

# Monthly Report

May, 2007



**Neighborhood & Building Services Department**

281 North College Avenue

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

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



### MONTHLY REPORT – MAY, 2007

#### **PERMITS:**

##### A. NEW CONSTRUCTION

**Single Family Detached:** 42 permits issued with an associated construction valuation of \$7,996,365.

**Single Family Attached** (*attached units with individual owners/individually platted lots*): 8 permits issued with an associated construction valuation of \$811,538.

**Multi Family:** 2 permits issued with an associated construction valuation of \$766,155. 8 dwelling units were created.

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

**Residential Miscellaneous Buildings**(*garages, sheds, etc.*): 6 permits issued with an associated construction valuation of \$86,376.

**Commercial:** 2 permits issued with an associated construction value of \$1,741,358.

a) 3221 Eastbrook Dr #A -- \$1,226,358

b) 2572 Midpoint Dr -- \$515,000

**Commercial Miscellaneous:** 1 permit issued with an associated construction value of \$3,000.

##### B. ALTERATIONS/ADDITIONS:

**Residential:** 59 permits issued with an associated construction valuation of \$1,058,435

**Commercial:** 16 permits issued with an associated construction valuation of \$3,712,350

##### C. CHANGE OF USE:

No permits issued.

##### D. DEMOLITION:

5 permits issued with an associated construction valuation of \$28,755. No dwelling units were destroyed. YTD 5 dwelling units have been destroyed. All permits were for interior demo work or destruction of miscellaneous buildings and structures.

##### E. SIGNS:

30 permits issued with an associated construction valuation of \$151,805.

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

338 permits issued with an associated construction valuation of \$1,534,194.



# Planning, Development and Transportation Services

## Neighborhood & Building Services

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### G. TOTALS:

**Dwelling Units:** 59 units created for the month of May. This is ↓ 21% from last year (YTD).

**Permits Issued:** 510 permits for the month of May. This is ↓ 14% from last year (YTD).

**Construction Valuation:** \$17,890,331 for the month of May. This is ↓ 12% from last year (YTD).

**Fees Collected:** \$114,973 for the month of May. This is ↓ 13% from last year (YTD).

### **BUILDING PLAN REVIEW:**

47 commercial plans and 112 residential plans were reviewed in May. This is ↓ 1% from last year (YTD).

### **BUILDING INSPECTIONS:**

410 commercial inspections and 1,964 residential inspections were performed in May. This is ↓ 26% from last year (YTD).

### **ZONING PLAN REVIEW:**

246 plans were reviewed in May to assure zoning compliance. This is ↑ 21% from last year (YTD).

### **ZONING INSPECTIONS:**

334 zoning field inspections were performed in May. This is ↑ 17% from last year (YTD).

### **CONTRACTOR LICENSING:**

23 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in May. \$16,770.00 was collected for all May contractor licensing activities. YTD \$57,350 has been collected.

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

2,370 nuisance code cases were generated in May. This is ↑ 61% 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:**

15 nuisance abatements were performed in May. This is ↑ 97% from last year (YTD).

### **CIVIL CITATIONS:**

15 civil citations were issued for nuisance code violations in May. This is ↑ 100% from last year (YTD).

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

### **PUBLIC NUISANCE NOTICES:**

22 public nuisance notices were sent out in May. This is equal to last year (YTD).



## Planning, Development and Transportation Services

### Neighborhood & Building Services

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

9 over-occupancy complaints were initiated or reopened in May. 5 violation notices were sent and 2 citations issued in May. YTD 88 cases have been initiated. 65 cases have been closed due to voluntary compliance or based on the determination that the complaint was unfounded.

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

24 requests for service came in during the month of May. This is ↑ 2% from last year (YTD). 16 of these cases were appropriate for mediation. 8 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. 12 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during May:

- Completed annual Pro Bono Mediator evaluations
- Attended Fair Housing training
- Hired two new Pro Bono mediators
- 178 external hits – Community Mediation Program website
- 906 external hits – Landlord-Tenant Handbook

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

- UniverCity Connections on-going participation in large & small sub-committees
- Taught Party Partners class
- On-going participation with Campus of Character
- Code Enforcement ride-a-long
- Presented CL programs & initiatives at the quarterly CSU/City Liaison meeting
- Began planning for 2007 Community Welcome
- Student Voice Survey results: 313 freshman answered the survey as follows:
  - 80% remembered getting the "Who Ate My Chips" Handbook
  - 77% reported that they read it or kept it for future reference
  - 75% reported that the handbook was useful
  - 88% said the handbook was easy to read
  - 93% reported that they learned something new from attending a jeopardy session
  - Of the students who reported receiving a deck of cards, 30% got them at the Housing Fair, 49% got them in the dining halls, and 15% picked them up at a jeopardy session
  - 87% who received a deck of cards reported that they learned new information about codes or tips for being a good neighbor
  - 88% reported that they held onto the cards
- Began planning for 2007 Sofa Roundup
- Survey results from Neighborhood Partnership Programs (NPP) include:
  - All respondents agreed with the statement that NPP was beneficial in their neighborhood
  - 94% reported that receiving a monthly newsletter of neighborhood happenings helped them feel more connected to their neighborhood
  - 88% reported that they met a new neighbor as a result of NPP
  - 82% agreed with the statement: "I feel it is important to get to know my neighbors."
  - 88% reported that they had a positive contact with their Student Coordinator
  - 88% agreed with the statement: "I feel my relationships with my neighbors are better as a result of NPP."
- Presented "Innovative Programs to Enhance Neighbor Relations" for University of Illinois/City of Champaign; 100 people attended
- Presented at four Next Step sessions on Off-Campus Housing Options for transfer students



## Planning, Development and Transportation Services

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### Neighborhood & Building Services

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

- Distributed 118 Party Packs
- 149 hits on Rental World website
- 102 members currently signed up on Town Gown Network website/forum
- 382 hits on Town Gown Network website
- Requests for information from University of Wisconsin/City of Milwaukee, Ohio State University, University of Florida/City of Gainesville

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

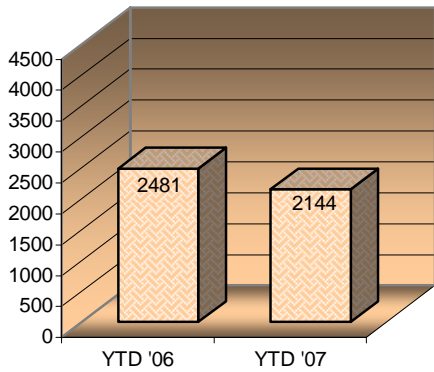
- Coloradoan columns – Downtown Litter & Cigarette Butts, Soapstone Natural Area, Water Conservation & Lawn Watering Tips, Springtime Wildflowers, Urban Wildlife
- Coordinated Exterior Property Maintenance small stakeholder group meeting
- Facilitated Neighborhood Task Force meeting
- Began participation with Citizen Corps Council
- Facilitated City “Green Lunch” session
- Attended Four Seasons HOA meeting
- Continued last four sessions of CityWorks 101 program
- Facilitated Buckingham Neighborhood meeting
- Assisted teaching City Noise Workshop and CSU Party Partners classes
- Facilitated two Safe Routes to School task force meetings
- Attended Colorado Neighborhood Liaison Forum meeting
- Attended Highlander Heights neighborhood meeting
- Attended District 5 neighborhood meeting
- Attended Cultural district and Mason Corridor neighborhood meetings
- Began Neighborhood Night Out marketing
- Distributed June/July Neighborhood News newsletter
- Continued work with UniverCity Connections
- Participated in CAA monthly meeting
- May hits on website:
  - Main page: 41 internal, 347 external = 388 total
  - Newsletter: 59 internal, 339 external = 398 total
  - Code Compliance: 29 internal, 263 external = 292 total
  - Occupancy: 29 internal, 375 external = 404 total



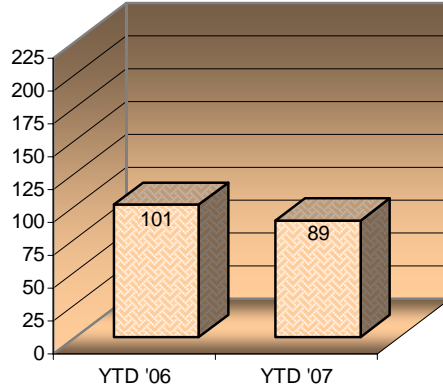
**MAY, 2007 OVERVIEW**

**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

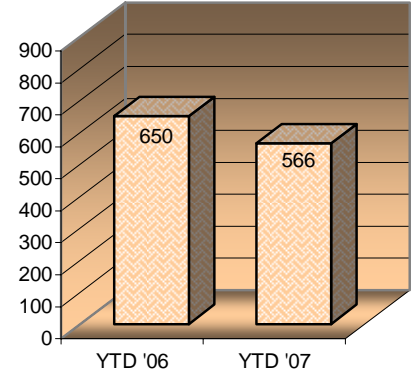
**Bldg Permits Issued YTD**



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

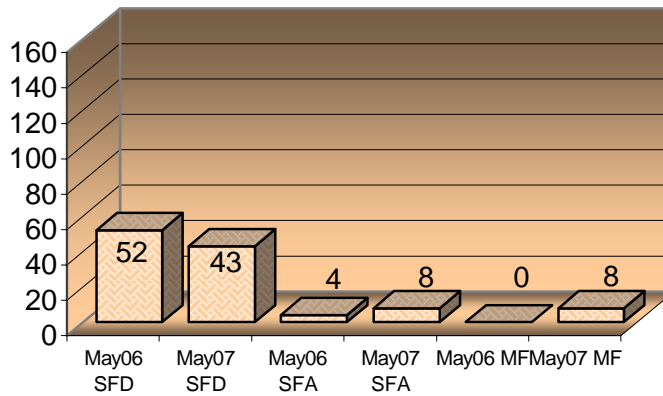


**Total Fees Collected YTD (\$T)**

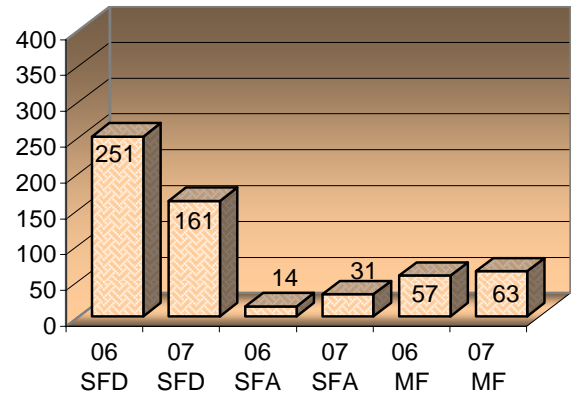


**Current vs. Previous Year New Housing Units by Current Month and YTD Totals**

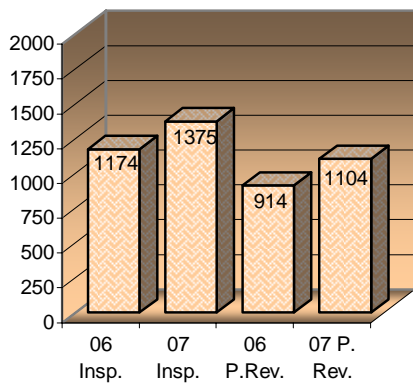
**Units for Current Month**



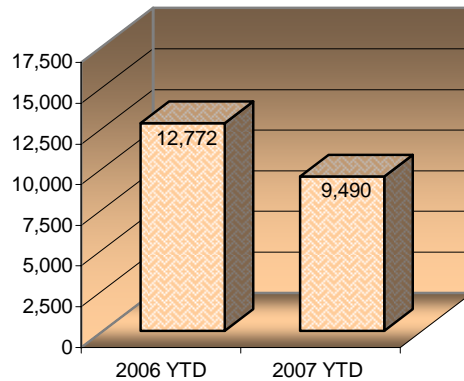
**Units YTD**



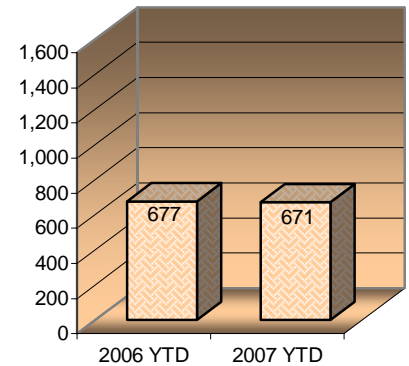
**Zoning Plan Reviews/Inspections YTD**



**Building Inspections YTD**



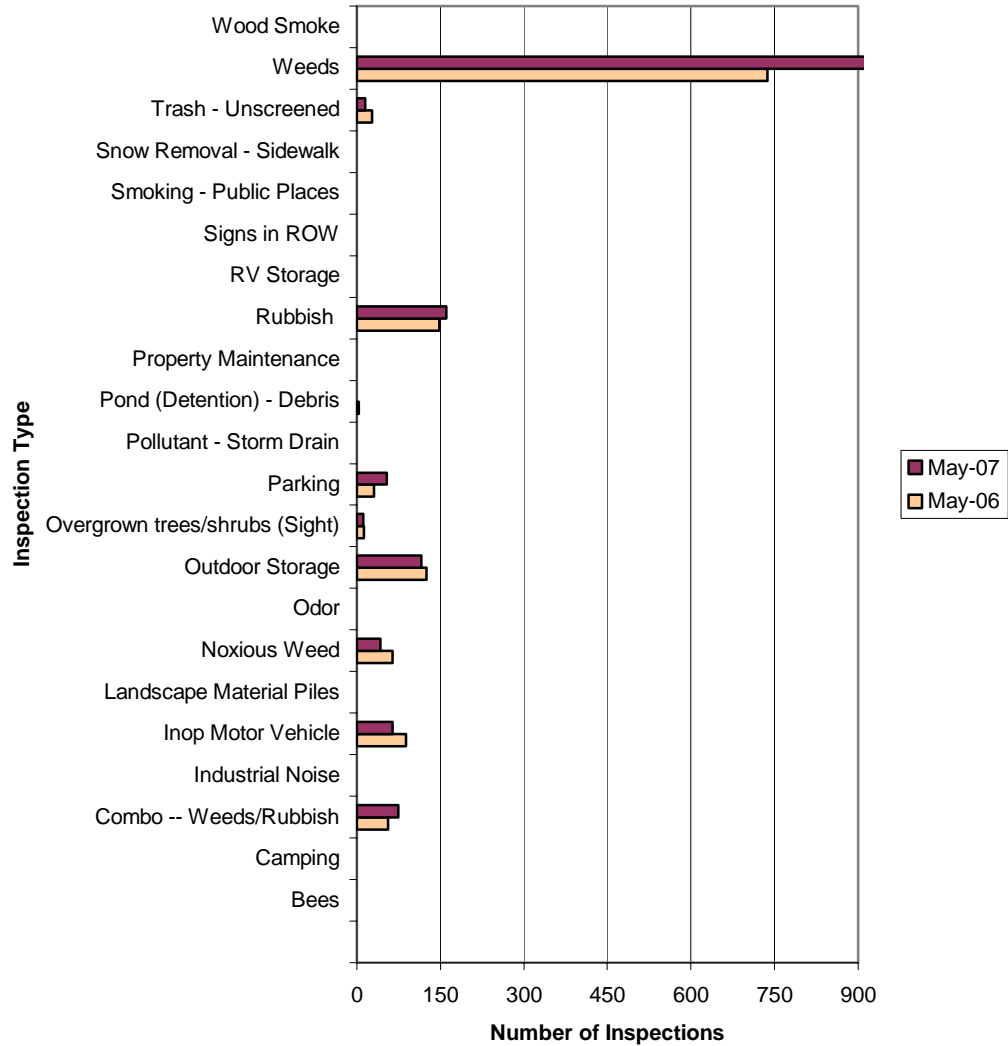
**Building Plan Reviews YTD**



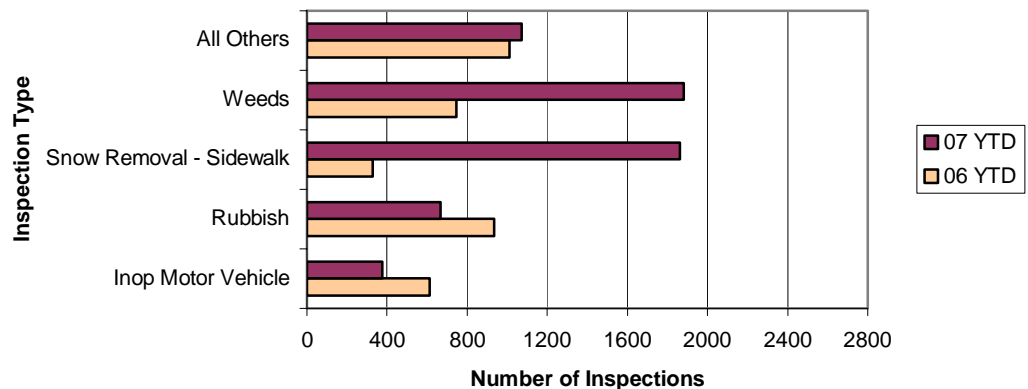


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

Code Compliance Inspections - For Month



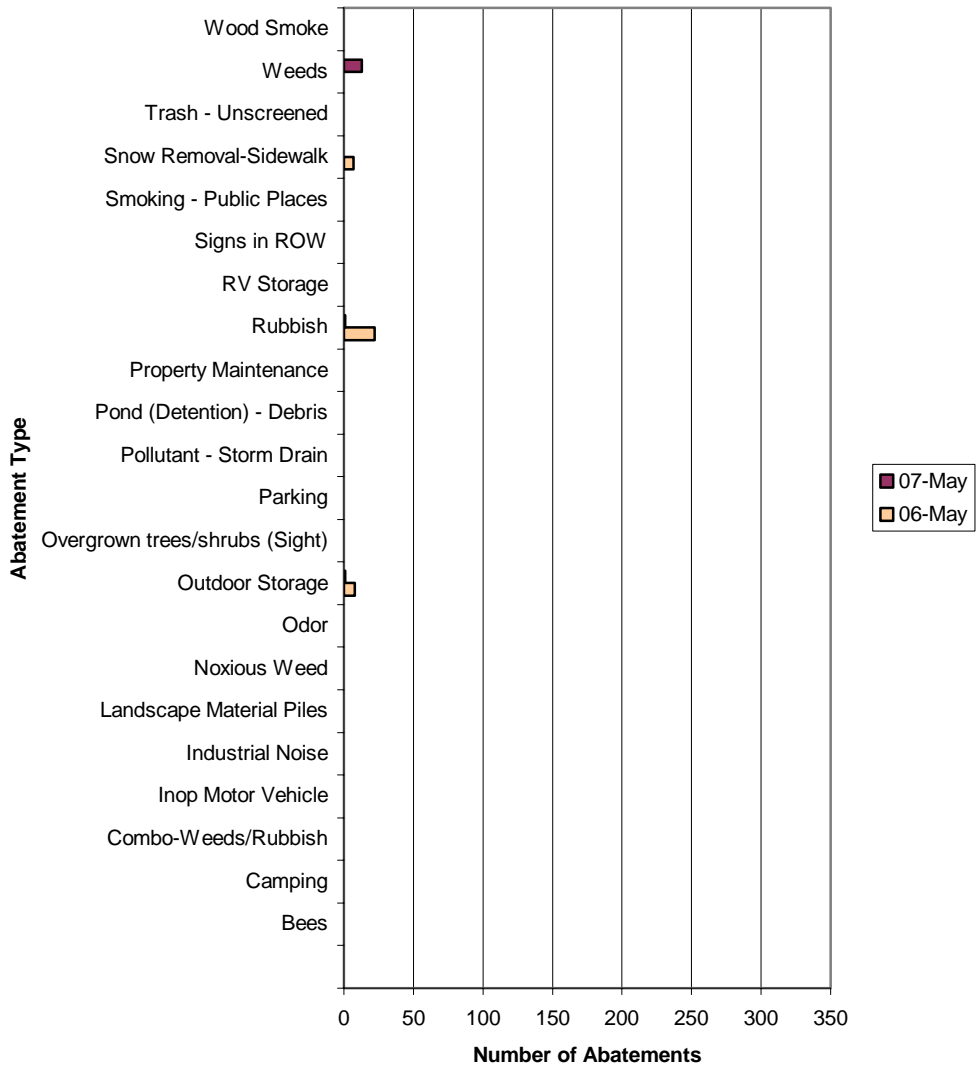
Code Compliance Inspections -- YTD



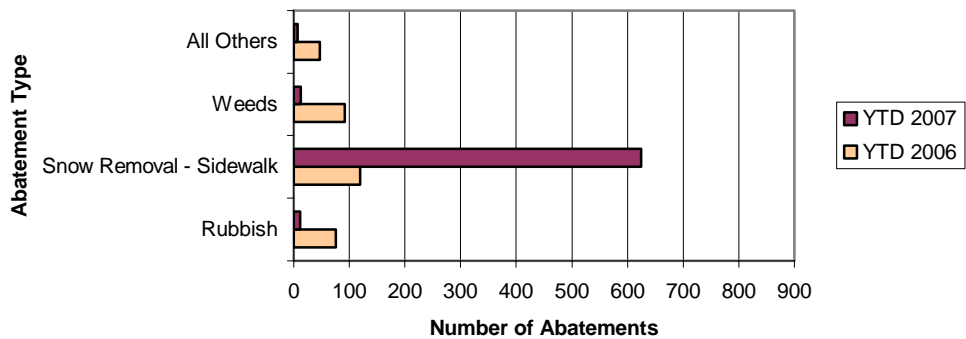


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**

Code Compliance Abatements - for Month



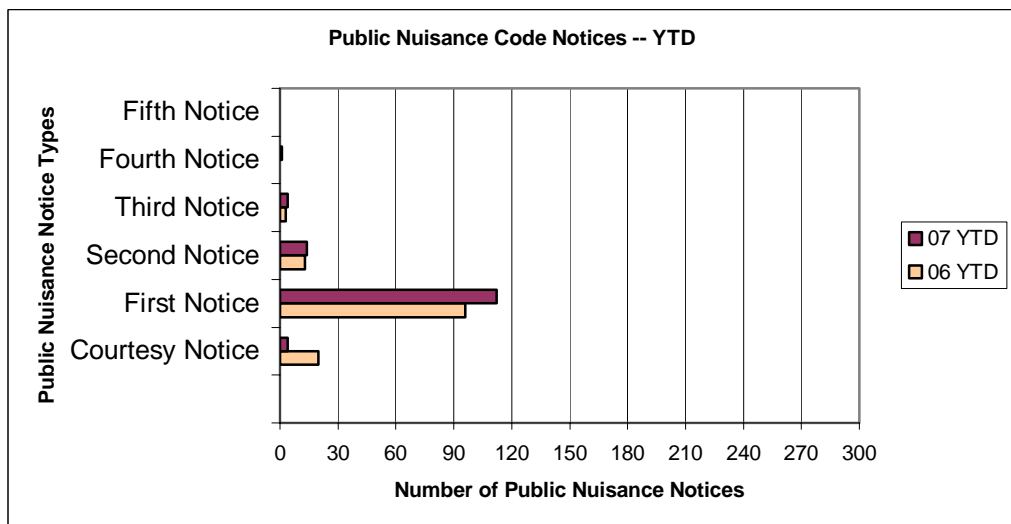
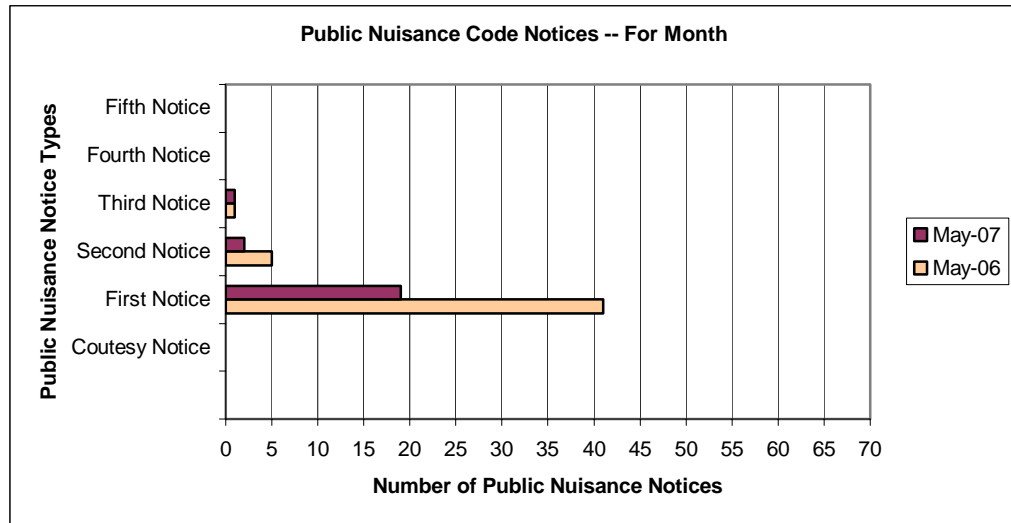
Code Compliance Abatements -- YTD





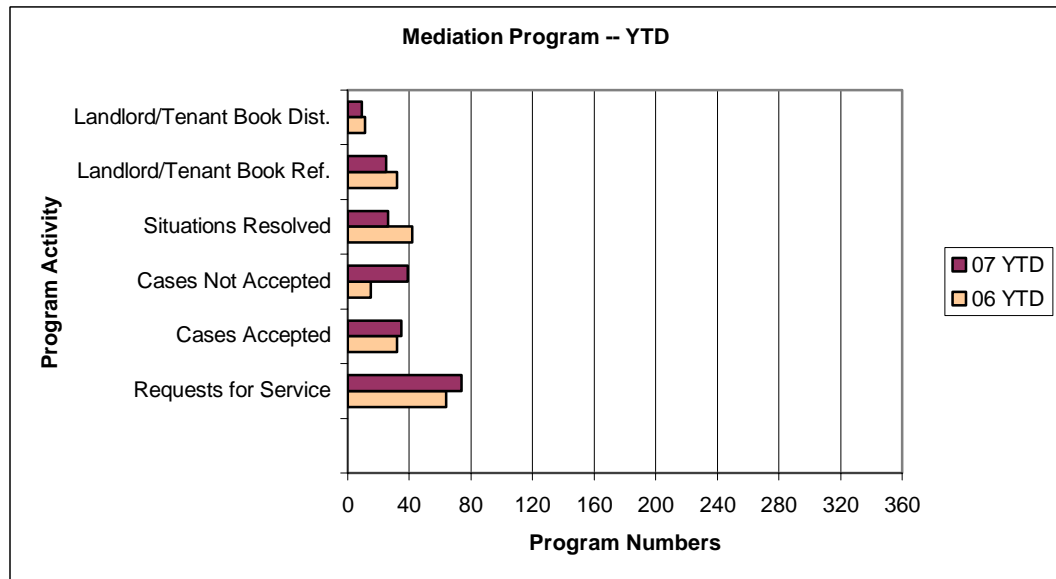
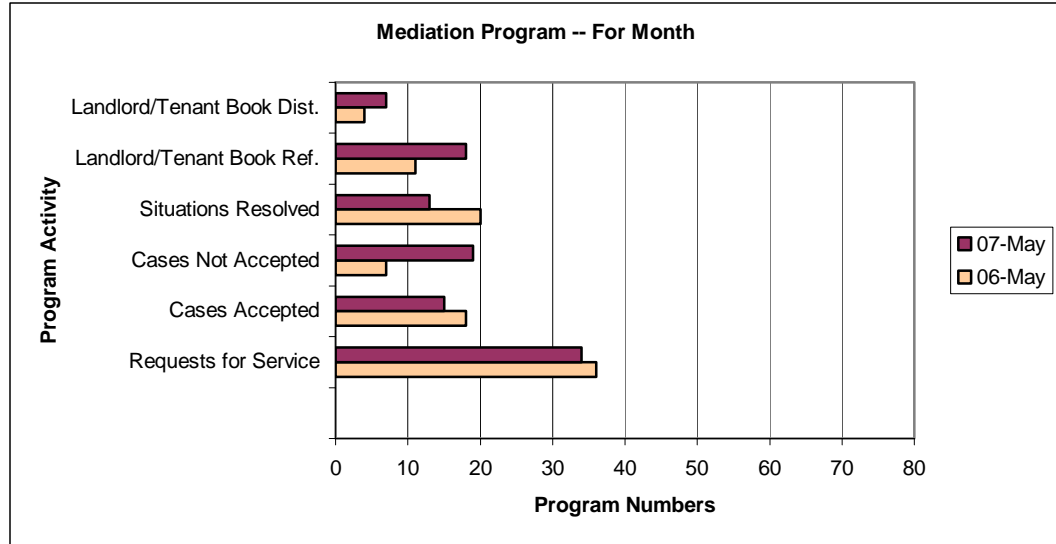


**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**





**MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY**





# Planning, Development and Transportation Services

## Neighborhood & Building Services

### MAY, 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 May=51; YTD=197; Less Demos (-5)=192 MF May=8; YTD=63 Total YTD Units: 255									
Single Family Detached	42	164	42	164	75,773	7,996,365	33,358,605	46,808	196,256	
Single Family Attached	8	31	8	31	9,736	811,538	3,466,023	5,533	20,803	
Multi Family	8	63	2	8	7,004	766,155	5,838,000	4,102	32,404	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	1	9	0	0	0	25	225	
Residential Misc. Bldgs.	1	1	6	27	2,483	86,376	514,945	1,268	6,029	
Residential Remodel/Addition	0	1	59	281	5,178	1,058,435	6,386,745	11,938	62,491	
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	2	10,000	1,226,358	1,877,564	6,736	10,362	
Mercantile/Retail/Bus&Pers Svc	0	0		4			4,823,521		26,051	
Religious Assembly	0	0	0	0	0	0	0	0	0	
Recreational Buildings	0	0		3			3,518,925		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	1	1	9,055	515,000	515,000	2,941	2,941	
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		2			6,945,252		35,462	
Parking Structures	0	0	0	0	0	0	0	0	0	
Commercial Misc. Bldgs.	0	0	1	2	528	3,000	5,400	25	50	
Commercial Remodel/Addition	0	0	16	103	16,123	3,712,350	15,601,466	22,834	103,626	
Change of Use	0	0		3	0	0	0		300	
Demolition		-5	5	31	0	28,755	266,955	250	1,550	
Signs	0	0	30	125	0	151,805	669,061	1,507	6,235	
Miscellaneous	0	0	338	1,347	4,290	1,534,194	4,810,224	11,006	38,887	
<b>TOTALS:</b>	<b>59</b>	<b>255</b>	<b>510</b>	<b>2,144</b>	<b>140,170</b>	<b>17,890,331</b>	<b>88,922,686</b>	<b>114,973</b>	<b>565,693</b>	



# Planning, Development and Transportation Services

## Neighborhood & Building Services

### MAY, 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 May=56; YTD=266; Less Demos (-1)=265 MF May=0; YTD=57 Total YTD Units: 322								
Single Family Detached	48	248	48	248	103,926	10,965,526	58,889,684	64,037	335,597
Single Family Attached	4	14	4	14	4,868	389,681	1,921,431	2,884	12,085
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	2	10	0	0	0	50	250
Residential Misc. Bldgs.	0	0	9	18	2,672	150,740	356,712	1,726	4,384
Residential Remodel/Addition	0	0	54	278	2,114	1,239,368	6,213,113	13,295	65,457
Commercial Mixed Use	0	18	0	1	0	0	2,953,923	0	15,383
Hotels/Motels	0	0	0	0	0	0	0	0	0
Office/Bank/Professional	0	0	3	3	21,764	2,717,500	2,717,500	16,226	16,226
Mercantile/Retail/Bus&Pers Svc	0	0	1	3	6,088	550,000	1,500,000	3,116	8,758
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	0	1	0	0	160,000	0	1,166
Commercial Misc. Bldgs.	0	0	2	3	308	22,500	222,500	306	1,672
Commercial Remodel/Addition	0	0	26	93	2,732	5,885,524	13,563,460	36,918	96,393
Change of Use	4	4	5	12	0	21,126	440,806	841	4,378
Demolition	0	-1	6	29	0	35,370	330,885	90	585
Signs	0	0	21	102	0	67,860	469,478	771	4,708
Miscellaneous	0	0	442	1,656	2,549	1,572,013	5,557,513	14,709	52,390
<b>TOTALS:</b>	<b>56</b>	<b>322</b>	<b>623</b>	<b>2,481</b>	<b>147,021</b>	<b>23,617,208</b>	<b>100,872,471</b>	<b>154,969</b>	<b>649,526</b>



# Planning, Development and Transportation Services

## Neighborhood & Building Services

### MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$215,126.06	\$56,836.97	\$271,963.03
Thompson School District	\$4,026.00	-\$1,058.00	\$2,968.00
County Sales/Use Tax	\$228,440.00	\$55,684.41	\$284,124.41
Building Permit/Reinspection Fees	\$345,076.15	\$95,209.76	\$440,285.91
Plan Check Fee	\$138,848.65	\$97,190.13	\$236,038.78
Minor Amendment Fee	\$4,992.00	\$1,920.00	\$6,912.00
Admin Fee -- Occupancy Hearing	\$0.00	\$125.00	\$125.00
Parkland -- Community	\$301,693.00	\$76,794.00	\$378,487.00
Library Capital Expense	\$90,556.00	\$23,047.00	\$113,603.00
General Governmental Expense	\$71,939.03	\$14,737.38	\$86,676.41
Police Capital Expense	\$39,885.14	\$8,360.70	\$48,245.84
Fire Capital Expense	\$57,948.84	\$12,120.11	\$70,068.95
Parkland -- Neighborhood	\$269,590.00	\$68,974.00	\$338,564.00
Larimer County Regional Road Impact Fee	\$66,306.27	\$9,995.00	\$76,301.27
Street Oversizing: Res./Com.	\$843,210.37	\$149,823.65	\$993,034.02
Contribution in Aid of Construction	\$133,305.58	\$21,935.55	\$155,241.13
City Sales/Use Tax	\$854,946.39	\$208,794.57	\$1,063,740.96
Electric City Energy Tax	\$164.26	\$52.32	\$216.58
Electric ST/CO Energy Tax	\$216.84	\$67.08	\$283.92
Electric Primary Charge	\$1,956.30	\$601.28	\$2,557.58
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$333.60	\$103.20	\$436.80
Electric Comm. Revenue	\$5,493.78	\$1,751.64	\$7,245.42
Electric Temp. Pedestal	\$18,749.37	\$6,039.14	\$24,788.51
Electric Capacity Charge	\$2,818.88	\$3,819.02	\$6,637.90
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$88,589.00	\$31,871.60	\$120,460.60
Water Repay	\$0.00	\$0.00	\$0.00
Water 6% PILOT Fees	\$75.99	\$11.70	\$87.69
Construction Water	\$1,323.96	\$176.88	\$1,500.84
Water PIF	\$376,631.72	\$60,278.57	\$436,910.29
Water Right	\$278,487.95	\$27,342.36	\$305,830.31
Water Meter	\$5,844.00	\$1,368.00	\$7,212.00
Water Dev. Review	\$6,007.00	\$766.00	\$6,773.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$233,728.58	\$29,100.50	\$262,829.08
Sewer Dev. Review	\$6,007.00	\$713.00	\$6,720.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$97,312.09	\$25,576.66	\$122,888.75
Stormwater Dev. Review	\$27,306.72	\$7,105.93	\$34,412.65
PERMIT FEES:	\$4,817,113.02	\$1,097,235.11	\$5,914,348.13
Contractor Licensing	\$40,580.00	\$16,770.00	\$57,350.00
Home Occupation Licensing	\$4,050.00	\$1,350.00	\$5,400.00
Muni Court Mediation Fee	\$350.00	\$400.00	\$750.00
Zoning Board of Appeals	\$345.75	\$25.00	\$370.75
OTHER FEES:	\$45,325.75	\$18,545.00	\$63,870.75

\*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

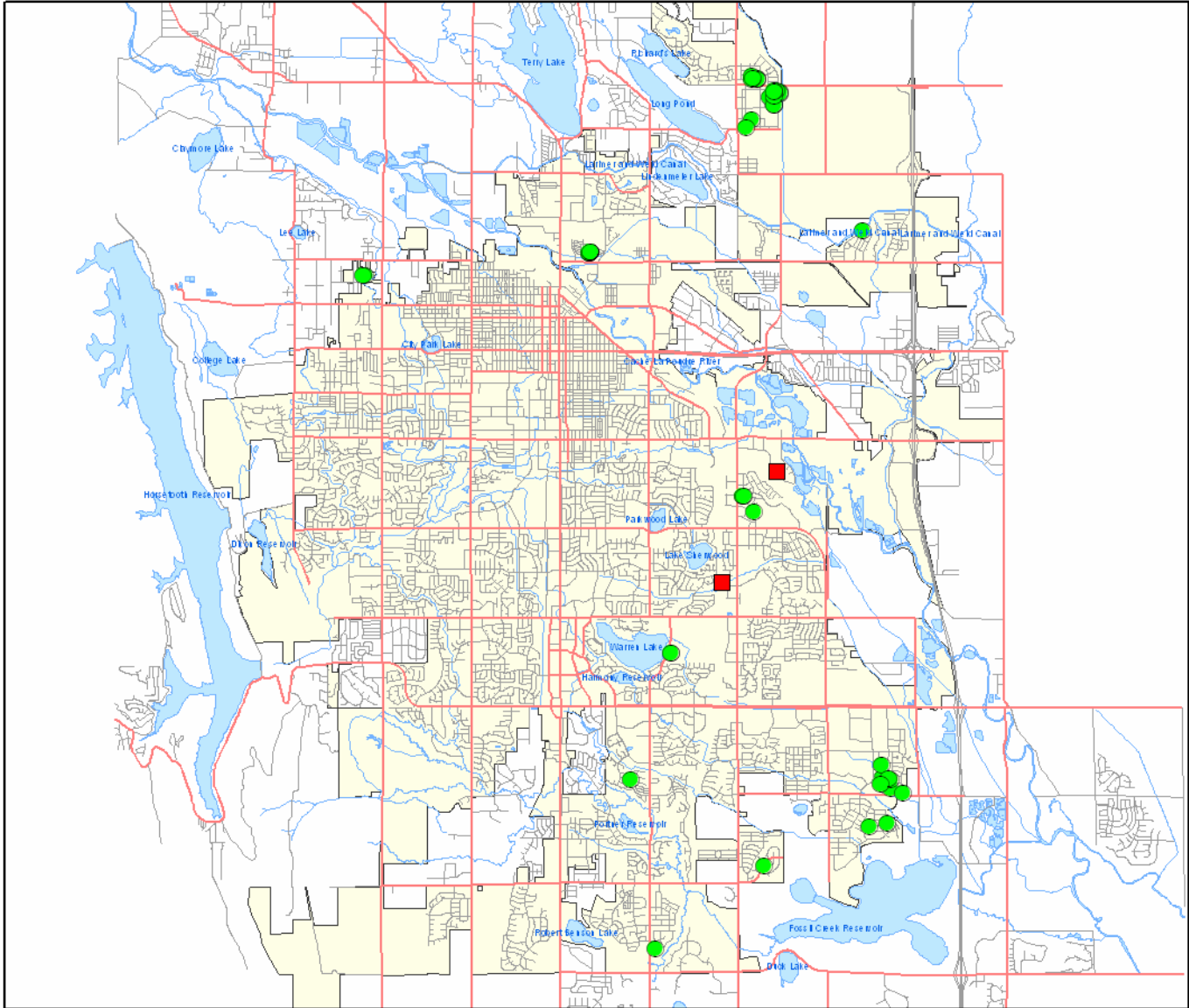
### MAY CONSTRUCTION VALUED AT \$500,000 OR MORE

<b>Site Address</b>	<b>Type of Building</b>	<b>Value of Construction</b>
3221 Eastbrook Dr #A	Commercial Core & Shell	\$ 1,226,358.00
2572 Midpoint Dr	Office Building/Warehouse	\$ 515,000.00
2908 S Timberline Rd	Church Addition	\$ 2,800,000.00



## 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: May, 2007



June 11, 2007  
 Scale: Undetermined

### Legend

#### New Building Type

- Commercial
- Multi Family
- Single Family

- Major Roads
- Interstate 25
- Streets

- Water Ways
- Water Bodies
- City Limits



# Planning, Development and Transportation Services

## Neighborhood & Building Services

### **MAY, 2007 DATA** **COMPLIANCE INSPECTIONS AND ABATEMENTS**

<b>Inspection Type</b>	<b>May-06</b>	<b>May-07</b>	<b>06 YTD</b>	<b>07 YTD</b>
Bees	0	0	0	0
Camping	0	1	0	1
Combo -- Weeds/Rubbish	56	74	56	75
Industrial Noise	0	0	0	0
Inop Motor Vehicle	88	64	611	375
Landscape Material Piles	0	0	0	0
Noxious Weed	64	42	69	86
Odor	0	0	0	0
Outdoor Storage	125	116	559	414
Overgrown trees/shrubs (Sight)	13	11	30	32
Parking	31	54	186	275
Pollutant - Storm Drain	1	0	6	1
Pond (Detention) - Debris	3	0	4	1
Property Maintenance	0	0	0	0
Rubbish	148	161	935	665
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	4
Snow Removal - Sidewalk	0	0	328	1864
Trash - Unscreened	28	15	102	184
Weeds	737	1831	747	1883
Wood Smoke	0	0	0	0
Totals	1294	2370	3633	5860

<b>Abatement Type:</b>	<b>06-May</b>	<b>07-May</b>	<b>06 YTD</b>	<b>07 YTD</b>
Bees	0	0	0	0
Camping				
Combo-Weeds/Rubbish	0	0	10	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	3	1
Odor	0	0	0	0
Outdoor Storage	8	1	34	6
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	1	76	12
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	625
Trash - Unscreened	0	0	0	0
Weeds	0	13	92	13
Wood Smoke	0	0	0	0
Totals	37	15	334	657





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

<b>Public Nuisance Notices</b>	<b>May-06</b>	<b>May-07</b>	<b>06 YTD</b>	<b>07 YTD</b>
Courtesy Notice	0	0	20	4
First Notice	41	19	96	112
Second Notice	5	2	13	14
Third Notice	1	1	3	4
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
<b>Totals:</b>	<b>47</b>	<b>22</b>	<b>132</b>	<b>135</b>

<b>Customer Activity - Mediation</b>	<b>06-May</b>	<b>07-May</b>	<b>06 YTD</b>	<b>07 YTD</b>
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