

Monthly Report

February, 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
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MONTHLY REPORT – FEBRUARY, 2008

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 12 permits issued with an associated construction valuation of \$2,950,548.

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

Multi Family: 1 permit issued with an associated construction valuation of \$904,899. 8 dwelling units were created. 1 unit was created through a permit issued for a mixed-use building, for a total of 9 multi-family dwelling units for the month.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings (*garages, sheds, etc.*): 6 permits issued with an associated construction valuation of \$155,395.

Commercial: 14 permits issued with an associated construction value of \$7,031,722.

- a) 2103 Joseph Allen Dr #1 – Storage -- \$240,000.
- b) 2103 Joseph Allen Dr #2 – Storage -- \$ 81,060.
- c) 2103 Joseph Allen Dr #3 – Storage -- \$ 80,000.
- d) 2103 Joseph Allen Dr #4 – Storage -- \$150,000.
- e) 2103 Joseph Allen Dr #5 – Storage -- \$310,800.
- f) 2103 Joseph Allen Dr #6 – Storage -- \$600,000.
- g) 2103 Joseph Allen Dr #7 – Storage -- \$ 45,000.
- h) 2103 Joseph Allen Dr #8 – Storage -- \$ 80,000.
- i) 2103 Joseph Allen Dr #9 – Storage -- \$240,000.
- j) 2103 Joseph Allen Dr #10 – Storage -- \$301,000.
- k) 2103 Joseph Allen Dr #11 – Storage -- \$196,000.
- l) 2103 Joseph Allen Dr #12 – Storage -- \$200,000.
- m) 2117 Bighorn Dr – School/Daycare -- \$1,100,000.
- n) 4532 Boardwalk Dr -- \$3,407,862.

Commercial Miscellaneous: No permits issued.

B. ALTERATIONS/ADDITIONS:

Residential: 56 permits issued with an associated construction valuation of \$1,290,002.

Commercial: 23 permits issued with an associated construction valuation of \$4,074,487.

C. CHANGE OF USE:

1 permit issued with an associated construction valuation of \$1,500.

- a) 118 W Laurel St – Change from a barber shop to a restaurant.



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DEMOLITION:

10 permits issued with an associated construction valuation of \$261,040. No 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:

24 permits issued with an associated construction valuation of \$245,389.

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

223 permits issued with an associated construction valuation of \$801,855.

F. TOTALS:

Dwelling Units: 21 units created for the month of February. This is ↑ 43% from last year (YTD).

Permits Issued: 373 permits for the month of February. This is ↑ 10% from last year (YTD).

Construction Valuation: \$17,716,837 for the month of February. This is ↑ 41% from last year (YTD).

Fees Collected: \$117,335 for the month of February. This is ↑ 37% from last year (YTD).

BUILDING INSPECTIONS:

386 commercial inspections and 1,082 residential inspections were performed in February. This is ↑ 13% from last year (YTD).

BUILDING PLAN REVIEW:

73 commercial plans and 44 residential plans were reviewed in February. This is ↑ 24% from last year (YTD).

CIVIL CITATIONS:

1 civil citation was issued for nuisance code violations in February. This is ↑ 100% from last year (YTD).

CODE ABATEMENTS:

54 nuisance abatements were performed in February. This is ↓ 59% from last year (YTD).

CODE COMPLIANCE NUISANCE CASES:

705 nuisance code cases were generated in February. This is ↓ 17% 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.



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COMMUNITY LIAISON (CSU) PROGRAM:

- Launched Occupancy Survey to a random selection of CSU students (in collaboration with ASCSU).
- Presented CL programming at Transfer Program.
- Attended CAA board meeting and promoted CL and OCSS office updates.
- Attended quarterly CSU/City Liaison meeting.
- Assisted with CSU Party Partners class.
- Attended CAA meeting – promoted Neighborhood Services' Fair Housing Program and Landlord Training.
- Attended Community Alcohol Coalition meeting and presented information regarding Sophomore Transitions programming and party information.
- Met with Student Fee Advisory Board.
- Continued to manage Town Gown website.
- Distributed Bulletin Board displays to all of the Residence Halls.
- Presented Moving Off Campus Jeopardy to five groups.
- Distributed Table Tents to all Dining Halls announcing the 2008 Off-Campus Living Handbook.
- Attended Academic Village's mini housing fair.
- Worked with CSU Marketing Office to complete the 2008 handbook, "How to Avoid Sticky Situations, All the Notes You Need for Living Off Campus".
- Co-Facilitated Community Dialogue (11 students, 8 non-students, 3 police officers).
- Launched electronic survey for Party Packs and received excellent response.
- 70 hits on Rental World website.
- 152 members currently signed up on Town Gown Network website/forum from 37 different states and Canada.
- 679 hits on Town Gown Network website.
- 37 Party Packs distributed.
- Received requests for information from College Town Life moderator, University of Virginia Community Affairs Office, University of Illinois.

CONTRACTOR LICENSING:

22 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in February. \$21,510.00 was collected for all February contractor licensing activities. YTD \$40,260.00 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) 514 Wood Street – Dilapidated house posted as dangerous due to deterioration. Demolition pending.
- c) 521 N. Whitcomb – Single family residence posted as dangerous and unfit to occupy. Received a customer complaint that two dogs were being kept in the house and that the tenants had been gone for a long time. Customer also reported that there was no heat, electricity or water. Inspection done 1/25/08 found the house was full of dog feces and urine. Animal control officers took the dogs. A notice was sent to the owner requiring a professional cleaning and follow-up inspection prior to re-occupying the premises. Residence is vacant at present.
- d) 722 Remington -- Garage posted as dangerous. Inspection done on 02/06/08. Order to demolish was given. Second violation notice has been sent.



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DANGEROUS BUILDINGS (Cont.):

- e) 729 Mathews -- Garaged posted as dangerous. Inspection done on 02/06/08. Order to demolish was given. Garage has been demolished but there is still debris on site.
- f) 5221 S. County Rd 7 -- Single family dwelling posted as dangerous and unfit to occupy. An inspection done on 02/21/08 found the dwelling to have no windows or doors and signs of vagrancy and extensive vandalism. Fence has been installed and site secured. Waiting for state certification for demo.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns – CityWorks 101, Neighborhood Quality & Exterior Property Maintenance Codes, Landlord Training & other Educational Opportunities.
- Facilitated Neighborhood Task Force meeting.
- Participated in Citizen Corps & planning for CERT Team.
- Presented sidewalk snow removal information to the Commission on Disabilities.
- Presented Exterior Property Maintenance Codes at Council Work Session.
- Hosted 3-hour Fair Housing training.
- Co-facilitated Community Dialogue.
- Facilitated CPIO staff retreat.
- Attended Hanna Farm Neighborhood meeting.
- Attended Thunderbird East Neighborhood meeting.
- Facilitated Noise Workshop.
- Completed first Neighborhood Grant cycle.
- February hits on website:
 - Main page: 113 internal, 661 external = 774 total
 - Newsletter: 42 internal, 342 external = 384 total
 - Code Compliance: 39 internal, 418 external = 457 total
 - Occupancy: 20 internal, 316 external = 336 total

NEIGHBORHOOD SERVICES MEDIATION:

29 requests for service came in during the month of February. This is ↑ 13% from last year (YTD). 9 of these cases were appropriate for mediation. 10 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 February:

- On-going participation in 2008 Young Women's Journey Conference as co-Chair of steering committee.
- Hosted mediator clinic "Animal Issues in Mediation" – 17 mediators and staff attended.
- Hosted senior mediators' luncheon – covered topics such as formalizing mentoring program & special designations for senior staff.
- Met with Director of Mediation Services, City of Greeley, CO .
- Went live with the newly revised Community and Municipal Court Mediation Programs website; www.fcgov.com/mediation.
- 364 external hits – Community Mediation Program website.
- 600 external hits – Landlord-Tenant Handbook.



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OVER-OCCUPANCY:

5 new occupancy cases were initiated, 3 violations confirmed, 3 citations issued, 3 site inspections performed and 5 cases closed during the month of February. YTD, 6 occupancy cases have been initiated, 6 violations confirmed, 3 citations issued, 8 inspections performed and 9 cases closed.

PUBLIC NUISANCE NOTICES:

21 public nuisance notices were sent out in February. This is ↑ 50% from last year (YTD).

RENTAL HOUSING:

4 rental housing cases were initiated, 9 inspections performed, and 3 notices to repair issued during the month of February. YTD, 11 rental housing cases were initiated, 16 inspections performed, 9 repair orders issued, and 2 illegal duplex cases opened.

ZONING PLAN REVIEW:

188 plans were reviewed in February to assure zoning compliance. This is ↑ 4% from last year (YTD).

ZONING INSPECTIONS:

251 zoning field inspections were performed in February. This is ↑ 13% from last year (YTD).

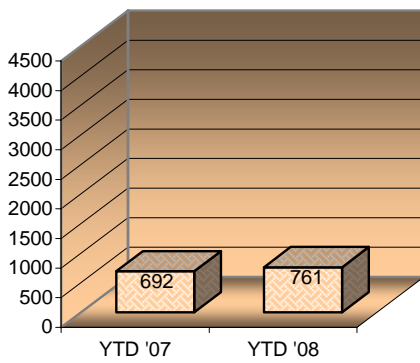


FEBRUARY, 2008 OVERVIEW

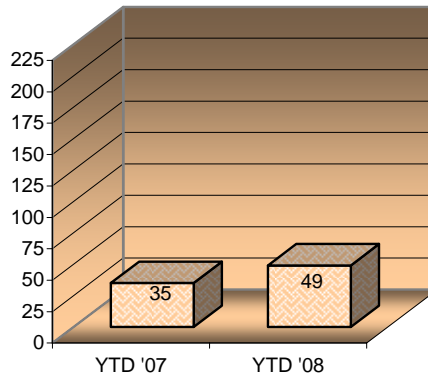
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

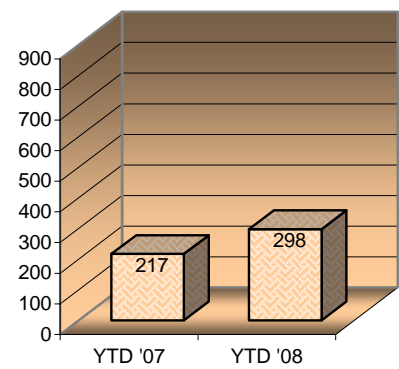
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

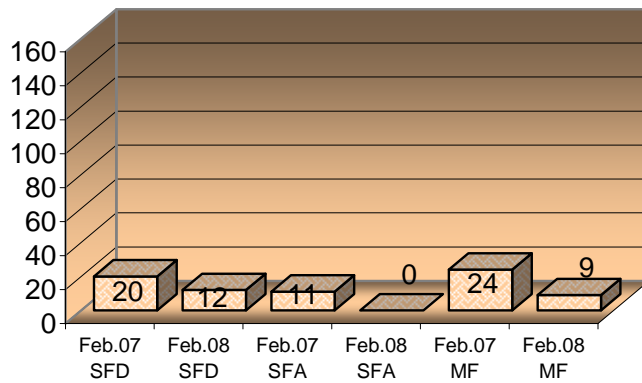


Total Fees Collected YTD (\$T)

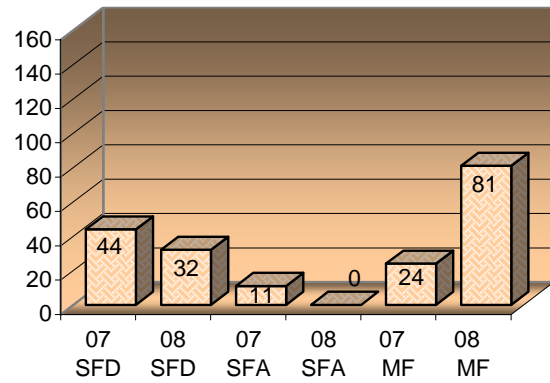


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

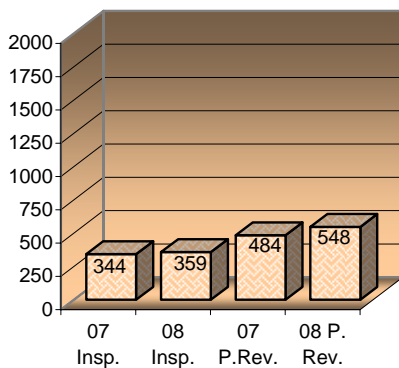
Units for Current Month



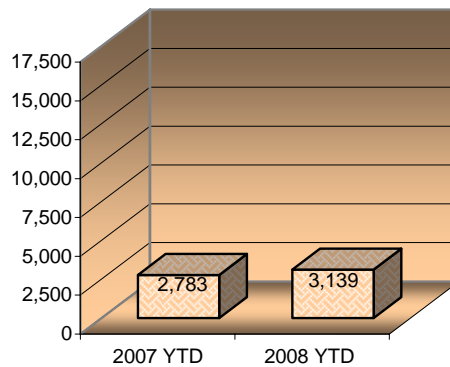
Units YTD



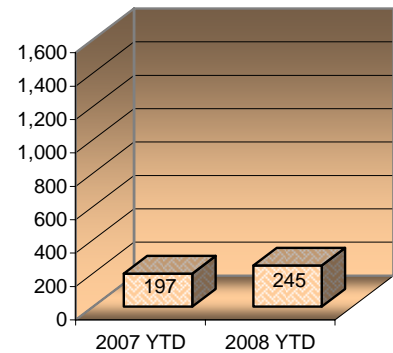
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



Building Plan Reviews YTD

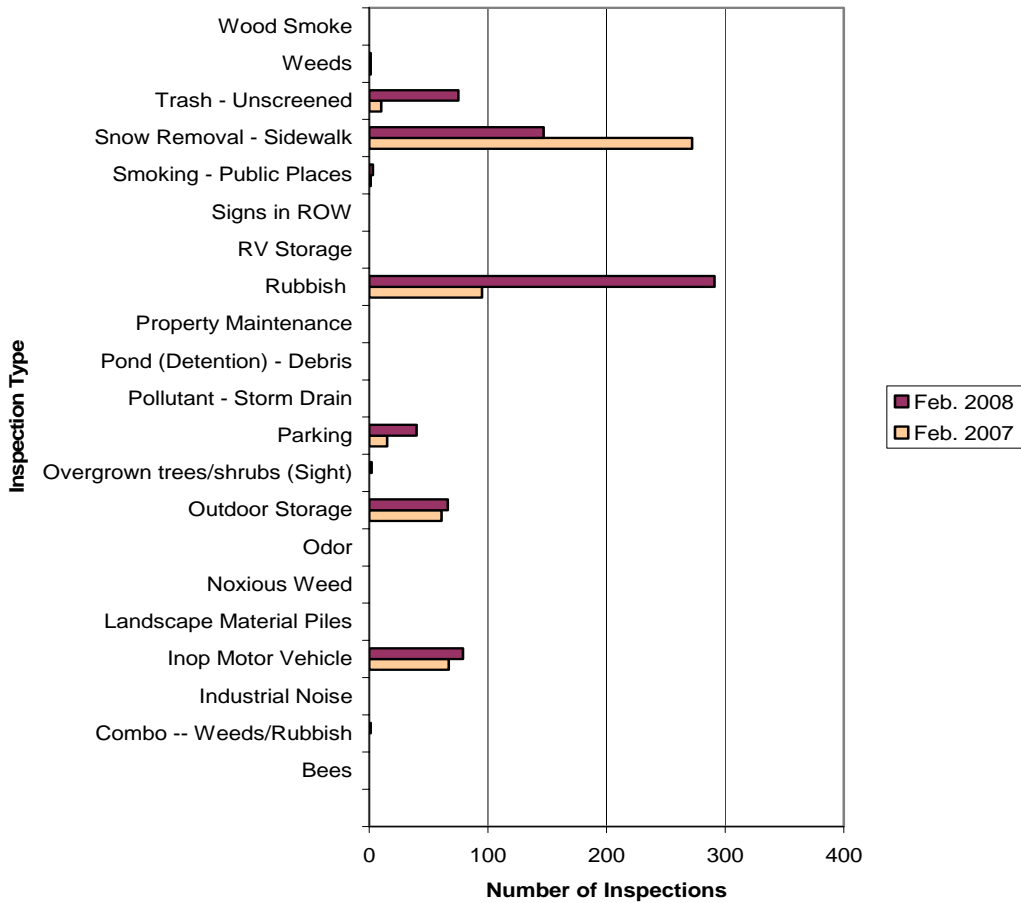




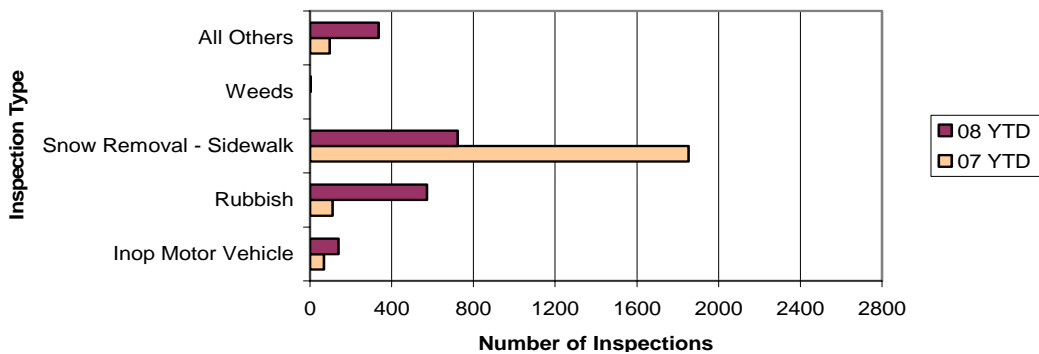
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



Code Compliance Inspections -- YTD

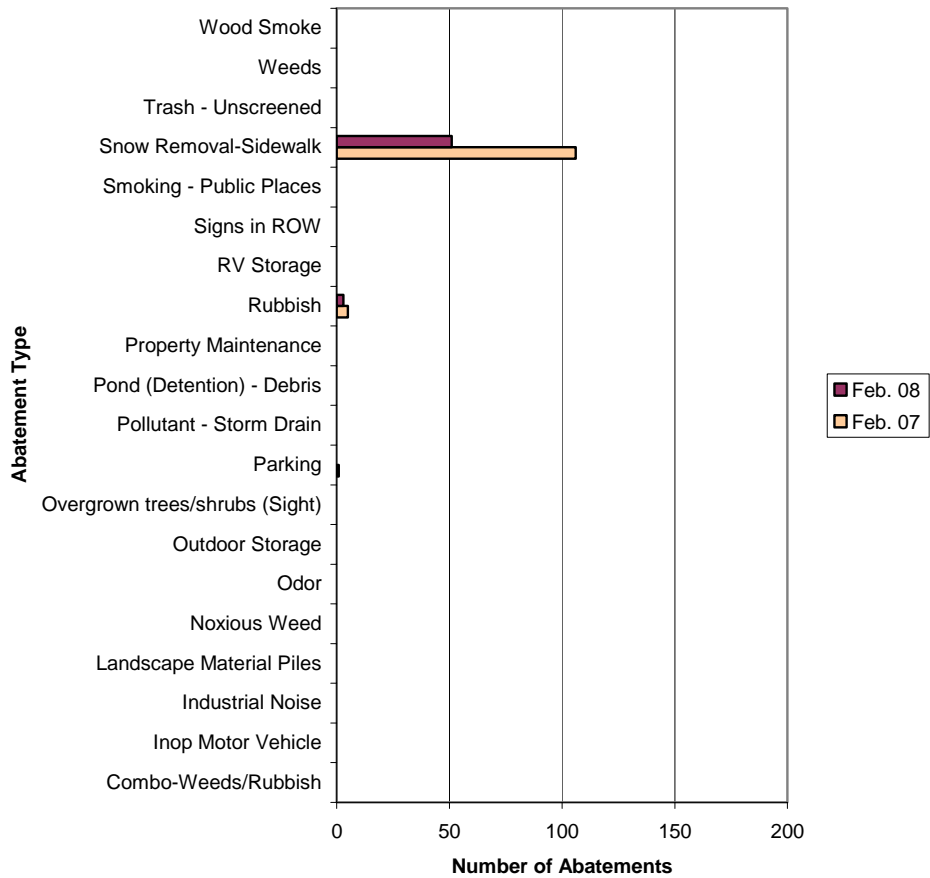




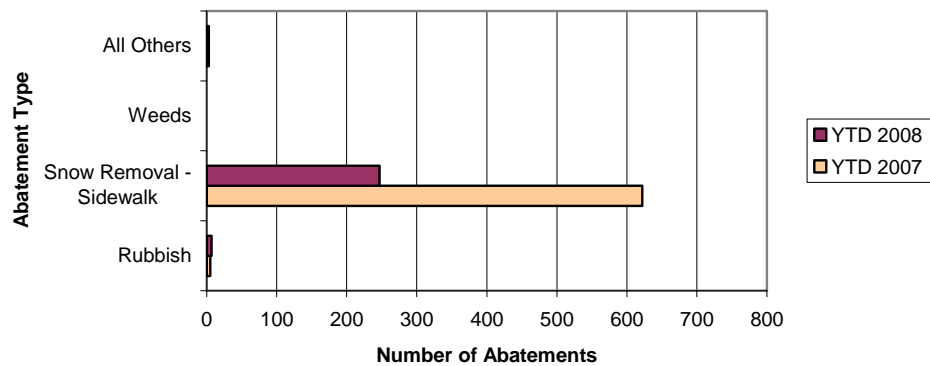
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Code Compliance Abatements - for Month



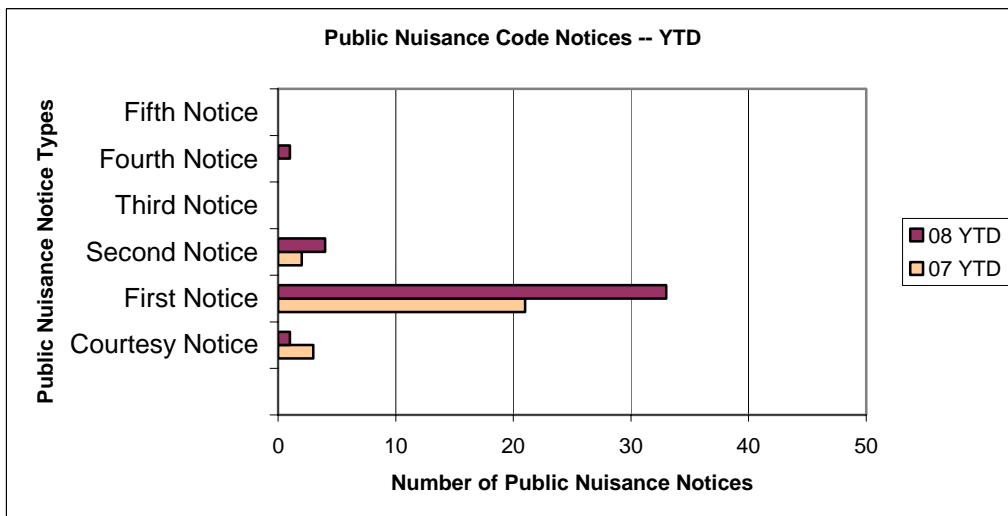
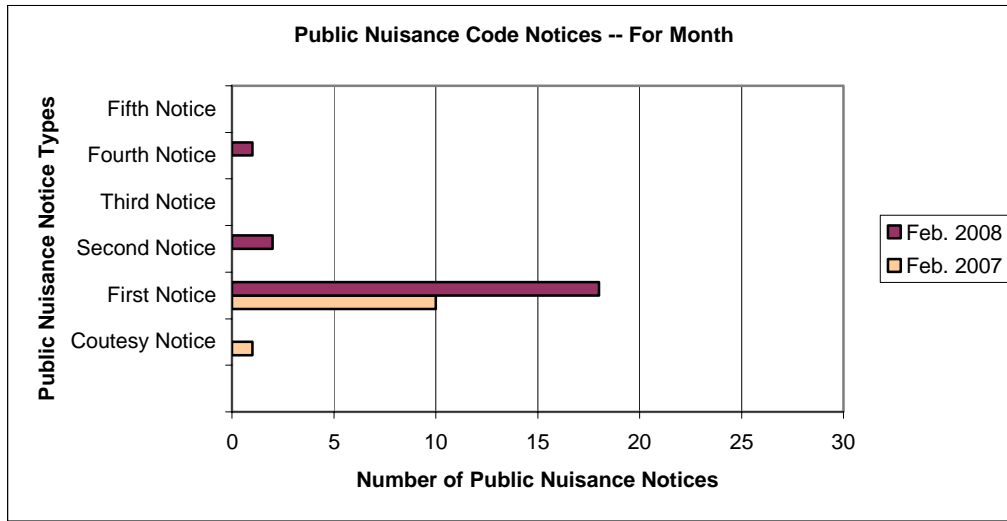
Code Compliance Abatements -- YTD





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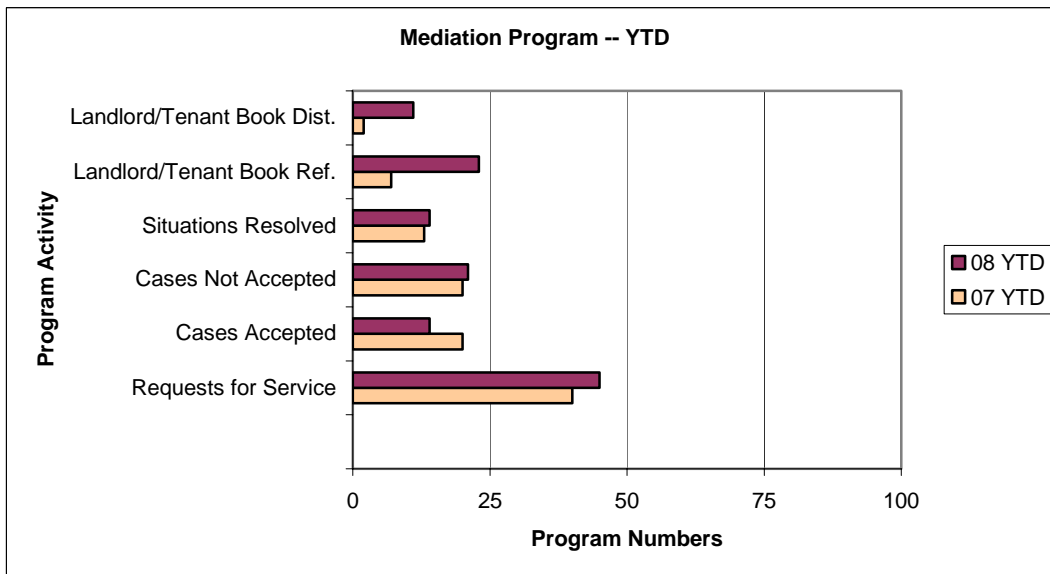
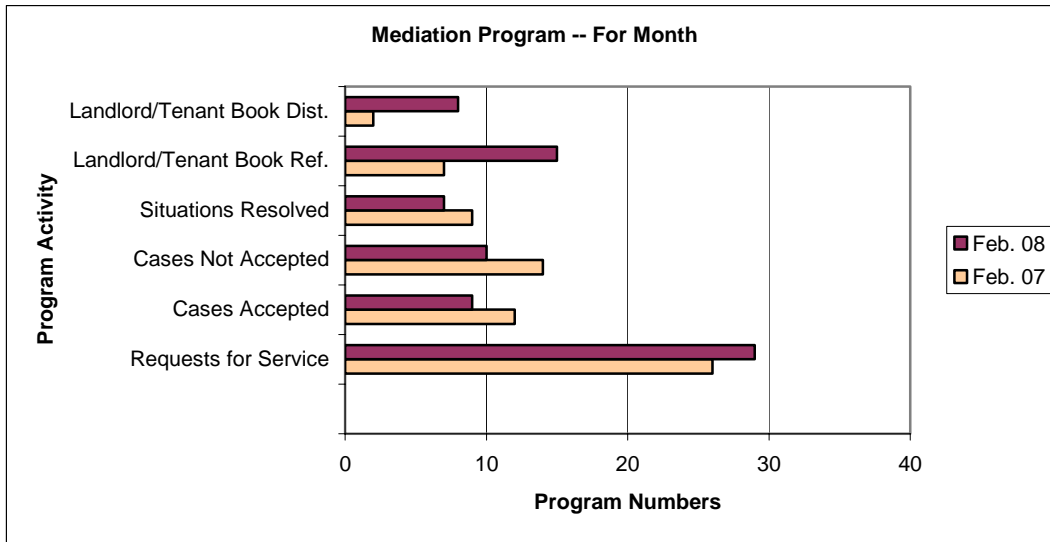
MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





FEBRUARY, 2008 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 Feb. = 12; YTD = 36; Less demos (-4) = 32 MF Feb. = 9; YTD = 81 Total YTD Units: 113								
Single Family Detached	12	36	12	36	27,978	2,950,548	9,310,337	17,445	54,724
Single Family Attached	0	0	0	0	0	0	0	0	0
Multi Family	8	19	1	3	9,992	904,899	1,915,822	5,121	10,304
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	3	3	0	0	0	75	75
Residential Misc. Bldgs.	0	0	6	20	6,489	155,395	507,347	1,710	5,435
Residential Remodel/Addition	0	0	56	111	2,873	1,290,002	2,570,743	13,999	27,013
Commercial Mixed Use	1	62	1	2	2,849	200,000	8,200,000	1,540	42,156
Hotels/Motels	0	0	0	0	0	0	0	0	0
Office/Bank/Professional	0	0	2	2	23,875	4,507,862	4,507,862	23,498	23,498
Mercantile/Retail/Bus&Pers Svc	0	0	11	12	105,114	2,323,860	6,323,860	17,452	37,818
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	1	0	0	3,300,000	0	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	23	49	2,823	4,074,487	10,032,257	26,926	62,664
Change of Use	0	0	1	1	0	1,500	1,500	50	50
Demolition	0	-4	10	19	0	261,040	468,840	500	1,000
Signs	0	0	24	43	0	245,389	420,693	1,867	3,290
Miscellaneous	0	0	223	459	1,180	801,855	1,489,964	7,152	12,854
TOTALS:	21	113	373	761	183,173	17,716,837	49,049,225	117,335	297,989



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	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Dwling Units:SF(yellow)MF(Teal)	SF Feb. = 31; YTD = 59; Less Demos (-4) = 55 MF Feb = 24; YTD = 24 Total YTD Units: 79								
Single Family Detached	20	48	20	48	39,212	3,924,617	9,098,525	23,833	53,668
Single Family Attached	11	11	11	11	15,499	1,299,362	1,299,362	7,723	7,723
Multi Family	24	24	1	1	31,000	2,142,100	2,142,100	12,882	12,882
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	6	8	0	0	0	150	200
Residential Misc. Bldgs.	0	0	4	5	2,226	65,331	82,438	705	917
Residential Remodel/Addition	0	0	48	85	3,236	1,363,227	2,343,481	12,367	22,291
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	1	1	2,980	651,206	651,206	3,626	3,626
Mercantile/Retail/Bus&Pers Svc	0	0	2	3	36,850	3,359,250	3,974,250	17,994	21,435
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	1	1	6,294	325,000	325,000	2,315	2,315
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	48,739	6,800,000	6,800,000	34,366	34,366
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	1	1	0	2,400	2,400	25	25
Commercial Remodel/Addition	0	0	18	46	3,000	1,850,410	6,478,601	13,077	43,921
Change of Use	0	0	0	2	0	0	0	0	200
Demolition	0	-4	4	16	0	5,500	169,100	200	800
Signs	0	0	22	42	0	170,034	305,293	1,378	2,580
Miscellaneous	0	0	211	421	922	518,848	1,082,060	5,135	9,987
TOTALS:	55	79	351	692	189,958	22,477,285	34,753,816	135,776	216,936



MONTHLY FEES COLLECTED

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FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$56,100.00	\$28,800.00	\$84,900.00
Thompson School District	\$0.00	\$4,146.00	\$4,146.00
County Sales/Use Tax	\$70,708.23	\$57,728.33	\$128,436.56
Building Permit/Reinspection Fees	\$98,440.23	\$82,413.57	\$180,853.80
Plan Check Fee	\$51,274.68	\$25,707.96	\$76,982.64
Minor Amendment Fee	\$1,728.00	\$960.00	\$2,688.00
Parkland -- Community	\$61,185.00	\$38,998.00	\$100,183.00
Library Capital Expense	\$18,358.00	\$11,700.00	\$30,058.00
General Governmental Expense	\$32,679.16	\$34,575.77	\$67,254.93
Police Capital Expense	\$19,713.34	\$21,136.61	\$40,849.95
Fire Capital Expense	\$28,423.93	\$30,426.22	\$58,850.15
Parkland -- Neighborhood	\$54,933.00	\$35,024.00	\$89,957.00
Larimer County Regional Road Impact Fee	\$50,709.00	\$29,794.25	\$80,503.25
Street Oversizing: Res./Com.	\$372,696.04	\$281,628.02	\$654,324.06
Contribution in Aid of Construction	\$8,966.85	\$5,439.60	\$14,406.45
City Sales/Use Tax	\$265,156.05	\$216,481.51	\$481,637.56
Electric City Energy Tax	\$28.21	\$19.40	\$47.61
Electric ST/CO Energy Tax	\$35.88	\$3.12	\$39.00
Electric Primary Charge	\$0.00	\$601.28	\$601.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$56.46	\$36.90	\$93.36
Electric Comm. Revenue	\$940.41	\$614.85	\$1,555.26
Electric Temp. Pedestal	\$3,390.87	\$2,217.75	\$5,608.62
Electric Capacity Charge	\$0.00	\$360.00	\$360.00
Electric Building Site Charges	\$0.00	\$0.00	\$0.00
Electric Secondary Service Charge	\$18,101.00	\$11,805.00	\$29,906.00
Water Repay	\$0.00	\$0.00	\$0.00
Water 6% PILOT Fees	\$30.71	\$3.06	\$33.77
Construction Water	\$511.96	\$50.88	\$562.84
Water PIF	\$132,226.60	\$42,602.39	\$174,828.99
Water Right	\$8,368.46	\$54,212.43	\$62,580.89
Water Meter	\$2,179.00	\$447.00	\$2,626.00
Water Dev. Review	\$1,890.15	\$309.00	\$2,199.15
Sanitation District/Sewer Repay	\$0.00	\$2,337.85	\$2,337.85
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$106,438.50	\$12,412.00	\$118,850.50
Sewer Dev. Review	\$1,793.00	\$256.00	\$2,049.00
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$40,807.29	\$40,915.82	\$81,723.11
Stormwater Dev. Review	\$9,881.91	\$7,533.41	\$17,415.32
PERMIT FEES:	\$1,517,751.92	\$1,081,697.98	\$2,599,449.90
Abatement Fees	11056.12	13543.97	\$24,600.09
Abatement - Collection Fees	0	-2507.76	-\$2,507.76
Contractor Licensing	\$18,750.00	\$21,510.00	\$40,260.00
Home Occupation Licensing	\$400.00	\$375.00	\$775.00
Planning: Dev Review	\$6,879.00	\$11,178.00	\$18,057.00
Occupancy Citation & Penalty Fee/Fine	\$25.00	\$350.00	\$375.00
Abatement - Admin	\$6,007.10	\$6,877.96	\$12,885.06
Muni Court Mediation/Abatement Citation/Hearing Fees&Fines	\$625.00	\$1,425.00	\$2,050.00
Zoning Board of Appeals/Other	\$0.75	\$227.25	\$228.00
Planning: Mailings/Sign Posting	\$92.75	\$268.75	\$361.50
OTHER FEES:	\$43,835.72	\$52,752.17	\$97,083.89

*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.



FEBRUARY CONSTRUCTION
VALUED AT \$500,000
OR MORE

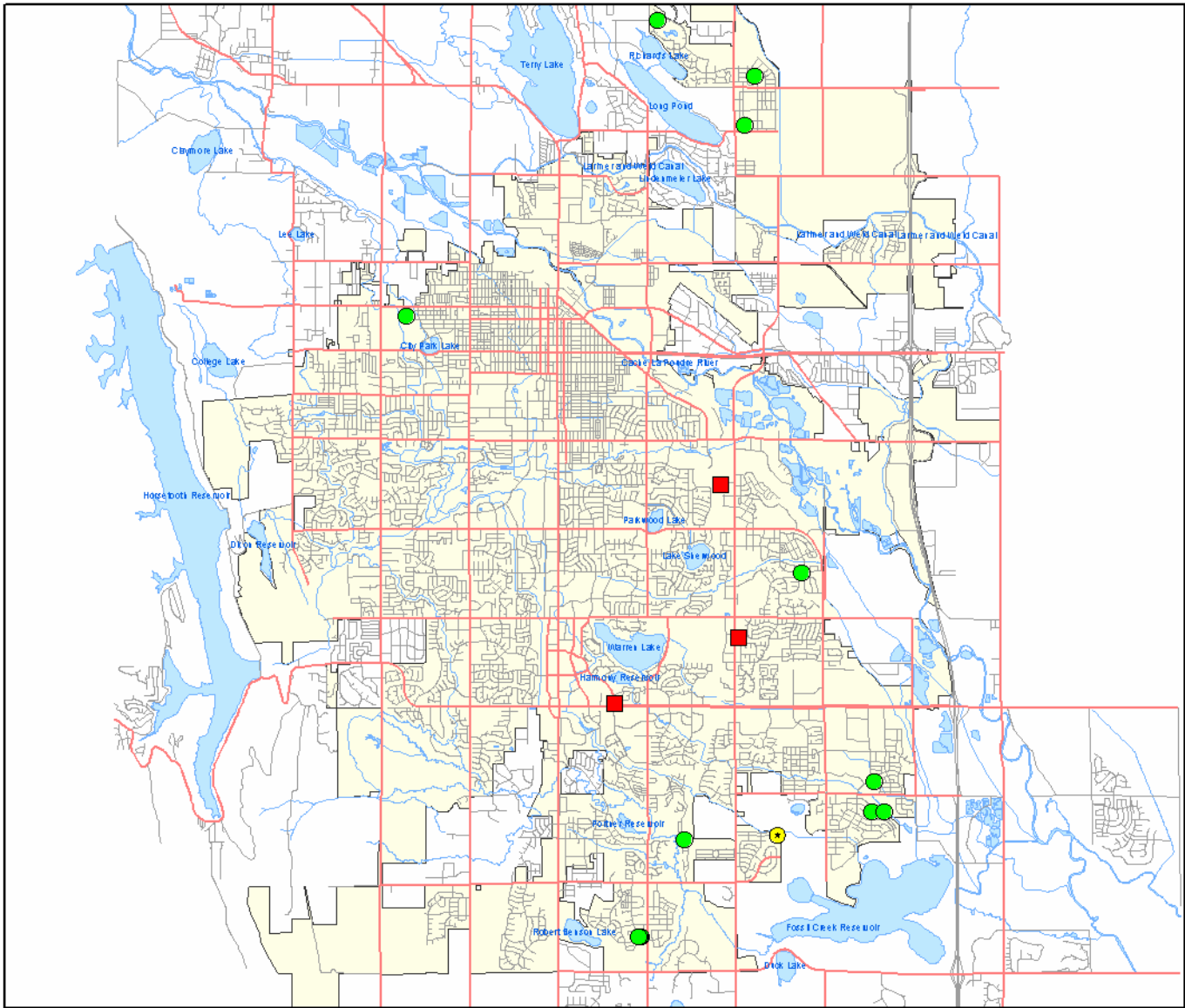
Neighborhood & Building Services
281 N. College Avenue
PO Box 580
Fort Collins, CO 80521
970.221.6760
970.224.6134 fax
fcgov.com

Site Address	Type of Building	Value of Construction
2103 Joseph Allen Dr #6	Mini Warehouse Building	\$ 600,000.00
2527 Owens Ave	8-Plex Condominium Building	\$ 904,899.00
2117 Bighorn Dr	Daycare/School Building	\$ 1,100,000.00
4532 Boardwalk Dr	Bank Building	\$ 3,407,862.00
2160 W. Drake Rd	Commercial Tenant Finish	\$ 1,134,455.00
1725 E. Prospect Rd	Commercial Addition	\$ 1,500,000.00



MAP OF CURRENT CONSTRUCTION

Neighborhood & Building Services
 281 N. College Avenue
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City of Fort Collins
Building Inspection Department
 Construction Activity Map: February, 2008



April 10, 2008
 Scale: Undetermined

Legend

- | | | | | | |
|--|---------------|--|---------------|--|--------------|
| | Commercial | | Major Roads | | Water Ways |
| | Multi Family | | Interstate 25 | | Water Bodies |
| | Single Family | | Streets | | City Limits |

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



**FEBRUARY, 2008 DATA
COMPLIANCE INSPECTIONS
AND ABATEMENTS**

Neighborhood & Building Services
281 N. College Avenue
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Inspection Type	Feb. 2007	Feb. 2008	07 YTD	08 YTD
Bees				
Combo -- Weeds/Rubbish		1		2
Industrial Noise				
Inop Motor Vehicle	67	79	69	139
Landscape Material Piles				
Noxious Weed			1	
Odor				
Outdoor Storage	61	66	63	118
Overgrown trees/shrubs (Sight)		2		6
Parking	15	40	17	68
Pollutant - Storm Drain				
Pond (Detention) - Debris				
Property Maintenance				
Rubbish	95	291	111	573
RV Storage				
Signs in ROW				
Smoking - Public Places	1	3	1	3
Snow Removal - Sidewalk	272	147	1853	724
Trash - Unscreened	10	75	14	140
Weeds	1	1	1	3
Wood Smoke				
Totals	522	705	2130	1776

Abatement Type:	Feb. 07	Feb. 08	07 YTD	08 YTD
Bees				
Combo-Weeds/Rubbish				
Inop Motor Vehicle				
Industrial Noise				
Landscape Material Piles				
Noxious Weed			1	
Odor				
Outdoor Storage			1	3
Overgrown trees/shrubs (Sight)				
Parking	1		1	
Pollutant - Storm Drain				
Pond (Detention) - Debris				
Property Maintenance				
Rubbish	5	3	5	7
RV Storage				
Signs in ROW				
Smoking - Public Places				
Snow Removal-Sidewalk	106	51	622	247
Trash - Unscreened				
Weeds				
Wood Smoke				
Totals	112	54	630	257



**FEBRUARY, 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	Feb. 2007	Feb. 2008	07 YTD	08 YTD
Courtesy Notice	1	ion here and th	3	1
First Notice	10	18	21	33
Second Notice		2	2	4
Third Notice				
Fourth Notice		1		1
Fifth Notice				
Totals:	11	21	26	39

Customer Activity - Mediation	Feb. 07	Feb. 08	07 YTD	08 YTD
Requests for Service	26	29	40	45
Cases Accepted	12	9	20	14
Cases Not Accepted	14	10	20	21
Situations Resolved	9	7	13	14
Landlord/Tenant Book Ref.	7	15	7	23
Landlord/Tenant Book Dist.	2	8	2	11
Totals	70	78	102	128