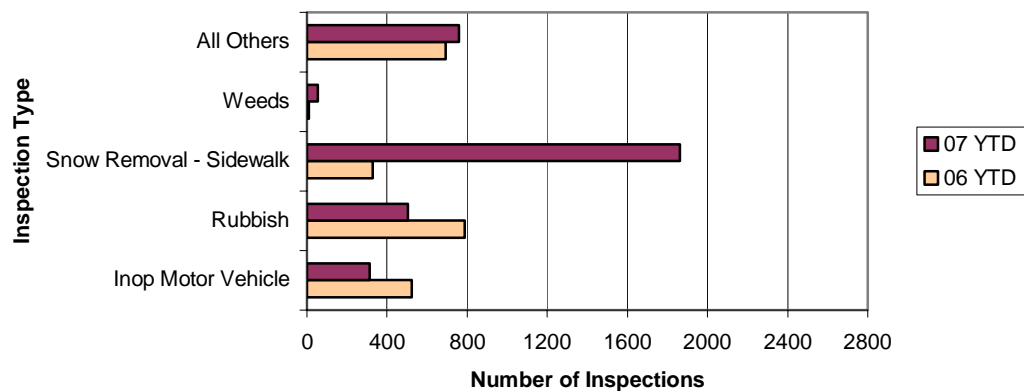


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

Code Compliance Inspections - For Month



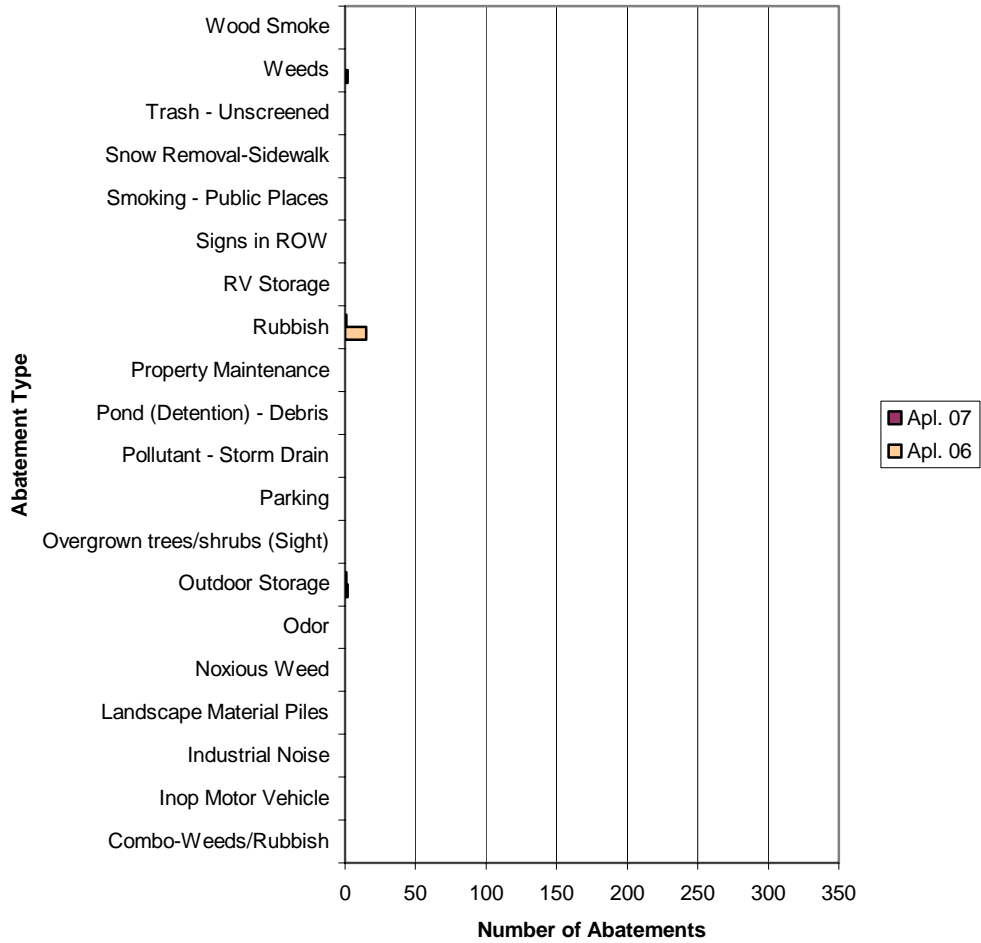
Code Compliance Inspections -- YTD



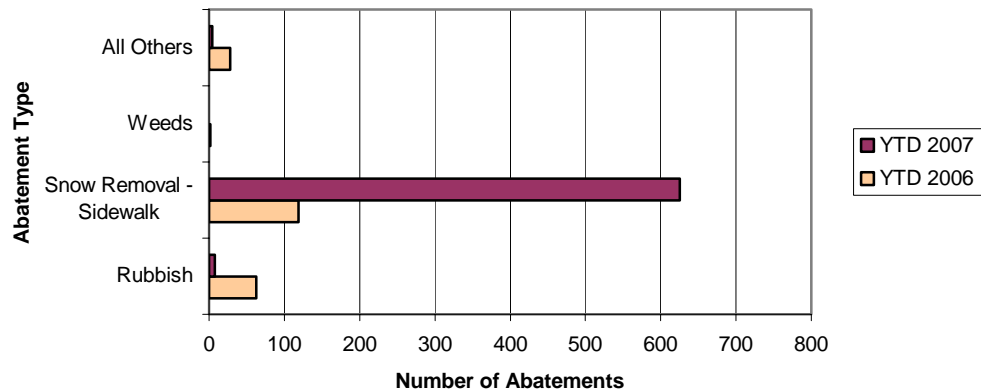


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

Code Compliance Abatements - for Month



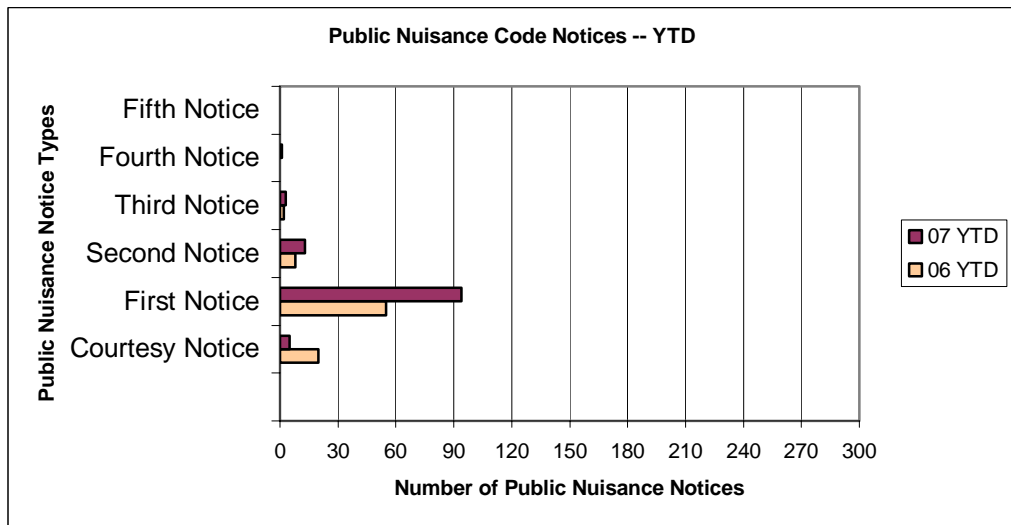
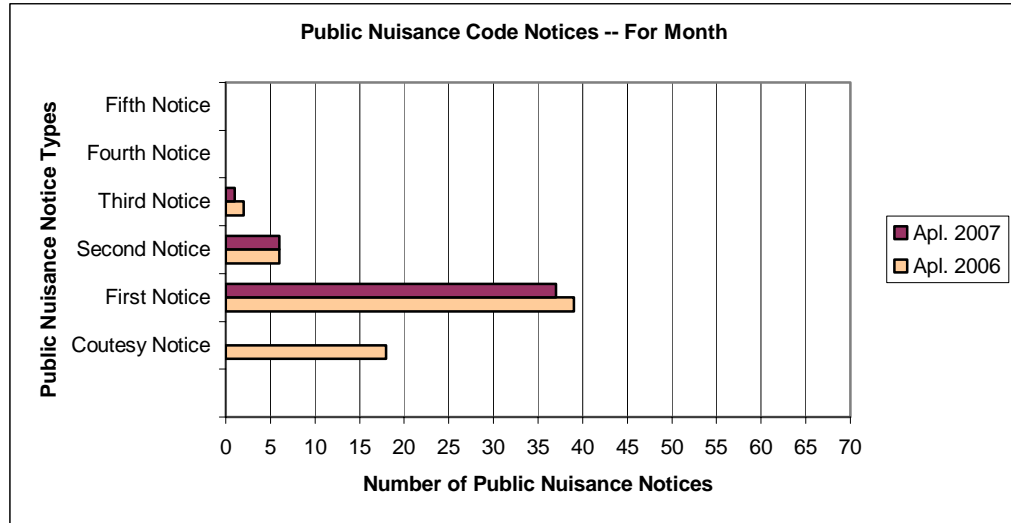
Code Compliance Abatements -- YTD





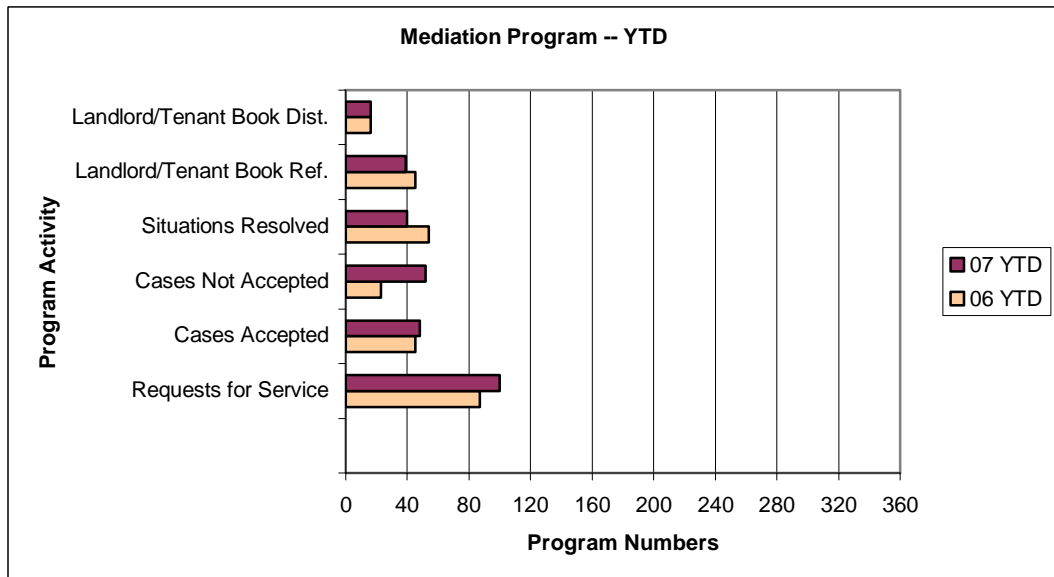
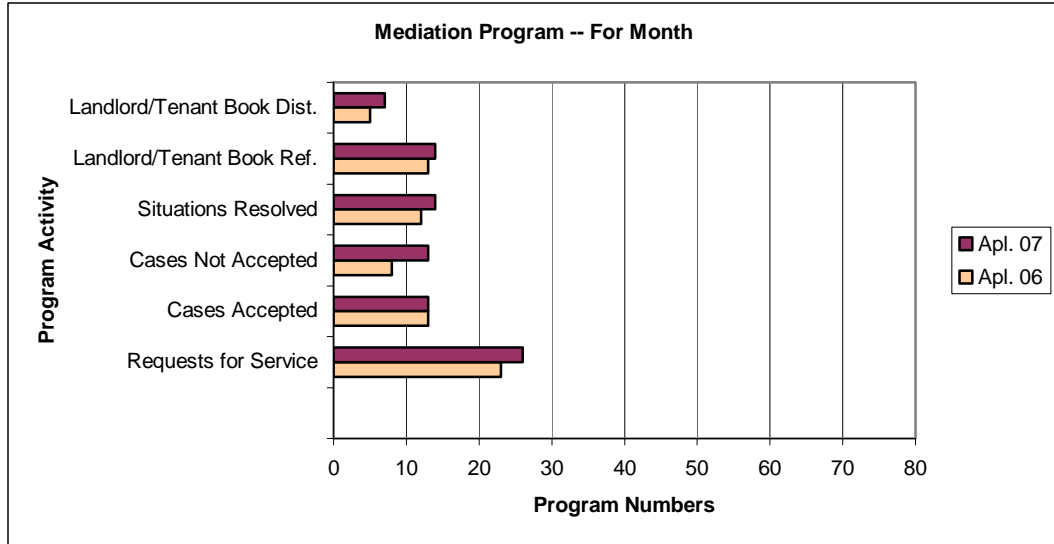


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**





**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**





# Planning, Development and Transportation Services

## Neighborhood & Building Services

### APRIL, 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 Apl.=68; YTD=146; Less Demos (-5)=141 MF Apl.=26; YTD=55 Total YTD Units: 196									
Single Family Detached	56	122	56	122	108,422	11,786,254	25,362,241	69,478	149,251	
Single Family Attached	12	23	12	23	16,538	1,355,123	2,654,485	7,546	15,269	
Multi Family	26	55	3	6	29,388	2,379,745	5,071,845	12,008	28,302	
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	12	21	6,985	291,090	428,569	3,182	4,761	
Residential Remodel/Addition	0	1	63	222	2,083	1,395,260	5,328,310	12,171	50,553	
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	1	4	6,979	849,271	4,823,521	4,616	26,051	
Religious Assembly	0	0	0	0	0	0	0	0	0	
Recreational Buildings	0	0	2	3	20,236	2,968,925	3,518,925	15,577	19,706	
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	1	2	265	145,252	6,945,252	1,096	35,462	
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	15	87	3,902	1,982,751	11,889,116	14,465	80,791	
Change of Use	0	0	1	3	0	0	0	100	300	
Demolition	-1	-5	3	26	0	44,500	238,200	150	1,300	
Signs	0	0	22	95	0	79,507	517,256	832	4,728	
Miscellaneous	0	0	299	1,013	487	1,103,359	3,296,793	9,025	28,006	
<b>TOTALS:</b>	<b>93</b>	<b>196</b>	<b>490</b>	<b>1,638</b>	<b>195,285</b>	<b>24,381,037</b>	<b>71,053,119</b>	<b>150,246</b>	<b>450,646</b>	



# Planning, Development and Transportation Services

## Neighborhood & Building Services

### APRIL, 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 Apl.=59; YTD=216; Less Demos (-1)=215 MF Apl.=18; YTD=57 Total YTD Units: 272								
Single Family Detached	55	206	55	206	125,954	13,977,261	48,981,878	78,696	277,230
Single Family Attached	4	10	4	10	4,868	389,683	1,531,750	2,388	9,202
Multi Family	0	39	0	8	0	0	4,665,883	0	25,032
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	3	9	2,200	71,084	205,972	824	2,658
Residential Remodel/Addition	0	0	44	224	6,566	1,000,883	4,966,796	11,673	52,120
Commercial Mixed Use	18	18	1	1	37,647	2,953,923	2,953,923	15,383	15,383
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	0	1	0	0	894,583	0	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	1	1	5,200	160,000	160,000	1,166	1,166
Commercial Misc. Bldgs.	0	0	1	1	236	200,000	200,000	1,366	1,366
Commercial Remodel/Addition	0	0	15	68	4,036	2,120,148	7,927,936	15,166	61,091
Change of Use	0	0	2	7	0	300,000	419,680	1,966	3,537
Demolition	0	-1	8	23	0	153,651	295,515	170	495
Signs	0	0	22	81	0	68,297	401,618	813	3,937
Miscellaneous	0	0	381	1,215	1,411	1,408,268	3,991,950	12,110	37,744
<b>TOTALS:</b>	<b>77</b>	<b>272</b>	<b>537</b>	<b>1,866</b>	<b>188,118</b>	<b>22,803,198</b>	<b>78,562,484</b>	<b>141,721</b>	<b>501,865</b>



# Planning, Development and Transportation Services

## Neighborhood & Building Services

### MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$119,126.06	\$96,000.00	\$215,126.06
Thompson School District	\$4,026.00	\$0.00	\$4,026.00
County Sales/Use Tax	\$139,449.06	\$88,990.94	\$228,440.00
Building Permit/Reinspection Fees	\$230,513.17	\$114,562.98	\$345,076.15
Plan Check Fee	\$106,916.09	\$31,932.56	\$138,848.65
Minor Amendment Fee	\$3,648.00	\$1,344.00	\$4,992.00
Parkland -- Community	\$148,241.00	\$153,452.00	\$301,693.00
Library Capital Expense	\$44,499.00	\$46,057.00	\$90,556.00
General Governmental Expense	\$44,771.65	\$27,167.38	\$71,939.03
Police Capital Expense	\$24,601.24	\$15,283.90	\$39,885.14
Fire Capital Expense	\$35,812.97	\$22,135.87	\$57,948.84
Parkland -- Neighborhood	\$131,775.00	\$137,815.00	\$269,590.00
Larimer County Regional Road Impact Fee	\$48,867.27	\$17,439.00	\$66,306.27
Street Oversizing: Res./Com.	\$657,112.05	\$186,098.32	\$843,210.37
Contribution in Aid of Construction	\$110,996.04	\$22,309.54	\$133,305.58
City Sales/Use Tax	\$521,230.23	\$333,716.16	\$854,946.39
Electric City Energy Tax	\$94.01	\$70.25	\$164.26
Electric ST/CO Energy Tax	\$123.24	\$93.60	\$216.84
Electric Primary Charge	\$1,781.24	\$175.06	\$1,956.30
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$189.60	\$144.00	\$333.60
Electric Comm. Revenue	\$3,144.99	\$2,348.79	\$5,493.78
Electric Temp. Pedestal	\$10,611.17	\$8,138.20	\$18,749.37
Electric Capacity Charge	\$2,156.00	\$662.88	\$2,818.88
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$46,364.00	\$42,225.00	\$88,589.00
Water Repay	\$0.00	\$0.00	\$0.00
Water 6% PILOT Fees	\$55.26	\$20.73	\$75.99
Construction Water	\$978.48	\$345.48	\$1,323.96
Water PIF	\$257,114.38	\$119,517.34	\$376,631.72
Water Right	\$191,278.03	\$87,209.92	\$278,487.95
Water Meter	\$4,473.00	\$1,371.00	\$5,844.00
Water Dev. Review	\$4,119.00	\$1,888.00	\$6,007.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$155,892.00	\$77,836.58	\$233,728.58
Sewer Dev. Review	\$4,119.00	\$1,888.00	\$6,007.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$58,141.09	\$39,171.00	\$97,312.09
Stormwater Dev. Review	\$16,991.47	\$10,315.25	\$27,306.72
PERMIT FEES:	\$3,129,387.29	\$1,687,725.73	\$4,817,113.02
Contractor Licensing	\$25,030.00	\$15,550.00	\$40,580.00
Home Occupation Licensing	\$3,550.00	\$500.00	\$4,050.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$345.75	\$0.00	\$345.75
Muni Court Mediation Fee	\$350.00	\$0.00	\$350.00
OTHER FEES:	\$29,275.75	\$16,050.00	\$45,325.75

\*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.



## Planning, Development and Transportation Services

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### Neighborhood & Building Services

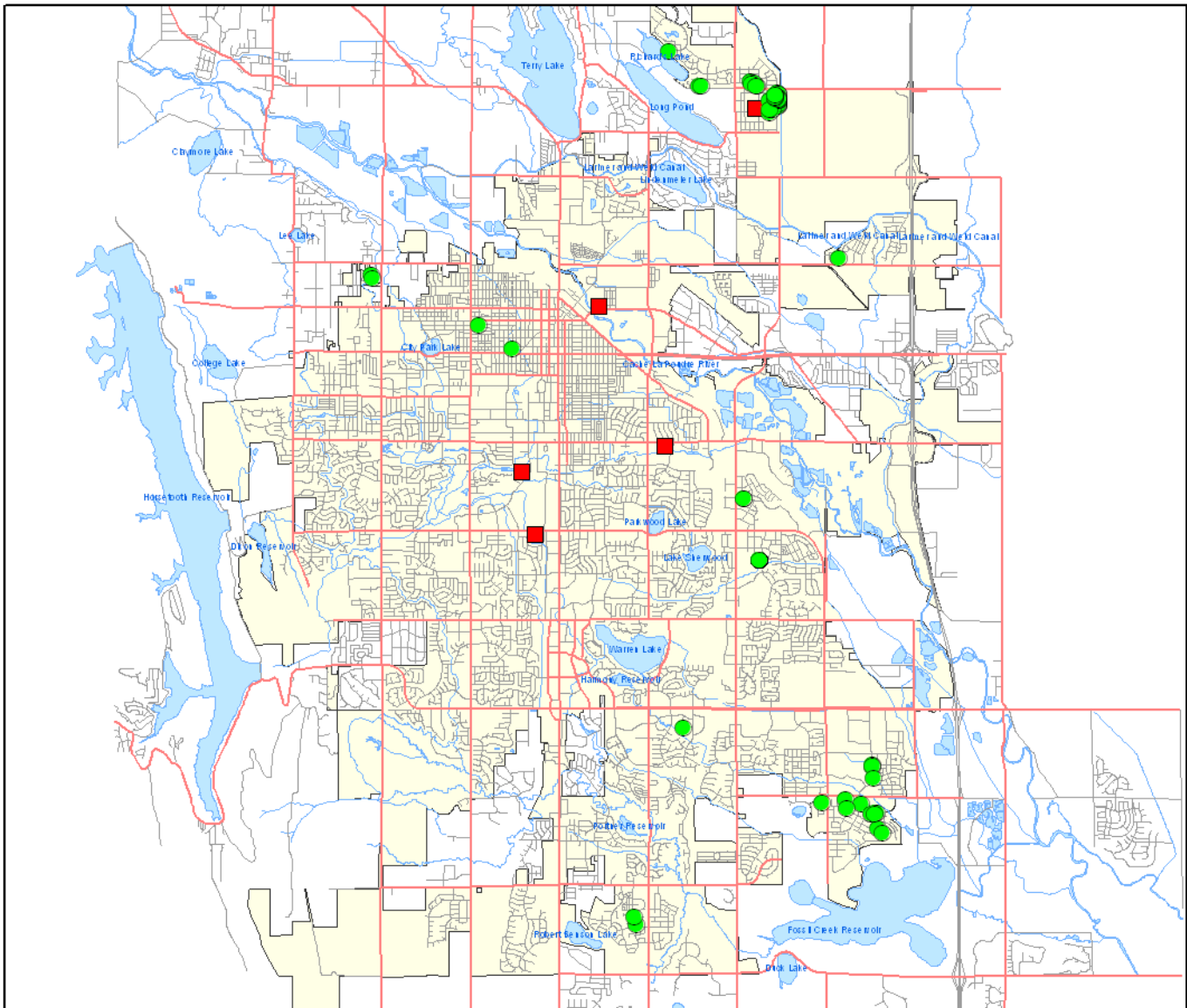
### **APRIL CONSTRUCTION VALUED AT \$500,000 OR MORE**

<b>Site Address</b>	<b>Type of Building</b>	<b>Value of Construction</b>
5609 Fireside Ct	Single Family Residence	\$ 849,000.00
1307 E Prospect Rd	Health Club Addition	\$ 2,500,000.00
353 W Drake Rd	Mixed Use Building	\$ 849,271.00
2133 Krisron Rd #B	20-Unit Condominium	\$ 1,515,777.00



## 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: April, 2007



June 11, 2007  
 Scale: Undetermined

### Legend

#### New Building Type

- Commercial
- Multi Family
- Single Family

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



# Planning, Development and Transportation Services

## Neighborhood & Building Services

### APRIL, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Apl. 2006	Apl. 2007	06 YTD	07 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	0	1	0	1
Industrial Noise	0	0	0	0
Inop Motor Vehicle	137	117	523	311
Landscape Material Piles	0	0	0	0
Noxious Weed	4	40	5	44
Odor	0	0	0	0
Outdoor Storage	157	108	434	298
Overgrown trees/shrubs (Sight)	12	18	17	21
Parking	43	104	155	221
Pollutant - Storm Drain	0	0	5	1
Pond (Detention) - Debris	0	0	1	1
Property Maintenance	0	0	0	0
Rubbish	251	202	787	504
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	3
Snow Removal - Sidewalk	0	0	328	1863
Trash - Unscreened	32	22	74	169
Weeds	8	52	10	53
Wood Smoke	0	0	0	0
Totals	644	665	2339	3490

Abatement Type:	Apl. 06	Apl. 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	1
Odor	0	0	0	0
Outdoor Storage	2	1	28	3
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	15	1	63	8
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	119	625
Trash - Unscreened	0	0	0	0
Weeds	2	0	2	0
Wood Smoke	0	0	0	0
Totals	19	2	212	637





**APRIL, 2007 DATA**  
**PUBLIC NUISANCE NOTICES AND MEDIATION**

<b>Public Nuisance Notices</b>	<b>Apl. 2006</b>	<b>Apl. 2007</b>	<b>06 YTD</b>	<b>07 YTD</b>
Courtesy Notice	18	0	20	5
First Notice	39	37	55	94
Second Notice	6	6	8	13
Third Notice	2	1	2	3
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	65	44	85	116

<b>Customer Activity - Mediation</b>	<b>Apl. 06</b>	<b>Apl. 07</b>	<b>06 YTD</b>	<b>07 YTD</b>
Requests for Service	23	26	87	100
Cases Accepted	13	13	45	48
Cases Not Accepted	8	13	23	52
Situations Resolved	12	14	54	40
Landlord/Tenant Book Ref.	13	14	45	39
Landlord/Tenant Book Dist.	5	7	16	16