

Monthly Report

August, 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 – AUGUST, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 45 permits issued with an associated construction valuation of \$12,601,646.

Single Family Attached (*attached units with individual owners/individually platted lots*): 3 permits issued with an associated construction valuation of \$260,513.

Multi Family: 7 permits issued with an associated construction valuation of \$4,884,417. 55 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 \$70,802.

Commercial: 10 permits issued with an associated construction value of \$11,613,615.

- a) 1024 S Lemay Avenue – Hospital Addition -- \$6,800,000
- b) 1171 E Mulberry Street – Car Wash -- \$1,150,000
- c) 2540 E Drake Road – Office Building -- \$1,300,000
- d) 2655 Midpoint Drive #12 – Self-Storage Building -- \$308,717
- e) 2655 Midpoint Drive #11 – Self-Storage Building -- \$308,717
- f) 2655 Midpoint Drive #9A – Self-Storage Building -- \$308,747
- g) 2655 Midpoint Drive #9B – Self-Storage Building -- \$308,717
- h) 2655 Midpoint Drive #10 – Self-Storage Building -- \$308,717
- i) 2550 E Harmony Road – Restaurant -- \$700,000
- j) 2209 W Elizabeth Street – Club House -- \$120,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 62 permits issued with an associated construction valuation of \$1,153,738.

Commercial: 16 permits issued with an associated construction valuation of \$3,433,539.

C. CHANGE OF USE:

- a) No permits issued.

DEMOLITION:

10 permits issued with an associated construction valuation of \$53,400. 4 dwelling units were destroyed. YTD 11 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.

D. SIGNS:

26 permits issued with an associated construction valuation of \$118,385.



Planning, Development and Transportation Services

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

386 permits issued with an associated construction valuation of \$1,463,753.

F. TOTALS:

Dwelling Units: 99 units created for the month of August. This is ↓ 21% from last year (YTD).

Permits Issued: 571 permits for the month of August. This is ↓ 6% from last year (YTD).

Construction Valuation: \$35,653,808 for the month of August. This is ↓ 7% from last year (YTD).

Fees Collected: \$209,435 for the month of August. This is ↓ 4% from last year (YTD).

BUILDING PLAN REVIEW:

71 commercial plans and 95 residential plans were reviewed in August. This is ↑ 4% from last year (YTD).

BUILDING INSPECTIONS:

575 commercial inspections and 1,852 residential inspections were performed in August. This is ↓ 17% from last year (YTD).

ZONING PLAN REVIEW:

250 plans were reviewed in August to assure zoning compliance. This is ↑ 33% from last year (YTD).

ZONING INSPECTIONS:

308 zoning field inspections were performed in August. This is ↑ 6% from last year (YTD).

CONTRACTOR LICENSING:

20 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in August. \$27,710.00 was collected for all August contractor licensing activities. YTD \$117,065.00 has been collected.

CODE COMPLIANCE NUISANCE CASES:

1,706 nuisance code cases were generated in August. This is ↑ 31% 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:

28 nuisance abatement was performed in August. This is ↑ 32% from last year (YTD).

PUBLIC NUISANCE NOTICES:

53 public nuisance notices were sent out in August. This is ↑ 14% from last year (YTD).



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NEIGHBORHOOD SERVICES MEDIATION:

27 requests for service came in during the month of August. This is ↓ 14% from last year (YTD). 11 of these cases were appropriate for mediation. 16 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. 21 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during August:

- Conducted new mediator orientation
- Hired 10 new pro bono mediators
- 275 external hits – Community Mediation Program website
- 897 external hits – Landlord-Tenant Handbook

COMMUNITY LIAISON (CSU) PROGRAM:

- Taught Party Partners class
- Assisted with mediation for CSU
- Assisted with Transportation Fair
- Met with Community Affairs person for ASCSU to discuss fall semester collaborative opportunities
- Attended ASCSU advisors meeting
- Presented “Off-Campus Living Housing Options” sessions
- Presented to Pi Beta Phi Sorority about off-campus living & good neighboring
- DUH and U+2 campaign ads ran in Dingo Travel vans & on campus
- Community Welcome – 27 teams (police, students, staff, and neighbors), 2000 handouts delivered in neighborhoods close to campus
- Community Welcome handouts also distributed to:
 - Ram's Village – 250
 - Cambridge House – 105
 - Ram's Point – 600
 - Residence Halls – 5000
 - Apartment Life students – 1800
- 76 hits on Rental World website
- 120 members currently signed up on Town Gown Network website/forum
- 377 hits on Town Gown Network website
- 28 Party Pack distributed
- Invited to be a guest expert for the Chronicle for Higher Education's online chat titled, “Closing the Gap Between Town & Gown”
- Hosted/organized a visit for Penn State University (Campus Police Chief) & State College, PA city officials (City Manager, Assistant City Manager, and Police Chief) - visited with entities from both the City & University

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – Smoking Ban, Community Welcome, Elk Bugling
- Facilitated Neighborhood Task Force meeting
- Coordinated meeting with Front Range Community College to discuss collaborative education opportunities & ways to provide resources to their students about off-campus living
- Organized, attended, and wrapped up Neighborhood Night Out (NNO)= 99 registered events, 67 evaluations returned, approximately 5,000 participants
- Of the 67 NNO evaluations: 36 had a Council member visit, 7 had PFA visit, 26 had Police visit, and 8 had a staff person visit
- Presented Exterior Property Maintenance Codes for City Council Work Session



NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

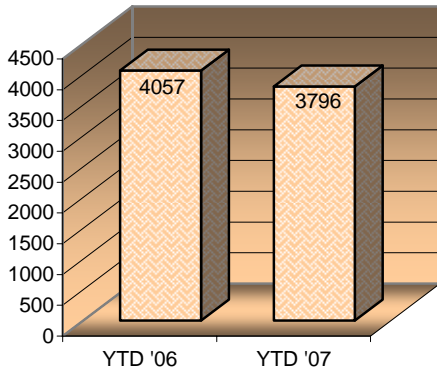
- Provided tour of Fort Collins' neighborhoods to visitors from State College, PA and Penn State University
- Participated in Community Welcome Event
- Facilitated Noise Workshop
- Participated in and helped organize regional 3CMA conference
- Helped organize and staff the City picnic
- Co-facilitated Holiday Display Task Force meetings
- Facilitated neighborhood meeting regarding upcoming rezoning
- August hits on website:
 - Main page: 75 internal, 546 external = 621 total
 - Newsletter: 73 internal, 446 external = 519 total
 - Code Compliance: 40 internal, 457 external = 497 total
 - Occupancy: 29 internal, 376 external = 405 total



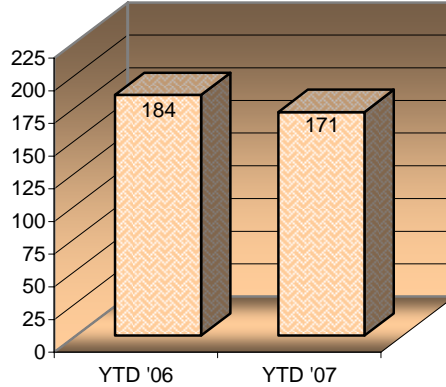
AUGUST, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

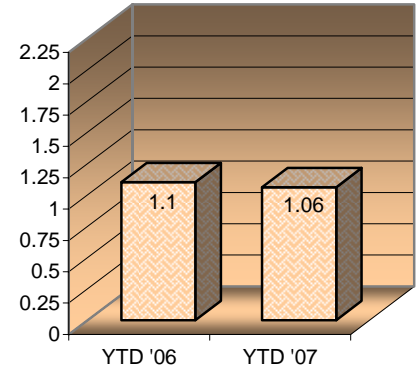
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

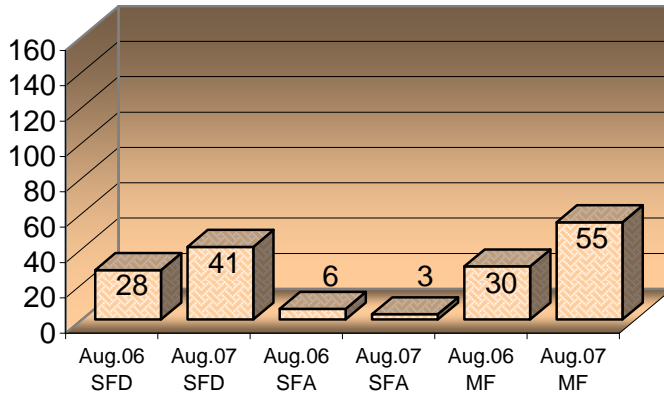


Total Fees Collected YTD (\$M)

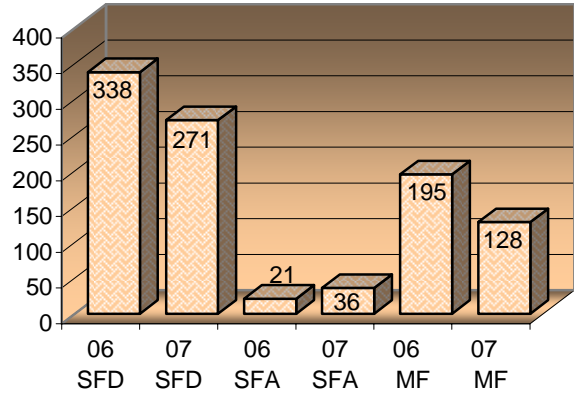


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

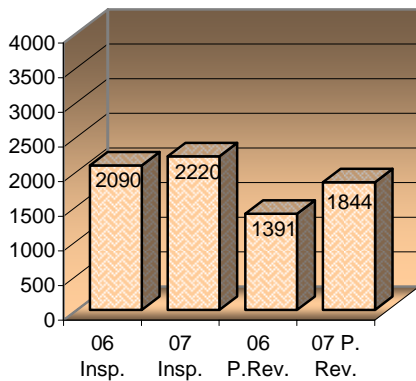
Units for Current Month



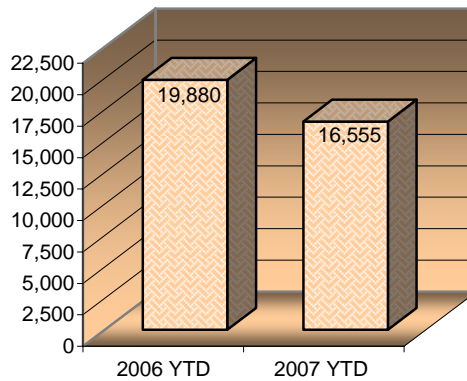
Units YTD



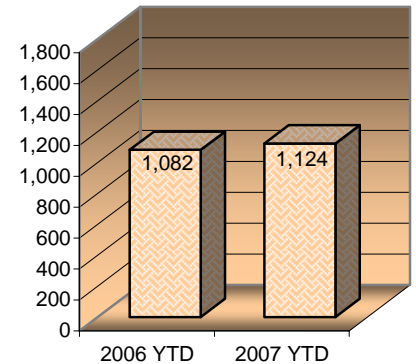
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



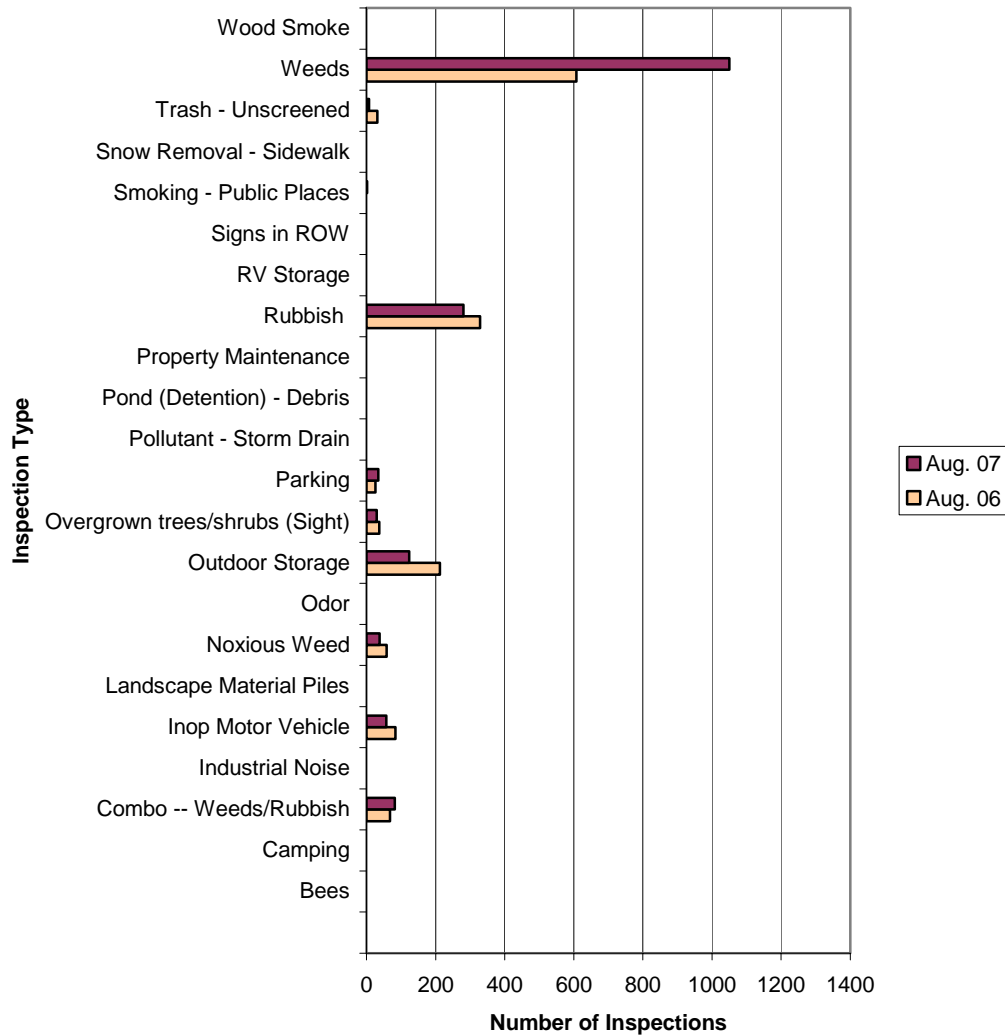
Building Plan Reviews YTD



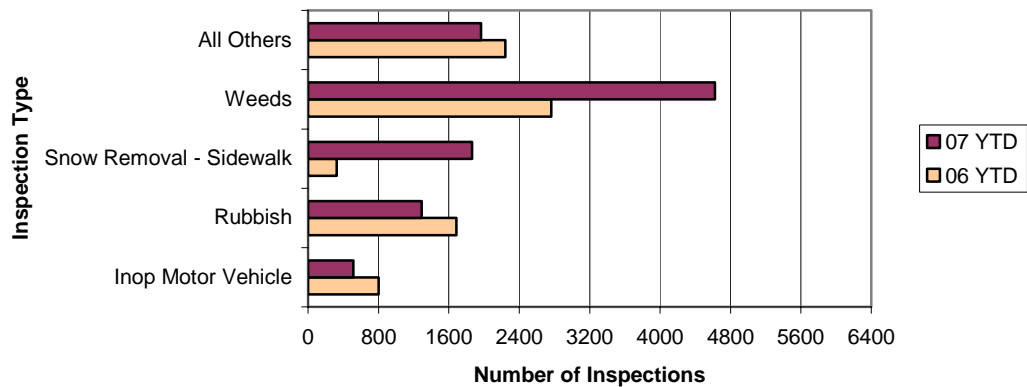


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



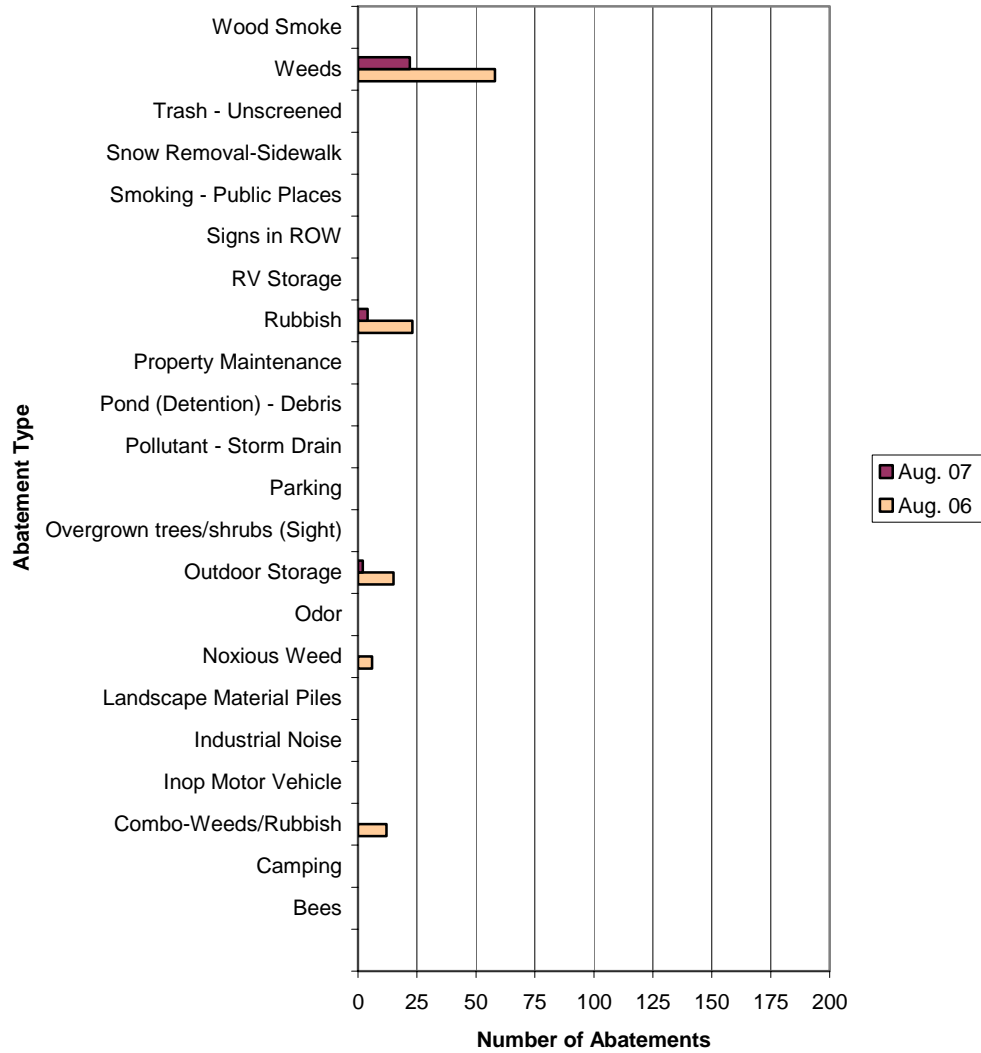
Code Compliance Inspections -- YTD



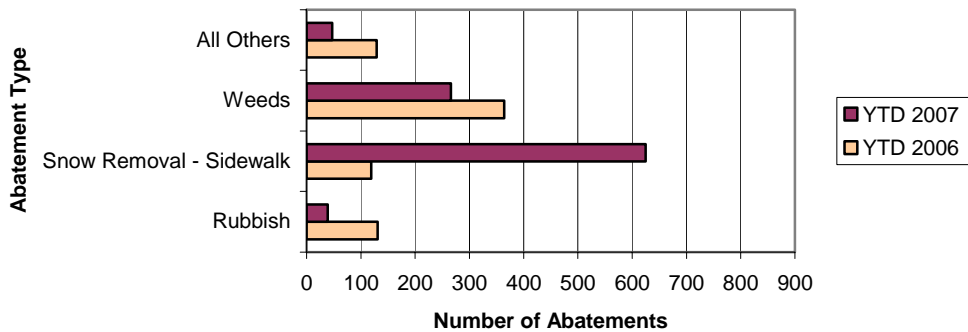


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

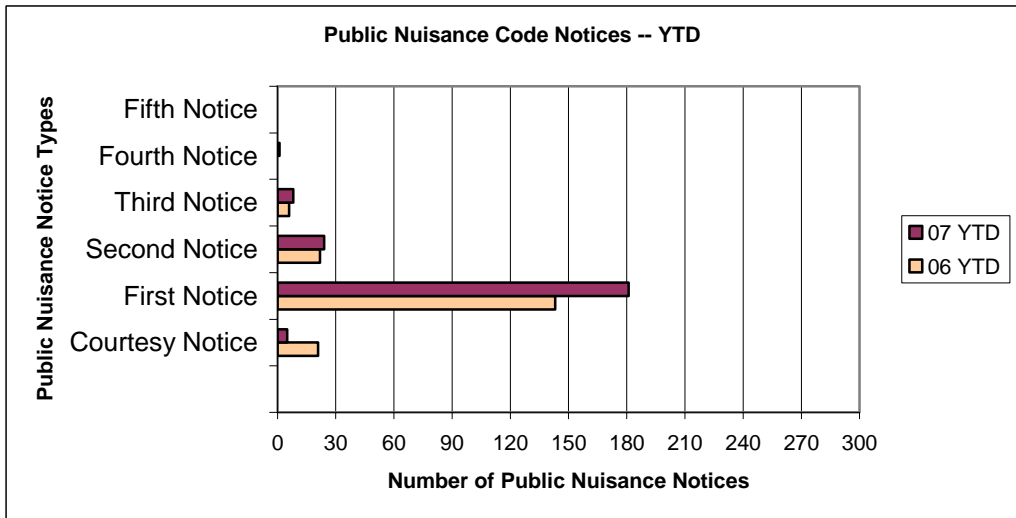
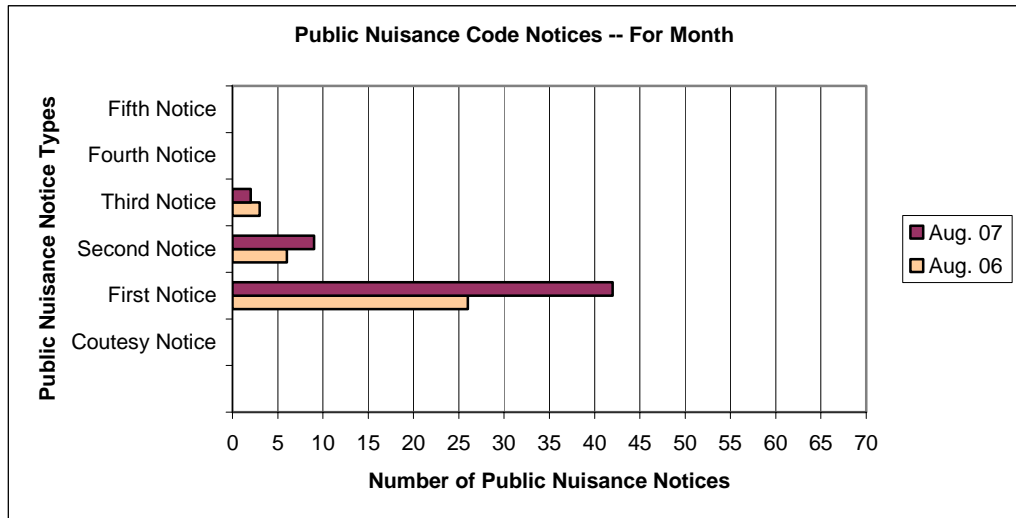


Code Compliance Abatements -- YTD



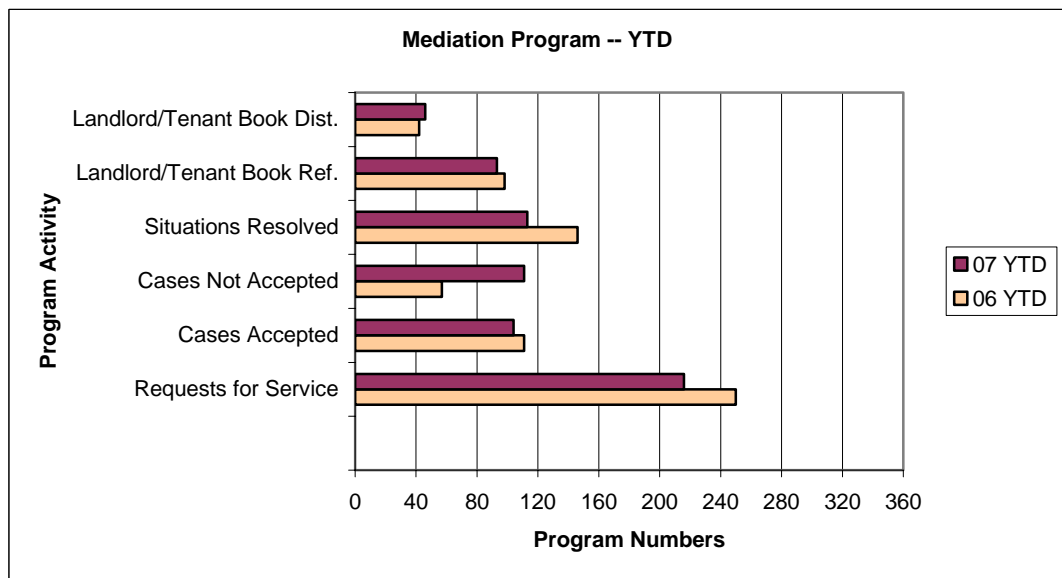
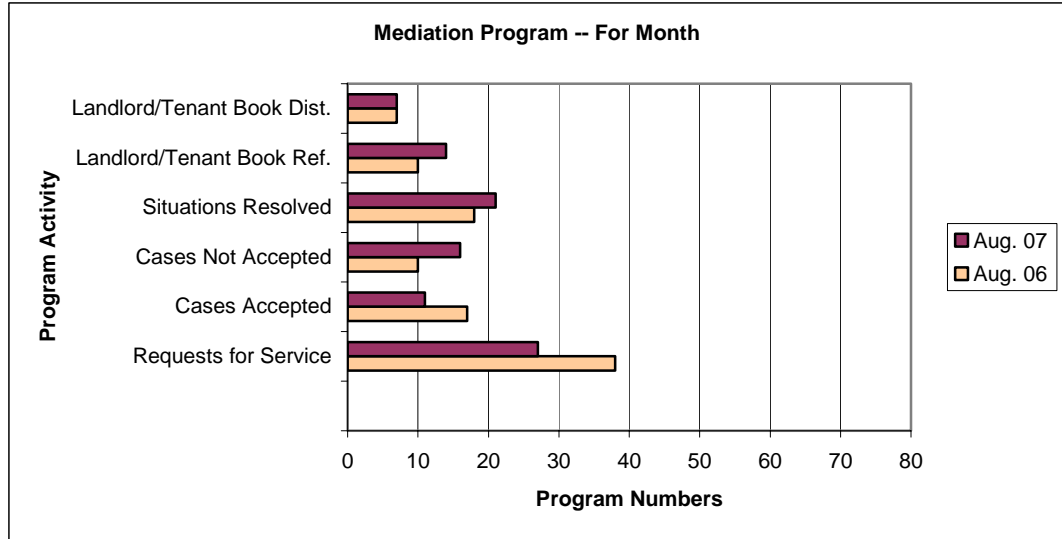


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Planning, Development and Transportation Services

Neighborhood & Building Services

AUGUST, 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 Aug.=48; YTD=318; Less Demos (-11)=307 MF Aug.=55; YTD=128 Total YTD Units:435								
Single Family Detached	45	279	45	279	108,130	12,601,646	59,791,584	73,982	350,322
Single Family Attached	3	36	3	36	4,364	260,513	3,886,294	1,309	23,483
Multi Family	55	128	7	17	61,054	4,884,417	11,636,325	24,043	61,273
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	0	10	0	0	0	0	250
Residential Misc. Bldgs.	0	2	6	41	1,996	70,802	737,825	1,054	9,017
Residential Remodel/Addition	0	1	62	468	4,208	1,153,738	10,640,725	12,821	104,960
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	1	4	14,560	1,300,000	8,877,564	6,866	46,361
Mercantile/Retail/Bus&Pers Svc	0	0	7	13	43,930	3,393,615	14,002,136	20,004	75,712
Religious Assembly	0	0	0	0	0	0	0	0	0
Recreational Buildings	0	0	1	4	1,016	120,000	3,638,925	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	1	1	11,052	6,800,000	6,800,000	34,613	34,613
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	3	0	0	73,400	0	724
Commercial Remodel/Addition	0	0	16	173	0	3,433,539	28,968,299	21,571	191,693
Change of Use	0	0	0	4	0	0	0	0	350
Demolition	-4	-11	10	51	0	53,400	367,855	550	2,600
Signs	0	0	26	195	0	118,385	1,010,934	1,232	9,625
Miscellaneous	0	0	386	2,492	2,435	1,463,753	8,707,262	11,390	72,764
TOTALS:	99	435	571	3,796	252,745	35,653,808	171,324,380	209,435	1,066,557



Planning, Development and Transportation Services

Neighborhood & Building Services

AUGUST, 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 Aug.=34; YTD=361; Less Demos (-2)=359 MF Aug.=30; YTD=195 Total YTD Units: 554									
Single Family Detached	28	336	28	336	56,022	5,808,895	78,898,307	34,489	455,541	
Single Family Attached	6	21	6	21	8,754	853,314	2,911,003	6,486	19,394	
Multi Family	30	78	2	13	33,337	2,483,271	8,112,923	11,529	42,090	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	1	14	0	0	0	25	350	
Residential Misc. Bldgs.	0	0	6	31	1,910	44,470	490,836	792	6,377	
Residential Remodel/Addition	0	0	50	442	5,130	1,767,118	11,655,613	16,196	115,714	
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	1	5	46,259	4,500,000	7,257,500	23,091	39,317	
Mercantile/Retail/Bus&Pers Svc	0	0	2	6	5,035	600,000	2,445,000	3,732	14,921	
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	2	55,059	9,430,000	10,324,583	47,516	52,357	
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	3	5,515	705,588	18,454,246	3,896	57,087	
Parking Structures	0	0	0	1	0	0	160,000	0	1,166	
Commercial Misc. Bldgs.	0	0	4	8	2,484	795,000	1,033,100	5,219	6,916	
Commercial Remodel/Addition	0	0	16	151	0	781,001	17,808,774	7,207	131,973	
Change of Use	0	4	0	15	0	0	1,398,406	0	9,731	
Demolition	0	-2	2	41	0	28,500	893,743	30	815	
Signs	0	0	17	158	0	172,480	860,461	1,173	7,881	
Miscellaneous	0	0	350	2,808	4,806	1,564,456	9,893,253	14,926	94,133	
TOTALS:	64	554	487	4,057	224,311	29,534,093	183,534,750	176,307	1,111,679	



Planning, Development and Transportation Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$363,600.00	\$82,800.00	\$446,400.00
Thompson School District	\$2,968.00	\$0.00	\$2,968.00
County Sales/Use Tax	\$434,744.95	\$168,275.60	\$603,020.55
Building Permit/Reinspection Fees	\$647,724.11	\$202,553.46	\$850,277.57
Plan Check Fee	\$328,024.46	\$42,031.13	\$370,055.59
Minor Amendment Fee	\$9,600.00	\$1,920.00	\$11,520.00
Admin Fee -- Occupancy Hearing	\$350.00	\$125.00	\$475.00
Parkland -- Community	\$516,712.00	\$147,658.00	\$664,370.00
Library Capital Expense	\$155,087.00	\$44,310.00	\$199,397.00
General Governmental Expense	\$151,524.82	\$66,514.89	\$218,039.71
Police Capital Expense	\$87,146.20	\$39,809.62	\$126,955.82
Fire Capital Expense	\$126,259.00	\$57,566.44	\$183,825.44
Parkland -- Neighborhood	\$462,701.00	\$133,182.00	\$595,883.00
Larimer County Regional Road Impact Fee	\$158,707.67	\$72,684.00	\$231,391.67
Street Oversizing: Res./Com.	\$1,919,990.94	\$891,330.51	\$2,811,321.45
Contribution in Aid of Construction	\$323,365.09	\$30,812.49	\$354,177.58
City Sales/Use Tax	\$1,628,402.11	\$631,033.55	\$2,259,435.66
Electric City Energy Tax	\$305.83	\$60.69	\$366.52
Electric ST/CO Energy Tax	\$400.92	\$79.56	\$480.48
Electric Primary Charge	\$2,557.58	\$3,548.70	\$6,106.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$616.80	\$122.40	\$739.20
Electric Comm. Revenue	\$10,265.18	\$2,030.32	\$12,295.50
Electric Temp. Pedestal	\$35,151.26	\$7,032.84	\$42,184.10
Electric Capacity Charge	\$6,637.90	\$2,899.75	\$9,537.65
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$175,698.60	\$35,565.00	\$211,263.60
Water Repay	\$5,396.00	\$0.00	\$5,396.00
Water 6% PILOT Fees	\$168.87	\$60.59	\$229.46
Construction Water	\$2,853.78	\$1,009.68	\$3,863.46
Water PIF	\$902,886.45	\$373,443.76	\$1,276,330.21
Water Right	\$576,389.41	\$93,305.55	\$669,694.96
Water Meter	\$10,823.00	\$2,720.76	\$13,543.76
Water Dev. Review	\$13,882.00	\$5,595.00	\$19,477.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$564,286.58	\$220,031.42	\$784,318.00
Sewer Dev. Review	\$13,829.00	\$5,595.00	\$19,424.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$208,237.82	\$64,551.16	\$272,788.98
Stormwater Dev. Review	\$59,656.62	\$16,317.16	\$75,973.78
PERMIT FEES:	\$9,907,127.45	\$3,446,576.03	\$13,353,703.48
Contractor Licensing	\$89,355.00	\$27,710.00	\$117,065.00
Home Occupation Licensing	\$6,775.00	\$1,400.00	\$8,175.00
Muni Court Mediation Fee	\$1,225.00	\$450.00	\$1,675.00
Zoning Board of Appeals	\$647.75	\$216.75	\$864.50
OTHER FEES:	\$98,002.75	\$29,776.75	\$127,779.50

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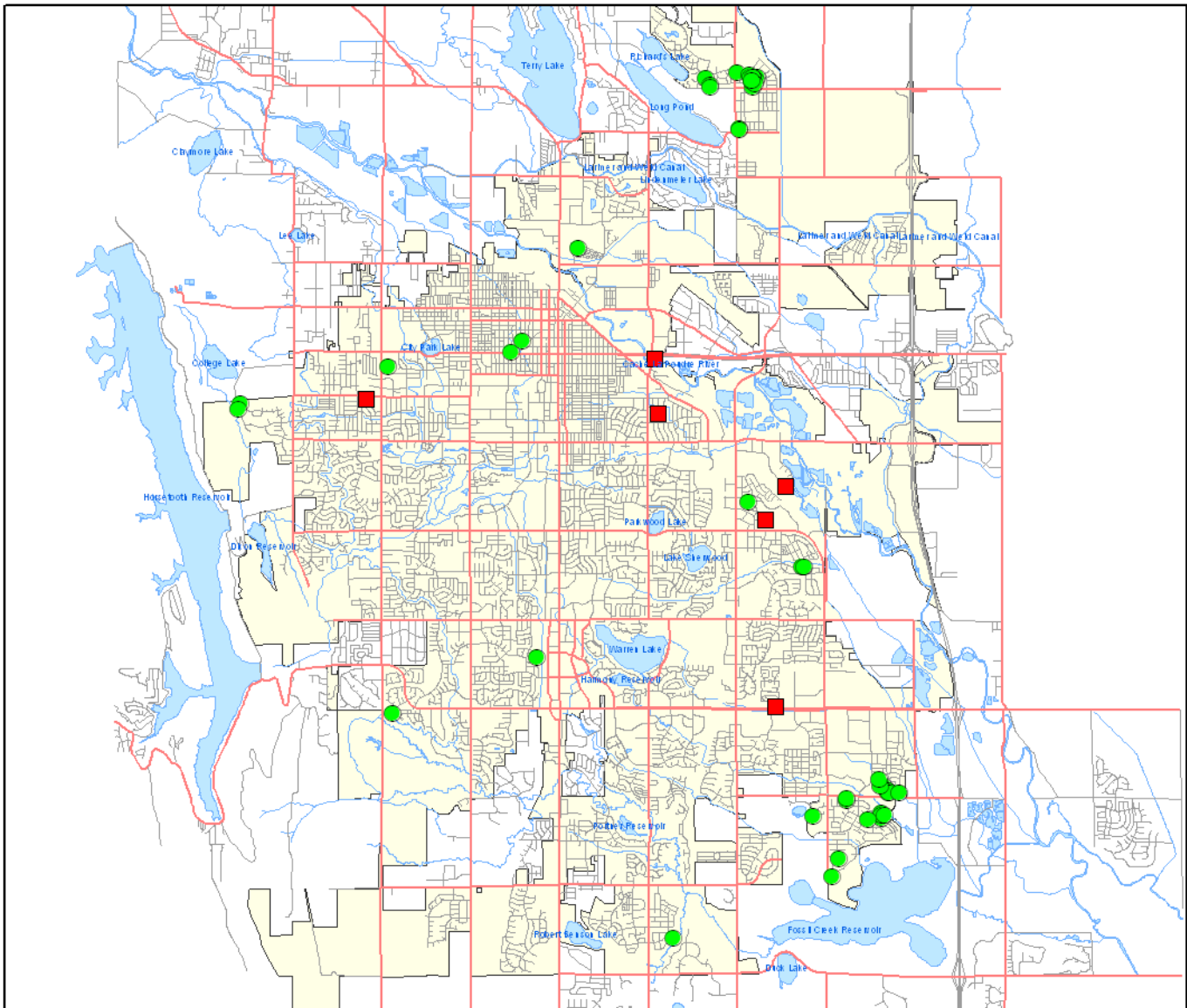
AUGUST CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
1024 S. Lemay Avenue	Hospital Addition	\$ 6,800,000.00
1171 E. Mulberry Street	Car Wash	\$ 1,150,000.00
2540 E. Drake Road	Office Building	\$ 1,300,000.00
2515 Owens Avenue	8-Plex Condominium	\$ 904,899.00
2550 E. Harmony Road	Restaurant	\$ 700,000.00
2450 Windrow Drive #E	20-Unit Condominium	\$ 1,515,000.00
6558 Rookery Road	Single Family Residence	\$ 1,500,000.00
2758 Iowa Drive	8-Plex Condominium	\$ 680,307.00
2759 Kansas Drive	7-Plex Condominium	\$ 599,803.00
2206 E. Harmony Road	Tenant Finish – Health Club	\$ 1,900,000.00
2950 Hearthstone Drive	Single Family Residence	\$ 600,000.00
3263 Rock Park Drive	Single Family Residence	\$ 700,000.00



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: August, 2007



September 4 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

AUGUST, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Aug. 06	Aug. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	1	0	5
Combo -- Weeds/Rubbish	68	82	257	272
Industrial Noise	0	0	0	0
Inop Motor Vehicle	84	57	802	515
Landscape Material Piles	0	0	0	0
Noxious Weed	58	38	369	273
Odor	0	0	0	0
Outdoor Storage	212	124	1037	755
Overgrown trees/shrubs (Sight)	37	30	139	103
Parking	26	34	246	343
Pollutant - Storm Drain	0	0	6	2
Pond (Detention) - Debris	1	0	5	1
Property Maintenance	0	0	0	0
Rubbish	329	281	1687	1290
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	2	0	8
Snow Removal - Sidewalk	0	0	328	1864
Trash - Unscreened	31	7	182	207
Weeds	608	1050	2762	4625
Wood Smoke	0	0	0	0
Totals	1454	1706	7820	10263

Abatement Type:	Aug. 06	Aug. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	0
Combo-Weeds/Rubbish	12	0	48	20
Inop Motor Vehicle	0	0	0	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	6	0	25	8
Odor	0	0	0	0
Outdoor Storage	15	2	54	19
Overgrown trees/shrubs (Sight)	0	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	23	4	131	39
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	58	22	364	266
Wood Smoke	0	0	0	0
Totals	114	28	743	977



AUGUST, 2007 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Aug. 06	Aug. 07	06 YTD	07 YTD
Courtesy Notice	0	0	21	5
First Notice	26	42	143	181
Second Notice	6	9	22	24
Third Notice	3	2	6	8
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	35	53	192	219

Customer Activity - Mediation	Aug. 06	Aug. 07	06 YTD	07 YTD
Requests for Service	38	27	250	216
Cases Accepted	17	11	111	104
Cases Not Accepted	10	16	57	111
Situations Resolved	18	21	146	113
Landlord/Tenant Book Ref.	10	14	98	93
Landlord/Tenant Book Dist.	7	7	42	46