

Monthly Report

January, 2008



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
fcgov.com

MONTHLY REPORT – JANUARY, 2008

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 24 permits issued with an associated construction valuation of \$6,359,789.

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

Multi Family: 2 permits issued with an associated construction valuation of \$1,010,923. 11 dwelling units were created. 61 units were created through a permit issued for a mixed-use building, for a total of 72 multi-family dwelling units for the month.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 14 permits issued with an associated construction valuation of \$351,952.

Commercial: 3 permits issued with an associated construction value of \$15,300,000.

- a) 808 W. Prospect Rd – Mixed-Use Building (residential and commercial) -- \$8,000,000.
- b) 2733 Council Tree Dr – Commercial -- \$3,300,000.
- c) 4250 Corbett Dr – Retail -- \$4,000,000.

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 55 permits issued with an associated construction valuation of \$1,280,741.

Commercial: 26 permits issued with an associated construction valuation of \$5,957,770.

C. CHANGE OF USE:

No permits issued.

DEMOLITION:

9 permits issued with an associated construction valuation of \$207,800. 4 dwelling units were destroyed. YTD 4 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 \$175,304.



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

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

236 permits issued with an associated construction valuation of \$688,108.

F. TOTALS:

Dwelling Units: 92 units created for the month of January. This is ↑ 283% from last year (YTD).

Permits Issued: 388 permits for the month of January. This is ↑ 14% from last year (YTD).

Construction Valuation: \$31,332,387 for the month of January. This is ↑ 155% from last year (YTD).

Fees Collected: \$180,655 for the month of January. This is ↑ 122% from last year (YTD).

BUILDING INSPECTIONS:

404 commercial inspections and 1,267 residential inspections were performed in January. This is ↑ 20% from last year (YTD).

BUILDING PLAN REVIEW:

62 commercial plans and 66 residential plans were reviewed in January. This is ↑ 27% from last year (YTD).

CIVIL CITATIONS:

No civil citations were issued for nuisance code violations in January. This is equal to last year (YTD).

CODE ABATEMENTS:

154 nuisance abatements were performed in January. This is ↓ 70% from last year (YTD).

CODE COMPLIANCE NUISANCE CASES:

1,071 nuisance code cases were generated in January. This is ↓ 33% 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:

- Participated in CSUnity coordination meetings.
- Attended Colorado Apartment Association meeting.
- Attended Responsible Alcohol Retailers meeting.
- Presented at Next Step sessions for transfer students.
- Attended Student Legal Services advisory board meeting.
- Assisted with Party Partners class and Noise Violation class.
- Attended Conflict Resolution and Student Conduct Services advisory board meeting.
- Attended Off-Campus Student Services advisory board meeting.
- Attended Community Alcohol Coalition meeting.
- Continued to manage the Town Gown Network website.
- Assisted with coordination of the Occupancy survey which was launched on February 4th, 2008 to CSU students.



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

COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

- Added Rental World video to YouTube.
- Began Rental World on-campus poster run.
- Completed 2008 Off-Campus Living Handbook changes.
- Sent out student fyi advertising February Community Dialogue.
- 104 hits on Rental World website.
- 149 members currently signed up on Town Gown Network website/forum from 37 different states and Canada.
- 565 hits on Town Gown Network website.
- 7 Party Packs distributed.
- Received phone call from Eastern Illinois University looking to replicate some of our Sophomore Transitions/Residence Hall programming.

CONTRACTOR LICENSING:

16 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in January. \$18,750.00 was collected for all January contractor licensing activities. YTD \$18,750.00 has been collected.

DANGEROUS BUILDINGS:

- a) 1210 Remington – Single family residence posted as dangerous due to a deteriorating foundation. Permit for repairs was obtained and work completed, except for foundation tuck-pointing. Okay to occupy. Need engineer's letter.
- b) 1606 Banyan Drive #2 – Multi-family building posted as dangerous and unfit to occupy due to sewage backup. Abatement efforts were commenced and completed. Dangerous building status has been lifted. Okay to occupy.
- c) 1908 Timberline Drive – Abandoned farmhouses posted as dangerous. Owner was notified that the buildings must be secured. Inspection done on 1/07/08 found both buildings to be secured.
- d) 525 N. Whitcomb – Residential building posted as dangerous with an order to make repairs. Building is vacant and secured.
- e) 521 N. Whitcomb – Received a customer complaint that two dogs were being kept in the house and that the tenants had been gone for a long time. Also reported that there was no heat, electricity or water. Inspection done on 1/25/2008 found that the house was full of dog feces and urine. Animal control officers took the dogs and the building was posted as dangerous and unfit to occupy. A notice was sent to the owner requiring a professional cleaning and a follow-up inspection prior to re-occupying the premises.
- f) 514 Wood Street – Dilapidated house posted as dangerous due to deterioration. Demolition pending.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns - Coloradoan columns – 2006 International Building Code, Neighborhood Grant Program, Traffic Safety.
- Facilitated Neighborhood Task Force meeting.
- Participated in Citizen Corps & Planning for CERT Team.
- Attended Neighborhood Liaison Forum in Denver.



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

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

- Facilitated Noise Workshop.
- Facilitated Thunderbird East Neighborhood Meeting.
- Facilitated neighborhood development meeting.
- Coordinated planning meeting for “paint-a-thon” project.
- Facilitated interdepartmental climate change meeting.
- Continued internal public participation discussions.
- January hits on website:
 - Main page: 122 internal, 601 external = 723 total
 - Newsletter: 12 internal, 217 external = 229 total
 - Code Compliance: 71 internal, 406 external = 477 total
 - Occupancy: 23 internal, 304 external = 327 total

NEIGHBORHOOD SERVICES MEDIATION:

16 requests for service came in during the month of January. This is ↑ 14% 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. 7 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during January:

- Met with new director from Larimer County Humane Society; referral process to Community & Municipal Court Mediation programs clarified and improved.
- Editing Landlord-tenant Handbook; assistance from CSU and City Attorneys to finalize changes for this well-used community resource.
- Meetings with Mediation Program Coordinators from Longmont and Greeley.
- One new Pro Bono Mediator hired.
- On-going Participation in 2008 Young Women’s Journey Conference as co-Chair of steering committee.
- 292 external hits – Community Mediation Program website.
- 698 external hits – Landlord-Tenant Handbook.

OVER-OCCUPANCY:

2 new occupancy cases were initiated, 3 violations confirmed, no citations issued, 5 site inspections performed and 4 cases closed during the month of January.

PUBLIC NUISANCE NOTICES:

18 public nuisance notices were sent out in January. This is ↑ 20% from last year (YTD).

RENTAL HOUSING:

7 rental housing cases were initiated, 7 inspections performed, 6 notices to repair sent and 2 illegal duplex cases opened during the month of January.



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

ZONING PLAN REVIEW:

171 plans were reviewed in January to assure zoning compliance. This is ↓ 5% from last year (YTD).

ZONING INSPECTIONS:

297 zoning field inspections were performed in January. This is ↑ 24% from last year (YTD).

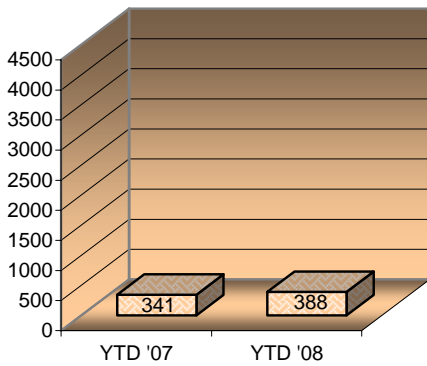


JANUARY, 2008 OVERVIEW

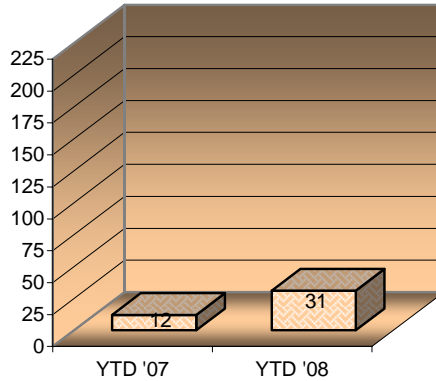
Neighborhood & Building Services
 281 N. College Avenue
 PO Box 580
 Fort Collins, CO 80521
 970.221.6760
 970.224.6134 fax
 fcgov.com

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

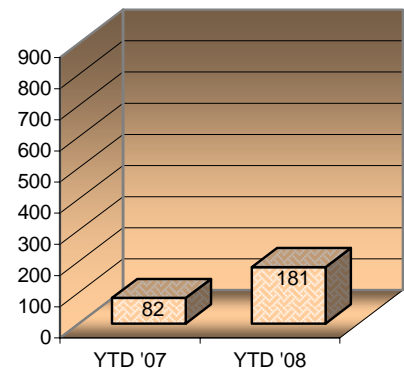
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

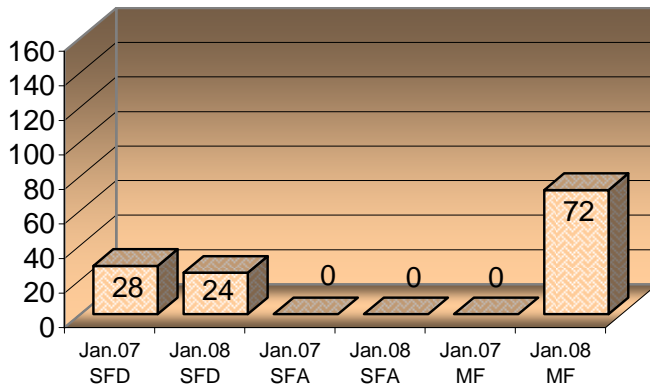


Total Fees Collected YTD (\$T)

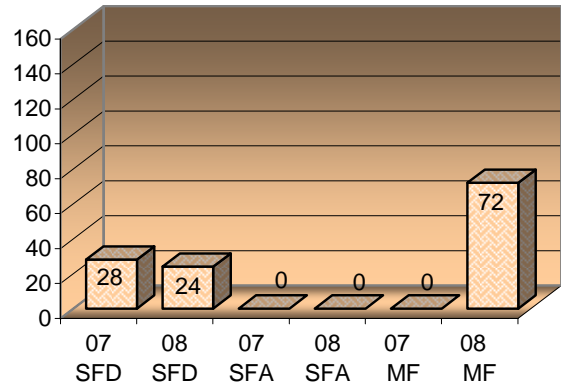


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

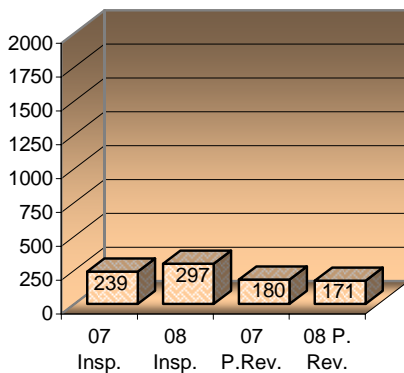
Units for Current Month



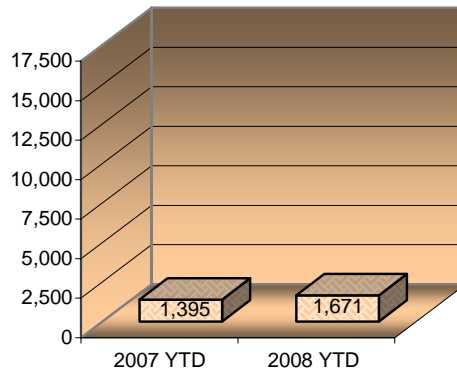
Units YTD



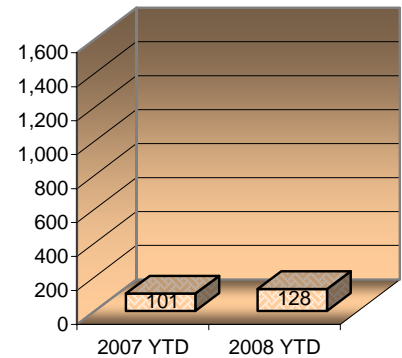
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



Building Plan Reviews YTD

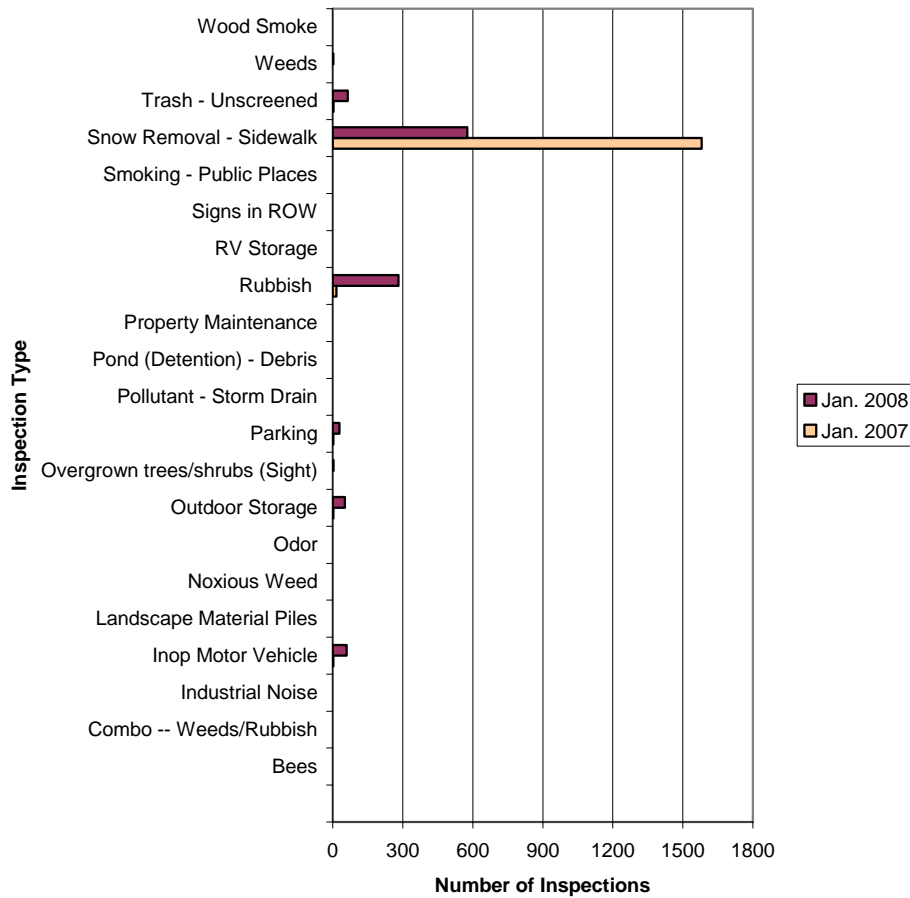




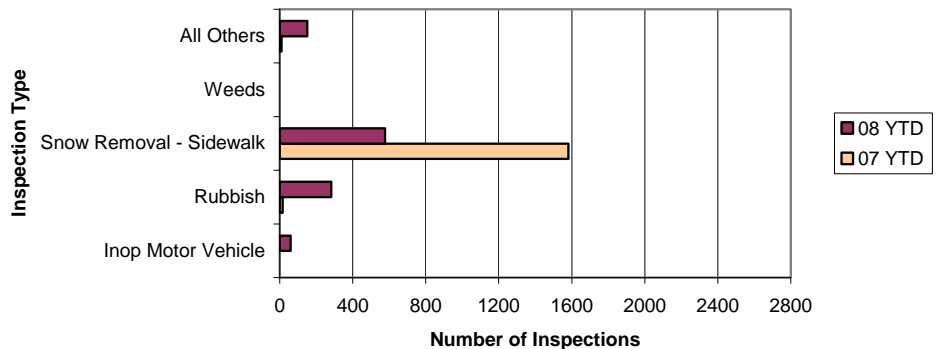
Neighborhood & Building Services
 281 N. College Avenue
 PO Box 580
 Fort Collins, CO 80521
970.221.6760
 970.224.6134 fax
 fcgov.com

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



Code Compliance Inspections -- YTD

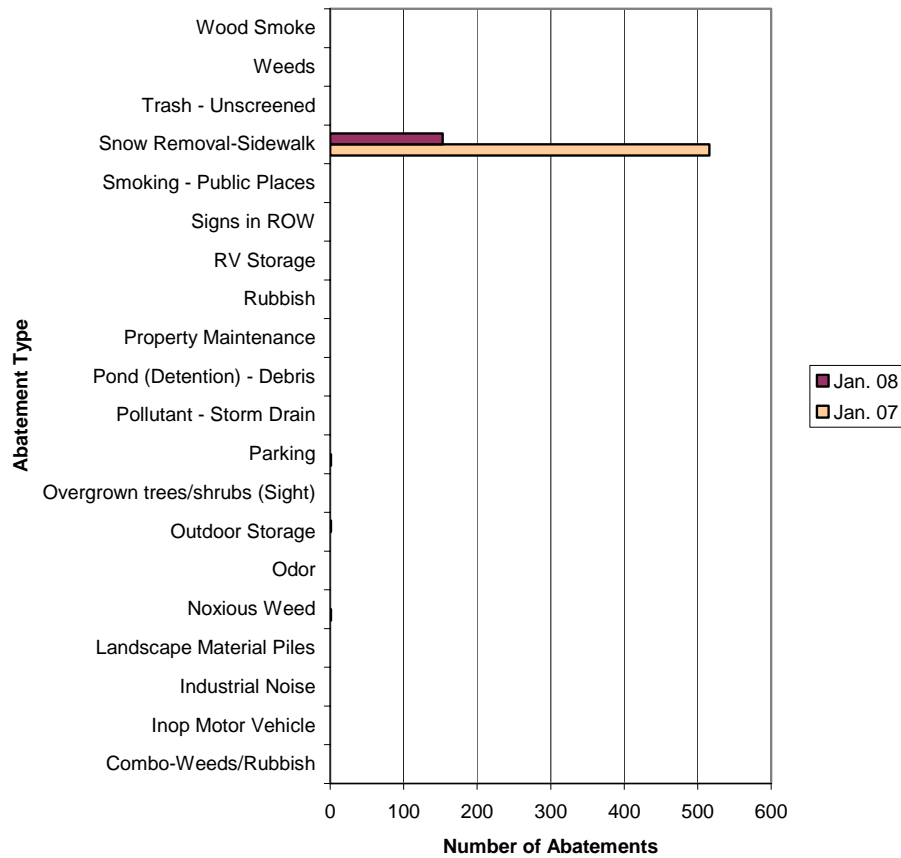




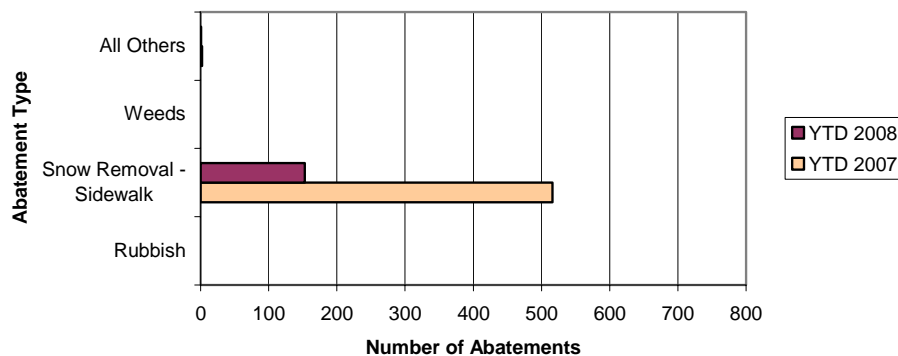
Neighborhood & Building Services
 281 N. College Avenue
 PO Box 580
 Fort Collins, CO 80521
970.221.6760
 970.224.6134 fax
 fcgov.com

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month



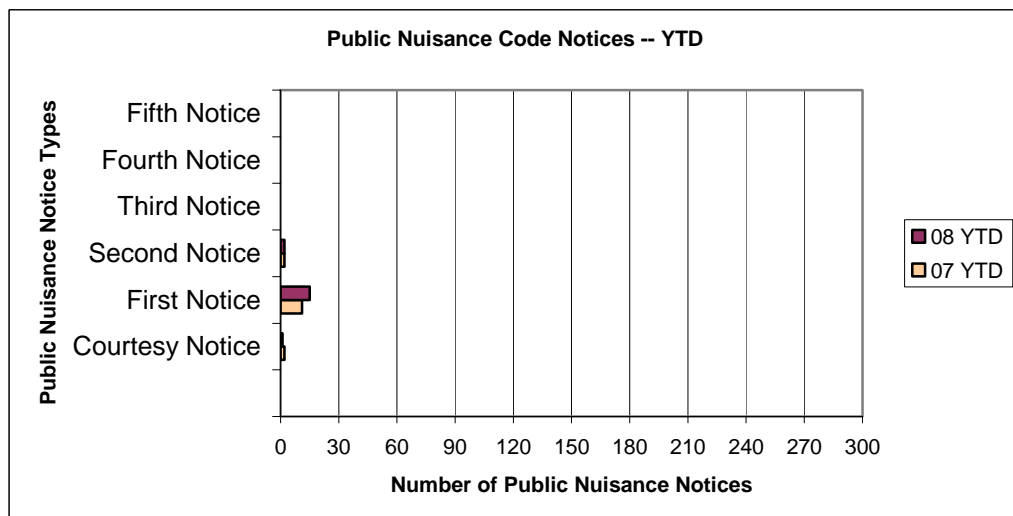
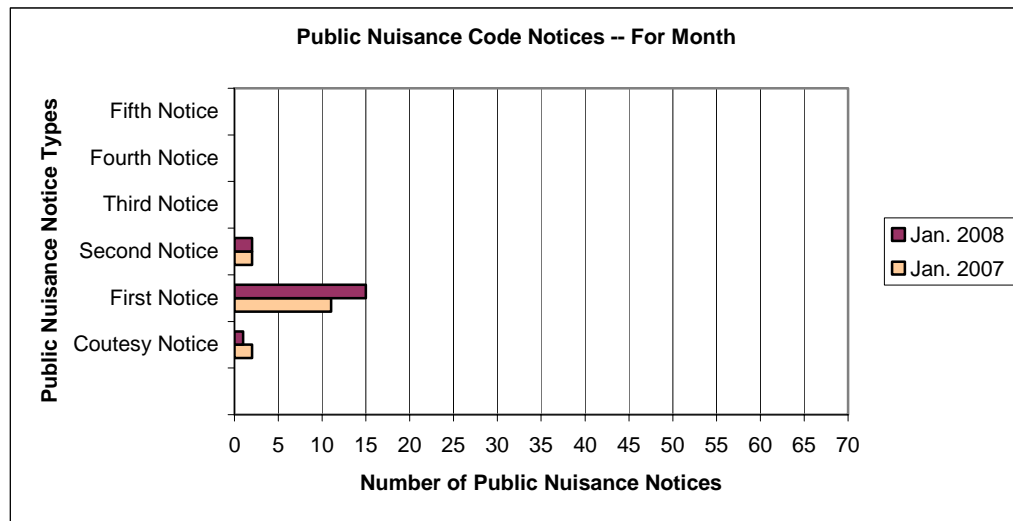
Code Compliance Abatements -- YTD





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

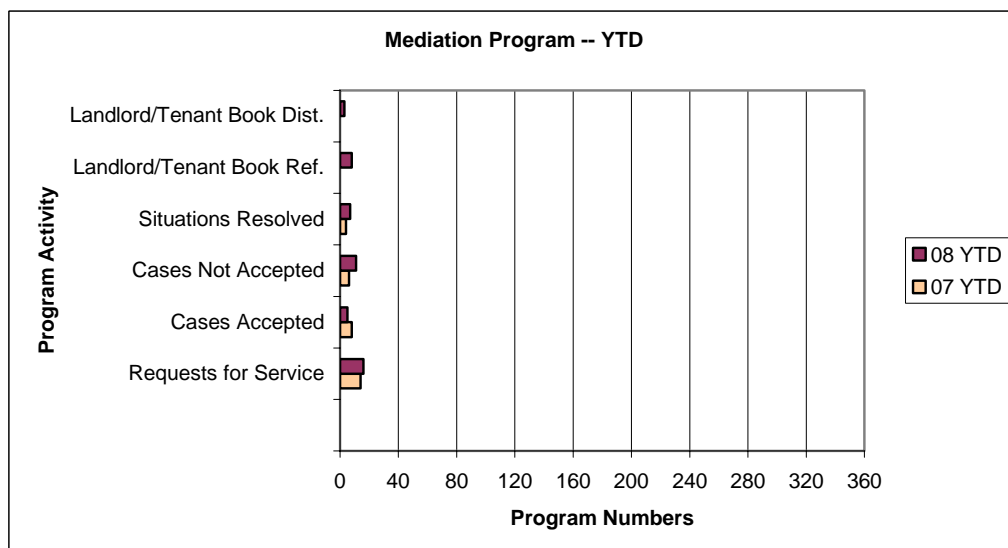
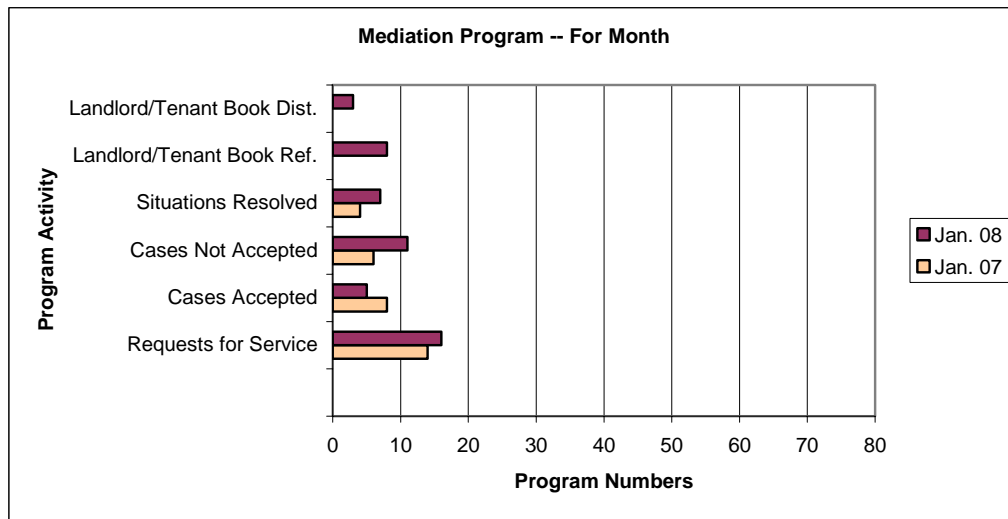
MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





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

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





JANUARY, 2008 DATA – BUILDING

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

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 January = 24 - 4 Demos; YTD = 20				MF January = 72; YTD = 72		Total YTD Units: 92			
Single Family Detached	24	24	24	24	49,135	6,359,789	6,359,789	37,279	37,279	
Single Family Attached	0	0	0	0	0	0	0	0	0	
Multi Family	11	11	2	2	12,806	1,010,923	1,010,923	5,184	5,184	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	0	0	0	0	0	0	0	
Residential Misc. Bldgs.	0	0	14	14	11,390	351,952	351,952	3,725	3,725	
Residential Remodel/Addition	0	0	55	55	2,326	1,280,741	1,280,741	13,014	13,014	
Commercial Mixed Use	61	61	1	1	57,079	8,000,000	8,000,000	40,616	40,616	
Hotels/Motels	0	0	0	0	0	0	0	0	0	
Office/Bank/Professional	0	0	0	0	0	0	0	0	0	
Mercantile/Retail/Bus&Pers Svc	0	0	1	1	64,676	4,000,000	4,000,000	20,366	20,366	
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	0	0	0	0	0	0	
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	1	33,000	3,300,000	3,300,000	17,108	17,108	
Parking Structures	0	0	0	0	0	0	0	0	0	
Commercial Misc. Bldgs.	0	0	0	0	0	0	0	0	0	
Commercial Remodel/Addition	0	0	26	26	10,185	5,957,770	5,957,770	35,738	35,738	
Change of Use	0	0	0	0	0	0	0	0	0	
Demolition	-4	-4	9	9	0	207,800	207,800	500	500	
Signs	0	0	19	19	0	175,304	175,304	1,423	1,423	
Miscellaneous	0	0	236	236	605	688,108	688,108	5,702	5,702	
TOTALS:	92	92	388	388	241,202	31,332,387	31,332,387	180,655	180,655	



JANUARY, 2007 DATA – BUILDING

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

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 January = 28 - 4 Demos; YTD = 24				MF January = 0; YTD = 0		Total YTD Units: 24			
Single Family Detached	28	28	28	28	49,897	5,173,908	5,173,908	29,835	29,835	
Single Family Attached	0	0	0	0	0	0	0	0	0	
Multi Family	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0	
Mobile Home Setups-Existing	0	0	2	2	0	0	0	50	50	
Residential Misc. Bldgs.	0	0	1	1	576	17,107	17,107	212	212	
Residential Remodel/Addition	0	0	37	37	1,042	980,254	980,254	9,925	9,925	
Commercial Mixed Use	0	0	0	0	0	0	0	0	0	
Hotels/Motels	0	0	0	0	0	0	0	0	0	
Office/Bank/Professional	0	0	0	0	0	0	0	0	0	
Mercantile/Retail/Bus&Pers Svc	0	0	1	1	10,062	615,000	615,000	3,441	3,441	
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	0	0	0	0	0	0	
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	0	0	0	0	0	0	
Parking Structures	0	0	0	0	0	0	0	0	0	
Commercial Misc. Bldgs.	0	0	0	0	0	0	0	0	0	
Commercial Remodel/Addition	0	0	28	28	200	4,628,191	4,628,191	31,053	31,053	
Change of Use	0	0	2	2	0	0	0	200	200	
Demolition	-4	-4	12	12	0	163,600	163,600	600	600	
Signs	0	0	20	20	0	135,259	135,259	1,202	1,202	
Miscellaneous	0	0	210	210	631	563,212	563,212	4,991	4,991	
TOTALS:	24	24	341	341	62,408	12,276,531	12,276,531	81,509	81,509	



MONTHLY FEES COLLECTED

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

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District		\$56,100.00	\$56,100.00
Thompson School District		\$0.00	\$0.00
County Sales/Use Tax		\$70,708.23	\$70,708.23
Building Permit/Reinspection Fees		\$98,440.23	\$98,440.23
Plan Check Fee		\$51,274.68	\$51,274.68
Minor Amendment Fee		\$1,728.00	\$1,728.00
Parkland -- Community		\$61,185.00	\$61,185.00
Library Capital Expense		\$18,358.00	\$18,358.00
General Governmental Expense		\$32,679.16	\$32,679.16
Police Capital Expense		\$19,713.34	\$19,713.34
Fire Capital Expense		\$28,423.93	\$28,423.93
Parkland -- Neighborhood		\$54,933.00	\$54,933.00
Larimer County Regional Road Impact Fee		\$50,709.00	\$50,709.00
Street Oversizing: Res./Com.		\$372,696.04	\$372,696.04
Contribution in Aid of Construction		\$8,966.85	\$8,966.85
City Sales/Use Tax		\$265,156.05	\$265,156.05
Electric City Energy Tax		\$28.21	\$28.21
Electric ST/CO Energy Tax		\$35.88	\$35.88
Electric Primary Charge		\$0.00	\$0.00
Electric Street Lighting Charge		\$0.00	\$0.00
Electric PILOTS		\$56.46	\$56.46
Electric Comm. Revenue		\$940.41	\$940.41
Electric Temp. Pedestal		\$3,390.87	\$3,390.87
Electric Capacity Charge		\$0.00	\$0.00
Electric Building Site Charges		\$0.00	\$0.00
Electric Secondary Service Charge		\$18,101.00	\$18,101.00
Water Repay		\$0.00	\$0.00
Water 6% PILOT Fees		\$30.71	\$30.71
Construction Water		\$511.96	\$511.96
Water PIF		\$132,226.60	\$132,226.60
Water Right		\$8,368.46	\$8,368.46
Water Meter		\$2,179.00	\$2,179.00
Water Dev. Review		\$1,890.15	\$1,890.15
Sanitation District/Sewer Repay		\$0.00	\$0.00
Sewer Tap		\$0.00	\$0.00
Sewer PIF		\$106,438.50	\$106,438.50
Sewer Dev. Review		\$1,793.00	\$1,793.00
Stormwater		\$0.00	\$0.00
Stormwater PIF		\$40,807.29	\$40,807.29
Stormwater Dev. Review		\$9,881.91	\$9,881.91
PERMIT FEES:		\$1,517,751.92	\$1,517,751.92
Contractor Licensing		\$18,750.00	\$18,750.00
Home Occupation Licensing		\$400.00	\$400.00
Building Review Board		\$0.00	\$0.00
Zoning Board of Appeals		\$0.00	\$0.00
Muni Court Mediation Fee		\$625.00	\$625.00
OTHER FEES:	\$0.00	\$19,775.00	\$19,775.00

*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.



JANUARY CONSTRUCTION
VALUED AT \$500,000
OR MORE

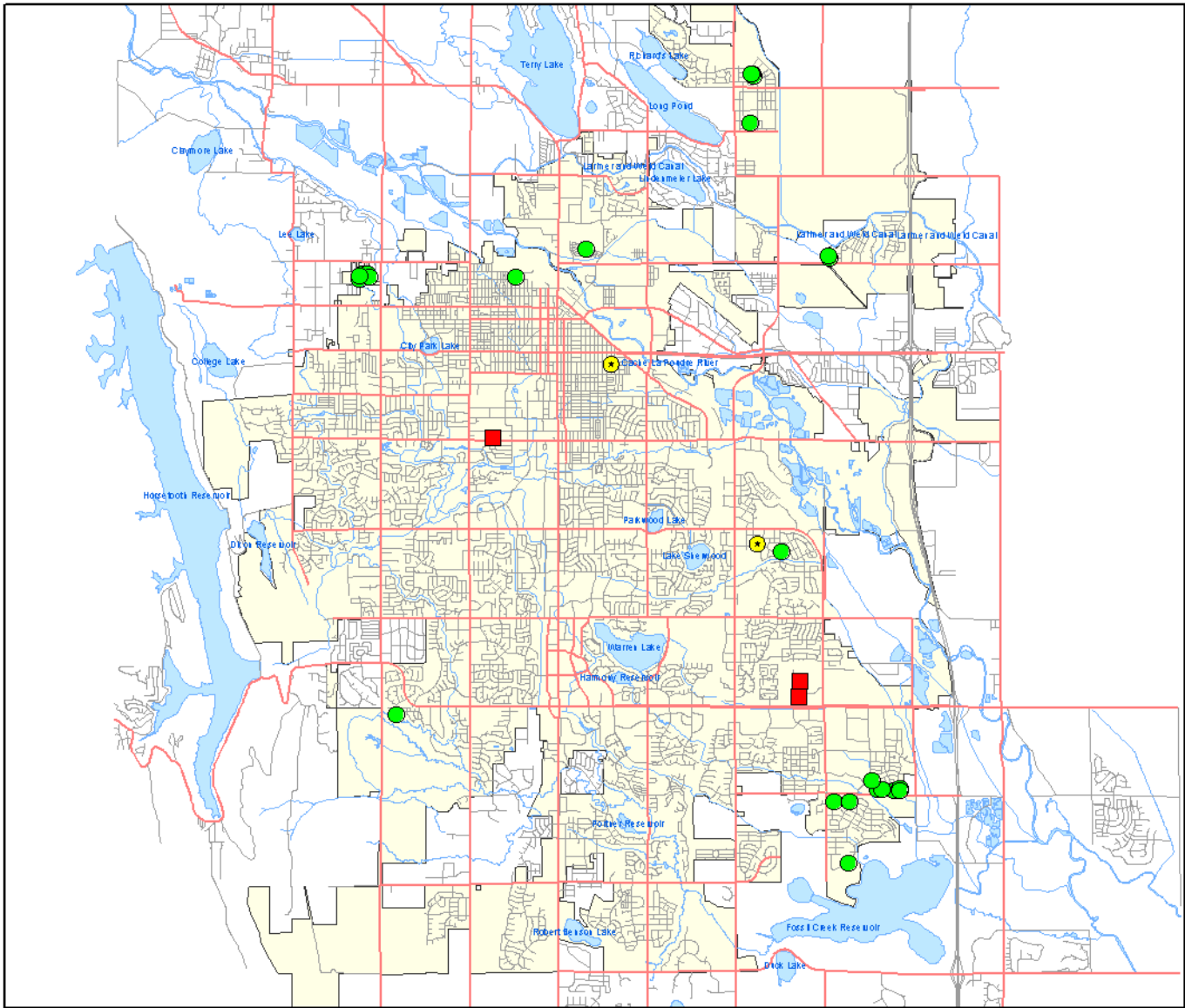
Neighborhood & Building Services
281 N. College Avenue
PO Box 580
Fort Collins, CO 80521
970.221.6760
970.224.6134 fax
fcgov.com

Site Address	Type of Building	Value of Construction
2753 Kansas Dr	7-Plex Condominium	\$ 599,803.00
808 W. Prospect Rd	Mixed-Use Building (residential & commercial)	\$ 8,000,000.00
2733 Council Tree Dr	Commercial	\$ 3,300,000.00
4250 Corbett Dr	Retail	\$ 4,000,000.00
6344 Rookery Rd	Single Family Residence	\$ 1,550,000.00
4900 S. College Ave	Tenant Finish	\$ 800,000.00
900 E. Prospect Rd	Church Addition	\$ 2,082,671.00



MAP OF CURRENT CONSTRUCTION

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



City of Fort Collins
Building Inspection Department
 Construction Activity Map: January, 2008



January 6, 2008
 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)



JANUARY, 2008 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	Jan. 2007	Jan. 2008	07 YTD	08 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	0	1	0	1
Industrial Noise	0	0	0	0
Inop Motor Vehicle	2	60	2	60
Landscape Material Piles	0	0	0	0
Noxious Weed	1	0	1	0
Odor	0	0	0	0
Outdoor Storage	2	52	2	52
Overgrown trees/shrubs (Sight)	0	4	0	4
Parking	2	28	2	28
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris		0		0
Property Maintenance	0	0	0	0
Rubbish	16	282	16	282
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal - Sidewalk	1581	577	1581	577
Trash - Unscreened	4	65	4	65
Weeds	0	2	0	2
Wood Smoke	0	0	0	0
Totals	1608	1071	1608	1071

Abatement Type:	Jan. 07	Jan. 08	07 YTD	08 YTD
Bees				
Combo-Weeds/Rubbish				
Inop Motor Vehicle				
Industrial Noise				
Landscape Material Piles				
Noxious Weed	1		1	
Odor				
Outdoor Storage		1		1
Overgrown trees/shrubs (Sight)				
Parking	1		1	
Pollutant - Storm Drain				
Pond (Detention) - Debris				
Property Maintenance				
Rubbish				
RV Storage				
Signs in ROW				
Smoking - Public Places				
Snow Removal-Sidewalk	516	153	516	153
Trash - Unscreened				
Weeds				
Wood Smoke				
Totals	518	154	518	154



**JANUARY, 2008 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	Jan. 2007	Jan. 2008	07 YTD	08 YTD
Courtesy Notice	2	1	2	1
First Notice	11	15	11	15
Second Notice	2	2	2	2
Third Notice				
Fourth Notice				
Fifth Notice				
Totals:	15	18	15	18

Customer Activity - Mediation	Jan. 07	Jan. 08	07 YTD	08 YTD
Requests for Service	14	16	14	16
Cases Accepted	8	5	8	5
Cases Not Accepted	6	11	6	11
Situations Resolved	4	7	4	7
Landlord/Tenant Book Ref.	0	8	0	8
Landlord/Tenant Book Dist.	0	3	0	3