

Monthly Report

December, 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
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Fort Collins, CO 80521
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fcgov.com

MONTHLY REPORT – DECEMBER, 2007

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 11 permits issued with an associated construction valuation of \$3,257,439.

Single Family Attached (*attached units with individual owners/individually platted lots*): 3 permits issued with an associated construction valuation of \$383,777.

Multi Family: 1 permit issued with an associated construction valuation of \$628,081. 6 dwelling units were created.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 7 permits issued with an associated construction valuation of \$117,011.

Commercial: 3 permits issued with an associated construction value of \$7,637,500.

- a) 4227 Corbett Dr – Commercial Retail Building -- \$6,000,000
- b) 375 E Horsetooth Rd #5 – Commercial -- \$1,063,500
- c) 4405 Corbett Dr – Commercial (Core & Shell) -- \$574,000

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 37 permits issued with an associated construction valuation of \$1,145,972.

Commercial: 13 permits issued with an associated construction valuation of \$1,655,788.

C. CHANGE OF USE:

No permits issued.

DEMOLITION:

5 permits issued with an associated construction valuation of \$78,000. No 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:

19 permits issued with an associated construction valuation of \$173,971.



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

175 permits issued with an associated construction valuation of \$643,551.

F. TOTALS:

Dwelling Units: 20 units created for the month of December. This is ↓ 32% from last year (YTD).

Permits Issued: 274 permits for the month of December. This is ↓ 4% from last year (YTD).

Construction Valuation: \$15,271,090 for the month of December. This is ↓ 17% from last year (YTD).

Fees Collected: \$97,720 for the month of December. This is ↓ 5% from last year (YTD).

BUILDING INSPECTIONS:

399 commercial inspections and 1,045 residential inspections were performed in December. This is ↓ 12% from last year (YTD).

BUILDING PLAN REVIEW:

47 commercial plans and 39 residential plans were reviewed in December. This is ↑ 3% from last year (YTD).

CIVIL CITATIONS:

1 civil citation was issued for nuisance code violations in December. This is ↑ 23% from last year (YTD).

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

CODE ABATEMENTS:

194 nuisance abatements were performed in December. This is ↑ 16% from last year (YTD).

CODE COMPLIANCE NUISANCE CASES:

1,069 nuisance code cases were generated in December. 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.

COMMUNITY LIAISON (CSU) PROGRAM:

- Taught Party Partners class.
- Attended Campus of Character meetings.
- Submitted presentation proposal for 2008 Best Practices in Building University/City Relations Conference in College Station, TX.
- Designed 2008 Off- Campus Living Handbook.
- 68 hits on Rental World website.
- 148 members currently signed up on Town Gown Network website/forum.
- 434 hits on Town Gown Network website.
- 37 Party Packs distributed.



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COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

- Received inquiries from Michigan State University, University of St. Thomas, local 4H group, Ontario Canada, University of Northern Colorado.

CONTRACTOR LICENSING:

26 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in December. \$17,355.00 was collected for all December contractor licensing activities. YTD \$177,150.00 has been collected.

DANGEROUS BUILDINGS:

- a) 3836 Manhattan Drive – Multi-family building was posted as dangerous and eventually demolished. Remaining foundation was enclosed by cyclone fencing. Case closed.
- b) 1210 Remington – Single family residence posted as dangerous due to a deteriorating foundation. Permit for repairs has been obtained and work is underway.
- c) 1606 Banyan Drive #2 – Multi-family building was posted as dangerous and unfit to occupy due to sewage backup. Abatement efforts have been commenced. After inspection, the posting on the upper apartment was removed so that the tenant could re-occupy the premises. Clean-up work continues on the lower unit and has not been approved for re-occupancy.
- d) 1908 Timberline Drive – Abandoned farmhouses posted as dangerous. Owner has been notified that the buildings must be secured. As of 12/17/07, both buildings remain unsecured and show signs of vandalism. Staff will continue to pursue this issue.
- e) 552 N. Whitcomb – Residential building was posted as dangerous with an order to make repairs. As of 12/28/07, staff confirmed that the tenants had moved out of the structure. Staff will continue to pursue repairs and/or demolition of the building.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – Snow Removal, Holiday Recycling, Neighborly Acts, Animal Care.
- Attended “Managing Property Maintenance Codes” conference.
- Met with Michelle Jacobs, Government Affairs Director, Board of Realtors.
- Attended Colorado Apartment Association meeting.
- Participated in Citizen Corps & Planning for CERT Team.
- Facilitated Noise Workshop.
- Served as guests on Cable 14 talk show which highlighted Neighborhood Services and Community Liaison programs.
- Facilitated interdepartmental water conservation meeting.
- Attended e-gov retreat.
- December hits on website:
 - Main page: 51 internal, 485 external = 536 total
 - Newsletter: 57 internal, 372 external = 409 total
 - Code Compliance: 22 internal, 366 external = 388 total
 - Occupancy: 41 internal, 259 external = 300 total



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NEIGHBORHOOD SERVICES MEDIATION:

16 requests for service came in during the month of December. This is ↓ 10% from last year (YTD). 5 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. 6 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during December:

- Facilitated mediator clinic on "Agreement Writing"; 12 mediators attended.
- Met with staff from City of Boulder to discuss trends, practices, and plans for municipal-based Advanced Dispute Resolution services.
- 2008 Mediator clinic set and distributed.
- Senior volunteer mediation staff roles and responsibilities formalized.
- Contacted about teaching advanced conflict resolution class for CSU, Dept of Social Work and Continuing Education.
- On-going Participation in 2008 Young Women's Journey Conference as co-Chair of steering committee.
- 321 external hits – Community Mediation Program website.
- 628 external hits – Landlord-Tenant Handbook.

OVER-OCCUPANCY:

4 new occupancy cases were initiated, 3 violations confirmed, 1 citation issued, 6 site inspections performed and 11 cases closed during the month of December. YTD, 147 cases were initiated, 66 violations confirmed, 18 citations issued, 82 site inspections performed and 136 cases closed (70 were closed due to no violations found).

PUBLIC NUISANCE NOTICES:

14 public nuisance notices were sent out in December. This is ↑ 12% from last year (YTD).

RENTAL HOUSING:

6 rental housing cases were initiated, 5 inspections performed, 3 notices to repair sent and 1 illegal duplex case opened during the month of December.

ZONING PLAN REVIEW:

134 plans were reviewed in December to assure zoning compliance. This is ↑ 29% from last year (YTD).

ZONING INSPECTIONS:

254 zoning field inspections were performed in December. This is ↑ 5% from last year (YTD).

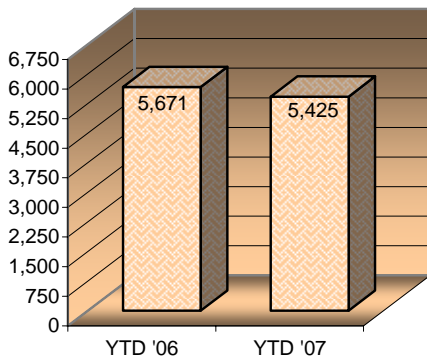


DECEMBER, 2007 OVERVIEW

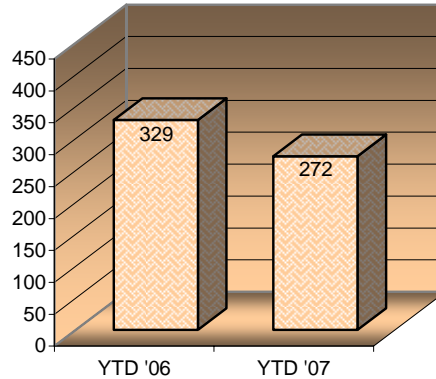
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

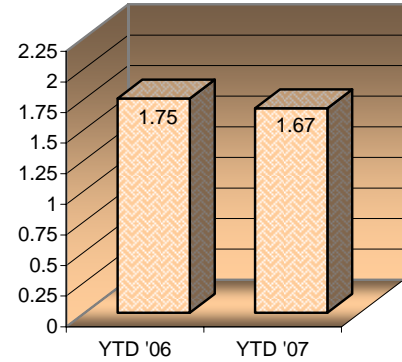
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

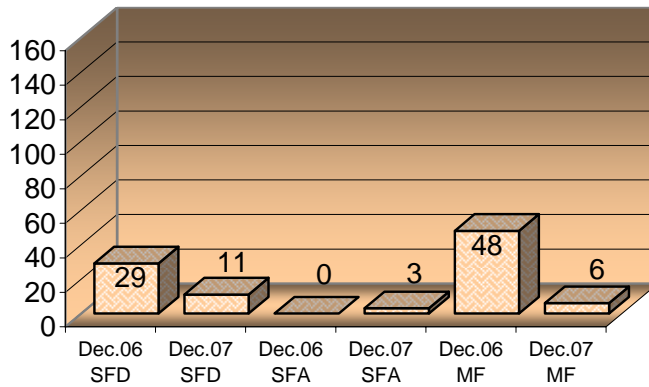


Total Fees Collected YTD (\$M)

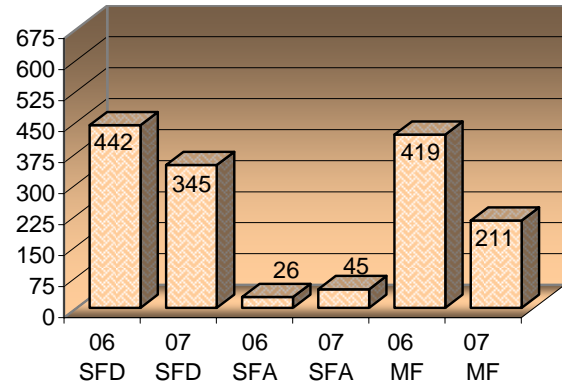


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

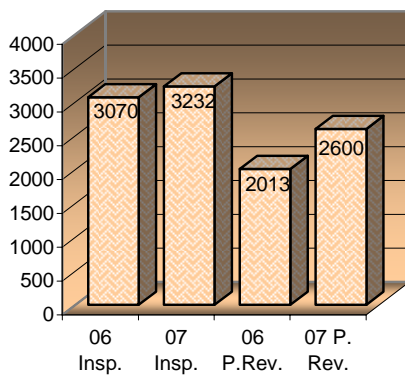
Units for Current Month



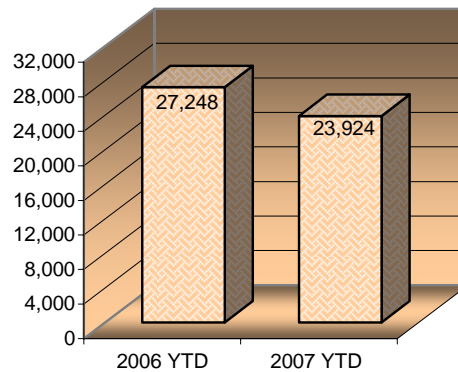
Units YTD



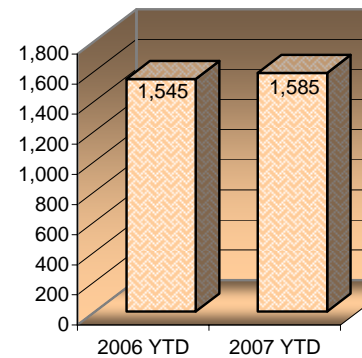
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



Building Plan Reviews YTD

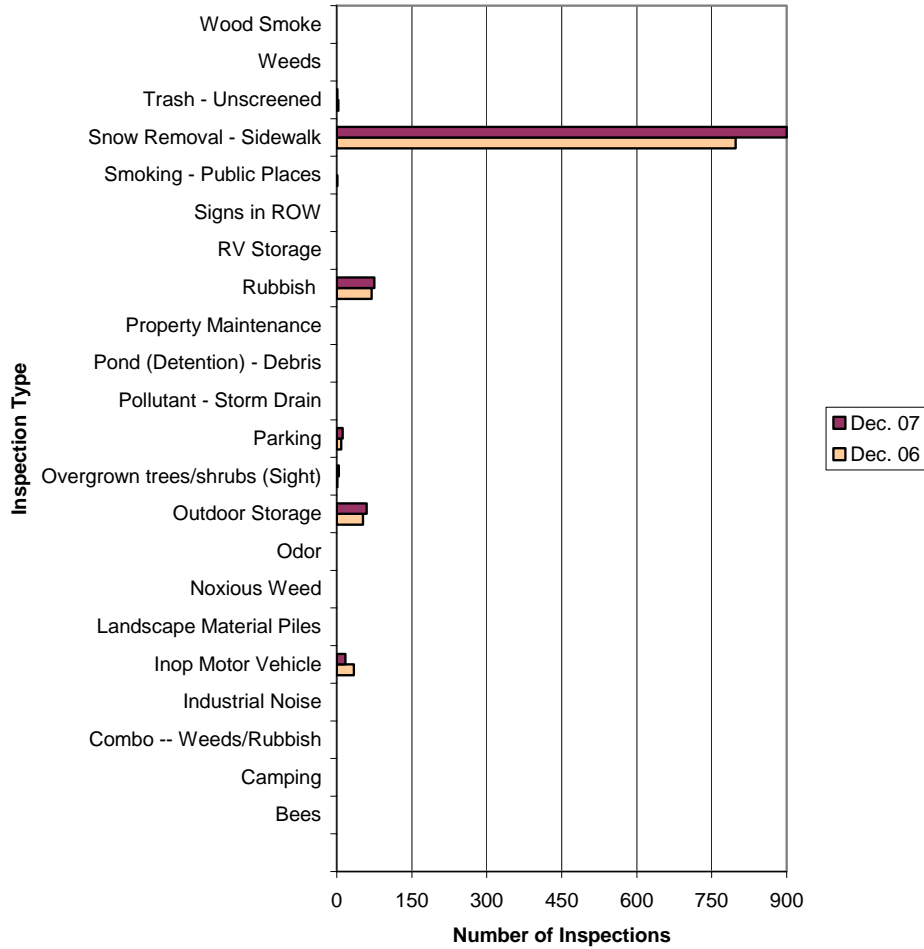




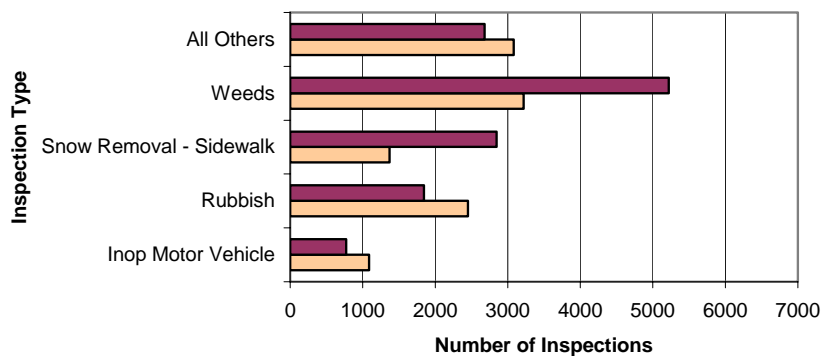
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



Code Compliance Inspections -- YTD

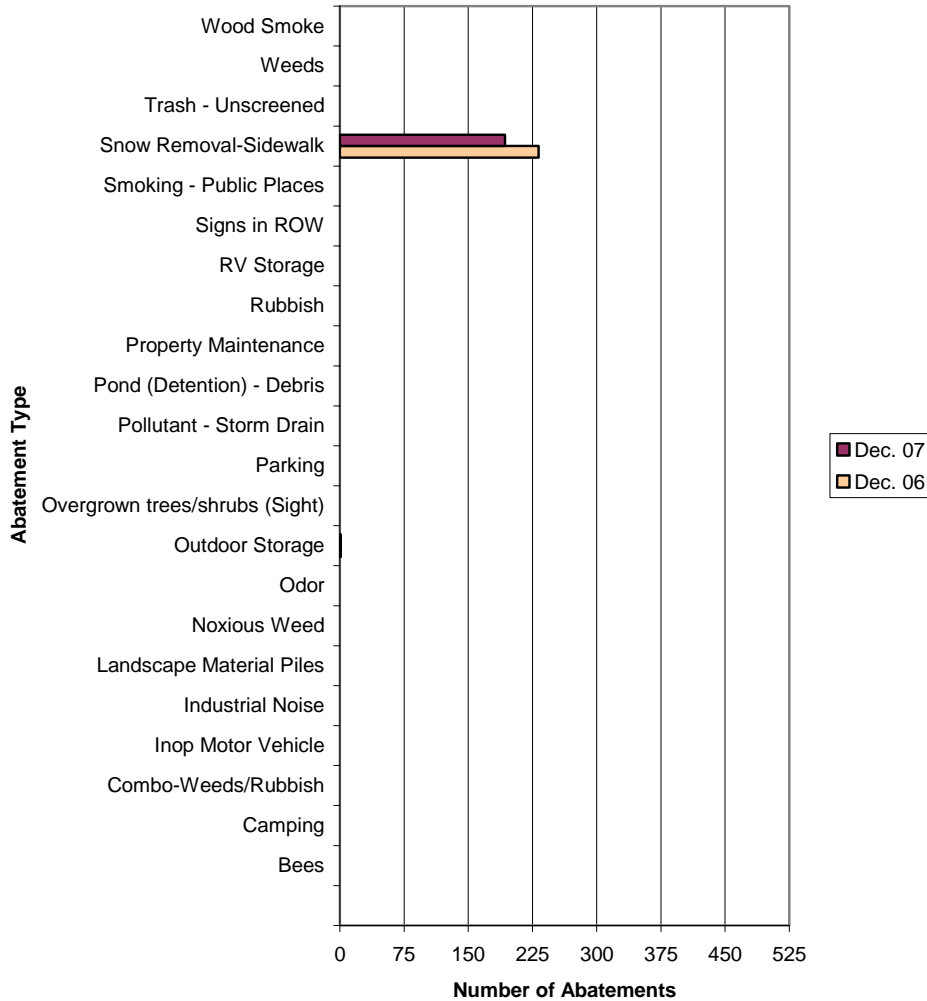




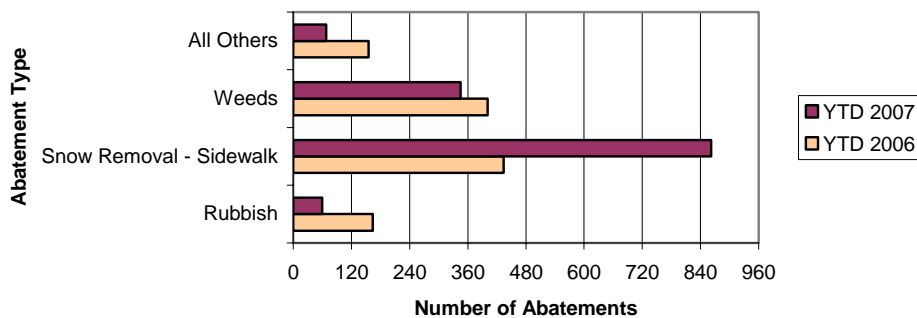
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month



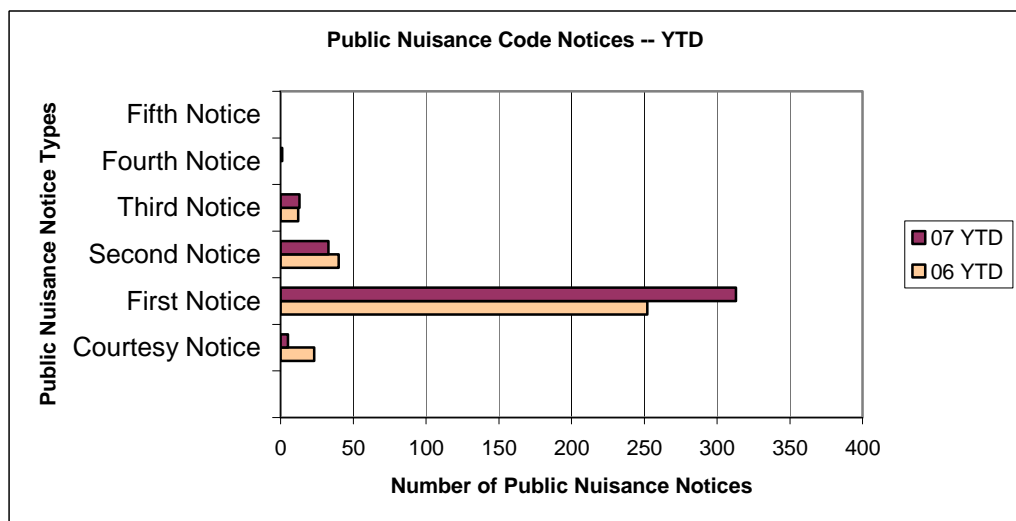
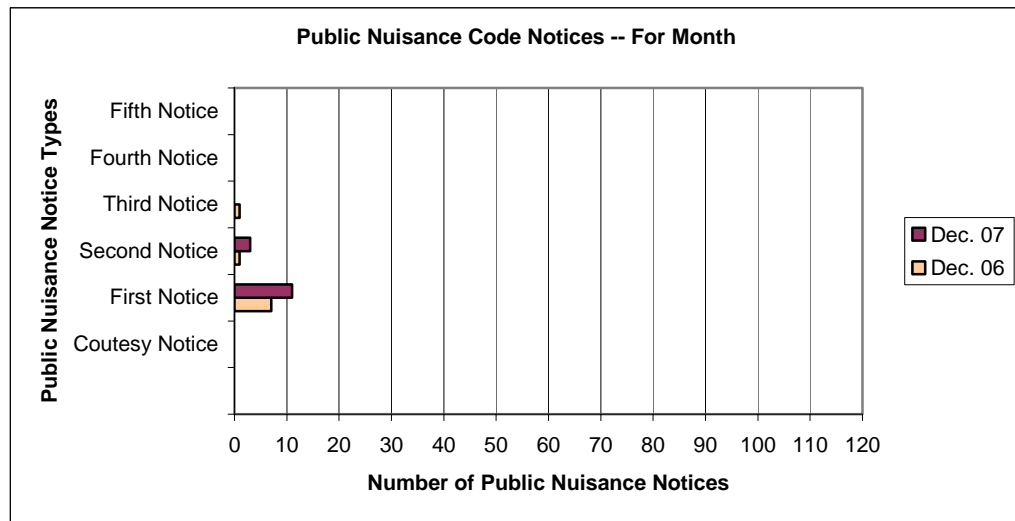
Code Compliance Abatements -- YTD





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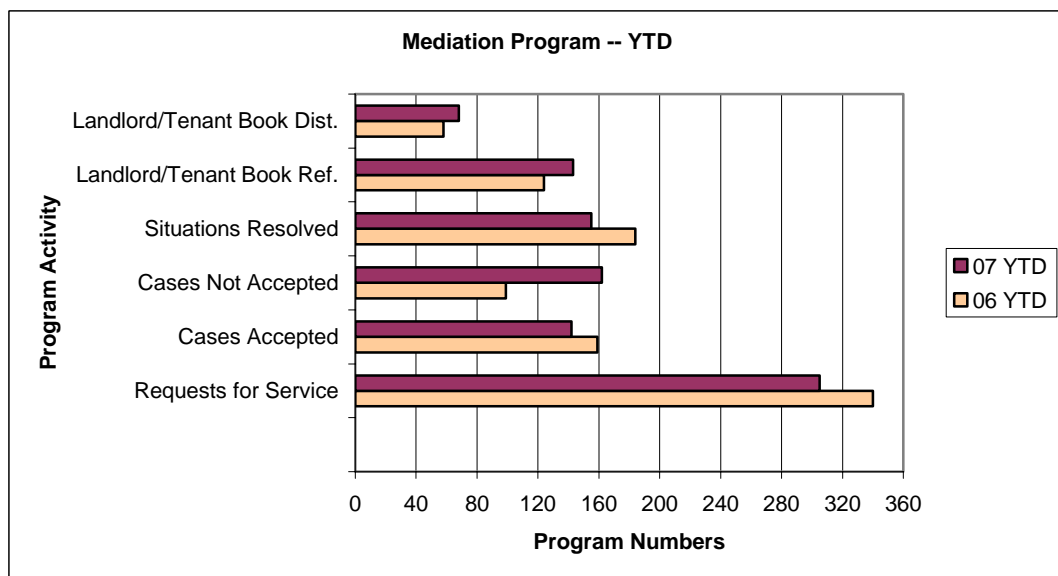
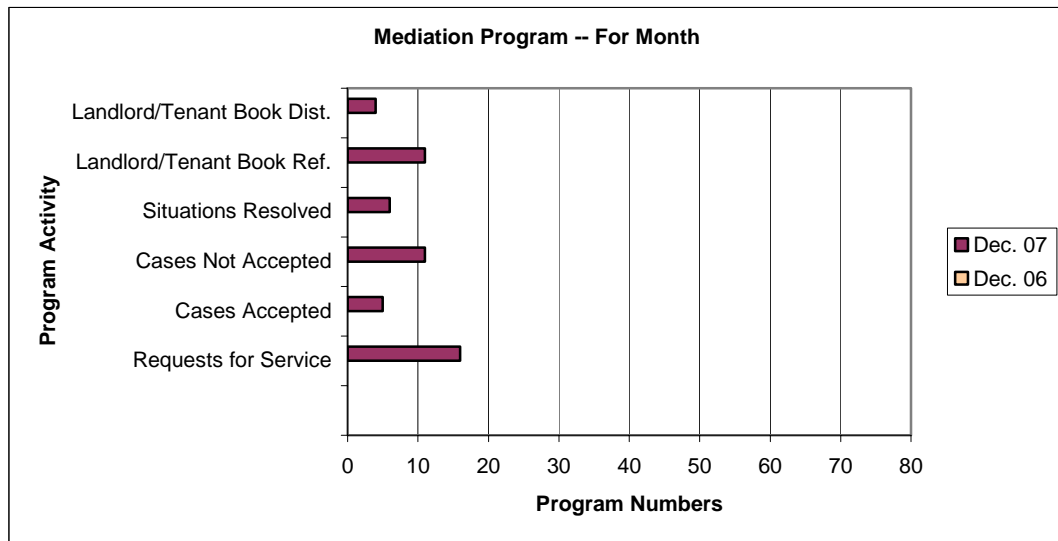
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





DECEMBER, 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 Dec.=14; YTD=413; Less Demos (-23)=390 MF Dec.=6; YTD=211 Total YTD Units:601								
Single Family Detached	11	363	11	363	27,319	3,257,439	79,420,670	20,255	467,904
Single Family Attached	3	45	3	45	4,297	383,777	4,756,331	2,854	32,986
Multi Family	6	186	1	24	8,388	628,081	18,110,793	2,999	94,761
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	0	14	0	0	0	0	350
Residential Misc. Bldgs.	0	2	7	60	3,962	117,011	1,011,230	1,663	12,689
Residential Remodel/Addition	0	2	37	682	4,545	1,145,972	16,423,265	11,230	158,442
Commercial Mixed Use	0	25	0	1	0	0	5,924,170	0	30,238
Hotels/Motels	0	0	0	1	0	0	4,400,000	0	22,386
Office/Bank/Professional	0	0	1	9	13,158	1,063,500	15,580,714	5,686	82,365
Mercantile/Retail/Bus&Pers Svc	0	0	2	28	181,177	6,574,000	54,748,738	34,066	286,858
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	0	6	0	0	77,900	0	790
Commercial Remodel/Addition	0	0	13	243	1,080	1,655,788	37,664,748	12,525	256,747
Change of Use	0	0	0	5	0	0	2,000	0	450
Demolition	0	-23	5	79	0	78,000	857,905	250	4,000
Signs	0	0	19	296	0	173,971	1,607,061	1,322	14,998
Miscellaneous	0	0	175	3,559	100	643,551	12,673,092	4,870	104,455
TOTALS:	20	601	274	5,425	244,026	15,721,090	271,994,794	97,720	1,668,382



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	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Dwling Units:SF(yellow)MF(Teal)	SF Dec.=29; YTD=471; Less Demos (-3)=468 MF Oct.=48; YTD=419 Total YTD Units:887								
Single Family Detached	29	432	29	432	52,397	5,593,605	99,327,003	32,447	577,251
Single Family Attached	0	26	0	26	0	0	3,934,380	0	25,642
Multi Family	20	127	7	24	29,728	2,485,521	13,604,170	13,290	70,598
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	0	34	0	0	0	0	850
Residential Misc. Bldgs.	0	0	12	66	7,193	230,919	897,907	2,597	11,381
Residential Remodel/Addition	0	0	39	641	3,338	1,225,566	17,669,702	12,147	174,553
Commercial Mixed Use	28	193	1	3	40,367	4,394,730	28,436,278	22,591	93,627
Hotels/Motels	0	99	1	2	76,405	7,261,362	15,244,441	36,923	77,456
Office/Bank/Professional	0	0	0	8	0	0	15,496,200	0	81,861
Mercantile/Retail/Bus&Pers Svc	0	0	0	7	0	0	2,845,000	0	18,056
Religious Assembly	0	0	0	1	0	0	2,643,499	0	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	59,508
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	11	0	0	1,034,600	0	6,977
Commercial Remodel/Addition	0	0	20	217	1,150	1,844,514	64,660,354	13,345	265,267
Change of Use	0	13	0	24	0	0	2,967,206	0	19,922
Demolition	0	-3	8	64	0	55,300	1,002,343	365	1,405
Signs	0	0	18	235	0	251,254	1,697,577	1,655	13,876
Miscellaneous	0	0	157	3,869	468	422,940	13,289,957	4,371	126,502
TOTALS:	77	887	292	5,671	211,046	23,765,711	328,689,446	139,731	1,748,928



MONTHLY FEES COLLECTED

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FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$578,400.00	\$120,000.00	\$698,400.00
Thompson School District	\$11,180.00	\$0.00	\$11,180.00
County Sales/Use Tax	\$895,244.05	\$110,181.11	\$1,005,425.16
Building Permit/Reinspection Fees	\$1,192,937.66	\$118,893.12	\$1,311,830.78
Plan Check Fee	\$494,252.69	\$30,956.10	\$525,208.79
Minor Amendment Fee	\$15,744.00	\$960.00	\$16,704.00
Admin Fee -- Occupancy Hearing	\$700.00	\$525.00	\$1,225.00
Parkland -- Community	\$894,781.00	\$249,876.00	\$1,144,657.00
Library Capital Expense	\$268,541.00	\$74,968.00	\$343,509.00
General Governmental Expense	\$383,112.58	\$42,282.26	\$425,394.84
Police Capital Expense	\$227,242.28	\$23,608.20	\$250,850.48
Fire Capital Expense	\$328,624.47	\$34,320.47	\$362,944.94
Parkland -- Neighborhood	\$802,789.00	\$224,328.00	\$1,027,117.00
Larimer County Regional Road Impact Fee	\$465,867.01	\$31,694.00	\$497,561.01
Street Oversizing: Res./Com.	\$5,526,802.72	\$383,220.26	\$5,910,022.98
Contribution in Aid of Construction	\$385,744.57	\$7,122.57	\$392,867.14
City Sales/Use Tax	\$3,355,040.17	\$413,341.21	\$3,768,381.38
Electric City Energy Tax	\$460.53	\$21.42	\$481.95
Electric ST/CO Energy Tax	\$603.72	\$28.08	\$631.80
Electric Primary Charge	\$6,106.28	\$0.00	\$6,106.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$928.80	\$43.20	\$972.00
Electric Comm. Revenue	\$15,406.49	\$716.58	\$16,123.07
Electric Temp. Pedestal	\$52,961.36	\$2,611.40	\$55,572.76
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	\$267,009.60	\$14,937.00	\$281,946.60
Water Repay	\$5,396.00	\$0.00	\$5,396.00
Water 6% PILOT Fees	\$370.70	\$84.71	\$455.41
Construction Water	\$6,235.56	\$1,411.67	\$7,647.23
Water PIF	\$2,030,845.61	\$274,214.58	\$2,305,060.19
Water Right	\$822,307.94	\$214,397.46	\$1,036,705.40
Water Meter	\$20,692.76	\$2,995.76	\$23,688.52
Water Dev. Review	\$31,937.00	\$9,790.85	\$41,727.85
Sanitation District/Sewer Repay	\$0.00	\$0.00	\$0.00
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$1,251,440.00	\$322,349.00	\$1,573,789.00
Sewer Dev. Review	\$32,012.00	\$9,630.00	\$41,642.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$470,392.94	\$32,084.44	\$502,477.38
Stormwater Dev. Review	\$132,007.07	\$9,420.32	\$141,427.39
PERMIT FEES:	\$20,984,909.71	\$2,761,012.77	\$23,745,922.48
Contractor Licensing	\$159,795.00	\$17,355.00	\$177,150.00
Home Occupation Licensing	\$10,425.00	\$350.00	\$10,775.00
Muni Court Mediation Fee	\$3,400.00	\$1,225.00	\$4,625.00
Zoning Board of Appeals	\$1,076.25	\$38.50	\$1,114.75
OTHER FEES:	\$174,696.25	\$18,968.50	\$193,664.75

*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.



DECEMBER CONSTRUCTION
VALUED AT \$500,000
OR MORE

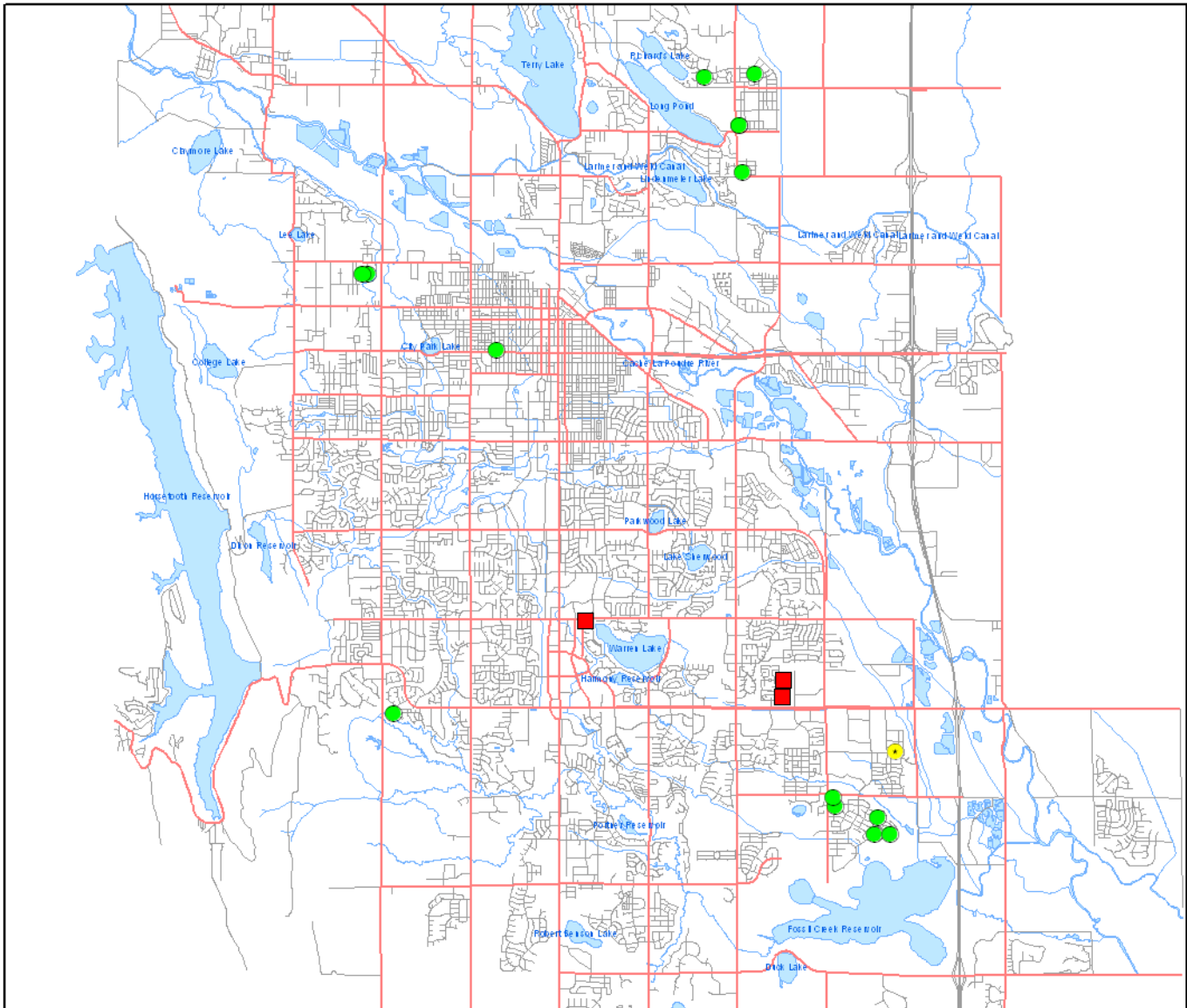
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Site Address	Type of Building	Value of Construction
4227 Corbett Dr	Commercial Retail Building	\$ 6,000,000.00
375 E Horsetooth Rd 5	Commercial Building	\$ 1,063,500.00
3715 Rocky Stream Dr	Single Family Residence	\$ 735,000.00
3838 Rock Creek Dr	6-Unit Condominium	\$ 628,081.00
4405 Corbett Dr	Commercial Building (Core & Shell)	\$ 574,000.00
3003 E Harmony Rd #300	Tenant Finish for Office Building	\$ 660,000.00



MAP OF CURRENT CONSTRUCTION

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



December 2, 2007
 Scale: Undetermined

Legend

- | | | |
|--------------------------|------------------|----------------|
| New Building Type | — Major Roads | — Water Ways |
| ■ Commercial | == Interstate 25 | ■ Water Bodies |
| ● Multi Family | — Streets | ■ City Limits |
| ● Single Family | | |

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



DECEMBER, 2007 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

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

Inspection Type	Dec. 06	Dec. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	0	0	8
Combo -- Weeds/Rubbish	0	0	327	342
Industrial Noise	0	0	0	0
Inop Motor Vehicle	34	17	1086	774
Landscape Material Piles	0	0	0	1
Noxious Weed	0	0	421	315
Odor	0	0	0	0
Outdoor Storage	52	60	1497	1087
Overgrown trees/shrubs (Sight)	1	4	214	133
Parking	9	12	360	455
Pollutant - Storm Drain	0	0	6	4
Pond (Detention) - Debris	0	0	11	1
Property Maintenance	0	0	0	0
Rubbish	70	75	2449	1845
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	1	0	1	11
Snow Removal - Sidewalk	798	900	1370	2845
Trash - Unscreened	3	1	245	333
Weeds	0	0	3218	5221
Wood Smoke	0	0	0	0
Totals	968	1069	11205	13375

Abatement Type:	Dec. 06	Dec. 07	06 YTD	07 YTD
Bees	0	0	0	0
Camping	0	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	1	1	65	21
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	0	0	164	60
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	232	193	434	862
Trash - Unscreened	0	0	0	0
Weeds	0	0	401	345
Wood Smoke	0	0	0	0
Totals	233	194	1154	1335



DECEMBER, 2007 DATA
PUBLIC NUISANCE NOTICES
AND MEDIATION

Neighborhood & Building Services
 281 N. College Avenue
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 Fort Collins, CO 80521
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Public Nuisance Notices	Dec. 06	Dec. 07	06 YTD	07 YTD
Courtesy Notice	0	0	23	5
First Notice	7	11	252	313
Second Notice	1	3	40	33
Third Notice	1	0	12	13
Fourth Notice	0	0	0	1
Fifth Notice	0	0	0	0
Totals:	9	14	327	365

Customer Activity - Mediation	Dec. 06	Dec. 07	06 YTD	07 YTD
Requests for Service	0	16	340	305
Cases Accepted	0	5	159	142
Cases Not Accepted	0	11	99	162
Situations Resolved	0	6	184	155
Landlord/Tenant Book Ref.	0	11	124	143
Landlord/Tenant Book Dist.	0	4	58	68