

Monthly Report

October, 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/



Neighborhood & Building Services
281 N. College Avenue
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Fort Collins, CO 80521
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fcgov.com

MONTHLY REPORT – OCTOBER, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 28 permits issued with an associated construction valuation of \$5,840,295.

Single Family Attached (*attached units with individual owners/individually platted lots*): 6 permits issued with an associated construction valuation of \$484,860.

Multi Family: 2 permits issued with an associated construction valuation of \$3,188,874. 26 dwelling units were created.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 5 permits issued with an associated construction valuation of \$44,351.

Commercial: 5 permits issued with an associated construction value of \$12,029,575.

- a) 2936 Council Tree Ave – Commercial Retail -- \$8,683,000.00
- b) 4215 Corbett Dr – Commercial (Core & Shell) -- \$495,245.00
- c) 2948 Council Tree Ave – Commercial (Core & Shell) -- \$833,806.00
- d) 2104 Kechter – Commercial Mixed Use -- \$512,000.00
- e) 4321 Corbett Dr – Commercial Retail (Core & Shell) -- \$1,505,524.00

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 77 permits issued with an associated construction valuation of \$1,931,935.

Commercial: 17 permits issued with an associated construction valuation of \$2,033,116.

C. CHANGE OF USE:

No permits issued.

DEMOLITION:

5 permits issued with an associated construction valuation of \$292,800. 1 dwelling unit was destroyed. YTD 12 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.

D. SIGNS:

37 permits issued with an associated construction valuation of \$191,861.



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

335 permits issued with an associated construction valuation of \$1,453,865.

F. TOTALS:

Dwelling Units: 60 units created for the month of October. This is ↓ 31% from last year (YTD).

Permits Issued: 520 permits for the month of October. This is ↓ 5% from last year (YTD).

Construction Valuation: \$27,491,532 for the month of October. This is ↓ 7% from last year (YTD).

Fees Collected: \$165,653 for the month of October. This is ↑ .1% from last year (YTD).

BUILDING PLAN REVIEW:

42 commercial plans and 76 residential plans were reviewed in October. This is ↑ 8% from last year (YTD).

BUILDING INSPECTIONS:

461 commercial inspections and 1,718 residential inspections were performed in October. This is ↓ 14% from last year (YTD).

ZONING PLAN REVIEW:

252 plans were reviewed in October to assure zoning compliance. This is ↑ 35% from last year (YTD).

ZONING INSPECTIONS:

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

CONTRACTOR LICENSING:

21 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in October. \$17,195.00 was collected for all October contractor licensing activities. YTD \$149,285.00 has been collected.

CODE COMPLIANCE NUISANCE CASES:

752 nuisance code cases were generated in October. This is ↑ 25% 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:

4 nuisance abatements were performed in October. This is ↑ 30% from last year (YTD).

CIVIL CITATIONS:

0 civil citations were issued for nuisance code violations in October.

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



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PUBLIC NUISANCE NOTICES:

43 public nuisance notices were sent out in October. This is ↑ 13% from last year (YTD).

NEIGHBORHOOD SERVICES MEDIATION:

29 requests for service came in during the month of October. This is ↓ 14% from last year (YTD). 15 of these cases were appropriate for mediation. 14 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. 15 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during October:

- Hosted pro bono mediator clinic: "High Conflict Situations in Mediation"; 13 attended
- On-going participation in 2008 Young Women's Journey Conference as Chair of steering committee
- Participating in the City's Employee Committee
- Participated in and presented at the Landlord Education Series
- 286 external hits – Community Mediation Program website
- 940 external hits – Landlord-Tenant Handbook

COMMUNITY LIAISON (CSU) PROGRAM:

- Taught Party Partners class
- Attended Community Alcohol Coalition meeting
- Attended UniverCity Connections Mixed-Use Development meetings
- Attended Campus of Character meetings
- Attended Division of Student Affairs Workshops
- Attended CAA meeting & Trade Show
- Conducted a mediation for Conflict Resolution and Student Conduct Services
- Attended ASCSU advisors meeting
- Met with ASCSU Community Affairs rep – working on Landlord Survey
- Preparing and organizing for Fall Clean-up (Adopt-a-Neighbor) – Nov. 10th (over 53 neighbors will be given assistance with yard clean-up by 300 CSU volunteers)
- Prepared and organized Neighborhood Dialogues
- 102 hits on Rental World website
- 136 members currently signed up on Town Gown Network website/forum
- 687 hits on Town Gown Network website
- 136 Party Pack distributed
- Rental World video aired 46 times on Channel 14
- Participated in Town Gown Audio Conference hosted by University of Albany and East Carolina University.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – Animal Issues, Recycling, Halloween Safety
- Facilitated Neighborhood Task Force meeting
- Coordinated inter-departmental meeting regarding City-owned property maintenance issues
- Participated in UniverCity Connections
- Attended Rolland Moore Neighborhood Fall meeting



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NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

- Presented Exterior Property Maintenance Codes to Affordable Housing Coalition
- Participated in City/CSU Liaison meeting
- Participated in Citizen Corps & Planning for CERT Team
- Facilitated Noise Workshop
- Co-facilitated Holiday Display Task Force meetings
- Facilitated HOA workshop on amendments
- Co-taught CSU class on public participation
- Co-facilitated Neighborhood Dialogue
- Organized and facilitated Landlord Training series
- Attended neighborhood potluck event in Hanna Farms Neighborhood
- Presented Exterior Property Maintenance Codes to North Fort Collins Business Association
- October hits on website:
 - Main page: 52 internal, 462 external = 514 total
 - Newsletter: 20 internal, 229 external = 249 total
 - Code Compliance: 46 internal, 399 external = 445 total
 - Occupancy: 20 internal, 479 external = 499 total

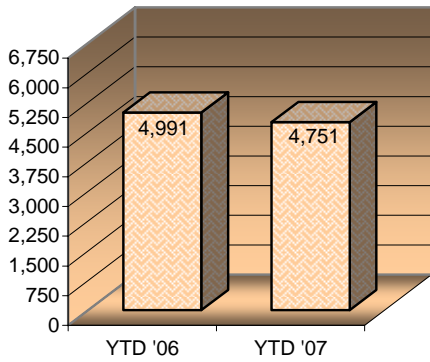


OCTOBER, 2007 OVERVIEW

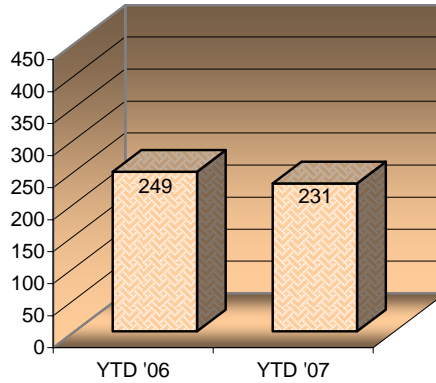
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

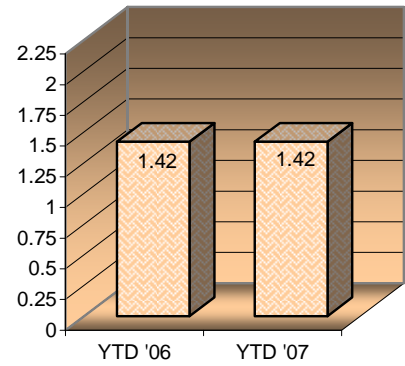
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

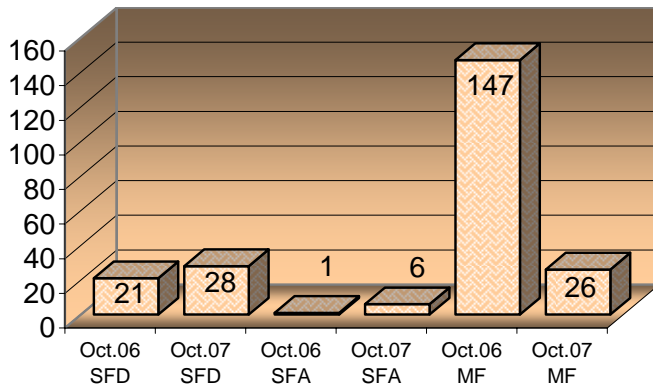


Total Fees Collected YTD (\$M)

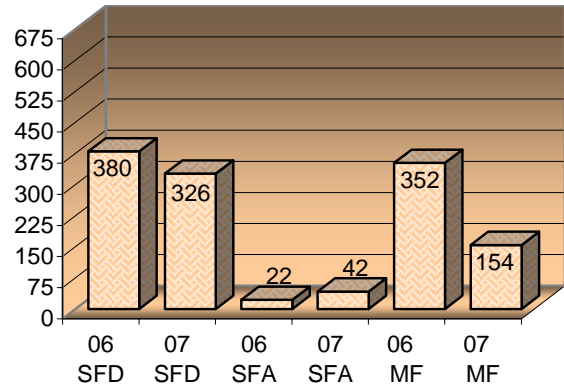


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

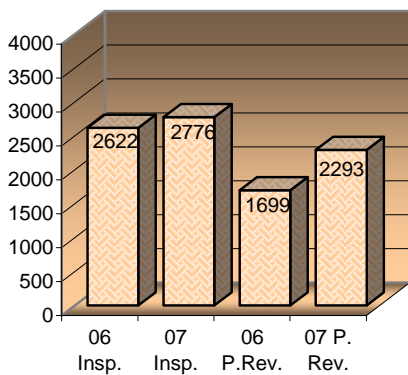
Units for Current Month



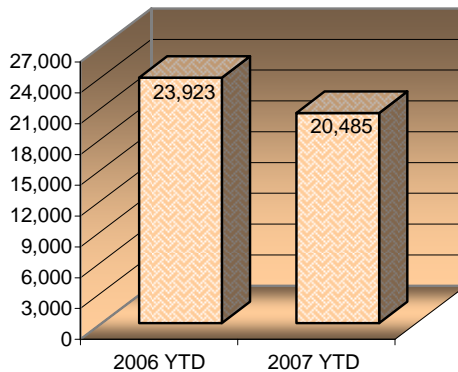
Units YTD



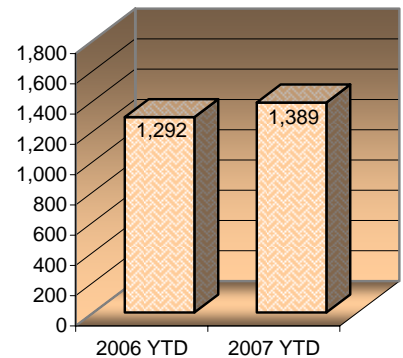
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



Building Plan Reviews YTD

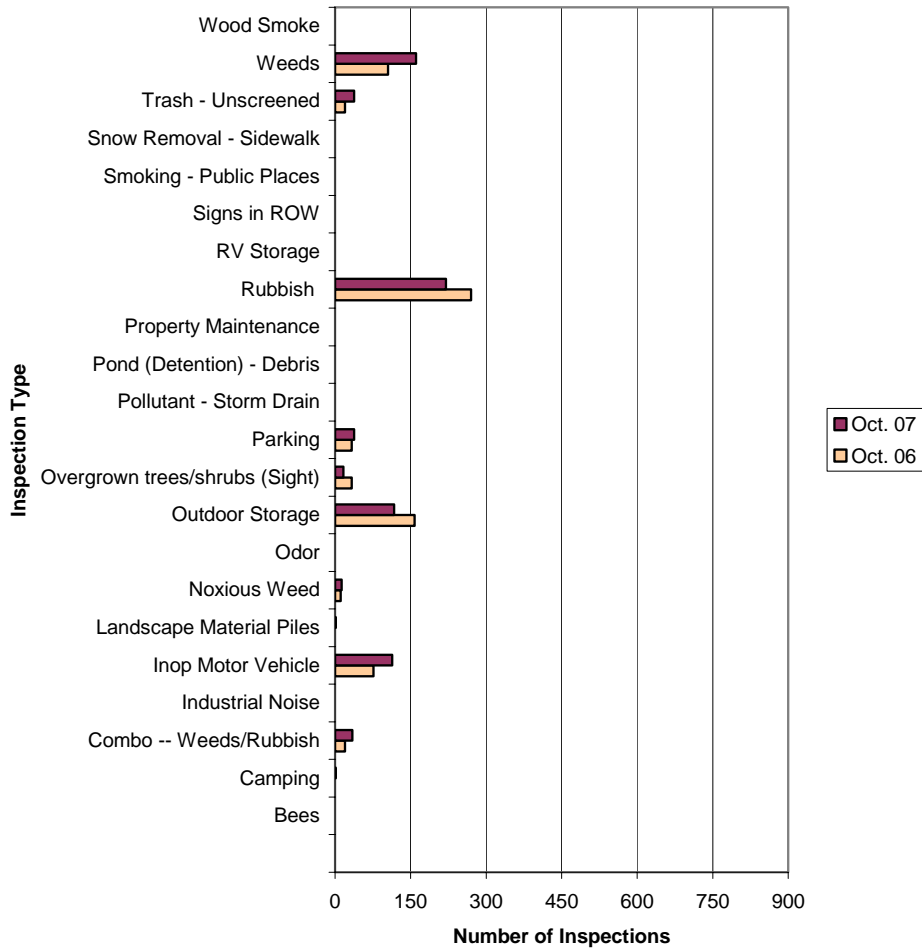




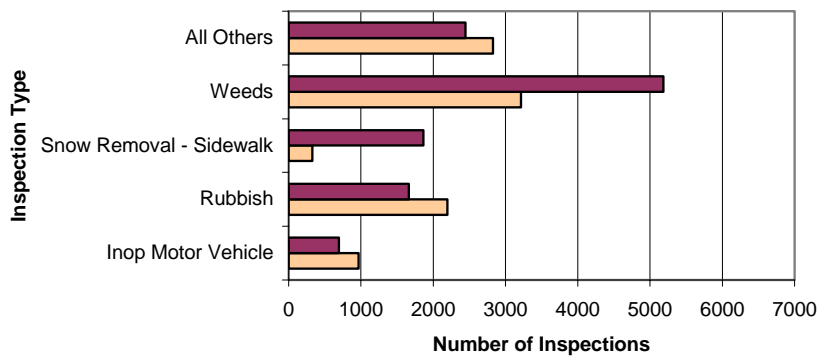
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



Code Compliance Inspections -- YTD

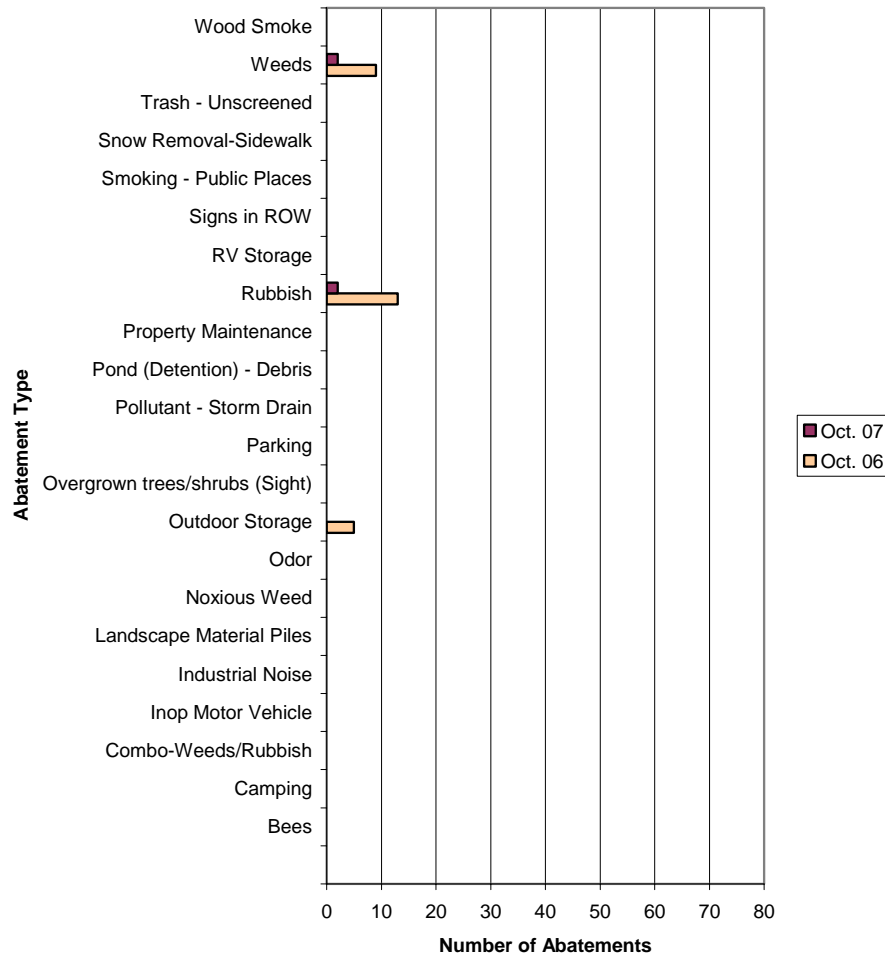




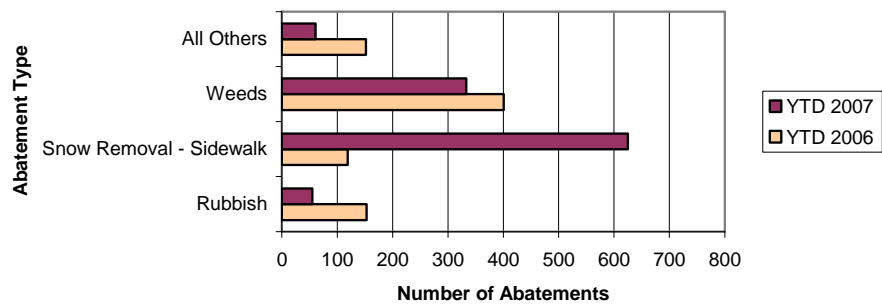
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month



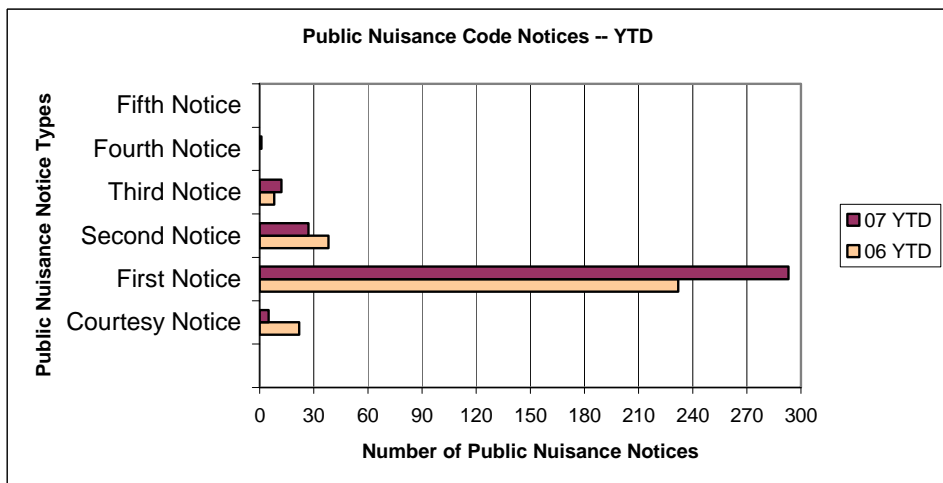
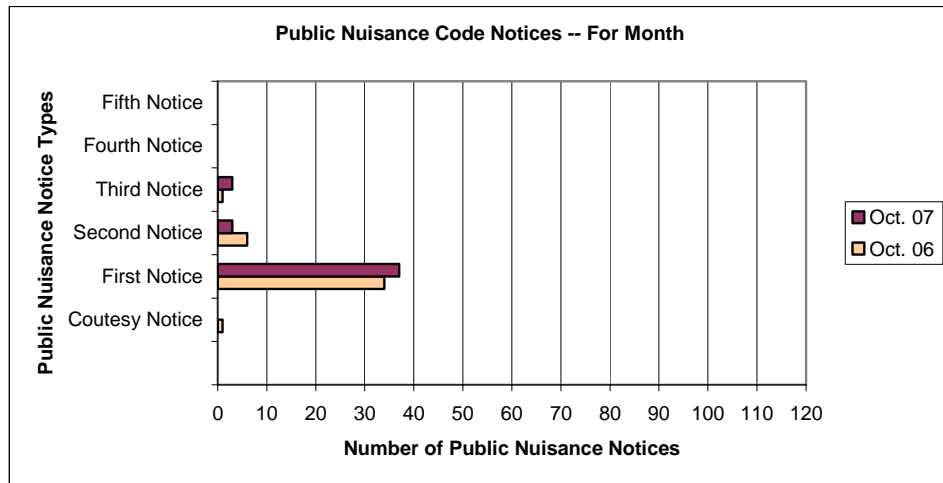
Code Compliance Abatements -- YTD





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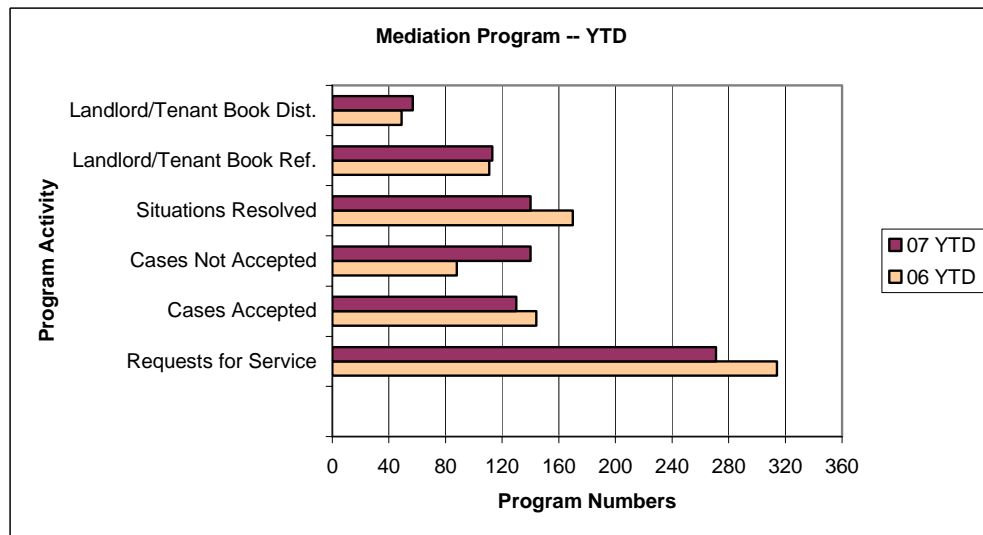
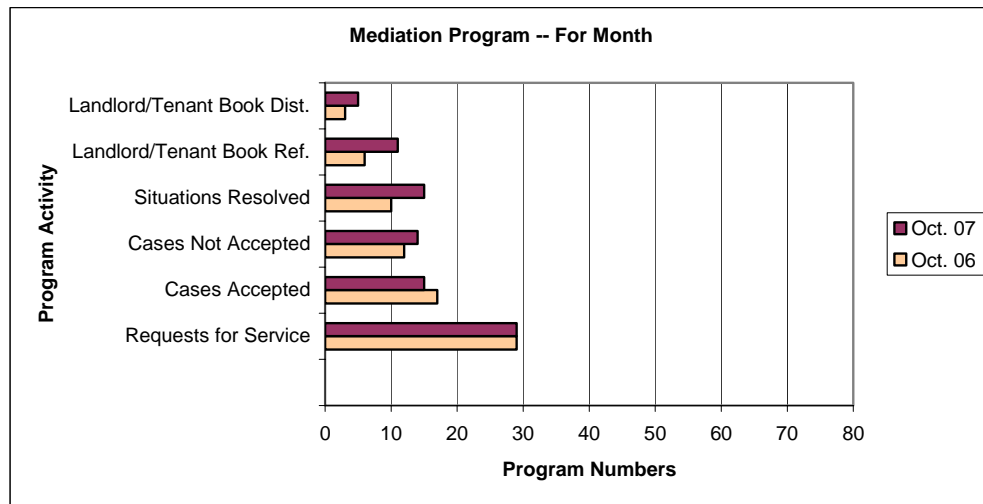
MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





OCTOBER, 2007 DATA – BUILDING

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Type of Construction	Dwelling Units		Permits Issued		Sq. Ft.	Construction Value		Construction Fees		
	Month	YTD	Month	YTD	Month	Month	YTD	Month	YTD	
Dwlng Units:SF(yellow)MF(Teal)	SF Oct.=35; YTD=380; Less Demos (-12)=368 MF Oct.=26; YTD=154 Total YTD Units:522									
Single Family Detached	28	333	28	333	54,737	5,840,295	71,507,561	35,017	420,276	
Single Family Attached	6	42	6	42	6,936	484,860	4,371,154	6,577	30,061	
Multi Family	26	154	2	19	26,551	3,188,874	14,825,199	16,293	77,566	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	3	13	0	0	0	75	325	
Residential Misc. Bldgs.	0	2	5	52	1,577	44,351	883,219	685	10,853	
Residential Remodel/Addition	0	2	77	593	5,613	1,931,935	13,911,063	17,889	133,593	
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	6	0	0	11,877,564	0	62,527	
Mercantile/Retail/Bus&Pers Svc	0	0	4	22	211,445	11,517,575	43,679,916	59,059	228,159	
Religious Assembly	1	1	1	1	5,100	512,000	512,000	2,926	2,926	
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	17	210	10,686	2,033,116	33,832,014	15,054	227,296	
Change of Use	0	0	0	5	0	0	2,000	0	450	
Demolition	-1	-12	5	63	0	292,800	715,955	250	3,200	
Signs	0	0	37	253	0	191,861	1,331,481	1,827	12,618	
Miscellaneous	0	0	335	3,126	11,936	1,453,865	11,240,119	10,001	92,498	
TOTALS:	60	522	520	4,751	334,581	27,491,532	231,386,822	165,653	1,420,495	



OCTOBER, 2006 DATA – BUILDING

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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 Oct.=23; YTD=405; Less Demos (-3)=402 MF Oct.=147; YTD=352 Total YTD Units:754								
Single Family Detached	22	379	22	379	44,947	4,673,807	88,378,509	28,575	512,991
Single Family Attached	1	22	1	22	1,453	143,377	3,054,380	857	20,251
Multi Family	0	88	0	14	0	0	9,080,417	0	46,739
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	12	32	0	0	0	300	800
Residential Misc. Bldgs.	0	0	6	49	2,212	55,695	641,738	706	8,352
Residential Remodel/Addition	0	0	51	548	4,493	1,757,322	15,192,912	16,960	149,843
Commercial Mixed Use	147	165	1	2	157,534	21,087,625	24,041,548	55,653	71,036
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	1	7	8,137	1,069,700	9,427,200	5,716	50,899
Mercantile/Retail/Bus&Pers Svc	0	0	0	7	0	0	2,845,000	0	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	1	1	79,420	15,000,000	15,000,000	53,622	53,622
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	17	186	473	986,742	27,648,978	9,108	190,575
Change of Use	0	4	3	19	0	23,875	1,572,281	429	11,276
Demolition	-1	-3	7	53	0	14,700	944,443	105	995
Signs	0	0	21	191	0	270,654	1,251,497	1,737	10,557
Miscellaneous	0	0	361	3,466	922	1,064,531	12,213,731	9,527	115,095
TOTALS:	169	754	504	4,991	299,591	46,148,028	249,247,642	183,295	1,419,146



MONTHLY FEES COLLECTED

Neighborhood & Building Services

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FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$470,400.00	\$59,400.00	\$529,800.00
Thompson School District	\$5,652.00	\$0.00	\$5,652.00
County Sales/Use Tax	\$678,292.33	\$110,865.97	\$789,158.30
Building Permit/Reinspection Fees	\$941,663.52	\$134,025.39	\$1,075,688.91
Plan Check Fee	\$443,854.83	\$28,761.83	\$472,616.66
Minor Amendment Fee	\$13,056.00	\$1,152.00	\$14,208.00
Admin Fee -- Occupancy Hearing	\$600.00	\$100.00	\$700.00
Parkland -- Community	\$703,644.00	\$92,796.00	\$796,440.00
Library Capital Expense	\$211,185.00	\$27,842.00	\$239,027.00
General Governmental Expense	\$249,486.87	\$65,520.78	\$315,007.65
Police Capital Expense	\$146,110.78	\$39,787.06	\$185,897.84
Fire Capital Expense	\$211,463.27	\$57,466.96	\$268,930.23
Parkland -- Neighborhood	\$631,157.00	\$83,320.00	\$714,477.00
Larimer County Regional Road Impact Fee	\$276,874.67	\$103,957.00	\$380,831.67
Street Oversizing: Res./Com.	\$3,364,405.07	\$1,213,870.70	\$4,578,275.77
Contribution in Aid of Construction	\$359,697.28	\$18,338.60	\$378,035.88
City Sales/Use Tax	\$2,541,383.39	\$415,827.60	\$2,957,210.99
Electric City Energy Tax	\$392.70	\$38.08	\$430.78
Electric ST/CO Energy Tax	\$514.80	\$49.92	\$564.72
Electric Primary Charge	\$6,106.28	\$0.00	\$6,106.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$792.00	\$76.80	\$868.80
Electric Comm. Revenue	\$13,171.32	\$1,239.92	\$14,411.24
Electric Temp. Pedestal	\$45,223.84	\$4,421.44	\$49,645.28
Electric Capacity Charge	\$9,537.65	\$1,078.00	\$10,615.65
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$226,797.60	\$22,581.00	\$249,378.60
Water Repay	\$5,396.00	\$0.00	\$5,396.00
Water 6% PILOT Fees	\$261.04	\$63.65	\$324.69
Construction Water	\$4,407.96	\$1,060.81	\$5,468.77
Water PIF	\$1,449,872.61	\$319,497.52	\$1,769,370.13
Water Right	\$694,685.87	\$66,781.70	\$761,467.57
Water Meter	\$15,250.76	\$3,171.00	\$18,421.76
Water Dev. Review	\$22,177.00	\$5,052.00	\$27,229.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$880,451.00	\$198,989.00	\$1,079,440.00
Sewer Dev. Review	\$22,177.00	\$5,127.00	\$27,304.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$313,832.97	\$79,930.97	\$393,763.94
Stormwater Dev. Review	\$87,442.08	\$22,932.92	\$110,375.00
PERMIT FEES:	\$15,047,592.99	\$3,185,123.62	\$18,232,716.61
Contractor Licensing	\$132,090.00	\$17,195.00	\$149,285.00
Home Occupation Licensing	\$9,000.00	\$675.00	\$9,675.00
Muni Court Mediation Fee	\$3,125.00	\$0.00	\$3,125.00
Zoning Board of Appeals	\$955.25	\$0.00	\$955.25
OTHER FEES:	\$145,170.25	\$17,870.00	\$163,040.25

*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.



OCTOBER CONSTRUCTION
VALUED AT \$500,000
OR MORE

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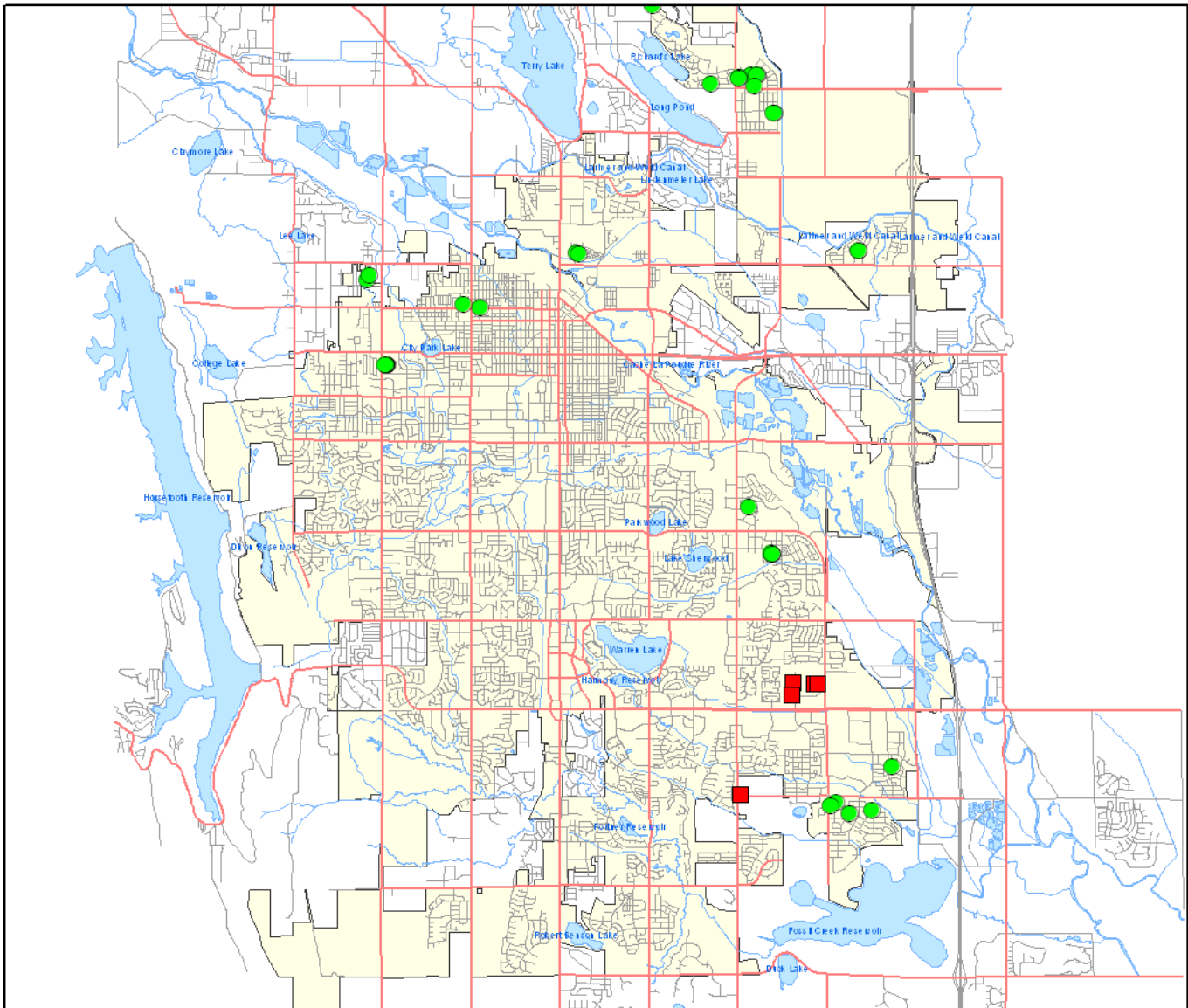
Site Address	Type of Building	Value of Construction
2936 Council Tree Ave	Commercial Retail – Super Target	\$ 8,683,000.00
2948 Council Tree Ave	Commercial Building (Core & Shell)	\$ 833,806.00
301 E. Harmony Rd	23-Unit Multi-Family Building	\$ 2,757,140.00
2104 Kechter	Commercial Mixed Use – Kingdom Hall	\$ 512,000.00
3801 S. Mason St	Veterinary Clinic/Hospital Addition	\$ 560,040.00
4321 Corbett Dr	Commercial Retail (Core & Shell)	\$ 1,505,524.00



MAP OF CURRENT CONSTRUCTION

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**(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: October, 2007

November 2, 2007
 Scale: Undetermined

Legend

■ Commercial	Major Roads	Water Ways
● Multi Family	Interstate 25	Water Bodies
● Single Family	Streets	City Limits



OCTOBER, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

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Inspection Type	Oct. 06	Oct. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	1	0	7
Combo -- Weeds/Rubbish	20	34	322	337
Industrial Noise	0	0	0	0
Inop Motor Vehicle	76	113	968	697
Landscape Material Piles	0	1	0	1
Noxious Weed	11	13	418	314
Odor	0	0	0	0
Outdoor Storage	158	117	1337	954
Overgrown trees/shrubs (Sight)	33	16	198	128
Parking	33	38	320	412
Pollutant - Storm Drain	0	0	6	4
Pond (Detention) - Debris	0	0	10	1
Property Maintenance	0	0	0	0
Rubbish	270	220	2194	1662
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	10
Snow Removal - Sidewalk	0	0	328	1864
Trash - Unscreened	20	38	214	284
Weeds	105	161	3213	5185
Wood Smoke	0	0	0	0
Totals	726	752	9528	11860

Abatement Type:	Oct. 06	Oct. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	0
Combo-Weeds/Rubbish	0	0	56	31
Inop Motor Vehicle	0	0	0	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	0	0	29	10
Odor	0	0	0	0
Outdoor Storage	5	0	63	19
Overgrown trees/shrubs (Sight)	0	0	3	1
Parking	0	0	0	0
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	0	0	1	0
Property Maintenance	0	0	0	0
Rubbish	13	2	153	55
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	9	2	401	333
Wood Smoke	0	0	0	0
Totals	27	4	825	1074



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

Neighborhood & Building Services
281 N. College Avenue
PO Box 580
Fort Collins, CO 80521
970.221.6760
970.224.6134 fax
fcgov.com

Public Nuisance Notices	Oct. 06	Oct. 07	06 YTD	07 YTD
Courtesy Notice	1	0	22	5
First Notice	34	37	232	293
Second Notice	6	3	38	27
Third Notice	1	3	8	12
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	42	43	300	338

Customer Activity - Mediation	Oct. 06	Oct. 07	06 YTD	07 YTD
Requests for Service	29	29	314	271
Cases Accepted	17	15	144	130
Cases Not Accepted	12	14	88	140
Situations Resolved	10	15	170	140
Landlord/Tenant Book Ref.	6	11	111	113
Landlord/Tenant Book Dist.	3	5	49	57