

Monthly Report

July, 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/



MONTHLY REPORT – JULY, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 28 permits issued with an associated construction valuation of \$5,404,718.

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 \$913,908. 10 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 \$103,036.

Commercial: 1 permit issued with an associated construction value of \$5,100,000.

- a) 2226 E. Harmony Rd – Retail Building -- \$5,100,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 59 permits issued with an associated construction valuation of \$1,355,441.

Commercial: 34 permits issued with an associated construction valuation of \$6,178,574.

C. CHANGE OF USE:

1 permit issued with an associated construction valuation of \$0.

- a) 309 Hickory Street #5 – Change to a daycare facility.

DEMOLITION:

7 permits issued with an associated construction valuation of \$34,200. 2 dwelling units were destroyed. YTD 7 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.

D. SIGNS:

23 permits issued with an associated construction valuation of \$92,969.

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

413 permits issued with an associated construction valuation of \$1,321,844.



Planning, Development and Transportation Services

Neighborhood & Building Services

F. TOTALS:

Dwelling Units: 36 units created for the month of July. This is ↓ 31% from last year (YTD).

Permits Issued: 573 permits for the month of July. This is ↓ 10% from last year (YTD).

Construction Valuation: \$20,504,690 for the month of July. This is ↓ 12% from last year (YTD).

Fees Collected: \$131,026 for the month of July. This is ↓ 8% from last year (YTD).

BUILDING PLAN REVIEW:

48 commercial plans and 87 residential plans were reviewed in July. This is ↑ .74% from last year (YTD).

BUILDING INSPECTIONS:

417 commercial inspections and 1,896 residential inspections were performed in July. This is ↓ 19% from last year (YTD).

ZONING PLAN REVIEW:

216 plans were reviewed in July to assure zoning compliance. This is ↑ 30% from last year (YTD).

ZONING INSPECTIONS:

2307 zoning field inspections were performed in July. This is ↑ 7% from last year (YTD).

CONTRACTOR LICENSING:

31 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in July. \$16,985.00 was collected for all July contractor licensing activities. YTD \$89,355.00 has been collected.

CODE COMPLIANCE NUISANCE CASES:

1,454 nuisance code cases were generated in July. This is ↑ 34% 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:

1 nuisance abatement was performed in July. This is ↑ 36% from last year (YTD).

CIVIL CITATIONS:

7 civil citations were issued for nuisance code violations in July. This is ↑ 23% from last year (YTD).

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

PUBLIC NUISANCE NOTICES:

17 public nuisance notices were sent out in July. This is ↑ 9% from last year (YTD).



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NEIGHBORHOOD SERVICES MEDIATION:

30 requests for service came in during the month of July. This is ↓ 11% from last year (YTD). 12 of these cases were appropriate for mediation. 18 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 July:

- Hired 2 new Pro Bono mediators
- 259 external hits – Community Mediation Program website
- 873 external hits – Landlord-Tenant Handbook

COMMUNITY LIAISON (CSU) PROGRAM:

- Attended Responsible Alcohol Retailer committee meeting
- Worked with Gary Ozello from CSU Athletics to assist with Ram Town and Game Day initiatives and activities and city collaboration
- Planned Sofa Roundup (see stats above) and Community Welcome
- Attended training session for CSU branding and purchasing
- Taught Party Partners class
- Presented two sessions: "Housing Options Off Campus"
- 113 hits on Rental World website
- 113 members currently signed up on Town Gown Network website/forum
- 363 hits on Town Gown Network website
- 1 Party Pack distributed
- Coloradoan ran 3 articles about the Sofa Roundup: "Keep your Neighborhood Clean with Sofa Roundup", "Sofa Roundup Show Off Our Sustainable Side", and "Great Sofa Round-up Setting Up Shop Again"
- Loveland's Reporter Herald wrote an article about Sofa Roundup: "Sofas Get Second Life at Round-up"
- Sofa Roundup was advertised on Today@Colostate
- Illinois State University visited CSU
- Requests for information from Kansas State University, City of Flagstaff Arizona, London Ontario, University of Michigan, University of Vermont, East Carolina University, Michigan State University, Plattsburgh New York, and Texas State University-San Marcos

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – Fireworks, Neighborhood Night Out, Sofa Roundup, Bobcat Ridge
- Participated in Neighborhood Liaison Forum in Westminster (topic was Graffiti)
- Facilitated & participated in Neighborhood Task Force meeting
- Evaluated and awarded Neighborhood Grants
- Participated in Citizen Corps Council planning meeting
- Assisted Board of Realtors and En Fuego Church identify neighbors in need for community building project
- Prepared Exterior Property Maintenance Codes for Council Worksession
- Attended RMWNN neighborhood fair & pool party
- Attended Whedbee Neighbors 28th Annual block party
- Facilitated Buckingham Neighborhood & clean-up planning meeting
- Facilitated Alpert Street Neighborhood meeting
- Attended Wood Street block party
- Assisted with City Noise Workshop
- Sofa Roundup – planning, preparation, and implementation (600 sofas, 1900 people – 400 sofas recycled to new owners)



NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

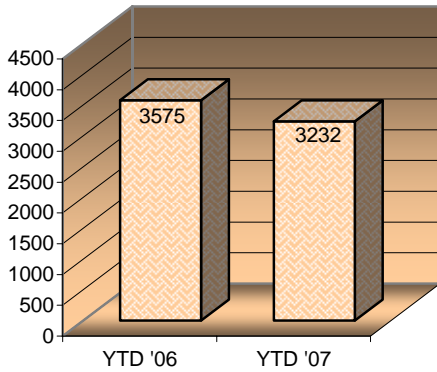
- Continued Neighborhood Night Out planning & promotion
- Assisted planning 3CMA regional conference
- July hits on website:
 - Main page: 98 internal, 616 external = 714 total
 - Newsletter: 117 internal, 633 external = 750 total
 - Code Compliance: 40 internal, 445 external = 485 total
 - Occupancy: 41 internal, 398 external = 439 total



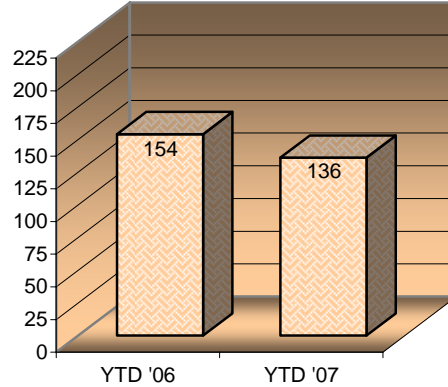
JULY, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

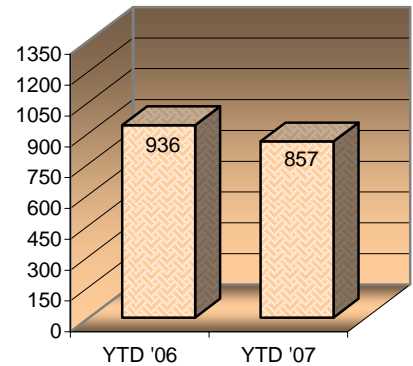
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

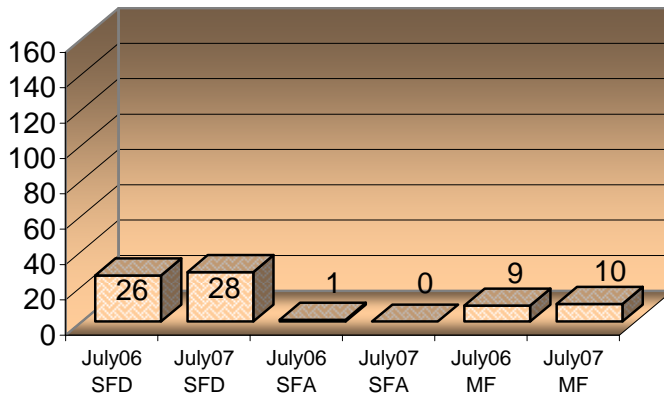


Total Fees Collected YTD (\$T)

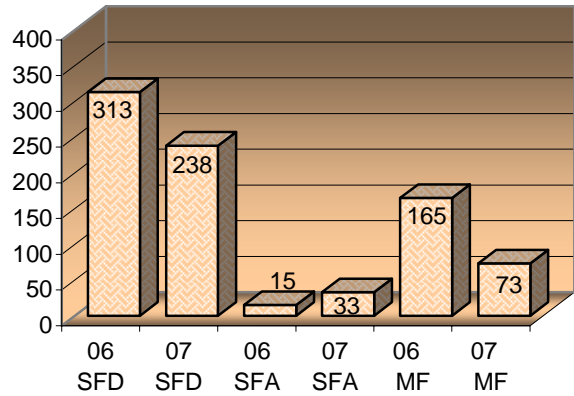


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

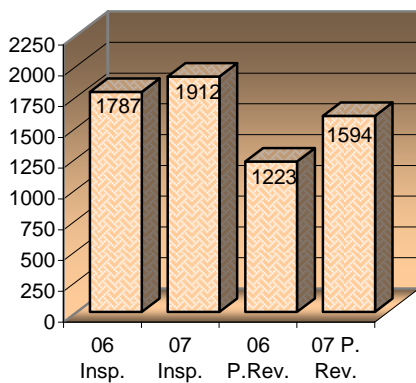
Units for Current Month



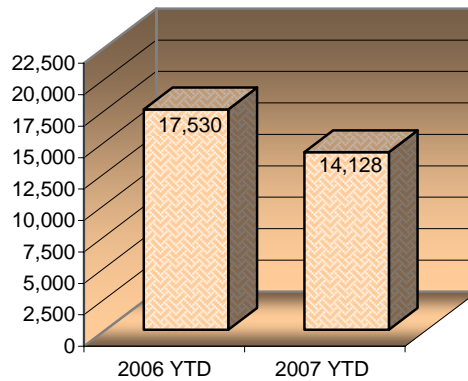
Units YTD



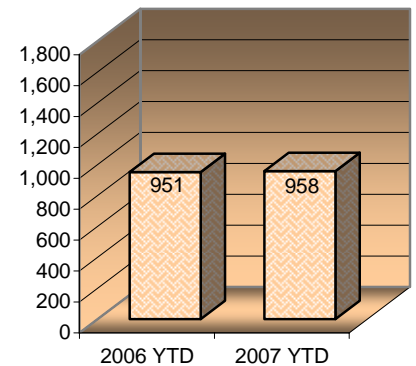
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



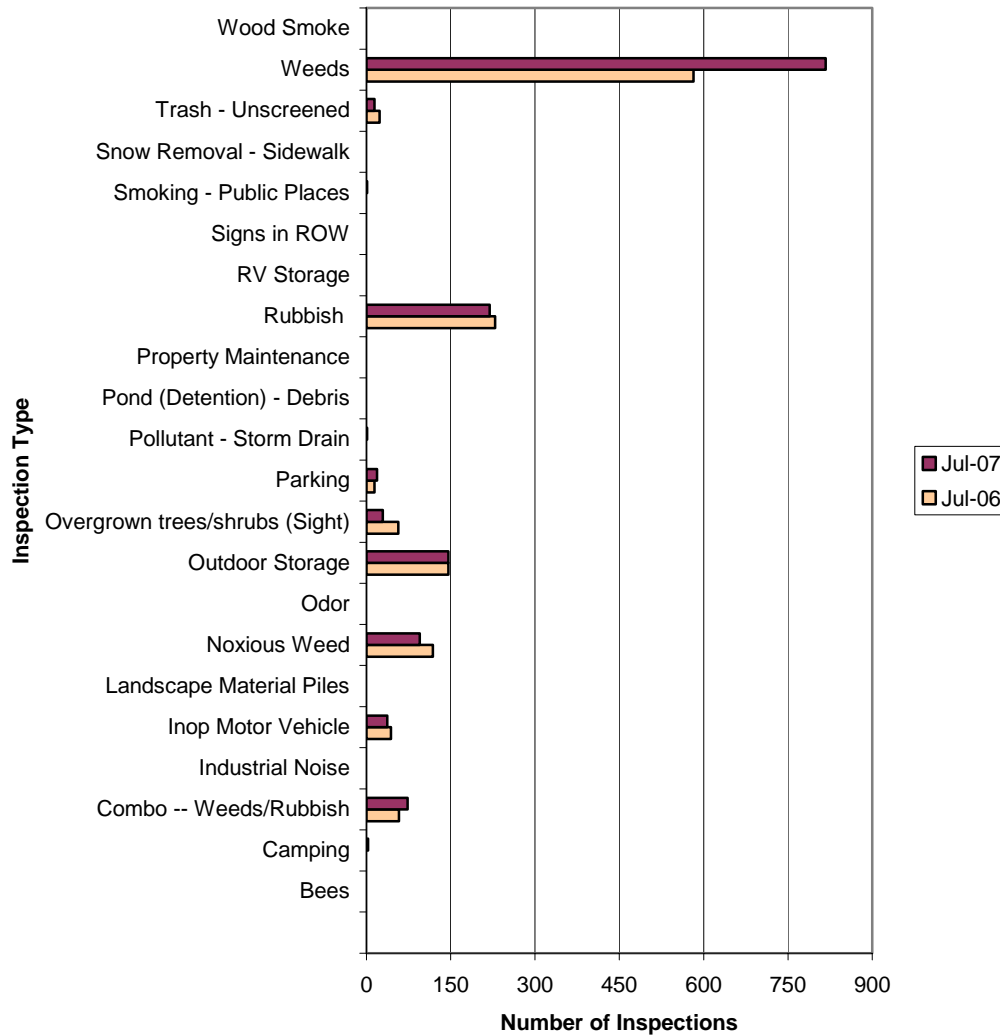
Building Plan Reviews YTD



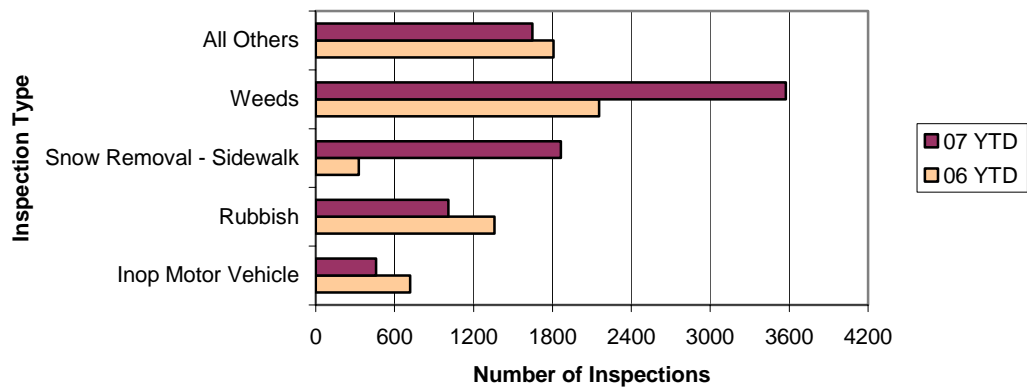


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



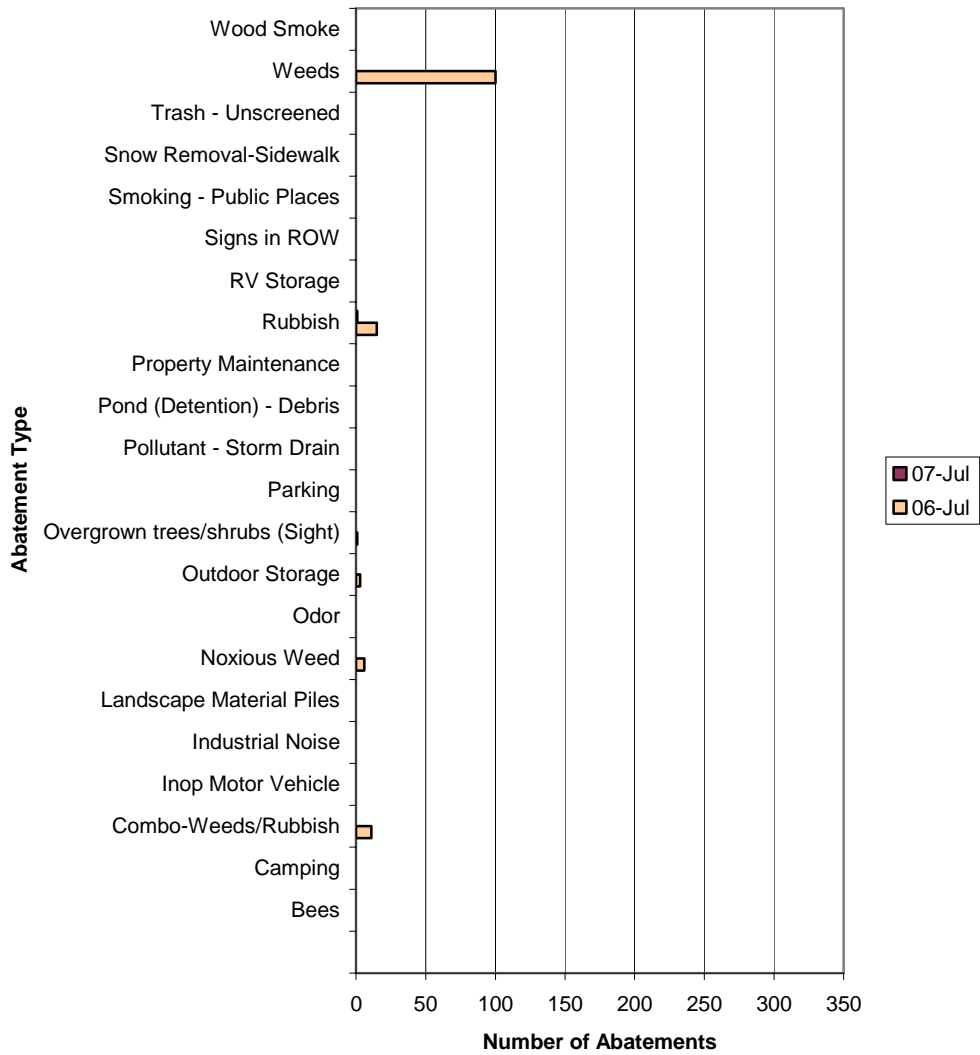
Code Compliance Inspections -- YTD



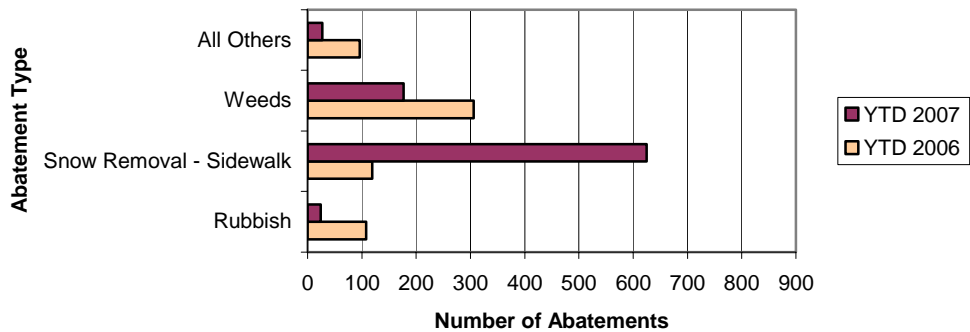


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

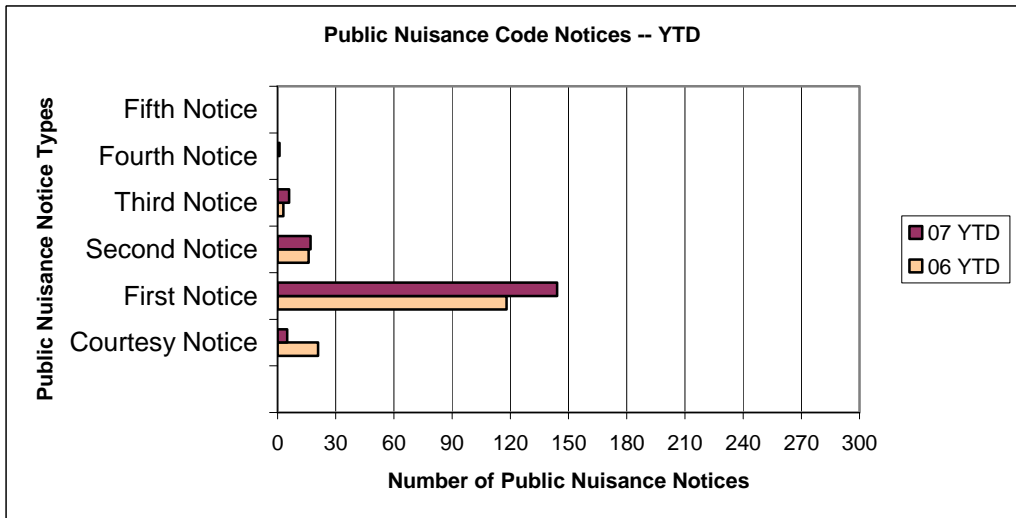
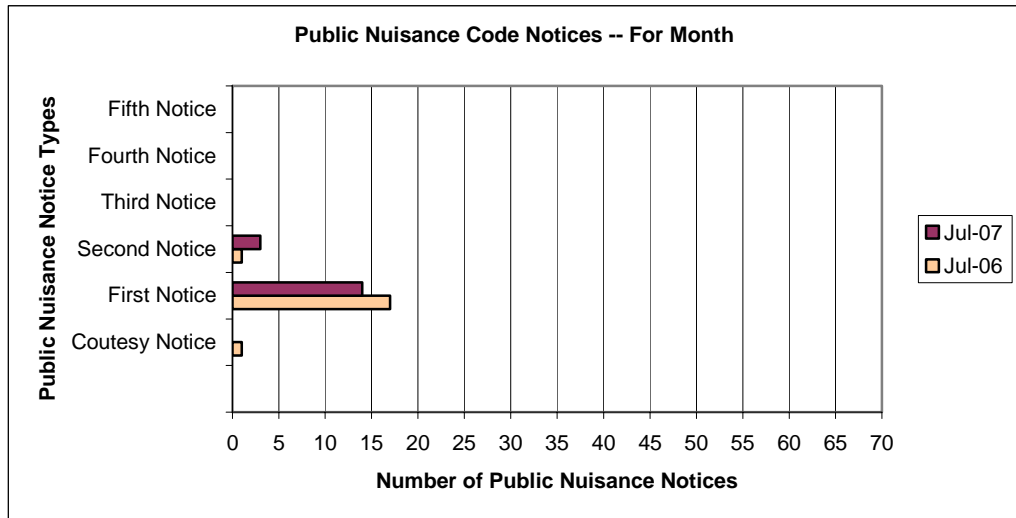


Code Compliance Abatements -- YTD



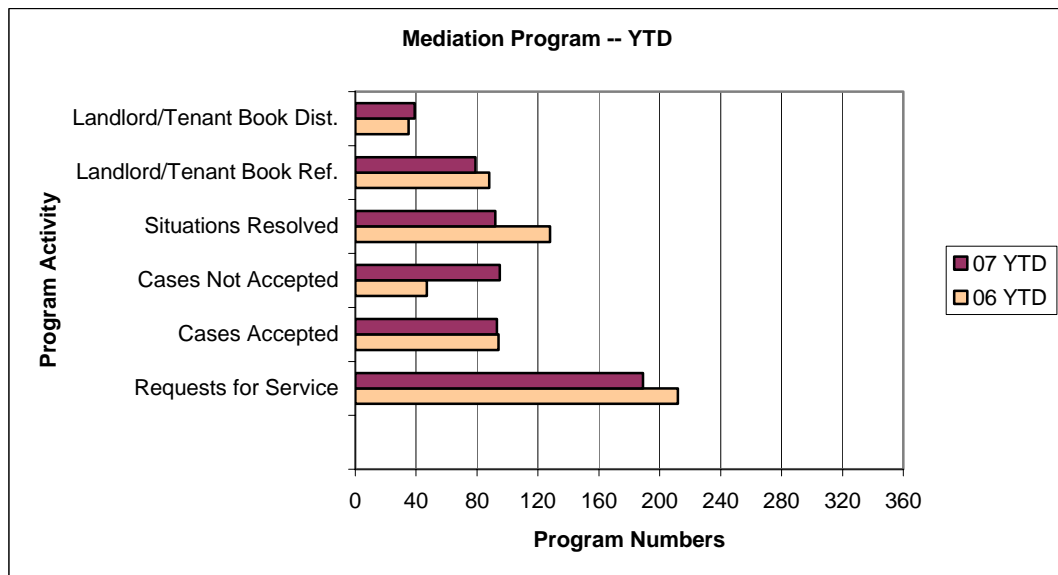
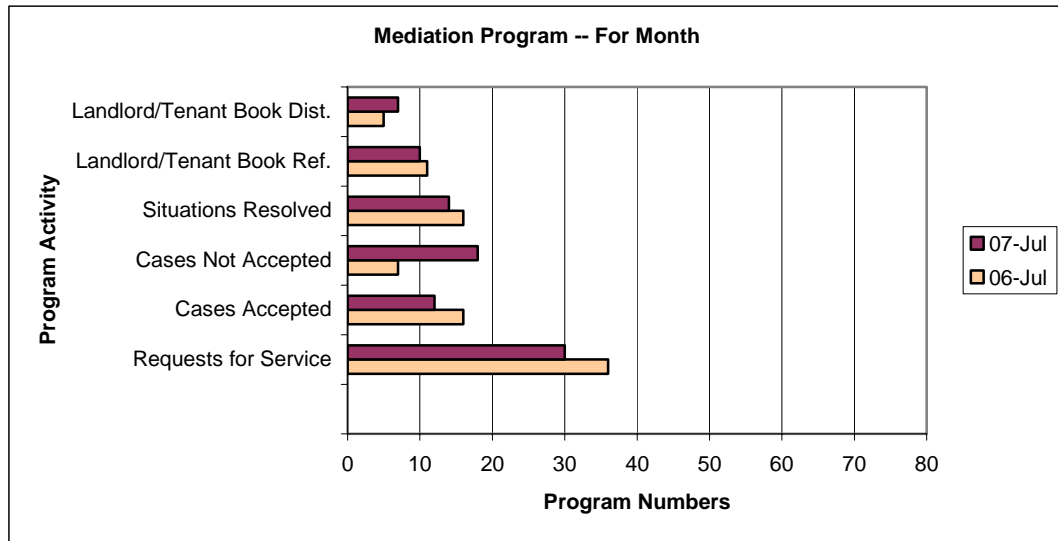


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Planning, Development and Transportation Services

Neighborhood & Building Services

JULY, 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=28; YTD=271; Less Demos (-7)=264 MF June=10; YTD=73 Total YTD Units: 337								
Single Family Detached	28	235	28	235	54,096	5,404,718	47,327,437	31,391	277,117
Single Family Attached	0	33	0	33	0	0	3,625,781	0	22,175
Multi Family	10	73	2	10	11,800	913,908	6,751,908	4,826	37,231
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	1	10	0	0	0	25	250
Residential Misc. Bldgs.	0	2	4	36	3,920	103,036	735,023	1,210	8,637
Residential Remodel/Addition	0	1	59	406	4,856	1,355,441	9,486,987	13,142	92,139
Commercial Mixed Use	0	0	0	0	0	0	0	0	0
Hotels/Motels	0	0	0	1	0	0	4,400,000	0	22,386
Office/Bank/Professional	0	0	0	3	0	0	7,577,564	0	39,495
Mercantile/Retail/Bus&Pers Svc	0	0	1	6	77,153	5,100,000	10,608,521	25,866	55,708
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	34	157	10,749	6,178,574	25,464,760	41,747	169,436
Change of Use	0	0	1	4	0	0	0	50	350
Demolition	-2	-7	7	42	0	34,200	314,655	350	2,100
Signs	0	0	23	169	0	92,969	892,549	981	8,393
Miscellaneous	0	0	413	2,111	2,913	1,321,844	7,260,423	11,438	61,388
TOTALS:	36	337	573	3,232	165,487	20,504,690	135,755,185	131,026	857,279



Planning, Development and Transportation Services

Neighborhood & Building Services

JULY, 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 July=27; YTD=328; Less Demos (-2)=326 MF July=9; YTD=165 Total YTD Units: 491								
Single Family Detached	26	308	26	308	54,765	6,011,447	73,089,412	34,391	421,051
Single Family Attached	1	15	1	15	1,520	136,258	2,057,689	823	12,908
Multi Family	9	48	3	11	11,092	963,769	5,629,652	5,848	30,880
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	1	13	0	0	0	25	325
Residential Misc. Bldgs.	0	1	4	25	2,410	79,137	462,609	871	5,744
Residential Remodel/Addition	0	0	46	391	4,123	1,534,436	9,854,249	13,811	99,258
Commercial Mixed Use	0	18	0	1	0	0	2,953,923	0	15,383
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	0	4	0	0	2,757,500	0	16,226
Mercantile/Retail/Bus&Pers Svc	0	0	1	4	3,454	345,000	1,845,000	2,431	11,189
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	1	2	99,956	17,733,658	17,748,658	52,970	53,191
Parking Structures	0	0	0	1	0	0	160,000	0	1,166
Commercial Misc. Bldgs.	0	0	0	4	0	0	238,100	0	1,697
Commercial Remodel/Addition	0	0	19	136	3,563	1,639,376	17,031,773	12,941	124,855
Change of Use	0	4	2	15	0	7,600	1,398,406	237	9,731
Demolition	-1	-2	4	40	0	27,450	877,243	60	800
Signs	0	0	11	141	0	31,611	687,981	302	6,708
Miscellaneous	0	0	350	2,462	3,293	1,293,098	8,334,072	11,192	79,293
TOTALS:	35	491	469	3,575	184,176	29,802,840	154,003,929	135,902	935,779



Planning, Development and Transportation Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$322,363.03	\$41,236.97	\$363,600.00
Thompson School District	\$2,968.00	\$0.00	\$2,968.00
County Sales/Use Tax	\$358,430.63	\$76,314.32	\$434,744.95
Building Permit/Reinspection Fees	\$547,907.12	\$99,745.71	\$647,652.83
Plan Check Fee	\$285,016.94	\$43,007.52	\$328,024.46
Minor Amendment Fee	\$8,256.00	\$1,344.00	\$9,600.00
Admin Fee -- Occupancy Hearing	\$125.00	\$225.00	\$350.00
Parkland -- Community	\$452,608.00	\$64,104.00	\$516,712.00
Library Capital Expense	\$135,849.00	\$19,238.00	\$155,087.00
General Governmental Expense	\$125,442.39	\$26,082.43	\$151,524.82
Police Capital Expense	\$71,590.78	\$15,555.42	\$87,146.20
Fire Capital Expense	\$103,783.09	\$22,475.91	\$126,259.00
Parkland -- Neighborhood	\$405,133.00	\$57,568.00	\$462,701.00
Larimer County Regional Road Impact Fee	\$121,805.67	\$36,902.00	\$158,707.67
Street Oversizing: Res./Com.	\$1,551,307.26	\$368,683.68	\$1,919,990.94
Contribution in Aid of Construction	\$169,986.13	\$153,378.96	\$323,365.09
City Sales/Use Tax	\$1,342,222.83	\$286,179.28	\$1,628,402.11
Electric City Energy Tax	\$268.94	\$36.89	\$305.83
Electric ST/CO Energy Tax	\$352.56	\$48.36	\$400.92
Electric Primary Charge	\$2,557.58	\$0.00	\$2,557.58
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$542.40	\$74.40	\$616.80
Electric Comm. Revenue	\$9,031.06	\$1,234.12	\$10,265.18
Electric Temp. Pedestal	\$30,854.16	\$4,297.10	\$35,151.26
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	\$152,797.60	\$22,901.00	\$175,698.60
Water Repay	\$5,396.00	\$0.00	\$5,396.00
Water 6% PILOT Fees	\$142.75	\$26.12	\$168.87
Construction Water	\$2,418.56	\$435.22	\$2,853.78
Water PIF	\$750,881.28	\$152,005.17	\$902,886.45
Water Right	\$431,732.65	\$144,656.76	\$576,389.41
Water Meter	\$9,632.00	\$1,191.00	\$10,823.00
Water Dev. Review	\$11,723.00	\$2,159.00	\$13,882.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$483,180.58	\$81,106.00	\$564,286.58
Sewer Dev. Review	\$11,670.00	\$2,159.00	\$13,829.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$168,572.02	\$39,665.80	\$208,237.82
Stormwater Dev. Review	\$47,305.52	\$12,351.10	\$59,656.62
PERMIT FEES:	\$8,130,667.93	\$1,776,388.24	\$9,907,056.17
Contractor Licensing	\$72,370.00	\$16,985.00	\$89,355.00
Home Occupation Licensing	\$6,000.00	\$775.00	\$6,775.00
Muni Court Mediation Fee	\$1,025.00	\$200.00	\$1,225.00
Zoning Board of Appeals	\$531.75	\$116.00	\$647.75
OTHER FEES:	\$79,926.75	\$18,076.00	\$98,002.75

*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

Neighborhood & Building Services

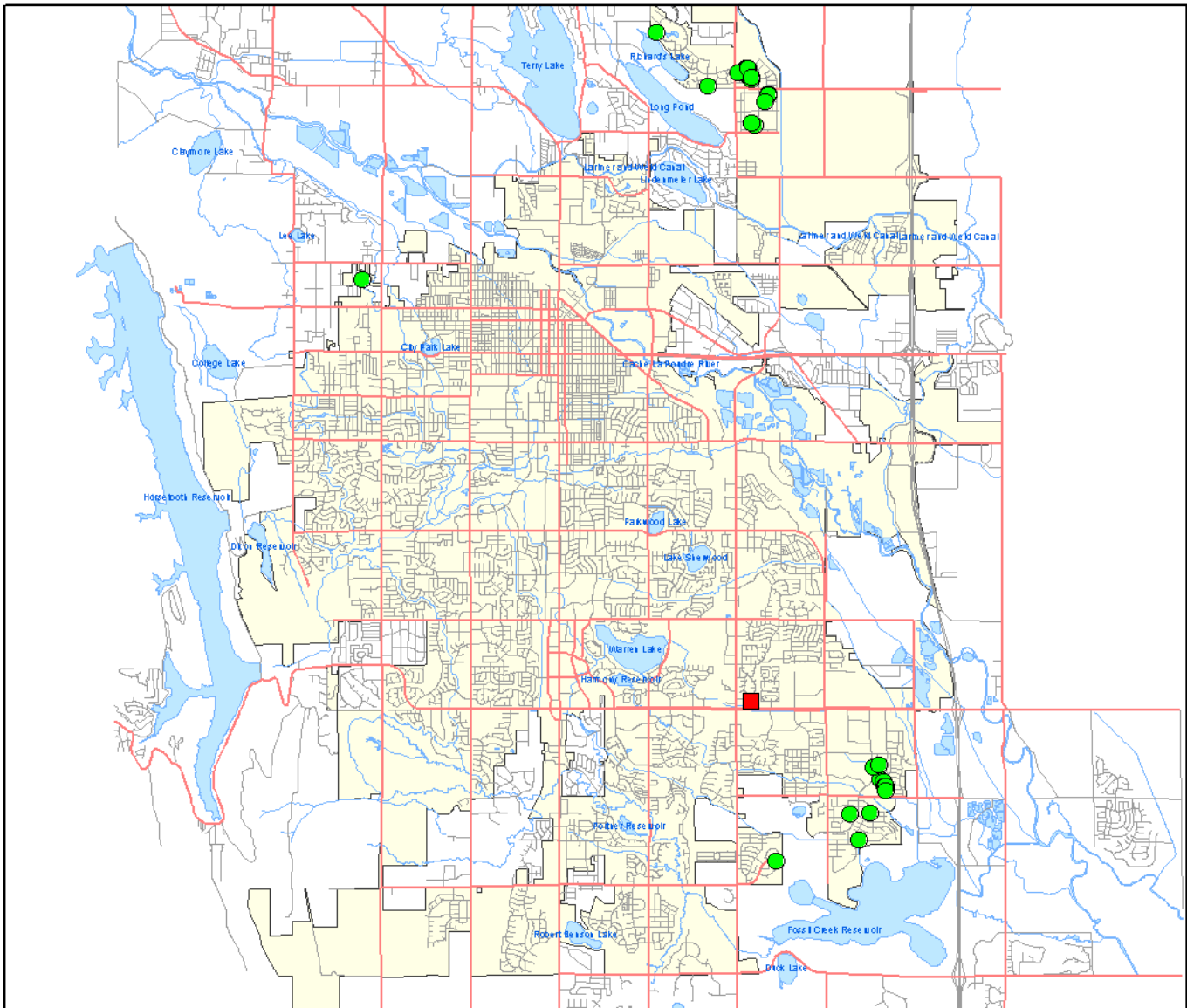
JULY CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
508 W. Trilby Rd	Addition to Nursing Care Facility	\$ 820,000.00
2226 E. Harmony Rd	New Retail Building	\$ 5,100,000.00
3404 E. Harmony Rd	Addition to Chiller Plant	\$ 1,440,000.00



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: July, 2007



August 2, 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

JULY, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Jul-06	Jul-07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	3	0	4
Combo -- Weeds/Rubbish	58	73	189	190
Industrial Noise	0	0	0	0
Inop Motor Vehicle	44	37	718	458
Landscape Material Piles	0	0	0	0
Noxious Weed	118	95	311	235
Odor	0	0	0	0
Outdoor Storage	146	146	825	631
Overgrown trees/shrubs (Sight)	57	29	102	73
Parking	14	19	220	309
Pollutant - Storm Drain	0	1	6	2
Pond (Detention) - Debris	0	0	4	1
Property Maintenance	0	0	0	0
Rubbish	229	219	1358	1009
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	6
Snow Removal - Sidewalk	0	0	328	1864
Trash - Unscreened	23	14	151	200
Weeds	582	817	2154	3575
Wood Smoke	0	0	0	0
Totals	1271	1454	6366	8557

Abatement Type:	06-Jul	07-Jul	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	0
Combo-Weeds/Rubbish	11	0	36	11
Inop Motor Vehicle	0	0	0	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	6	0	19	4
Odor	0	0	0	0
Outdoor Storage	3	0	39	12
Overgrown trees/shrubs (Sight)	1	0	2	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	108	24
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	100	0	306	177
Wood Smoke	0	0	0	0
Totals	136	1	629	853



Planning, Development and Transportation Services

Neighborhood & Building Services

JULY, 2007 DATA PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Jul-06	Jul-07	06 YTD	07 YTD
Courtesy Notice	1	0	21	5
First Notice	17	14	118	144
Second Notice	1	3	16	17
Third Notice	0	0	3	6
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	19	17	158	173

Customer Activity - Mediation	06-Jul	07-Jul	06 YTD	07 YTD
Requests for Service	36	30	212	189
Cases Accepted	16	12	94	93
Cases Not Accepted	7	18	47	95
Situations Resolved	16	14	128	92
Landlord/Tenant Book Ref.	11	10	88	79
Landlord/Tenant Book Dist.	5	7	35	39