

Monthly Report

September, 2007



Neighborhood & Building Services Department

281 North College Avenue

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Fort Collins, Colorado 80522

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www.fcgov.com/building/



Planning, Development and Transportation Services

Neighborhood & Building Services

MONTHLY REPORT – SEPTEMBER, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 25 permits issued with an associated construction valuation of \$5,745,409.

Single Family Attached (*attached units with individual owners/individually platted lots*): No permits issued.

Multi Family: No permits issued.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 6 permits issued with an associated construction valuation of \$101,043.

Commercial: 7 permits issued with an associated construction value of \$21,160,205.

- a) 4333 Corbett Drive – Commercial Core & Shell -- \$1,256,876
- b) 2720 Council Tree Ave – 2 Commercial Retail/Office -- \$7,538,596
- c) 2721 Council Tree Ave – Commercial Core & Shell -- \$4,425,309
- d) 2842 Council Tree Ave – Commercial Core & Shell -- \$1,995,547
- e) 2580 E Harmony Road – Multi-Use Core & Shell -- \$1,800,000
- f) 2420 E Harmony Road – Bank -- \$1,200,000
- g) 4417 Corbett Drive – Retail Core & Shell -- \$2,943,877

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 49 permits issued with an associated construction valuation of \$1,361,304.

Commercial: 20 permits issued with an associated construction valuation of \$2,830,599.

C. CHANGE OF USE:

1 permit issued with an associated value of \$2,000.

- a) 1011 Remington Street – Change single family residence to boarding house.

DEMOLITION:

7 permits issued with an associated construction valuation of \$55,300. No 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:

21 permits issued with an associated construction valuation of \$128,686.

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

305 permits issued with an associated construction valuation of \$1,115,886.



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F. TOTALS:

Dwelling Units: 26 units created for the month of September. This is ↓ 21% from last year (YTD).

Permits Issued: 441 permits for the month of September. This is ↓ 6% from last year (YTD).

Construction Valuation: \$32,500,432 for the month of September. This is ↑ .4% from last year (YTD).

Fees Collected: \$188,255 for the month of September. This is ↑ 2% from last year (YTD).

BUILDING PLAN REVIEW:

58 commercial plans and 89 residential plans were reviewed in September. This is ↑ 7% from last year (YTD).

BUILDING INSPECTIONS:

393 commercial inspections and 1,358 residential inspections were performed in September. This is ↓ 16% from last year (YTD).

ZONING PLAN REVIEW:

197 plans were reviewed in September to assure zoning compliance. This is ↑ 32% from last year (YTD).

ZONING INSPECTIONS:

294 zoning field inspections were performed in September. 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 September. \$15,025.00 was collected for all September contractor licensing activities. YTD \$132,090.00 has been collected.

CODE COMPLIANCE NUISANCE CASES:

844 nuisance code cases were generated in September. This is ↑ 26% 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:

11 nuisance abatements were performed in September. This is ↑ 32% from last year (YTD).

CIVIL CITATIONS:

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

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

PUBLIC NUISANCE NOTICES:

85 public nuisance notices were sent out in September. This is ↑ 15% from last year (YTD).



Planning, Development and Transportation Services

Neighborhood & Building Services

NEIGHBORHOOD SERVICES MEDIATION:

26 requests for service came in during the month of September. This is ↓ 15% from last year (YTD). 11 of these cases were appropriate for mediation. 15 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 September:

- Hosted annual pro bono mediator appreciation dinner; 24 attended
- Completed revision of Community Mediation Program Policies & Procedures manual
- Attended state conference "Excellence in Mediation"
- Participated in Confidentiality training planning
- Participated in 2008 Young Women's Journey Conference as Chair of steering committee
- Attended 8 hours of supervisory training
- 263 external hits – Community Mediation Program website
- 778 external hits – Landlord-Tenant Handbook

COMMUNITY LIAISON (CSU) PROGRAM:

- Taught Party Partners class
- Interviewed and hired In-House Student Coordinator position
- Had booth at Division of Student Affairs Day – gave away 100 decks of cards
- Met with ASCSU Community Affairs rep to discuss collaborative opportunities
- Participated in ride-a-long on Party Patrol with Fort Collins Police Services
- Attended Responsible Alcohol Retailers committee meeting
- Attended CAA meeting
- Met with Mike Gebo and ASCSU reps to discuss occupancy limit
- Created Student Voice assessment survey for Community Welcome
- Preparing and organizing for Fall Clean-up (Adopt-a-Neighbor) – Nov. 10th
- Preparing and organizing Neighborhood Dialogues to occur in October
- 91 hits on Rental World website
- 129 members currently signed up on Town Gown Network website/forum
- 725 hits on Town Gown Network website
- 21 Party Pack distributed (gave out our 1000th party pack since onset of program in '04)
- Rental World video aired 21 times on Channel 14
- Duh posters and U+2 ads in Dingo Travel vans and residence halls
- Guest expert for the Chronicle for Higher Education's online chat titled, "Closing the Gap Between Town & Gown" (9/6/07)
- Phone interview with Arizona State University to discuss Community Liaison programming
- Received a copy of the "Rental Life" video from Minnesota State University which is modeled after CSU's/City of Fort Collins' "Rental World" video
- University of Illinois: requesting permission to model their online "good neighbor" trivia after ours
- University of Oregon: called to ask questions about Neighborhood Partnership

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – Occupancy Update, Paties/Noise, Educational & Landlord Trainings, Leaves & fall clean-up
- Facilitated Neighborhood Task Force meeting
- Facilitated Utilities' detention pond meeting



NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

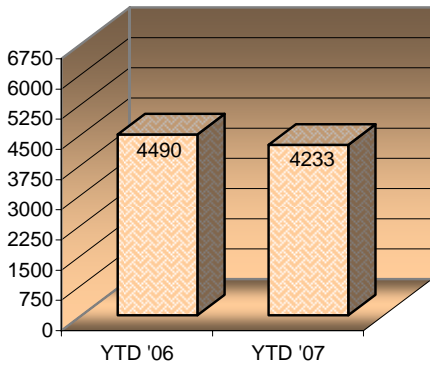
- Facilitated HOA workshop on conflict resolution
- Attended IAP2 training on Public Participation
- Attended CAA meeting
- Participated in Citizen Corps
- Participated in snow coordination meeting
- Presented “Sidewalk Snow Removal and the Role of Code Enforcement” at the Western States Snow & Ice Conference in Estes Park
- Facilitated Noise Workshop
- Co-facilitated Holiday Display Task Force meetings
- Facilitated neighborhood meeting regarding upcoming rezoning
- September hits on website:
 - Main page: 135 internal, 488 external = 623 total
 - Newsletter: 34 internal, 373 external = 407 total
 - Code Compliance: 32 internal, 390 external = 422 total
 - Occupancy: 37 internal, 323 external = 360 total



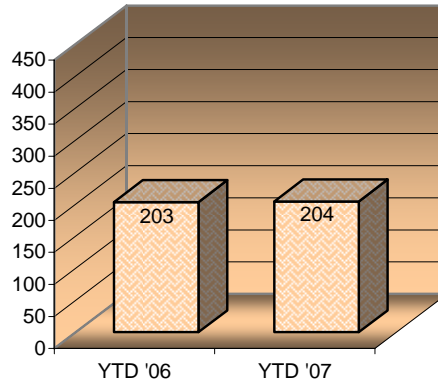
SEPTEMBER, 2007 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

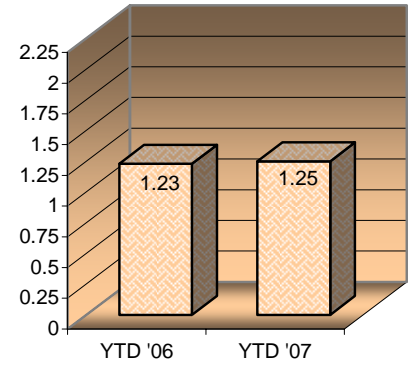
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

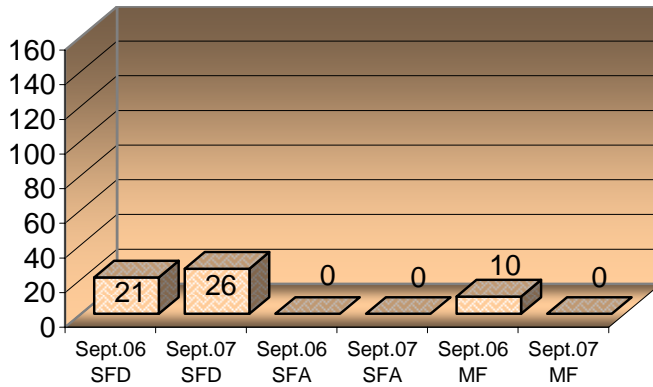


Total Fees Collected YTD (\$M)

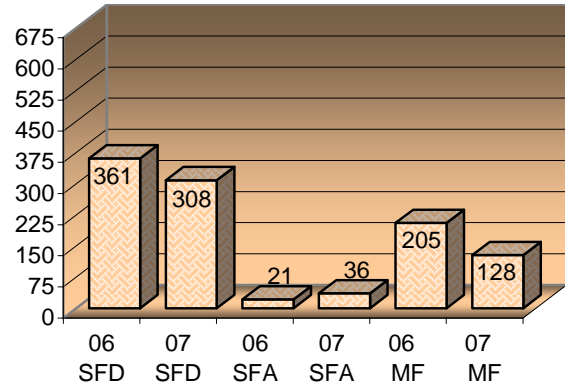


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

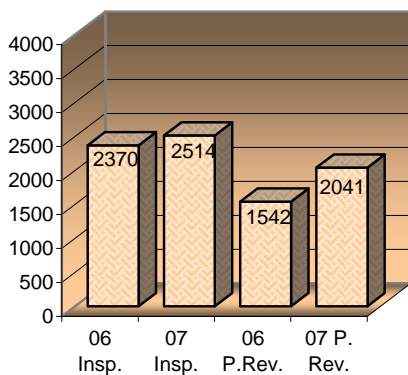
Units for Current Month



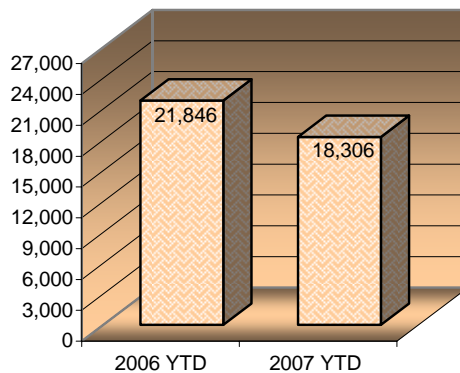
Units YTD



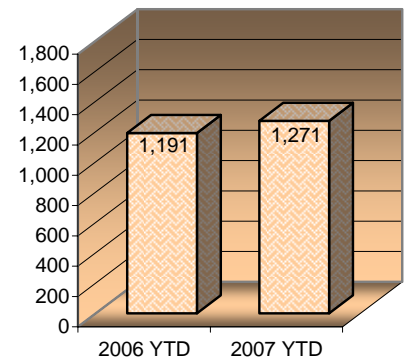
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



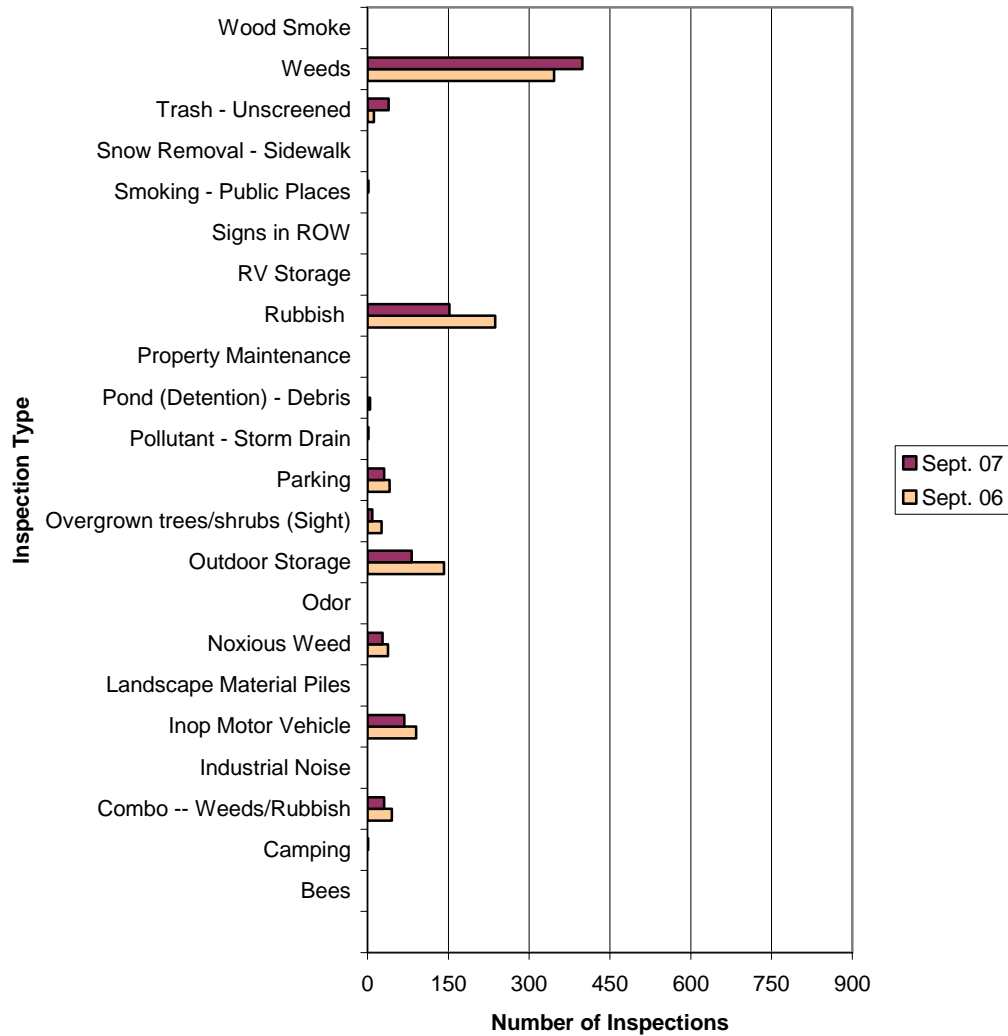
Building Plan Reviews YTD



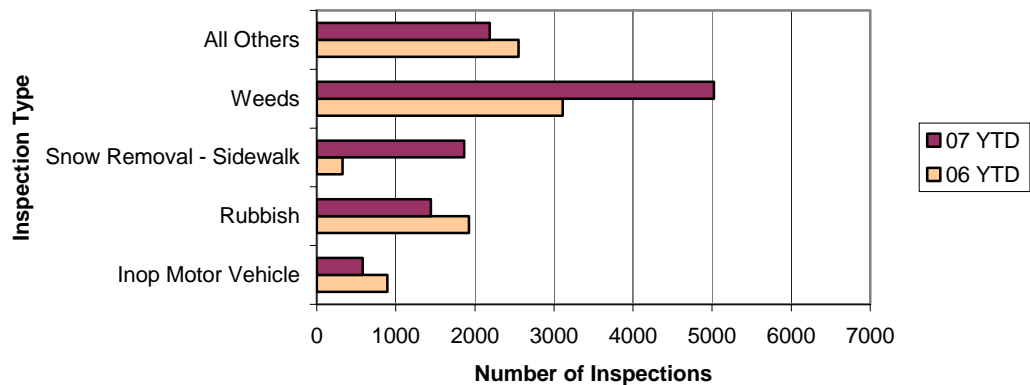


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



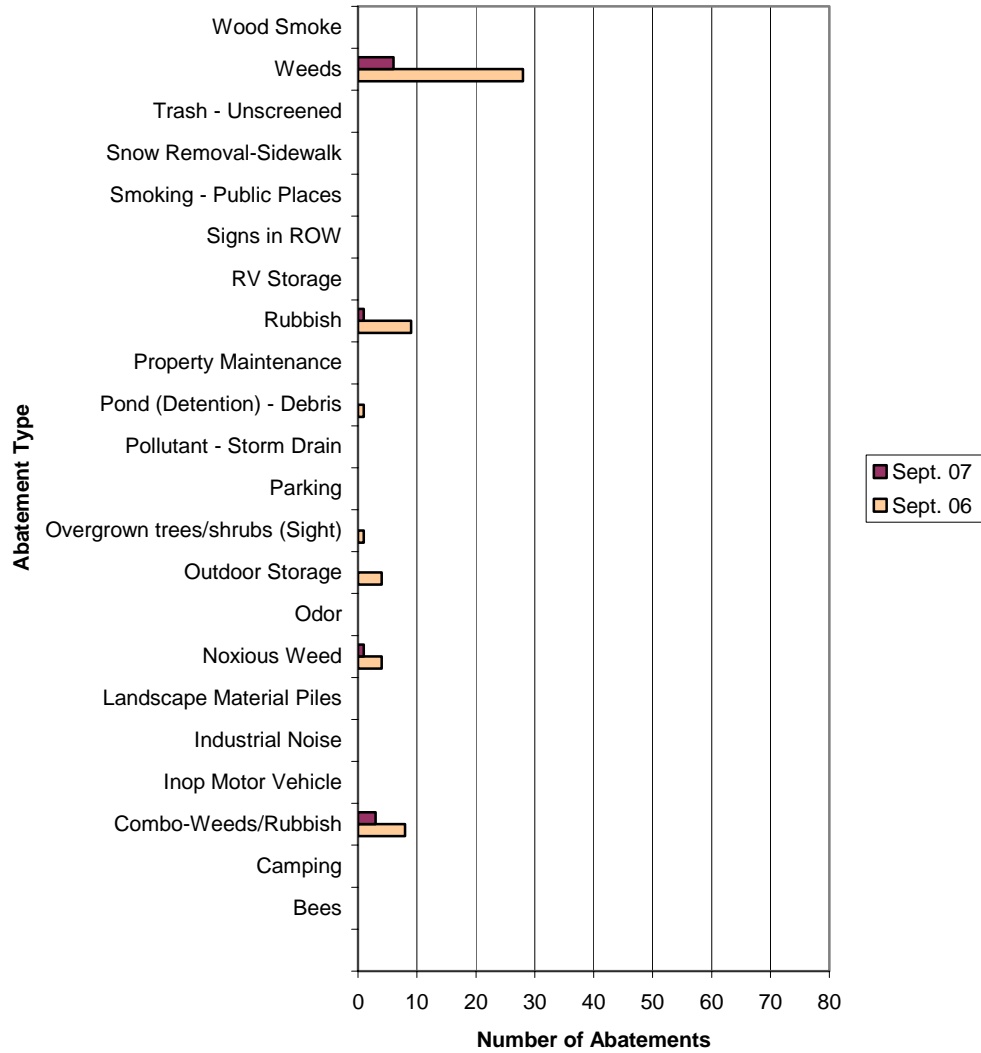
Code Compliance Inspections -- YTD



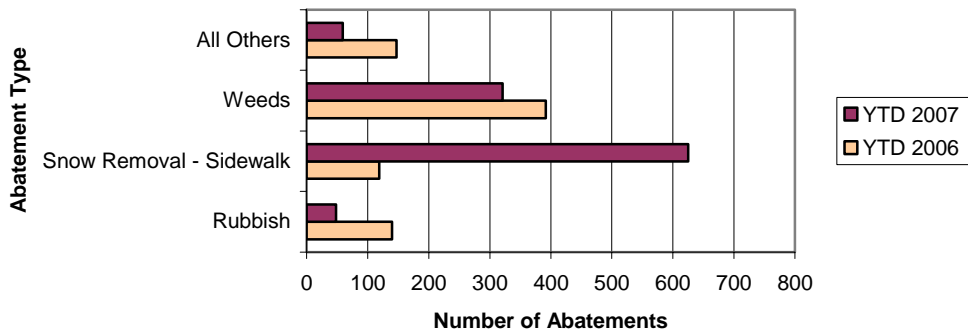


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

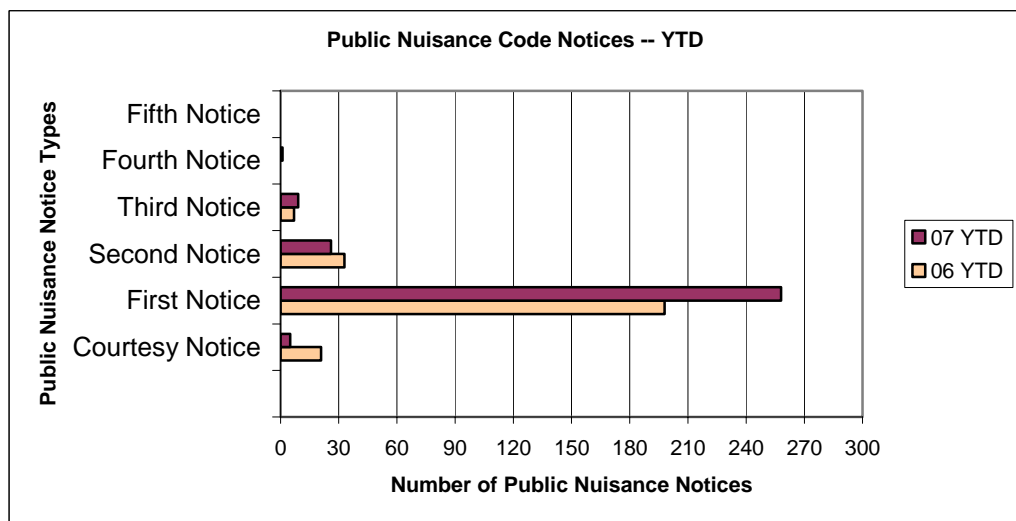
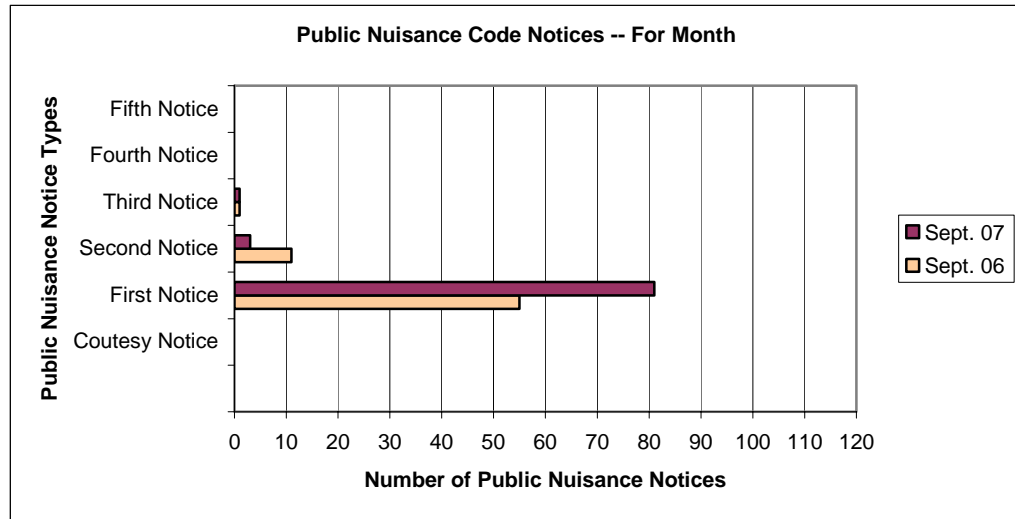


Code Compliance Abatements -- YTD



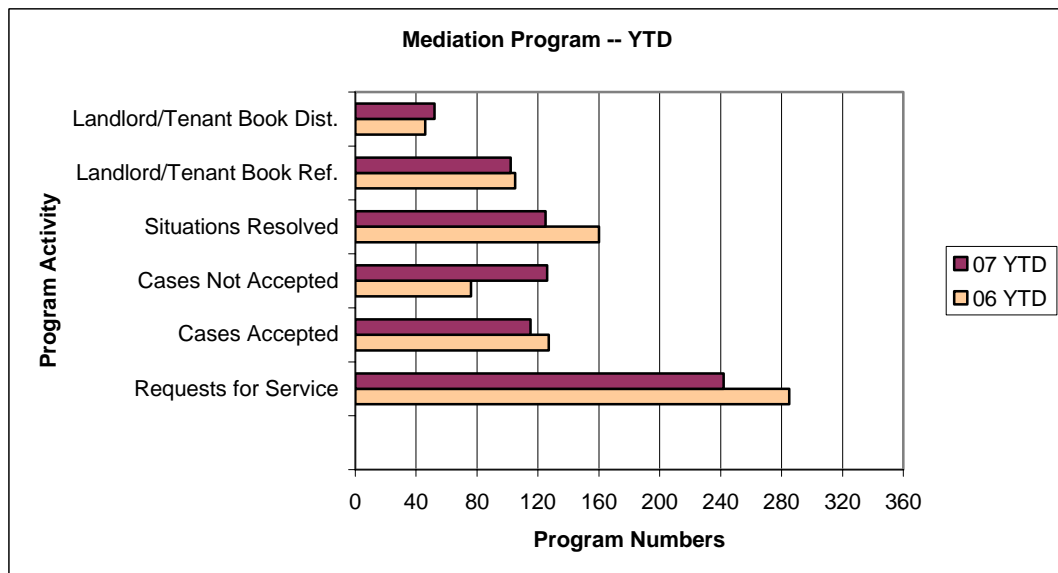
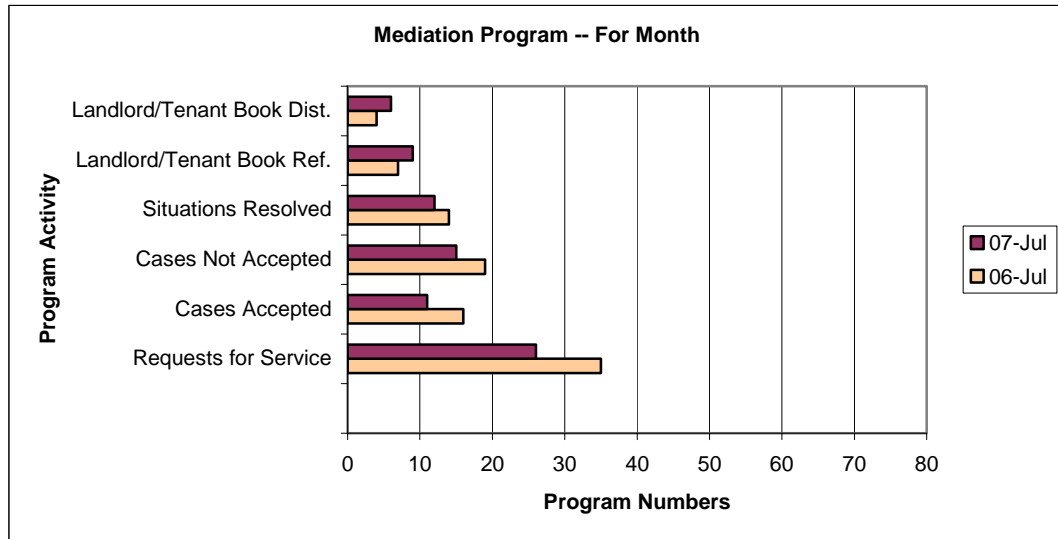


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Planning, Development and Transportation Services

Neighborhood & Building Services

SEPTEMBER, 2007 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 Sept.=26; YTD=344; Less Demos (-11)=333 MF Sept.=0; YTD=128 Total YTD Units:461								
Single Family Detached	25	304	25	304	52,437	5,745,409	65,536,993	34,728	385,050
Single Family Attached	0	36	0	36	0	0	3,886,294	0	23,483
Multi Family	0	128	0	17	0	0	11,636,325	0	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	47	4,112	101,043	838,868	1,151	10,168
Residential Remodel/Addition	1	2	49	516	7,034	1,361,304	11,979,128	10,813	115,559
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	2	6	23,151	3,000,000	11,877,564	16,165	62,527
Mercantile/Retail/Bus&Pers Svc	0	0	5	18	252,811	18,160,205	32,162,341	93,388	169,100
Religious Assembly	0	0	0	0	0	0	0	0	0
Recreational Buildings	0	0	0	4	0	0	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	0	1	0	0	6,800,000	0	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	20	193	563	2,830,599	31,798,898	20,549	212,242
Change of Use	0	0	1	5	0	2,000	2,000	100	450
Demolition	0	-11	7	58	0	55,300	423,155	350	2,950
Signs	0	0	21	216	0	128,686	1,139,620	1,167	10,792
Miscellaneous	0	0	305	2,794	3,014	1,115,886	9,812,270	9,844	82,549
TOTALS:	26	461	441	4,233	343,122	32,500,432	203,791,033	188,255	1,254,540



Planning, Development and Transportation Services

Neighborhood & Building Services

SEPTEMBER, 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 Sept.=21; YTD=382; Less Demos (-2)=380 MF Sept.=10; YTD=205 Total YTD Units:585								
Single Family Detached	21	357	21	357	44,196	4,637,704	83,584,719	28,110	483,896
Single Family Attached	0	21	0	21	0	0	2,911,003	0	19,394
Multi Family	10	88	1	14	11,401	967,494	9,080,417	4,649	46,739
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	6	20	0	0	0	150	500
Residential Misc. Bldgs.	0	0	12	43	11,960	95,207	586,043	1,269	7,646
Residential Remodel/Addition	0	0	55	497	7,628	1,779,976	13,435,590	17,099	132,813
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	6	14,635	1,100,000	8,357,500	5,866	45,183
Mercantile/Retail/Bus&Pers Svc	0	0	1	7	2,974	400,000	2,845,000	3,135	18,056
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	2	0	0	10,324,583	0	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	0	3	0	0	18,454,246	0	57,087
Parking Structures	0	0	0	1	0	0	160,000	0	1,166
Commercial Misc. Bldgs.	0	0	0	8	0	0	1,033,100	0	6,916
Commercial Remodel/Addition	0	0	19	169	4,460	8,772,833	26,560,036	49,169	180,921
Change of Use	0	4	1	16	0	150,000	1,548,406	1,116	10,847
Demolition	0	-2	5	46	0	36,000	929,743	75	890
Signs	0	0	12	170	0	120,382	980,843	940	8,820
Miscellaneous	0	0	301	3,108	2,240	1,287,168	11,182,822	11,703	105,879
TOTALS:	31	585	435	4,490	99,494	19,346,764	202,911,053	123,281	1,235,026



Planning, Development and Transportation Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$446,400.00	\$24,000.00	\$470,400.00
Thompson School District	\$2,968.00	\$2,684.00	\$5,652.00
County Sales/Use Tax	\$603,020.55	\$75,271.78	\$678,292.33
Building Permit/Reinspection Fees	\$850,202.57	\$91,460.95	\$941,663.52
Plan Check Fee	\$370,055.59	\$73,799.24	\$443,854.83
Minor Amendment Fee	\$11,520.00	\$1,536.00	\$13,056.00
Admin Fee -- Occupancy Hearing	\$475.00	\$125.00	\$600.00
Parkland -- Community	\$664,370.00	\$39,274.00	\$703,644.00
Library Capital Expense	\$199,397.00	\$11,788.00	\$211,185.00
General Governmental Expense	\$218,039.71	\$31,447.16	\$249,486.87
Police Capital Expense	\$126,955.82	\$19,154.96	\$146,110.78
Fire Capital Expense	\$183,825.44	\$27,637.83	\$211,463.27
Parkland -- Neighborhood	\$595,883.00	\$35,274.00	\$631,157.00
Larimer County Regional Road Impact Fee	\$231,391.67	\$45,483.00	\$276,874.67
Street Oversizing: Res./Com.	\$2,811,321.45	\$553,083.62	\$3,364,405.07
Contribution in Aid of Construction	\$354,177.58	\$5,519.70	\$359,697.28
City Sales/Use Tax	\$2,259,435.66	\$281,947.73	\$2,541,383.39
Electric City Energy Tax	\$366.52	\$26.18	\$392.70
Electric ST/CO Energy Tax	\$480.48	\$34.32	\$514.80
Electric Primary Charge	\$6,106.28	\$0.00	\$6,106.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$739.20	\$52.80	\$792.00
Electric Comm. Revenue	\$12,295.50	\$875.82	\$13,171.32
Electric Temp. Pedestal	\$42,184.10	\$3,039.74	\$45,223.84
Electric Capacity Charge	\$9,537.65	\$0.00	\$9,537.65
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$211,263.60	\$15,534.00	\$226,797.60
Water Repay	\$5,396.00	\$0.00	\$5,396.00
Water 6% PILOT Fees	\$229.46	\$31.58	\$261.04
Construction Water	\$3,863.46	\$544.50	\$4,407.96
Water PIF	\$1,276,330.21	\$173,542.40	\$1,449,872.61
Water Right	\$669,694.96	\$24,990.91	\$694,685.87
Water Meter	\$13,543.76	\$1,707.00	\$15,250.76
Water Dev. Review	\$19,477.00	\$2,700.00	\$22,177.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$784,318.00	\$96,133.00	\$880,451.00
Sewer Dev. Review	\$19,424.00	\$2,753.00	\$22,177.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$272,788.98	\$41,043.99	\$313,832.97
Stormwater Dev. Review	\$75,973.78	\$11,468.30	\$87,442.08
PERMIT FEES:	\$13,353,628.48	\$1,693,964.51	\$15,047,592.99
Contractor Licensing	\$117,065.00	\$15,025.00	\$132,090.00
Home Occupation Licensing	\$8,175.00	\$825.00	\$9,000.00
Muni Court Mediation Fee	\$2,325.00	\$0.00	\$2,325.00
Zoning Board of Appeals	\$913.00	\$0.00	\$913.00
OTHER FEES:	\$128,478.00	\$15,850.00	\$144,328.00

*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.



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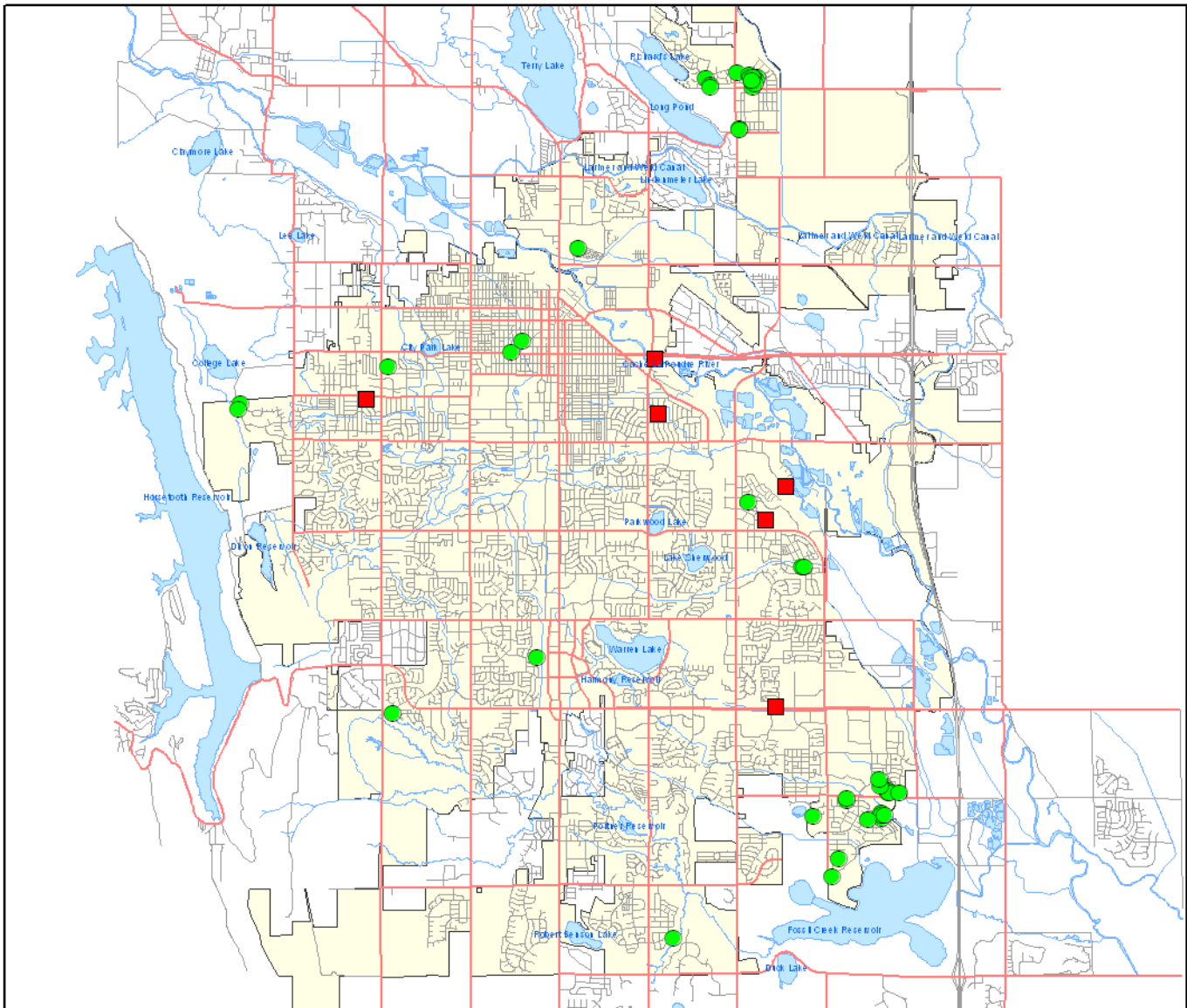
SEPTEMBER CONSTRUCTION VALUED AT \$500,000 OR MORE

Site Address	Type of Building	Value of Construction
4503 John F Kennedy Parkway	Grocery Store Remodel	\$ 862,000.00
4333 Corbett Drive	Commercial Core & Shell	\$ 1,256,876.00
2720 Council Tree Avenue	2 Commercial Retail & Office	\$ 7,538,596.00
2721 Council Tree Avenue	Commercial Core & Shell	\$ 4,425,309.00
2842 Council Tree Avenue	Commercial Core & Shell	\$ 1,995,547.00
2580 E Harmony Road	Multi-Use Core & Shell	\$ 1,800,000.00
2420 E Harmony Road	Bank	\$ 1,200,000.00
4417 Corbett Drive	Commercial Retail Core & Shell	\$ 2,943,877.00



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: September, 2007



October 1, 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

SEPTEMBER, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Sept. 06	Sept. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	1	0	6
Combo -- Weeds/Rubbish	45	31	302	303
Industrial Noise	0	0	0	0
Inop Motor Vehicle	90	68	892	584
Landscape Material Piles	0	0	0	0
Noxious Weed	38	28	407	301
Odor	0	0	0	0
Outdoor Storage	142	82	1179	837
Overgrown trees/shrubs (Sight)	26	9	165	112
Parking	41	31	287	374
Pollutant - Storm Drain	0	2	6	4
Pond (Detention) - Debris	5	0	10	1
Property Maintenance	0	0	0	0
Rubbish	237	152	1924	1442
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	2	0	10
Snow Removal - Sidewalk	0	0	328	1864
Trash - Unscreened	12	39	194	246
Weeds	346	399	3108	5024
Wood Smoke	0	0	0	0
Totals	982	844	8802	11108

Abatement Type:	Sept. 06	Sept. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	0
Combo-Weeds/Rubbish	8	3	56	29
Inop Motor Vehicle	0	0	0	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	4	1	29	10
Odor	0	0	0	0
Outdoor Storage	4	0	58	19
Overgrown trees/shrubs (Sight)	1	0	3	1
Parking	0	0	0	0
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	1	0	1	0
Property Maintenance	0	0	0	0
Rubbish	9	1	140	48
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	28	6	392	321
Wood Smoke	0	0	0	0
Totals	55	11	798	1053



SEPTEMBER, 2007 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Sept. 06	Sept. 07	06 YTD	07 YTD
Courtesy Notice	0	0	21	5
First Notice	55	81	198	258
Second Notice	11	3	33	26
Third Notice	1	1	7	9
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	67	85	259	299

Customer Activity - Mediation	06-Jul	07-Jul	06 YTD	07 YTD
Requests for Service	35	26	285	242
Cases Accepted	16	11	127	115
Cases Not Accepted	19	15	76	126
Situations Resolved	14	12	160	125
Landlord/Tenant Book Ref.	7	9	105	102
Landlord/Tenant Book Dist.	4	6	46	52