

Monthly Report

June, 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/



Planning, Development and Transportation Services

Neighborhood & Building Services

MONTHLY REPORT – JUNE, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 43 permits issued with an associated construction valuation of \$8,568,568.

Single Family Attached (*attached units with individual owners/individually platted lots*): 2 permits issued with an associated construction valuation of \$159,758.

Multi Family: No permits issued.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 5 permits issued with an associated construction valuation of \$117,042.

Commercial: 3 permits issued with an associated construction value of \$10,785,000.

- a) 2921 E. Harmony Rd – Hotel -- \$4,400,000
- b) 3003 E. Harmony Rd – Office Building -- \$5,700,000
- c) 2120 E. Harmony Rd – Retail Building -- \$685,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 66 permits issued with an associated construction valuation of \$1,739,960.

Commercial: 19 permits issued with an associated construction valuation of \$3,434,720.

C. CHANGE OF USE:

No permits issued.

D. DEMOLITION:

4 permits issued with an associated construction valuation of \$13,500. 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:

21 permits issued with an associated construction valuation of \$130,519.

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

354 permits issued with an associated construction valuation of \$1,144,666.



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G. TOTALS:

Dwelling Units: 46 units created for the month of June. This is ↓ 34% from last year (YTD).

Permits Issued: 517 permits for the month of June. This is ↓ 14% from last year (YTD).

Construction Valuation: \$26,093,733 for the month of June. This is ↓ 7% from last year (YTD).

Fees Collected: \$158,784 for the month of June. This is ↓ 9% from last year (YTD).

BUILDING PLAN REVIEW:

52 commercial plans and 100 residential plans were reviewed in June. This is ↓ 2% from last year (YTD).

BUILDING INSPECTIONS:

406 commercial inspections and 1,919 residential inspections were performed in June. This is ↓ 24% from last year (YTD).

ZONING PLAN REVIEW:

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

ZONING INSPECTIONS:

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

CONTRACTOR LICENSING:

17 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in June. \$15,020.00 was collected for all June contractor licensing activities. YTD \$72,370 has been collected.

CODE COMPLIANCE NUISANCE CASES:

1,243 nuisance code cases were generated in June. This is ↑ 39% 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:

26 nuisance abatements were performed in June. This is ↑ 58% from last year (YTD).

CIVIL CITATIONS:

1 civil citation was issued for nuisance code violations in June. This is ↓ 19% from last year (YTD).

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

PUBLIC NUISANCE NOTICES:

23 public nuisance notices were sent out in June. This is ↑ 11% from last year (YTD).



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NEIGHBORHOOD SERVICES MEDIATION:

35 requests for service came in during the month of June. This is ↓ 10% from last year (YTD). 17 of these cases were appropriate for mediation. 17 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. 26 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during June:

- Hosted mediator clinic on Unwritten Policies of Community Mediation.
- Cross-referral system formalized with Colorado Legal Services.
- Hired two new Pro Bono Mediators.
- 246 external hits – Community Mediation Program website.
- 786 external hits – Landlord-Tenant Handbook.

COMMUNITY LIAISON (CSU) PROGRAM:

- Met with newly appointed ASCSU Community Affairs person.
- Attended 2007 Best Practices in Building University/City Relations Conference and presented "Rioting 101 – How to avoid getting gassed" roundtable session.
- Elected to the position of University Mediator for CSU for 3 year term.
- Began planning, coordinating volunteers, attaining sponsors, and marketing Sofa Roundup.
- Continued work on Neighborhood Partnership Program.
- 187 hits on Rental World website.
- 108 members currently signed up on Town Gown Network website/forum.
- 444 hits on Town Gown Network website.
- assisted State College, PA make arrangements to visit CSU & City of Fort Collins to meet with University staff and City Officials.
- Working with University of Illinois staff to help them organize a July visit to CSU to shadow programs for one day.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

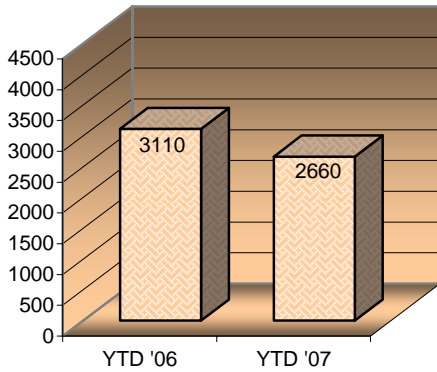
- Coloradoan columns – Urban Wildlife, Crime Prevention, Safety, Swallows (Natural Resources)
- Presented at *Best Practices in University/City Relations* Conference in Gainesville, Florida
- Hosted HOA educational workshop
- Assisted in planning and implementation of CityWorks 101 graduation celebration
- Taught at City Noise Workshop
- Attended Cultural District Eastside meeting
- Neighborhood Night Out organization and promotion
- Facilitated teambuilding day for the Gardens on Spring Creek staff
- Continued work regarding property maintenance codes
- June hits on website:
 - Main page: 58 internal, 607 external = 665 total
 - Newsletter: 25 internal, 301 external = 326 total
 - Code Compliance: 42 internal, 420 external = 462 total
 - Occupancy: 36 internal, 389 external = 425 total



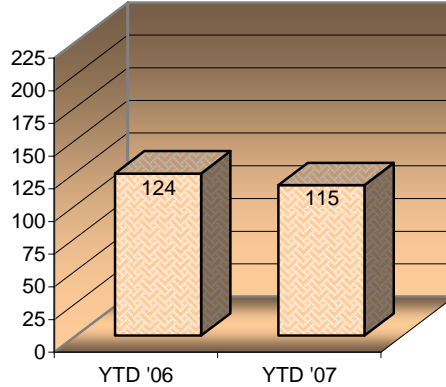
JUNE, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

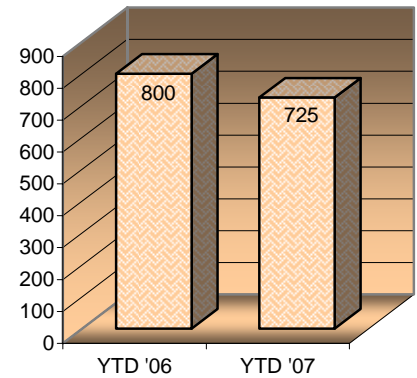
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

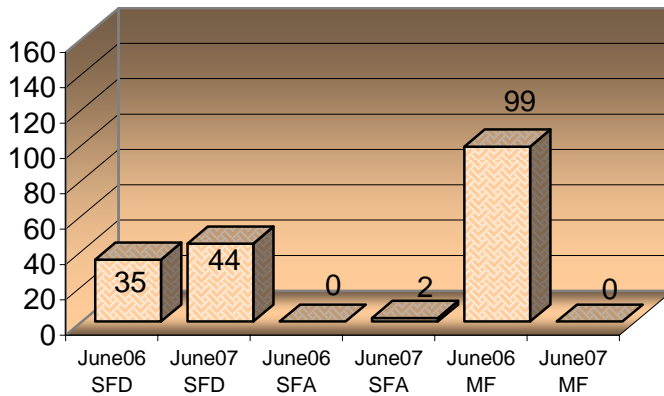


Total Fees Collected YTD (\$T)

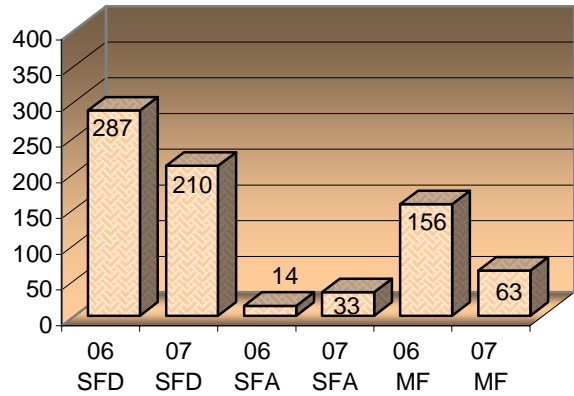


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

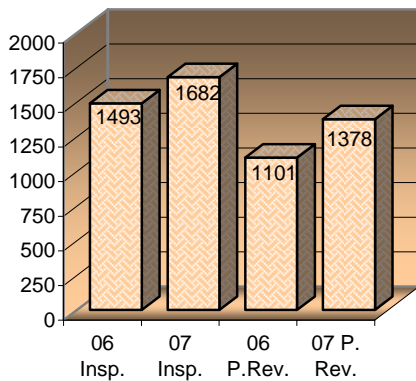
Units for Current Month



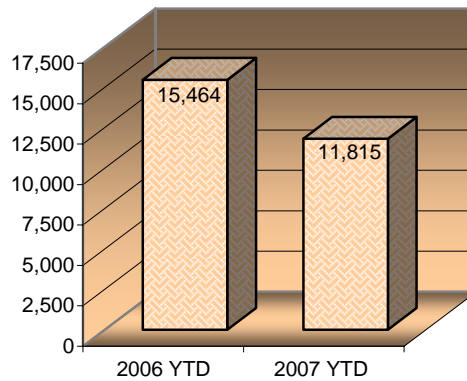
Units YTD



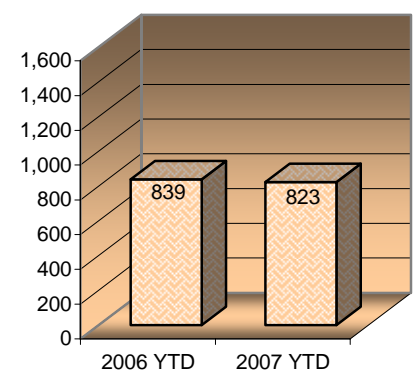
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



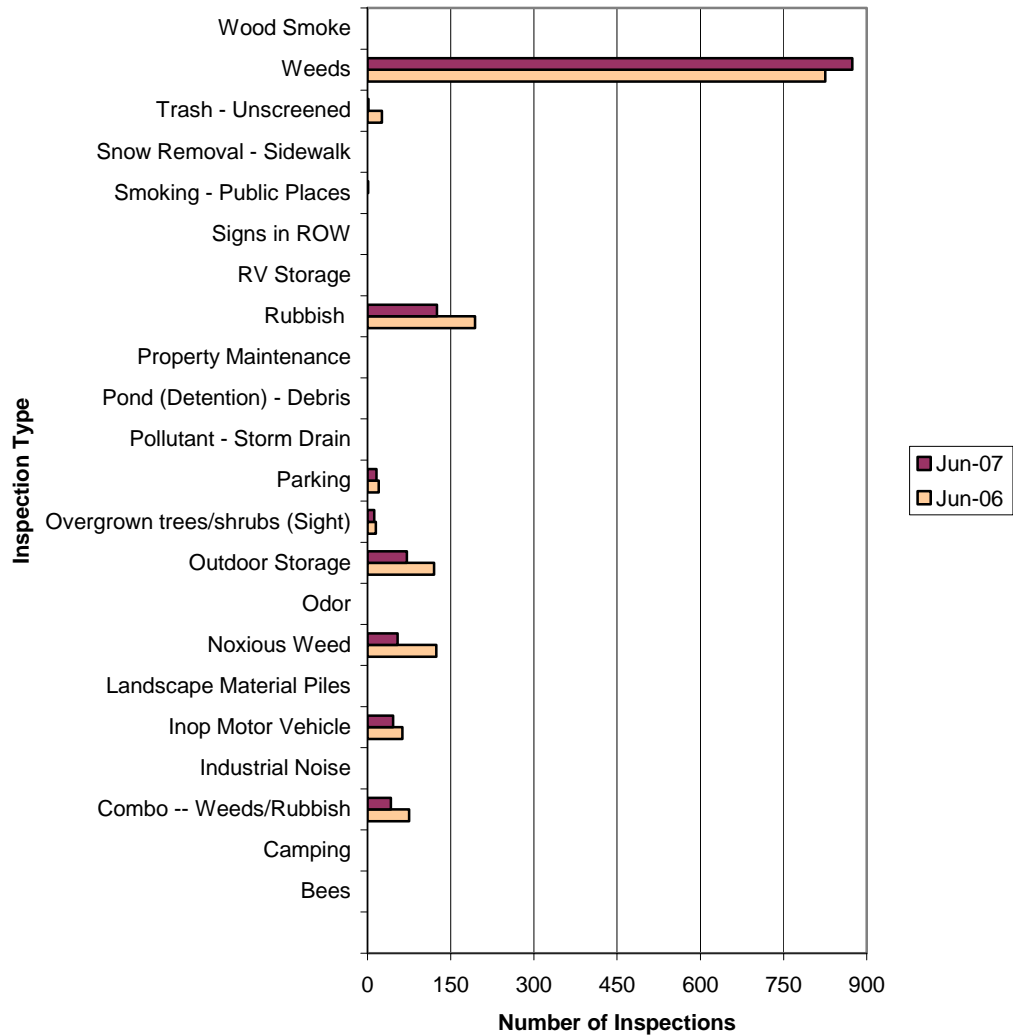
Building Plan Reviews YTD



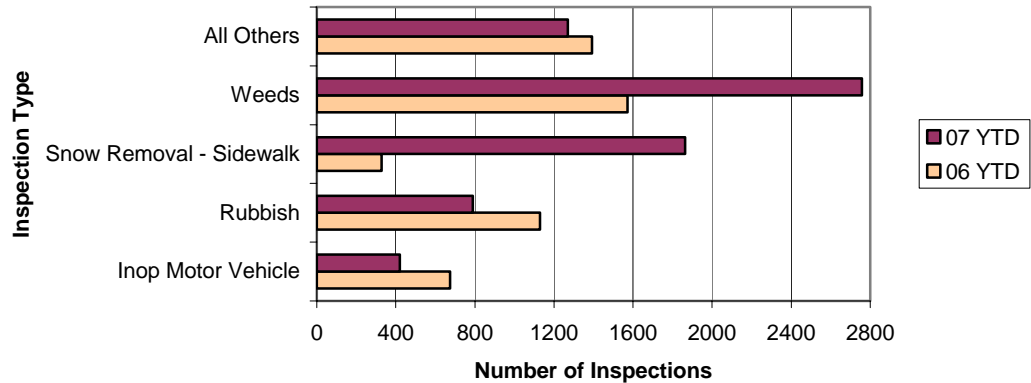


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



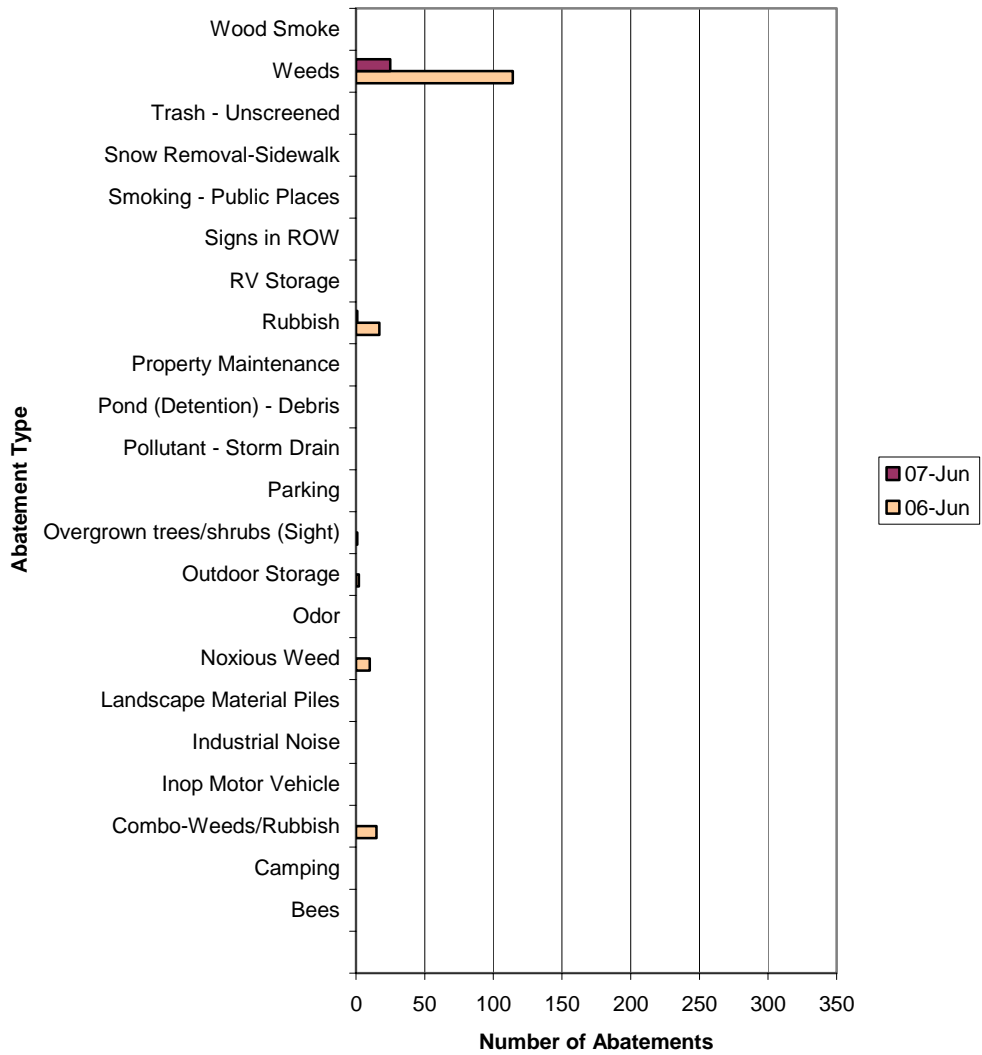
Code Compliance Inspections -- YTD



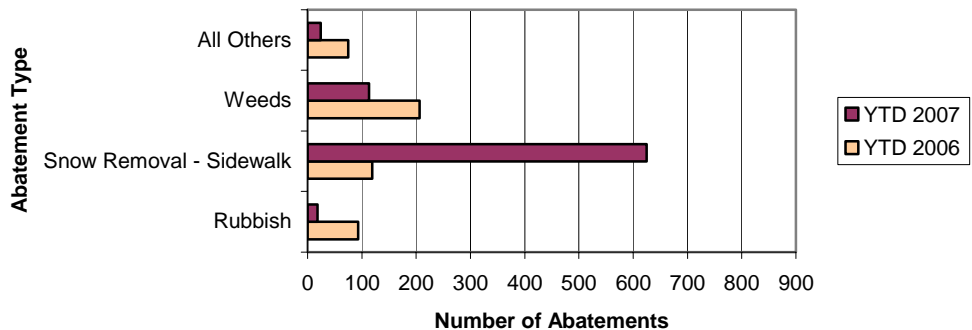


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

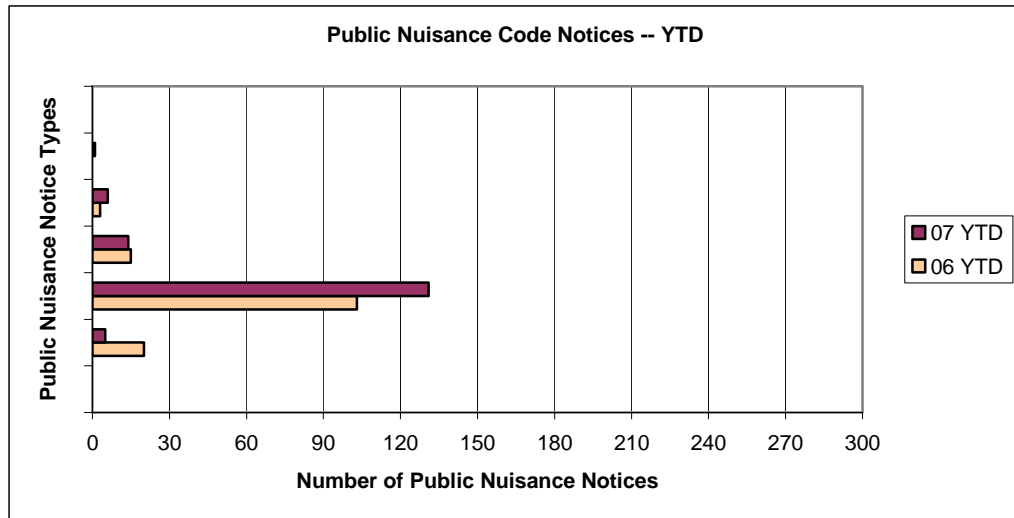
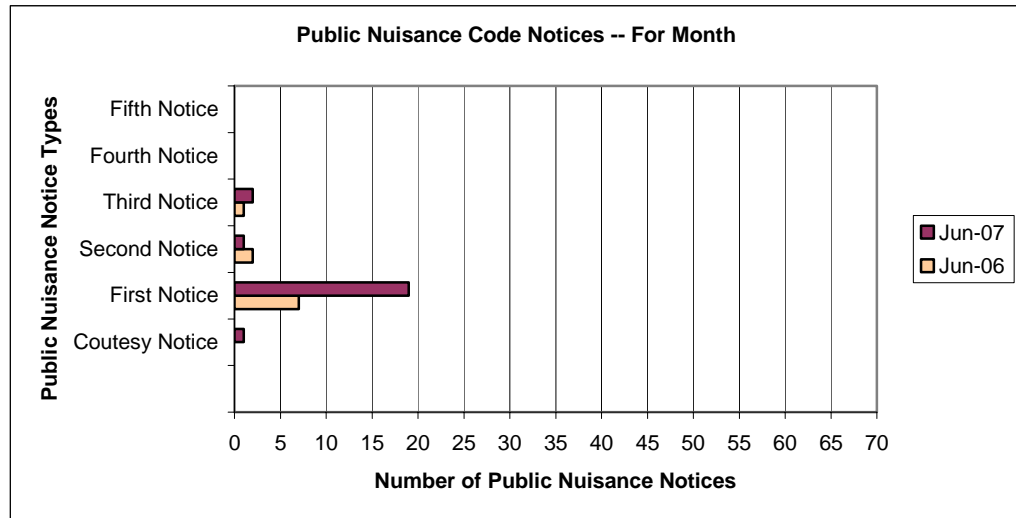


Code Compliance Abatements -- YTD



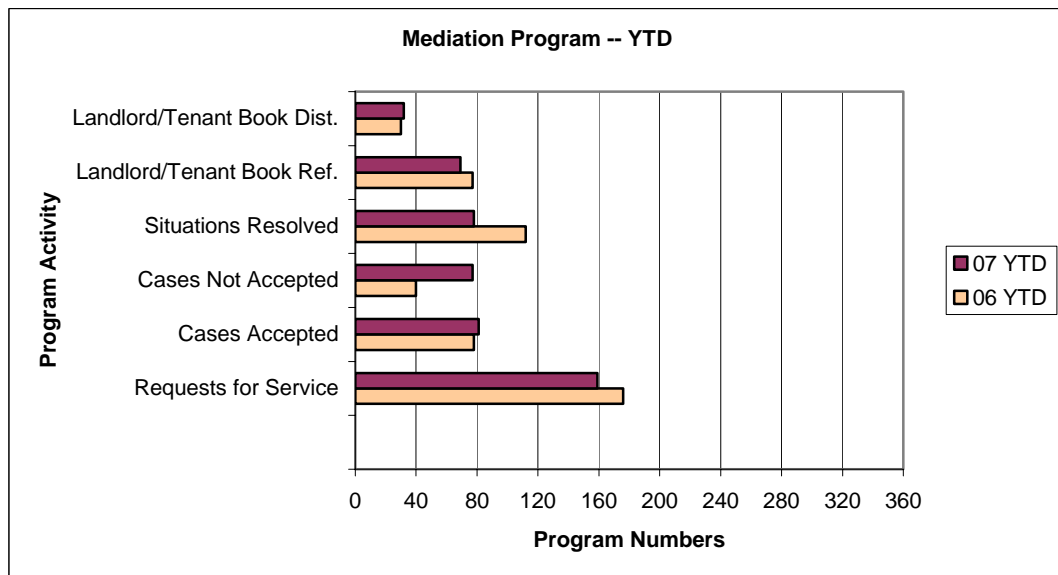
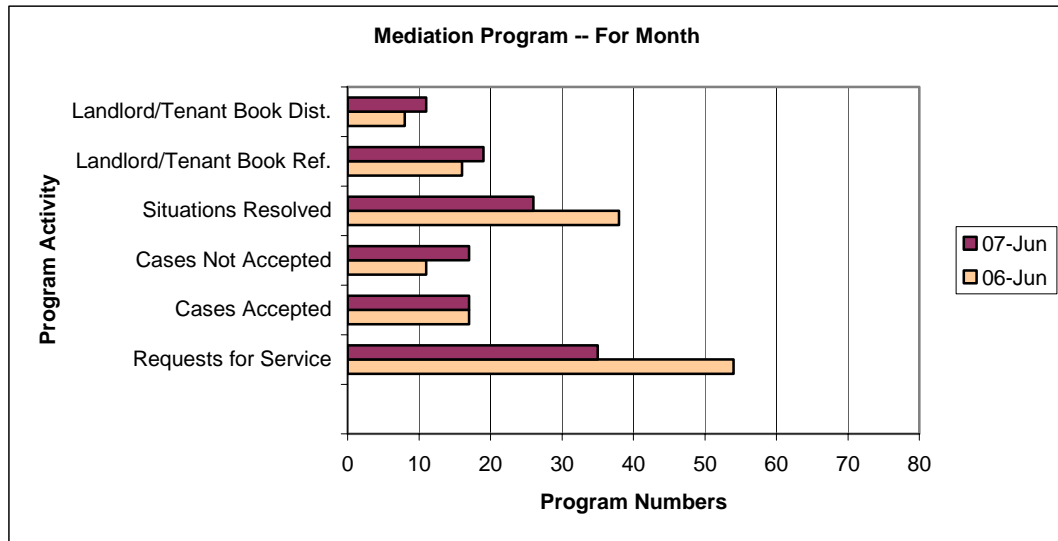


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Planning, Development and Transportation Services

Neighborhood & Building Services

JUNE, 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 June=46; YTD=243; Less Demos (-5)=238 MF June=0; YTD=63 Total YTD Units: 301									
Single Family Detached	43	207	43	207	79,967	8,568,568	41,927,173	49,345	245,601	
Single Family Attached	2	33	2	33	2,312	159,758	3,625,781	1,372	22,175	
Multi Family	0	63	0	8	0	0	5,838,000	0	32,404	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	0	9	0	0	0	0	225	
Residential Misc. Bldgs.	1	2	5	32	2,788	117,042	631,987	1,398	7,427	
Residential Remodel/Addition	0	1	66	347	6,240	1,739,960	8,131,546	16,430	78,998	
Commercial Mixed Use	0	0	0	0	0	0	0	0	0	
Hotels/Motels	0	0	1	1	67,751	4,400,000	4,400,000	22,386	22,386	
Office/Bank/Professional	0	0	1	3	59,720	5,700,000	7,577,564	29,133	39,495	
Mercantile/Retail/Bus&Pers Svc	0	0	1	5	8,000	685,000	5,508,521	3,791	29,842	
Religious Assembly	0	0	0	0	0	0	0	0	0	
Recreational Buildings	0	0	0	3	0	0	3,518,925	0	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	1	0	0	515,000	0	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	0	2	0	0	6,945,252	0	35,462	
Parking Structures	0	0	0	0	0	0	0	0	0	
Commercial Misc. Bldgs.	0	0	0	2	0	0	5,400	0	50	
Commercial Remodel/Addition	0	0	19	122	5,019	3,434,720	19,036,186	22,447	126,073	
Change of Use	0	0	0	3	0	0	0	0	300	
Demolition	0	-5	4	35	0	13,500	280,455	200	1,750	
Signs	0	0	21	146	0	130,519	799,580	1,178	7,412	
Miscellaneous	0	0	354	1,700	4,579	1,144,666	5,953,290	11,104	49,946	
TOTALS:	46	301	517	2,660	236,376	26,093,733	115,019,660	158,784	724,508	



Planning, Development and Transportation Services

Neighborhood & Building Services

JUNE, 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 June=35; YTD=301; Less Demos (-1)=300 MF June=99; YTD=156 Total YTD Units: 456									
Single Family Detached	34	282	34	282	73,459	8,135,080	67,077,965	50,798	386,660	
Single Family Attached	0	14	0	14	0	0	1,921,431	0	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	12	0	0	0	50	300	
Residential Misc. Bldgs.	1	1	3	21	1,240	26,760	383,472	489	4,873	
Residential Remodel/Addition	0	0	67	345	7,414	2,106,700	8,319,813	19,959	85,416	
Commercial Mixed Use	0	18	0	1	0	0	2,953,923	0	15,383	
Hotels/Motels	99	99	1	1	87,813	7,983,079	7,983,079	40,533	40,533	
Office/Bank/Professional	0	0	1	4	1,280	40,000	2,757,500	0	16,226	
Mercantile/Retail/Bus&Pers Svc	0	0	0	3	0	0	1,500,000	0	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	1	4	0	15,600	238,100	25	1,697	
Commercial Remodel/Addition	0	0	24	117	1,939	1,828,937	15,392,397	15,521	111,914	
Change of Use	0	4	1	13	0	950,000	1,390,806	5,116	9,494	
Demolition	0	-1	7	36	0	518,908	849,793	155	740	
Signs	0	0	29	131	0	189,892	659,370	1,737	6,445	
Miscellaneous	0	0	461	2,115	5,948	1,495,588	7,046,274	15,783	68,114	
TOTALS:	134	456	631	3,110	179,093	23,290,544	124,209,389	150,166	799,898	



Planning, Development and Transportation Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$271,963.03	\$50,400.00	\$322,363.03
Thompson School District	\$2,968.00	\$0.00	\$2,968.00
County Sales/Use Tax	\$284,124.41	\$74,306.22	\$358,430.63
Building Permit/Reinspection Fees	\$440,285.91	\$107,621.21	\$547,907.12
Plan Check Fee	\$236,087.21	\$48,929.73	\$285,016.94
Minor Amendment Fee	\$6,912.00	\$1,344.00	\$8,256.00
Admin Fee -- Occupancy Hearing	\$125.00	\$0.00	\$125.00
Parkland -- Community	\$378,487.00	\$74,121.00	\$452,608.00
Library Capital Expense	\$113,603.00	\$22,246.00	\$135,849.00
General Governmental Expense	\$86,676.41	\$38,765.98	\$125,442.39
Police Capital Expense	\$48,245.84	\$23,344.94	\$71,590.78
Fire Capital Expense	\$70,068.95	\$33,714.14	\$103,783.09
Parkland -- Neighborhood	\$338,564.00	\$66,569.00	\$405,133.00
Larimer County Regional Road Impact Fee	\$76,301.27	\$45,504.40	\$121,805.67
Street Oversizing: Res./Com.	\$993,034.02	\$558,273.24	\$1,551,307.26
Contribution in Aid of Construction	\$155,241.13	\$14,745.00	\$169,986.13
City Sales/Use Tax	\$1,063,740.96	\$278,481.87	\$1,342,222.83
Electric City Energy Tax	\$216.58	\$52.36	\$268.94
Electric ST/CO Energy Tax	\$283.92	\$68.64	\$352.56
Electric Primary Charge	\$2,557.58	\$0.00	\$2,557.58
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$436.80	\$105.60	\$542.40
Electric Comm. Revenue	\$7,245.42	\$1,785.64	\$9,031.06
Electric Temp. Pedestal	\$24,788.51	\$6,065.65	\$30,854.16
Electric Capacity Charge	\$6,637.90	\$0.00	\$6,637.90
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$120,460.60	\$32,337.00	\$152,797.60
Water Repay	\$0.00	\$5,396.00	\$5,396.00
Water 6% PILOT Fees	\$87.69	\$55.06	\$142.75
Construction Water	\$1,500.84	\$917.72	\$2,418.56
Water PIF	\$436,910.29	\$313,970.99	\$750,881.28
Water Right	\$305,830.31	\$125,902.34	\$431,732.65
Water Meter	\$7,212.00	\$2,420.00	\$9,632.00
Water Dev. Review	\$6,773.00	\$4,950.00	\$11,723.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$262,829.08	\$220,351.50	\$483,180.58
Sewer Dev. Review	\$6,720.00	\$4,950.00	\$11,670.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$122,888.75	\$45,683.27	\$168,572.02
Stormwater Dev. Review	\$34,412.65	\$12,892.87	\$47,305.52
PERMIT FEES:	\$5,914,396.56	\$2,216,271.37	\$8,130,667.93
Contractor Licensing	\$57,350.00	\$15,020.00	\$72,370.00
Home Occupation Licensing	\$5,400.00	\$600.00	\$6,000.00
Muni Court Mediation Fee	\$1,025.00	\$0.00	\$1,025.00
Zoning Board of Appeals	\$370.75	\$161.00	\$531.75
OTHER FEES:	\$64,145.75	\$15,781.00	\$79,926.75

*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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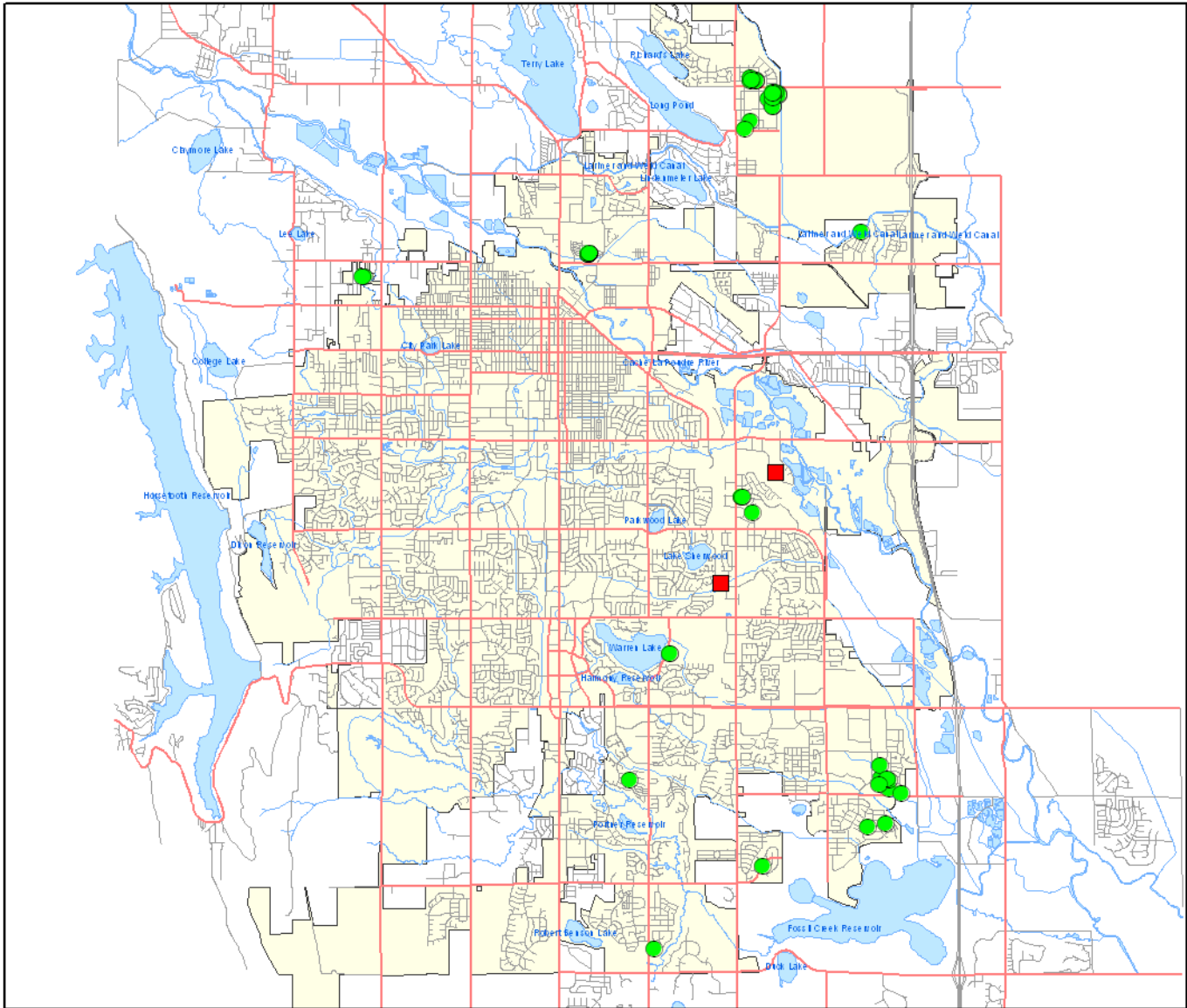
JUNE CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
2921 E Harmony Rd	Hotel	\$ 4,400,000.00
3003 E Harmony Rd	Commercial Office Building	\$ 5,700,000.00
2120 E Harmony Rd	Retail Building	\$ 685,000.00
916 W Prospect Rd	Commercial Addition	\$ 1,618,100.00
1209 Mountain Home Rd	Single Family Residence	\$ 524,000.00



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: June, 2007



July 2, 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

JUNE, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Jun-06	Jun-07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	1
Combo -- Weeds/Rubbish	75	42	131	117
Industrial Noise	0	0	0	0
Inop Motor Vehicle	63	46	674	421
Landscape Material Piles	0	0	0	0
Noxious Weed	124	54	193	140
Odor	0	0	0	0
Outdoor Storage	120	71	679	485
Overgrown trees/shrubs (Sight)	15	12	45	44
Parking	20	16	206	290
Pollutant - Storm Drain	0	0	6	1
Pond (Detention) - Debris	0	0	4	1
Property Maintenance	0	0	0	0
Rubbish	194	125	1129	790
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	5
Snow Removal - Sidewalk	0	0	328	1864
Trash - Unscreened	26	2	128	186
Weeds	825	874	1572	2758
Wood Smoke	0	0	0	0
Totals	1462	1243	5095	7103

Abatement Type:	06-Jun	07-Jun	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	0
Combo-Weeds/Rubbish	15	0	25	10
Inop Motor Vehicle	0	0	0	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	10	0	13	4
Odor	0	0	0	0
Outdoor Storage	2	0	36	10
Overgrown trees/shrubs (Sight)	1	0	1	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	17	1	93	18
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	114	25	206	113
Wood Smoke	0	0	0	0
Totals	159	26	493	780



Planning, Development and Transportation Services

Neighborhood & Building Services

JUNE, 2007 DATA PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Jun-06	Jun-07	06 YTD	07 YTD
Courtesy Notice	0	1	20	5
First Notice	7	19	103	131
Second Notice	2	1	15	14
Third Notice	1	2	3	6
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	10	23	141	157

Customer Activity - Mediation	06-Jun	07-Jun	06 YTD	07 YTD
Requests for Service	54	35	176	159
Cases Accepted	17	17	78	81
Cases Not Accepted	11	17	40	77
Situations Resolved	38	26	112	78
Landlord/Tenant Book Ref.	16	19	77	69
Landlord/Tenant Book Dist.	8	11	30	32