

Monthly Report

November, 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
PO Box 580
Fort Collins, CO 80521
970.221.6760
970.224.6134 fax
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MONTHLY REPORT – NOVEMBER, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 20 permits issued with an associated construction valuation of \$4,793,170.

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

Multi Family: 4permits issued with an associated construction valuation of \$2,657,513. 26 dwelling units were created.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 1 permit issued with an associated construction valuation of \$11,000.

Commercial: 7permits issued with an associated construction value of \$13,058,642

- a) 204 Maple Street – Mixed Use Building -- \$5,924,170
- b) 4431 Corbett Dr – Commercial (Core & Shell) -- \$1,638,433
- c) 2912 Council Tree Ave – Commercial (Core & Shell) -- \$754,870
- d) 2924 Council Tree Ave – Retail -- \$1,101,519
- e) 2510 E Harmony Rd – Commercial -- \$1,300,000
- f) 2400 E Harmony Rd – Commercial (Core & Shell) -- \$1,000,000
- g) 2105 Bighorn Dr – Commercial Office (Core & Shell) -- \$1,339,650

Commercial Miscellaneous: 3 permits issued with an associated construction valuation of \$4,500.

B. ALTERATIONS/ADDITIONS:

Residential: 52 permits issued with an associated construction valuation of \$1,371,516.

Commercial: 20 permits issued with an associated construction valuation of \$2,176,946.

C. CHANGE OF USE:

No permits issued.

DEMOLITION:

11 permits issued with an associated construction valuation of \$63,950. 11 dwelling units were destroyed. YTD 23 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.

D. SIGNS:

24 permits issued with an associated construction valuation of \$101,609.



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

263 permits issued with an associated construction valuation of \$802,292.

F. TOTALS:

Dwelling Units: 60 units created for the month of November. This is ↓ 28% from last year (YTD).

Permits Issued: 406 permits for the month of November. This is ↓ 4% from last year (YTD).

Construction Valuation: \$25,041,138 for the month of November. This is ↓ 16% from last year (YTD).

Fees Collected: \$150,378 for the month of November. This is ↓ 2% from last year (YTD).

BUILDING PLAN REVIEW:

59 commercial plans and 51 residential plans were reviewed in November. This is ↑ 6% from last year (YTD).

BUILDING INSPECTIONS:

390 commercial inspections and 1,605 residential inspections were performed in November. This is ↓ 13% from last year (YTD).

ZONING PLAN REVIEW:

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

ZONING INSPECTIONS:

202 zoning field inspections were performed in November. This is ↑ 4% from last year (YTD).

CONTRACTOR LICENSING:

19 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in November. \$10,510.00 was collected for all November contractor licensing activities. YTD \$159,795.00 has been collected.

CODE COMPLIANCE NUISANCE CASES:

446 nuisance code cases were generated in November. This is ↑ 20% 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:

39 nuisance abatements were performed in November. This is ↑ 23% from last year (YTD).

CIVIL CITATIONS:

4 civil citations were issued for nuisance code violations in November. This is ↑ 19% from last year (YTD).

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



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PUBLIC NUISANCE NOTICES:

18 public nuisance notices were sent out in November. This is ↑ 10% from last year (YTD).

NEIGHBORHOOD SERVICES MEDIATION:

18 requests for service came in during the month of November. This is ↓ 15% from last year (YTD). 7 of these cases were appropriate for mediation. 11 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. 9 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during November:

- Conducted six staff presentations for Employee Committee
- On-going Participation in 2008 Young Women's Journey Conference as Chair of steering committee
- Continued BFO team work
- 425 external hits – Community Mediation Program website
- 798 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 Responsible Alcohol Retailers meeting
- Met with ASCSU Community Affairs rep – working on Landlord Survey
- Served as facilitator at the Women in Leadership event hosted by Greek Life
- Attended Public Deliberation Capstone and participated in discussion about Off-Campus Relations between students and long-term residents
- Attended webinar conference on building community with off-campus students
- Taught 15 Moving Off Campus Jeopardy sessions to 294 Honor's Freshmen
- Fall Clean-up (Adopt-a-Neighbor) – Nov. 10th (55 elderly/disabled neighbor households were assisted with yard clean-up by 300 CSU volunteers)
- 58 hits on Rental World website
- 146 members currently signed up on Town Gown Network website/forum
- 659 hits on Town Gown Network website
- 3 Party Pack distributed
- Received inquiries from University of Wyoming, Northeastern University, City of College Station, Eastern Illinois University, Vancouver WA, Illinois State University, City of College Park MD, Texan A&M, City of San Marcos TX

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – Sidewalk Snow Removal, Home Occupations, Holiday Fire Safety
- Facilitated Neighborhood Task Force meeting
- Attended UniverCity Coalition meeting in Greeley/UNC



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NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

- Assisted with Fall Clean-up event
- Attended Colorado Neighborhood Liaison Forum meeting
- Met with multi-agency group to coordinate snow/volunteer response
- Participated in Citizen Corps & Planning for CERT Team
- Facilitated Noise Workshop
- Completed work with Holiday Display Task Force
- Completed Landlord Training series
- Attended 3 neighborhood meetings
- Finalized Dec/Jan newsletter
- October hits on website:
 - Main page: 48 internal, 615 external = 663 total
 - Newsletter: 4 internal, 301 external = 305 total
 - Code Compliance: 20 internal, 489 external = 509 total
 - Occupancy: 27 internal, 432 external = 459 total

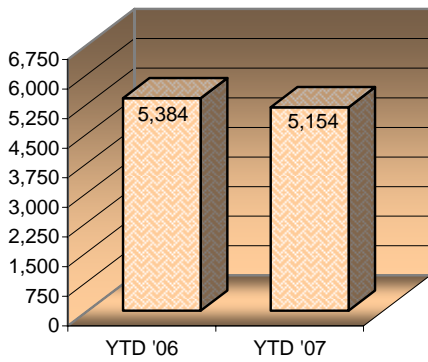


NOVEMBER, 2007 OVERVIEW

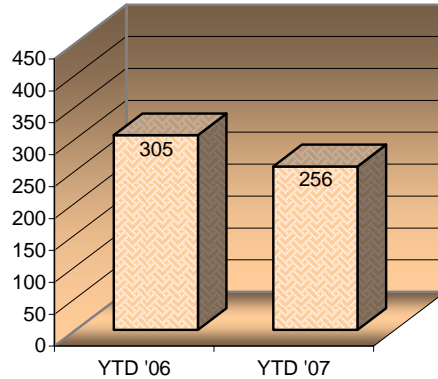
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

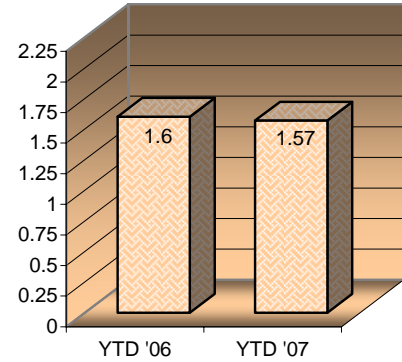
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

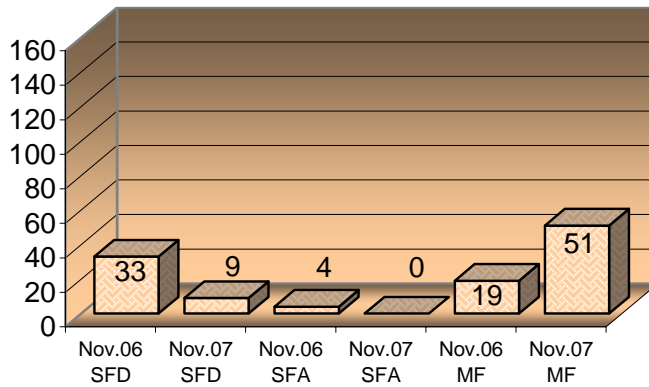


Total Fees Collected YTD (\$M)

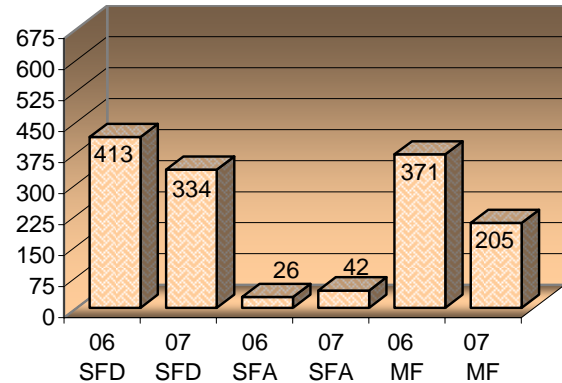


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

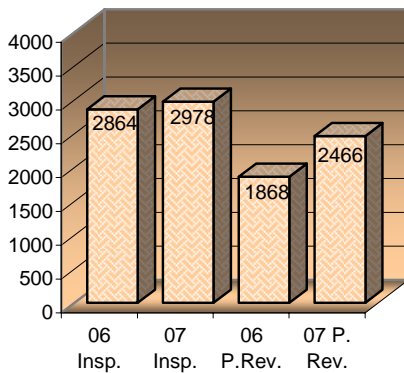
Units for Current Month



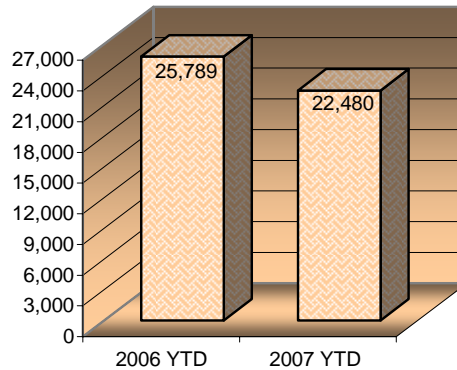
Units YTD



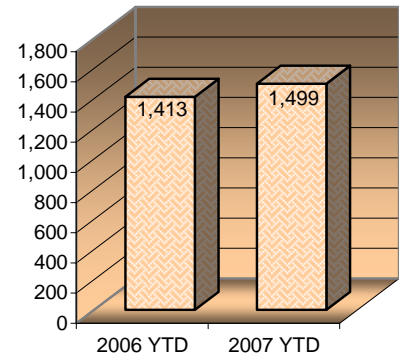
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



Building Plan Reviews YTD

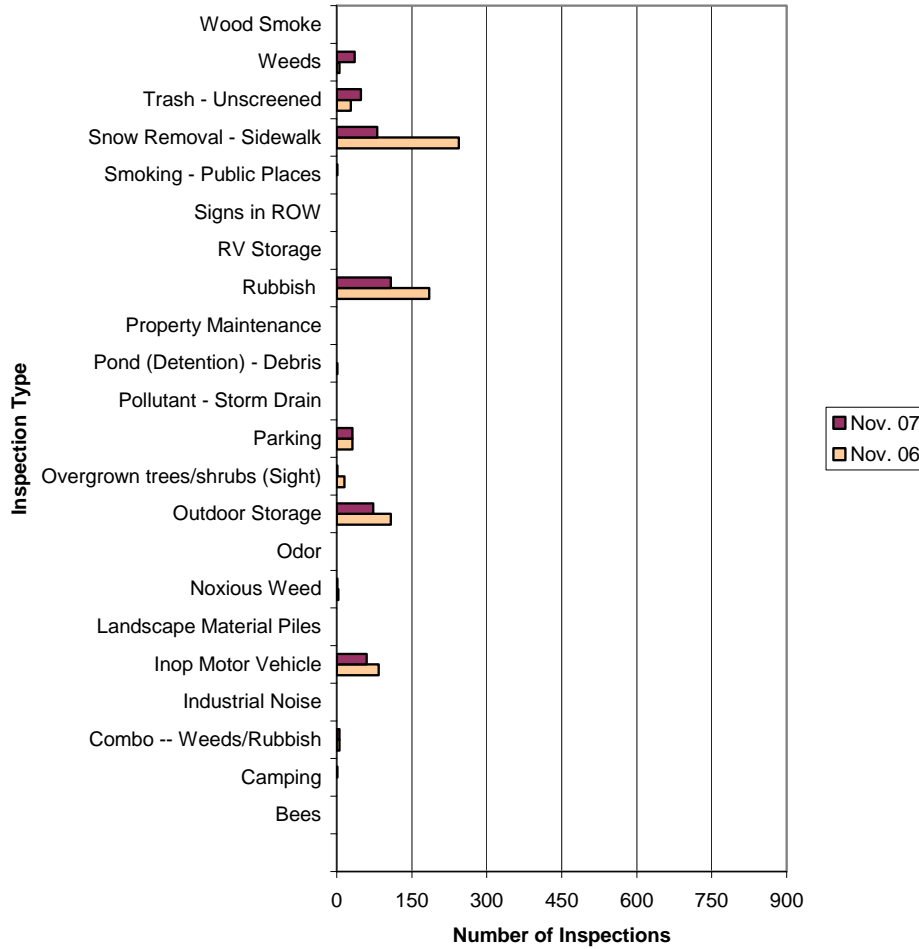




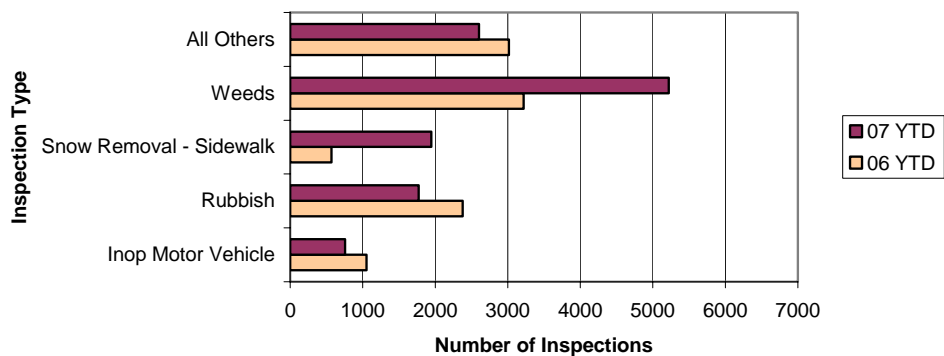
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



Code Compliance Inspections -- YTD

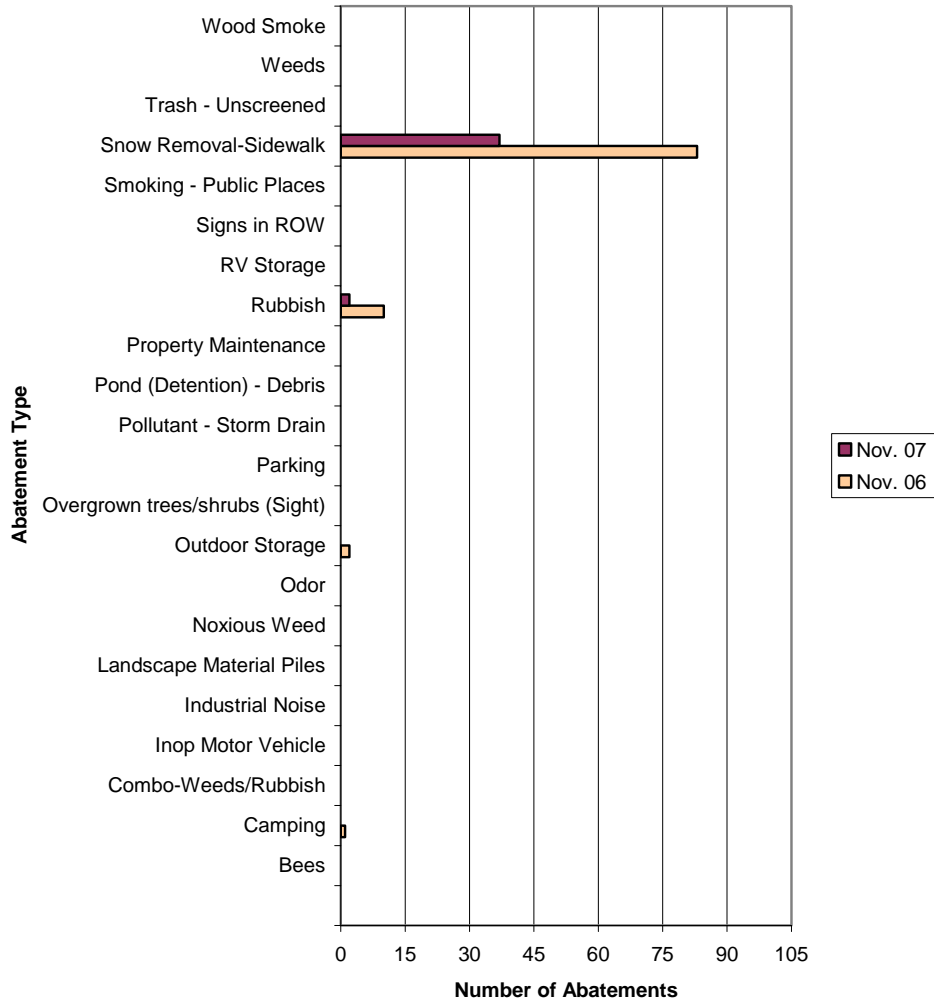




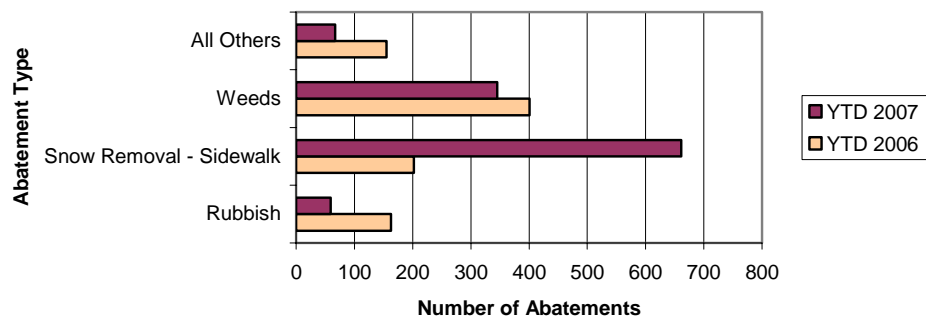
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month



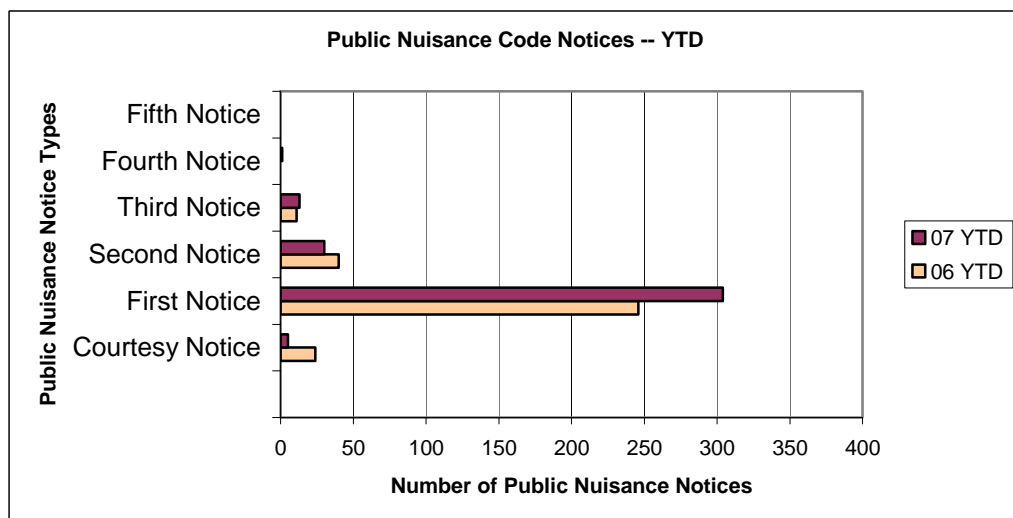
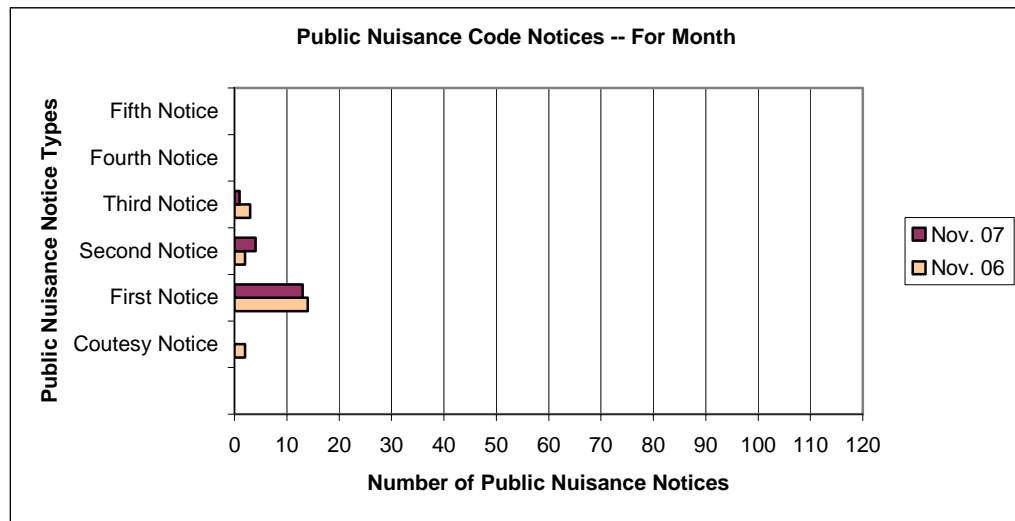
Code Compliance Abatements -- YTD





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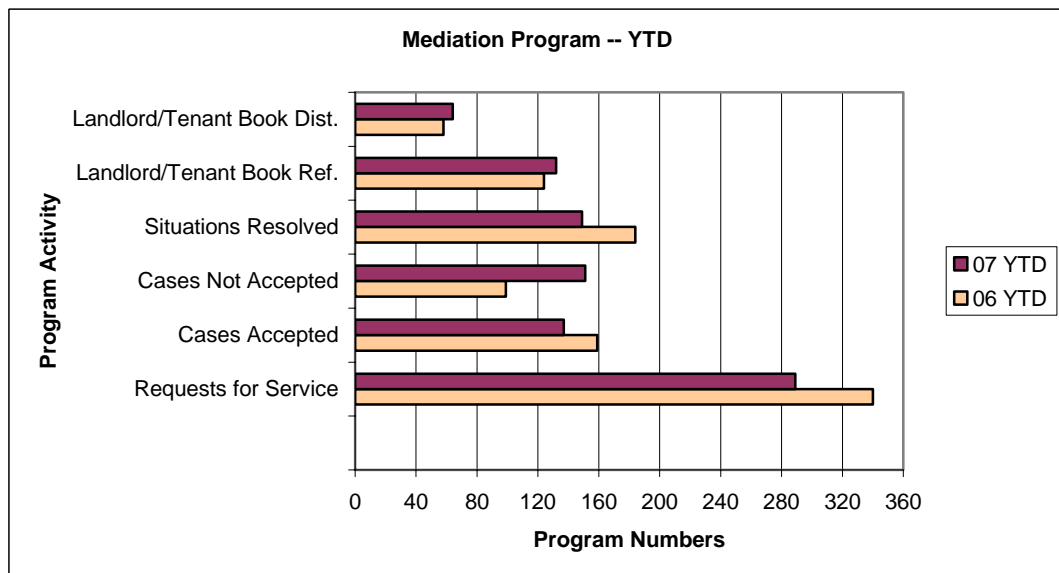
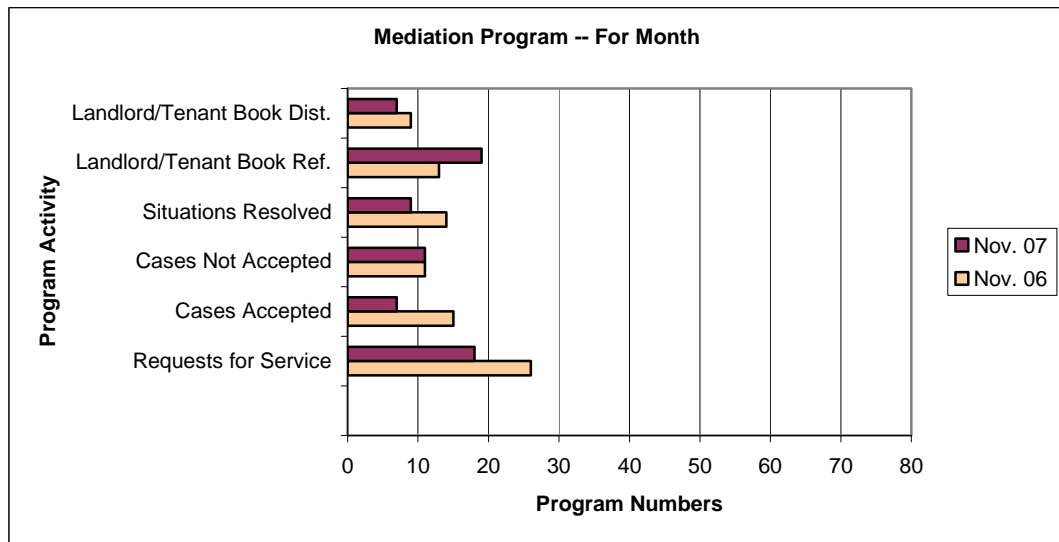
MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





NOVEMBER, 2007 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
Dwlng Units:SF(yellow)MF(Teal)	SF Oct.=20; YTD=399; Less Demos (-23)=376 MF Oct.=51; YTD=205 Total YTD Units:581								
Single Family Detached	20	352	20	352	44,544	4,793,170	76,163,231	27,582	447,649
Single Family Attached	0	42	0	42	0	0	4,372,554	0	30,131
Multi Family	26	180	4	23	30,925	2,657,513	17,482,712	14,196	91,762
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	2	1	53	352	11,000	894,219	173	11,026
Residential Remodel/Addition	0	2	52	645	3,624	1,371,516	15,282,579	13,660	147,253
Commercial Mixed Use	25	25	1	1	38,660	5,924,170	5,924,170	30,238	30,238
Hotels/Motels	0	0	0	1	0	0	4,400,000	0	22,386
Office/Bank/Professional	0	0	2	8	27,964	2,639,650	14,517,214	14,152	76,679
Mercantile/Retail/Bus&Pers Svc	0	0	4	26	54,198	4,494,822	48,174,738	24,633	252,792
Religious Assembly	0	1	0	1	0	0	512,000	0	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	3	6	1,696	4,500	77,900	66	790
Commercial Remodel/Addition	0	0	20	230	974	2,176,946	36,008,960	16,926	244,223
Change of Use	0	0	0	5	0	0	2,000	0	450
Demolition	-11	-23	11	74	0	63,950	779,905	550	3,750
Signs	0	0	24	277	0	101,609	1,433,090	1,058	13,676
Miscellaneous	0	0	263	3,389	573	802,292	12,037,291	7,119	99,586
TOTALS:	60	581	406	5,154	203,510	25,041,138	256,286,740	150,378	1,570,704



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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.=37; YTD=442; Less Demos (-3)=439 MF Oct.=19; YTD=371 Total YTD Units:810								
Single Family Detached	24	403	24	403	50,734	5,354,889	93,733,398	31,311	544,804
Single Family Attached	4	26	4	26	6,579	880,000	3,934,380	5,391	25,642
Multi Family	19	107	3	17	23,166	2,038,232	11,118,649	10,569	57,308
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	2	34	0	0	0	50	850
Residential Misc. Bldgs.	0	0	5	54	11,740	25,250	666,988	432	8,784
Residential Remodel/Addition	0	0	54	602	3,953	1,254,194	16,444,136	12,587	162,406
Commercial Mixed Use	0	165	0	2	0	0	24,041,548	0	71,036
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	1	8	72,306	6,069,000	15,496,200	30,961	81,861
Mercantile/Retail/Bus&Pers Svc	0	0	0	7	0	0	2,845,000	0	18,056
Religious Assembly	0	0	1	1	22,950	2,643,499	2,643,499	13,586	13,586
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	1	0	0	15,000,000	0	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	3	11	0	1,500	1,034,600	61	6,977
Commercial Remodel/Addition	0	0	12	197	808	34,991,862	62,815,840	60,381	251,921
Change of Use	9	13	5	24	5,602	1,394,925	2,967,206	8,646	19,922
Demolition	0	-3	3	56	0	2,600	947,043	45	1,040
Signs	0	0	27	217	0	200,026	1,446,323	1,721	12,221
Miscellaneous	0	0	254	3,717	483	723,260	12,928,061	7,473	122,548
TOTALS:	56	810	398	5,384	198,321	55,579,237	304,984,779	183,214	1,603,727



MONTHLY FEES COLLECTED

Neighborhood & Building Services

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FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$529,800.00	\$48,600.00	\$578,400.00
Thompson School District	\$5,652.00	\$5,528.00	\$11,180.00
County Sales/Use Tax	\$789,158.30	\$106,085.75	\$895,244.05
Building Permit/Reinspection Fees	\$1,075,688.91	\$117,248.75	\$1,192,937.66
Plan Check Fee	\$472,616.66	\$21,636.03	\$494,252.69
Minor Amendment Fee	\$14,208.00	\$1,536.00	\$15,744.00
Admin Fee -- Occupancy Hearing	\$700.00	\$0.00	\$700.00
Parkland -- Community	\$796,440.00	\$98,341.00	\$894,781.00
Library Capital Expense	\$239,027.00	\$29,514.00	\$268,541.00
General Governmental Expense	\$315,007.65	\$68,104.93	\$383,112.58
Police Capital Expense	\$185,897.84	\$41,344.44	\$227,242.28
Fire Capital Expense	\$268,930.23	\$59,694.24	\$328,624.47
Parkland -- Neighborhood	\$714,477.00	\$88,312.00	\$802,789.00
Larimer County Regional Road Impact Fee	\$380,831.67	\$85,035.34	\$465,867.01
Street Oversizing: Res./Com.	\$4,578,275.77	\$948,526.95	\$5,526,802.72
Contribution in Aid of Construction	\$378,035.88	\$7,708.69	\$385,744.57
City Sales/Use Tax	\$2,957,210.99	\$397,829.18	\$3,355,040.17
Electric City Energy Tax	\$430.78	\$29.75	\$460.53
Electric ST/CO Energy Tax	\$564.72	\$39.00	\$603.72
Electric Primary Charge	\$6,106.28	\$0.00	\$6,106.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$868.80	\$60.00	\$928.80
Electric Comm. Revenue	\$14,411.24	\$995.25	\$15,406.49
Electric Temp. Pedestal	\$49,645.28	\$3,316.08	\$52,961.36
Electric Capacity Charge	\$10,615.65	\$0.00	\$10,615.65
Electric Building Site Charges	\$176.50	\$0.00	\$176.50
Electric Secondary Service Charge	\$249,378.60	\$17,631.00	\$267,009.60
Water Repay	\$5,396.00	\$0.00	\$5,396.00
Water 6% PILOT Fees	\$324.69	\$46.01	\$370.70
Construction Water	\$5,468.77	\$766.79	\$6,235.56
Water PIF	\$1,769,370.13	\$261,475.48	\$2,030,845.61
Water Right	\$761,467.57	\$60,840.37	\$822,307.94
Water Meter	\$18,421.76	\$2,271.00	\$20,692.76
Water Dev. Review	\$27,229.00	\$4,708.00	\$31,937.00
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$1,079,440.00	\$172,000.00	\$1,251,440.00
Sewer Dev. Review	\$27,304.00	\$4,708.00	\$32,012.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$393,763.94	\$76,629.00	\$470,392.94
Stormwater Dev. Review	\$110,375.00	\$21,632.07	\$132,007.07
PERMIT FEES:	\$18,232,716.61	\$2,752,193.10	\$20,984,909.71
Contractor Licensing	\$149,285.00	\$10,510.00	\$159,795.00
Home Occupation Licensing	\$9,675.00	\$750.00	\$10,425.00
Muni Court Mediation Fee	\$3,125.00	\$275.00	\$3,400.00
Zoning Board of Appeals	\$955.25	\$121.00	\$1,076.25
OTHER FEES:	\$163,040.25	\$11,656.00	\$174,696.25

*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.



NOVEMBER CONSTRUCTION
VALUED AT \$500,000
OR MORE

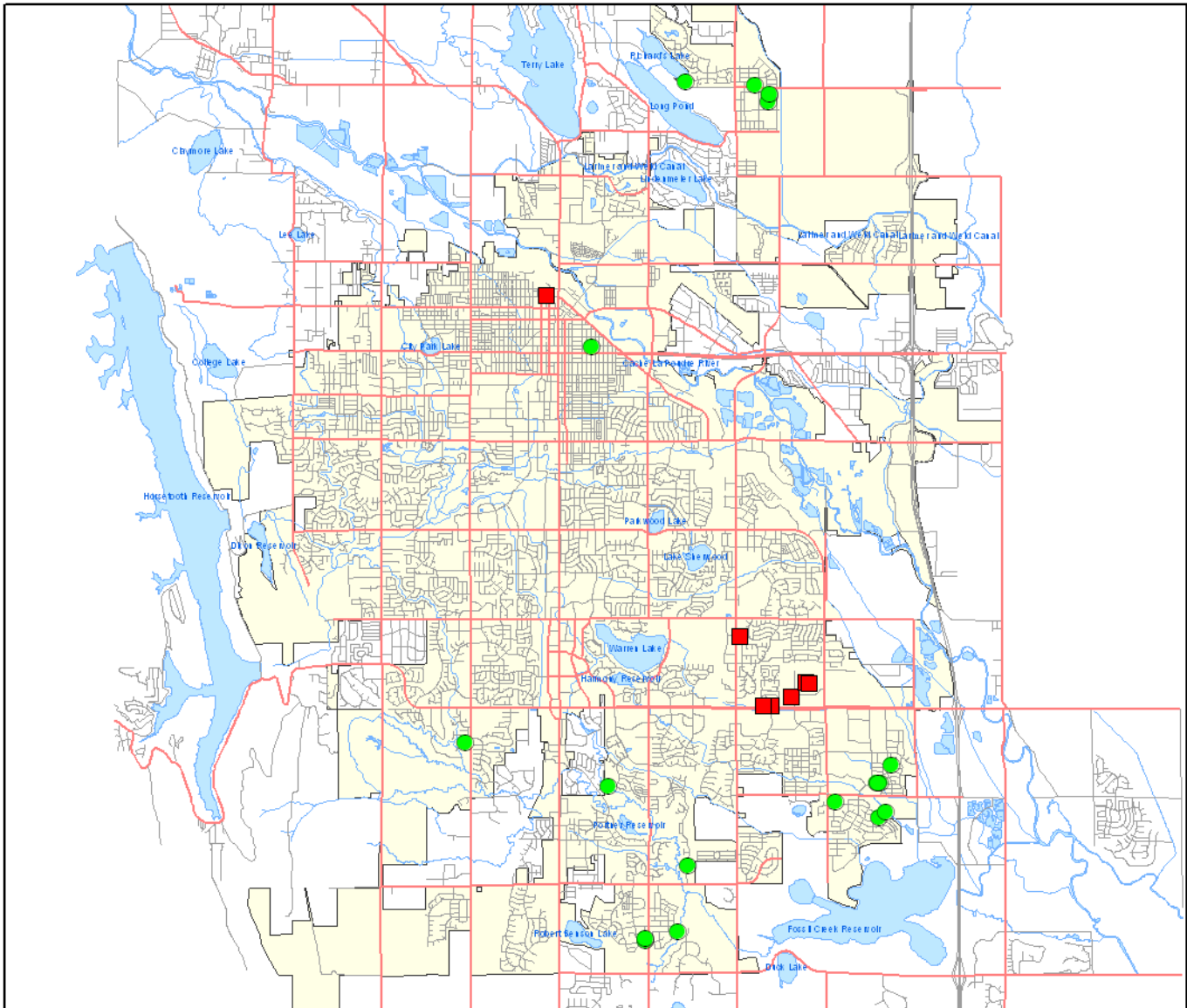
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Site Address	Type of Building	Value of Construction
204 Maple Street	Mixed Use Building	\$ 5,924,170.00
2752 Iowa Dr	8-Plex Condominium	\$ 680,307.00
4431 Corbett Dr	Retail Building (Core & Shell)	\$ 1,638,433.00
2912 Council Tree Ave	Retail Building (Core & Shell)	\$ 754,870.00
2924 Council Tree Ave	Retail Building (Core & Shell)	\$ 1,101,519.00
2514 Owens Ave	8-Plex Condominium	\$ 904,899.00
4432 S. College Ave	Tenant Finish – Pet Smart	\$ 600,000.00
2510 E. Harmony Rd	Commercial Building - Bank	\$ 1,300,000.00
2400 E. Harmony Rd	Commercial Building (Core & Shell)	\$ 1,000,000.00
2105 Bighorn Dr	Office Building	\$ 1,339,650.00
2746 Iowa Dr	8-Plex Condominium	\$ 680,307.00



MAP OF CURRENT CONSTRUCTION

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City of Fort Collins
Building Inspection Department
 Construction Activity Map: November, 2007



December 21, 2007
 Scale: Undetermined

Legend

New Building Type

- Commercial
- Multi Family
- Single Family

- Major Roads
- Water Ways
- Interstate 25
- Streets
- Water Bodies
- City Limits

(Labels denoting permit #s are intended to identify multiple permits which are in such close proximity that the symbols cannot be ascertained)



NOVEMBER, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Neighborhood & Building Services
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Inspection Type	Nov. 06	Nov. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	1	0	8
Combo -- Weeds/Rubbish	5	5	327	342
Industrial Noise	0	0	0	0
Inop Motor Vehicle	84	60	1052	757
Landscape Material Piles	0	0	0	1
Noxious Weed	3	1	421	315
Odor	0	0	0	0
Outdoor Storage	108	73	1445	1027
Overgrown trees/shrubs (Sight)	15	1	213	129
Parking	31	31	351	444
Pollutant - Storm Drain	0	0	6	4
Pond (Detention) - Debris	1	0	11	1
Property Maintenance	0	0	0	0
Rubbish	185	108	2379	1770
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	1	0	11
Snow Removal - Sidewalk	244	81	572	1944
Trash - Unscreened	28	48	242	332
Weeds	5	36	3218	5221
Wood Smoke	0	0	0	0
Totals	709	446	10237	12306

Abatement Type:	Nov. 06	Nov. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	1	0	0	0
Combo-Weeds/Rubbish	0	0	57	34
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	11
Odor	0	0	0	0
Outdoor Storage	2	0	65	20
Overgrown trees/shrubs (Sight)	0	0	3	1
Parking	0	0	0	1
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	0	0	1	0
Property Maintenance	0	0	0	0
Rubbish	10	2	163	59
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	83	37	202	661
Trash - Unscreened	0	0	0	0
Weeds	0	0	401	345
Wood Smoke	0	0	0	0
Totals	96	39	921	1132



NOVEMBER, 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	Nov. 06	Nov. 07	06 YTD	07 YTD
Courtesy Notice	2	0	24	5
First Notice	14	13	246	304
Second Notice	2	4	40	30
Third Notice	3	1	11	13
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	21	18	321	353

Customer Activity - Mediation	Nov. 06	Nov. 07	06 YTD	07 YTD
Requests for Service	26	18	340	289
Cases Accepted	15	7	159	137
Cases Not Accepted	11	11	99	151
Situations Resolved	14	9	184	149
Landlord/Tenant Book Ref.	13	19	124	132
Landlord/Tenant Book Dist.	9	7	58	64