

Monthly Report

June, 2008



Neighborhood & Building Services Department

281 North College Avenue

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www.fcgov.com/building/



Neighborhood & Building Services
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MONTHLY REPORT – JUNE, 2008

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 22 permits issued with an associated construction valuation of \$4,509,627.

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

Multi Family: 5 permits issued with an associated construction valuation of \$3,817,788. 46 dwelling units were created.

Mobile Homes – New: No permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 4 permits issued with an associated construction valuation of \$89,051.

Commercial: 3 permits issued with an associated construction valuation of \$1,412,241.

- a) 1822 S College Ave – Drive through coffee shop -- \$300,000
- b) 1624 N College Ave – New restaurant -- \$196,081
- c) 2509 Research Blvd – Office building (core & shell) -- \$916,160

Commercial Miscellaneous: 1 permit issued with an associated construction valuation of \$12,500.

B. ALTERATIONS/ADDITIONS:

Residential: 60 permits issued with an associated construction valuation of \$1,672,241.

Commercial: 32 permits issued with an associated construction valuation of \$5,822,144.

C. CHANGE OF USE:

No permits issued.

DEMOLITION:

9 permits issued with an associated construction valuation of \$65,780. 2 dwelling units were destroyed. YTD 9 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.

D. SIGNS:

30 permits issued with an associated construction valuation of \$183,168.



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

308 permits issued with an associated construction valuation of \$1,384,966.

F. TOTALS:

Dwelling Units: 66 units created for the month of June. This is ↑ 41% from last year (YTD).

Permits Issued: 475 permits for the month of June. This is ↓ 4% from last year (YTD).

Construction Valuation: \$18,969,506 for the month of June. This is ↑ 22% from last year (YTD).

Fees Collected: \$122,966 for the month of June. This is ↑ 19% from last year (YTD).

BUILDING INSPECTIONS:

745 commercial inspections and 1,500 residential inspections were performed in June. This is ↓ 4% from last year (YTD).

BUILDING PLAN REVIEW:

63 commercial plans and 81 residential plans were reviewed in June. This is ↑ 4% from last year (YTD).

CIVIL CITATIONS:

Six civil citations were issued for nuisance code violations in June. This is ↓ 60% from last year (YTD).

CODE ABATEMENTS:

21 nuisance abatements were performed in June. This is ↓ of 61% from last year (YTD). The difference is due to the higher need for snow abatements the early part of 2007.

CODE COMPLIANCE NUISANCE CASES:

1,747 nuisance code cases were generated in June. This is ↓ of 19% 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:

- Updated Community Welcome brochure.
- Attended Community Alcohol Coalition meeting.
- Attended Neighborhood Task Force meeting.
- Met with ASCSU Community Affairs Director to discuss plans for fall 2008.
- Updated Community Liaison brochure.
- Presented at two Next Step Presentations for Transfer Students.
- Continued work on Sofa Round-up planning.
- 1 Party Pack distributed.
- 69 hits on Rental World website and YouTube Rental World had 97 hits.
- 163 members currently signed up on Town Gown Network website/forum from 38 states and Canada.



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COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

- 417 hits on Town Gown Network website.
- Was contacted by Texas A&M University about our Party Partners class – they are interested in replicating the class.
- Met with a reporter from College Ave magazine to discuss Sofa Round-up. She plans to feature this program in an article about recycling – expected to run in the fall edition.

CONTRACTOR LICENSING:

12 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in June. \$9,035.00 was collected for all June contractor licensing activities. YTD \$95,350.00 has been collected.

DANGEROUS BUILDINGS:

2 new dangerous/vacant building cases were initiated, 6 site inspections performed, 2 notice/orders to repair sent and 0 cases closed during the month of June. YTD, 18 dangerous/vacant building cases were initiated, 32 site inspections performed, 16 notice/orders to repair sent and 2 cases closed.

- 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. Owner cleaned the premises using professional products. Inspection done on 3/28/08 found that furnishings had been removed and the floors had been cleaned. There was no odor of feces or urine. The owner was instructed to keep the property secured while it remains vacant.
- d) 722 Remington -- Garage posted as dangerous. Inspection done on 02/06/08. Order to demolish was given. Second violation notice has been sent. Work has been done and case is now closed.
- e) 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. Building is half-demolished and the site secured by a fence. Asbestos has been abated. Waiting for state certification for demo. Demolition has now been completed.
- f) 316 Wood St -- Single family dwelling. Inspection done on 03/10/08 found the property to be unsecured. Demolition process pending review by Historic Preservation. Re-inspection done on 03/12/08 found that property is secured. House has now been demolished. A deep hole remains that needs to be filled in. A re-inspection of the property showed that the foundation edges were knocked down and that there is no longer any concern of collapse. This case has been closed.



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- g) 1016 Remington St -- Garage posted as dangerous. Inspection done on 03/14/08 found people living there without any plumbing or electricity and the building in dilapidated condition. Owners were informed not to occupy or enter the building. Order to demolish was given with a timeframe of 90 days to accomplish.
- h) 614 Endicott – House and outbuildings posted as dangerous. Received a notice on 4/23/08 from the Larimer County Health Department stating that this property was being used as a meth lab. A site inspection was done on 4/24/08 to rescue pets. It was determined that the shed had been used for “cooking” and that the house probably did not pose much of a risk. Owner was instructed to secure the house and outbuildings. Site visits done on 4/30/08, 5/5/08 and 5/21/08 found that all buildings were secured.
- i) 820 Merganser Dr #302 – House posted as dangerous and uninhabitable. Site inspection done on 5/2/08 found the dwelling infested with mice and extremely unclean. Order to repair was sent on 5/2/08. Cleanup activities are underway. An inspection done on 6/9/08 found the unit to be cleared out and sanitized. The exterminator was scheduled to start mass trappings on 6/9/08.
- j) 830 E. Myrtle Street – House posted as dangerous. Site inspection done on 5/21/08 found that the house was vacant, had been broken into, and showed signs of vagrancy. Order to secure the property was given on 5/22/08. Inspection done on 6/24/08 found the house to be secured.
- k) 834 E. Myrtle Street -- House posted as dangerous. Site inspection done on 5/21/08 found that the house was vacant, had been broken into, and showed signs of vagrancy. Order to secure the property was given on 5/22/08. Inspection done on 6/24/08 found the house to be secured.
- l) 2024 E. Harmony Rd – Site inspection performed on 6/13/08 found the house and garage vacant, but with signs of vagrancy. Both buildings were posted as dangerous and an order to secure the property was given.
- m) 215 E. Elizabeth – Site inspection performed on 6/24/08 found the property to be vacant, but unsecured and full of trash. It did appear that vagrants might be occupying the premises. One accessory building was found vacant and secured. A storage shed on the property was open. Both buildings were posted as dangerous with an order given to secure the property.

NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:

- Coloradoan columns –Organic Gardening, GHG Taskforce, Trash Study, Fireworks.
- Facilitated “Evictions Basics” class for landlords.
- Co-taught CSU Party Partners class.
- Assisted with development of “Cityworks Inside Edition” and presented to SIT team.
- Attended Brightwater HOA meeting.
- Facilitated Thunderbird East neighborhood meeting.
- Attended Rolland Moore West Neighborhood picnic.
- Met with CSU regarding “Game Day” and Neighborhood Night Out events.
- Volunteered at “Pick a Logo” outreach site.
- Addressed wood smoke complaints.
- Presented Exterior Property Maintenance items to Affordable Housing Board.
- Attended CERT meeting for Rolland Moore West Neighborhood.
- Attended United Way’s State of the Community meeting.
- Attended and presented at the 3rd Annual Best Practiced for Building University/City Relations Conference in Texas.
- Co-taught City’s Noise Workshop.
- Provided information at the Emergency Preparedness Fair at Jax.



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NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS (Cont.):

- Facilitated Neighborhood Task Force meeting.
- June hits on website:
 - Main page: 131 internal, 704 external = 835 total
 - Newsletter: 52 internal, 336 external = 388 total
 - Code Compliance: 49 internal, 407 external = 456 total
 - Occupancy: 16 internal, 270 external = 286 total

NEIGHBORHOOD SERVICES MEDIATION:

41 requests for service came in during the month of June. This is ↓ of 33% from last year (YTD). 11 of these cases were appropriate for mediation. 30 of the cases were not appropriate or did not mediate due to the parties being unwilling to mediate, due to the case being outside of the City's jurisdiction, or due to the request requiring only general assistance. 14 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during June:

- Hosted mediator clinic – Landlord-Tenant mediation.
- Interviewed six prospective new mediators.
- Completed revisions for 2008 Landlord-Tenant Handbook.
- Completed brochure for Municipal Court Mediation Program.
- Continued work with Employee Committee.
- 328 external hits – Community Mediation Program website.
- 908 external hits – Landlord-Tenant Handbook.

OVER-OCCUPANCY:

2 new occupancy cases were initiated, 1 violation confirmed, 2 citations issued, 1 site inspection performed and 2 cases closed during the month of June. YTD, 23 new occupancy cases were initiated, 12 violations confirmed, 6 citations issued, 15 site inspections performed and 26 cases closed.

PUBLIC NUISANCE NOTICES:

17 public nuisance notices were sent out in June. This is ↓ of 13% from last year (YTD).

RENTAL HOUSING:

1 rental housing case was initiated, 1 inspection performed, 1 notice to repair issued and no illegal duplex cases opened during the month of June. YTD, 24 rental housing cases were initiated, 31 inspections performed, 14 notices to repair issued and 10 illegal duplex cases opened.

ZONING PLAN REVIEW:

206 plans were reviewed in June to assure zoning compliance. This is ↓ 7% from last year (YTD).

ZONING INSPECTIONS:

321 zoning field inspections were performed in June. This is ↓ 9% from last year (YTD).

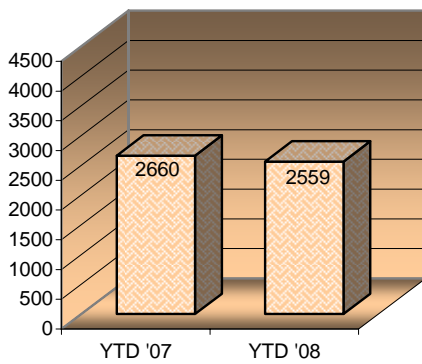


JUNE, 2008 OVERVIEW

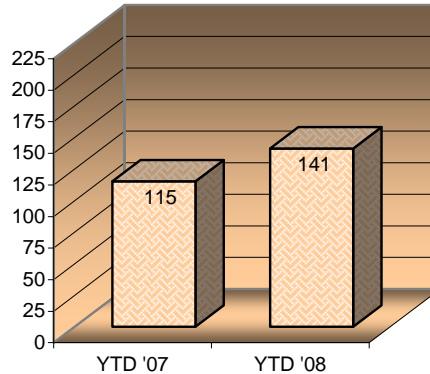
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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

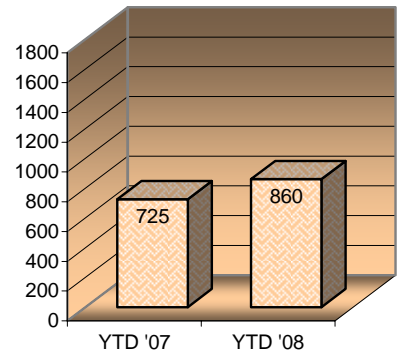
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

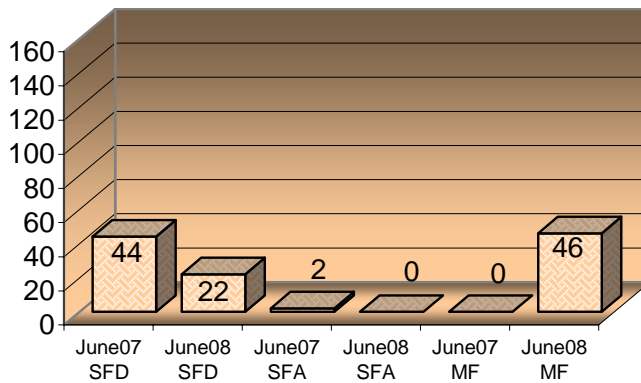


Total Fees Collected YTD (\$T)

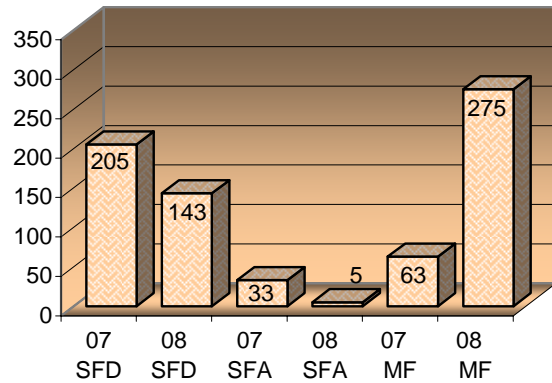


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

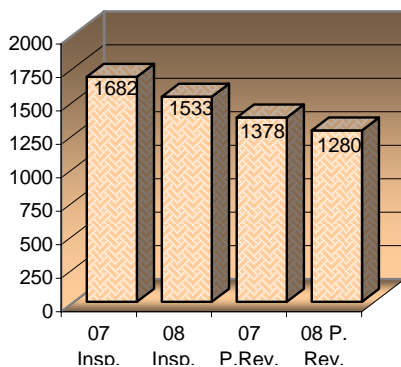
Units for Current Month



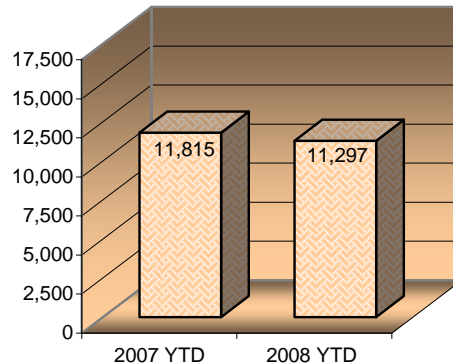
Units YTD



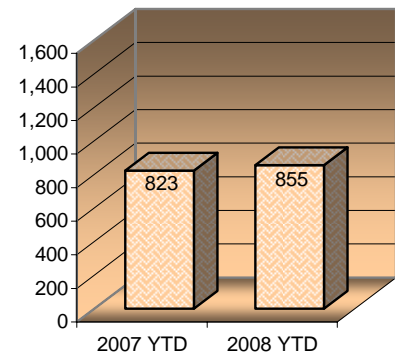
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



Building Plan Reviews YTD

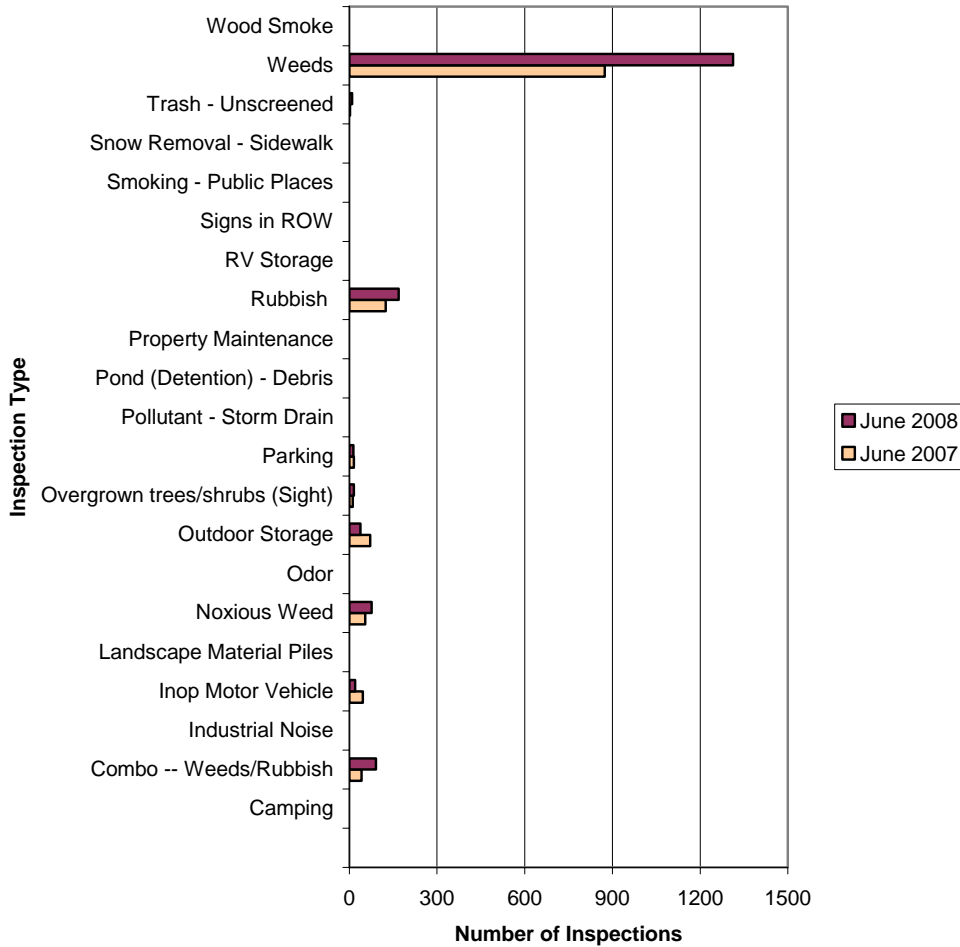




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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



Code Compliance Inspections -- YTD

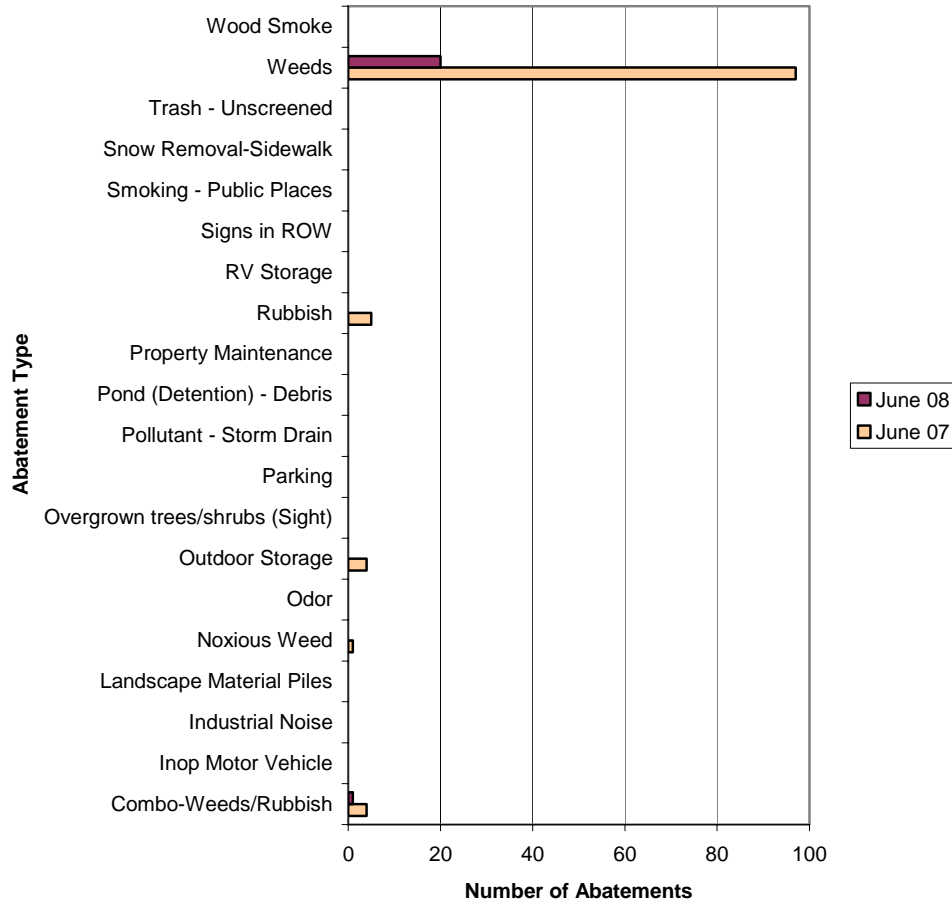




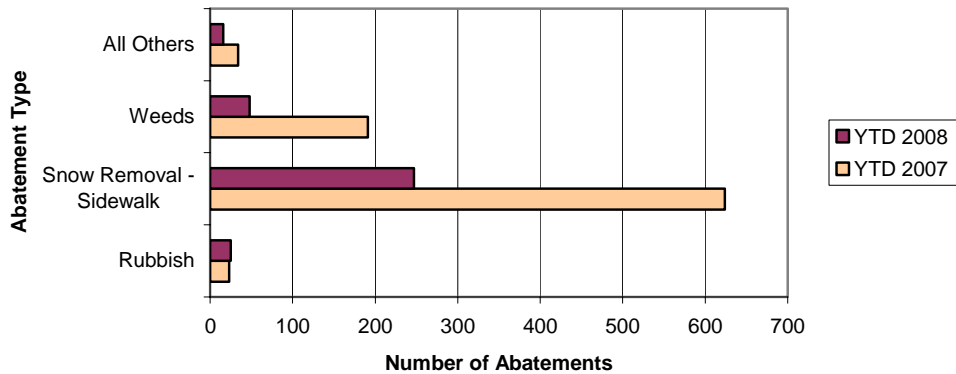
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Code Compliance Abatements - for Month



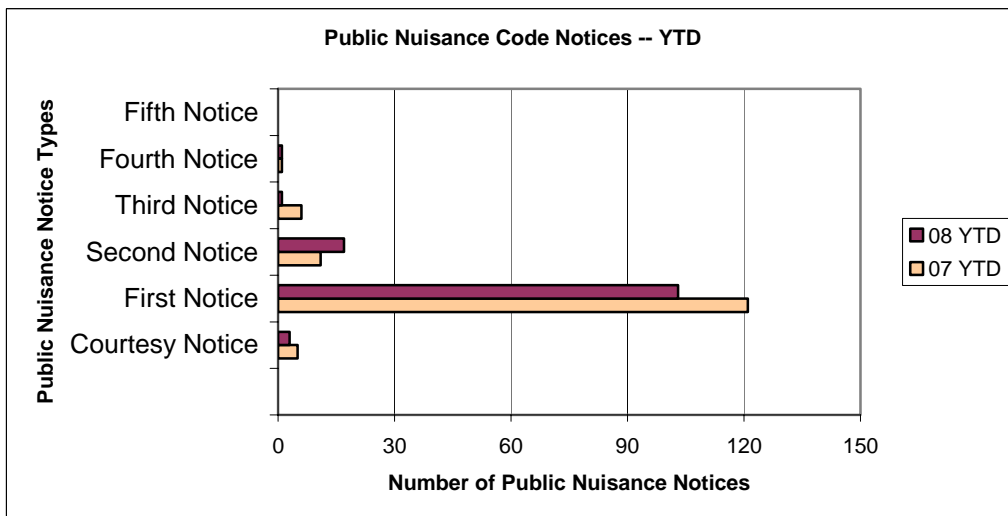
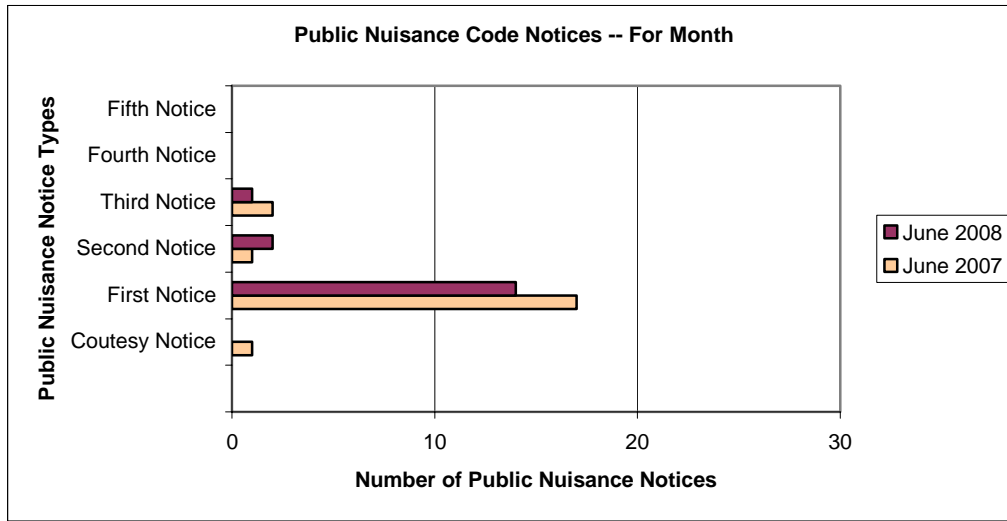
Code Compliance Abatements -- YTD





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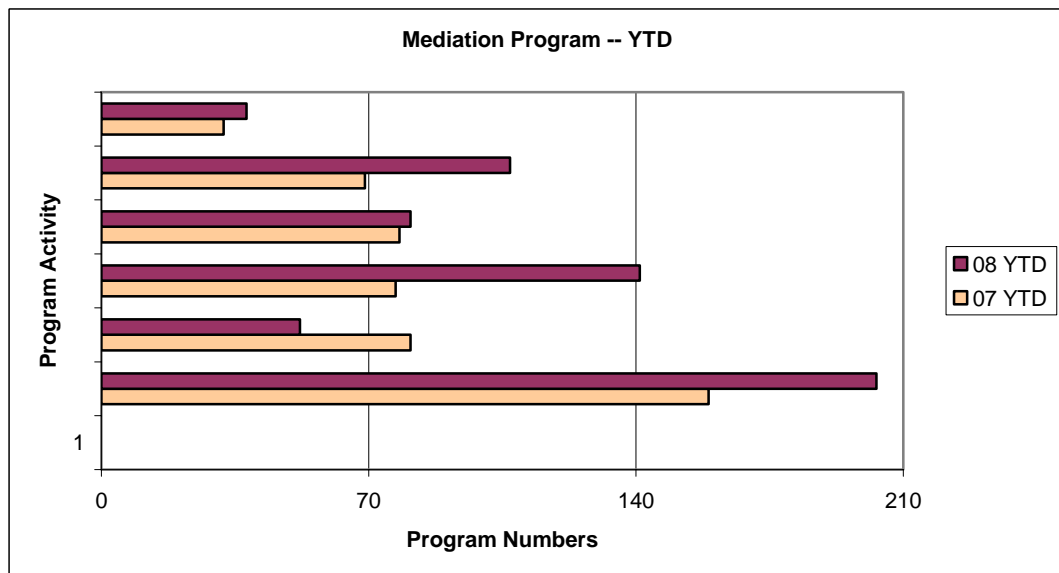
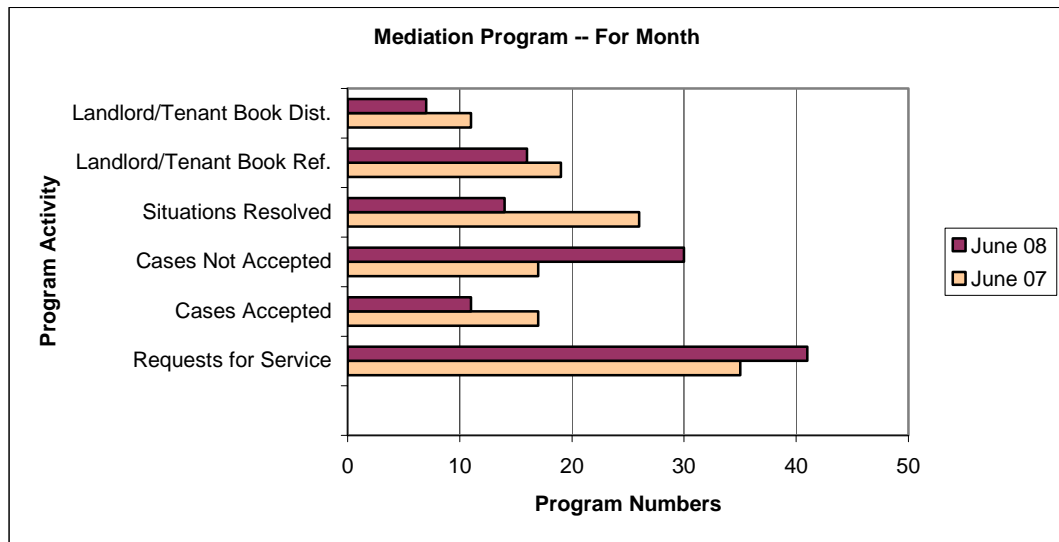
MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





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MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





JUNE, 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 Jun. = 22; YTD = 157; Less demos (-9)=148; MF Jun.=46; YTD=275 Total YTD Units:423 | | | | | | | | |
| Single Family Detached | 22 | 152 | 22 | 152 | 41,064 | 4,509,627 | 33,643,591 | 25,506 | 191,316 |
| Single Family Attached | 0 | 5 | 0 | 5 | 0 | 0 | 584,868 | 0 | 3,891 |
| Multi Family | 46 | 212 | 5 | 24 | 52,279 | 3,817,788 | 20,364,300 | 18,251 | 104,581 |
| Mobile Home Setups-New | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile Home Setups-Existing | 0 | 0 | 1 | 8 | 0 | 0 | 0 | 25 | 200 |
| Residential Misc. Bldgs. | 0 | 0 | 4 | 47 | 1,928 | 89,051 | 1,043,687 | 1,032 | 11,794 |
| Residential Remodel/Addition | 0 | 0 | 60 | 365 | 11,845 | 1,672,241 | 9,550,802 | 17,823 | 96,108 |
| Commercial Mixed Use | 0 | 63 | 0 | 3 | 0 | 0 | 8,620,000 | 0 | 44,622 |
| Hotels/Motels | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Office/Bank/Professional | 0 | 0 | 1 | 4 | 10,000 | 916,160 | 5,544,959 | 4,951 | 29,371 |
| Mercantile/Retail/Bus&Pers Svc | 0 | 0 | 2 | 17 | 2,163 | 496,081 | 10,337,465 | 3,217 | 60,163 |
| 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 | 1 | 0 | 0 | 700,000 | 0 | 3,866 |
| 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 | 1 | 2 | 0 | 12,500 | 31,369 | 25 | 294 |
| Commercial Remodel/Addition | 0 | 0 | 32 | 166 | 2,806 | 5,822,144 | 37,317,945 | 38,225 | 233,471 |
| Change of Use | 0 | 0 | 0 | 3 | 0 | 0 | 2,501 | 0 | 150 |
| Demolition | -2 | -9 | 9 | 63 | 0 | 65,780 | 2,969,396 | 450 | 3,200 |
| Signs | 0 | 0 | 30 | 150 | 0 | 183,168 | 1,058,544 | 1,716 | 9,118 |
| Miscellaneous | 0 | 0 | 308 | 1,548 | 4,939 | 1,384,966 | 5,577,796 | 11,745 | 50,930 |
| TOTALS: | 66 | 423 | 475 | 2,559 | 127,024 | 18,969,506 | 140,647,223 | 122,966 | 860,183 |



JUNE, 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 |
| Dwling Units:SF(yellow)MF(Teal) | SF June=46; YTD=243; Less Demos (-5)=238 MF June=0; YTD=63 Total YTD Units: 301 | | | | | | | | |
| Single Family Detached | 43 | 207 | 43 | 207 | 79,967 | 8,568,568 | 41,927,173 | 49,345 | 245,601 |
| Single Family Attached | 2 | 33 | 2 | 33 | 2,312 | 159,758 | 3,625,781 | 1,372 | 22,175 |
| Multi Family | 0 | 63 | 0 | 8 | 0 | 0 | 5,838,000 | 0 | 32,404 |
| Mobile Home Setups-New | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile Home Setups-Existing | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 225 |
| Residential Misc. Bldgs. | 1 | 2 | 5 | 32 | 2,788 | 117,042 | 631,987 | 1,398 | 7,427 |
| Residential Remodel/Addition | 0 | 1 | 66 | 347 | 6,240 | 1,739,960 | 8,131,546 | 16,430 | 78,998 |
| Commercial Mixed Use | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hotels/Motels | 0 | 0 | 1 | 1 | 67,751 | 4,400,000 | 4,400,000 | 22,386 | 22,386 |
| Office/Bank/Professional | 0 | 0 | 1 | 3 | 59,720 | 5,700,000 | 7,577,564 | 29,133 | 39,495 |
| Mercantile/Retail/Bus&Pers Svc | 0 | 0 | 1 | 5 | 8,000 | 685,000 | 5,508,521 | 3,791 | 29,842 |
| Religious Assembly | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Recreational Buildings | 0 | 0 | 0 | 3 | 0 | 0 | 3,518,925 | 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 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 2 | 0 | 0 | 5,400 | 0 | 50 |
| Commercial Remodel/Addition | 0 | 0 | 19 | 122 | 5,019 | 3,434,720 | 19,036,186 | 22,447 | 126,073 |
| Change of Use | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 300 |
| Demolition | 0 | -5 | 4 | 35 | 0 | 13,500 | 280,455 | 200 | 1,750 |
| Signs | 0 | 0 | 21 | 146 | 0 | 130,519 | 799,580 | 1,178 | 7,412 |
| Miscellaneous | 0 | 0 | 354 | 1,700 | 4,579 | 1,144,666 | 5,953,290 | 11,104 | 49,946 |
| TOTALS: | 46 | 301 | 517 | 2,660 | 236,376 | 26,093,733 | 115,019,660 | 158,784 | 724,508 |



MONTHLY FEES COLLECTED

Neighborhood & Building Services

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| FEE | Prev. Mo. YTD | This Month | YTD |
|--|----------------|----------------|----------------|
| Poudre School District | \$307,500.00 | \$59,400.00 | \$366,900.00 |
| Thompson School District | \$34,550.00 | \$2,804.00 | \$37,354.00 |
| County Sales/Use Tax | \$354,942.56 | \$54,536.54 | \$409,479.10 |
| Building Permit/Reinspection Fees | \$499,907.94 | \$81,128.41 | \$581,036.35 |
| Plan Check Fee | \$186,570.04 | \$37,026.98 | \$223,597.02 |
| Minor Amendment Fee | \$5,760.00 | \$384.00 | \$6,144.00 |
| Parkland -- Community | \$378,889.00 | \$74,606.00 | \$453,495.00 |
| Library Capital Expense | \$113,684.00 | \$22,382.00 | \$136,066.00 |
| General Governmental Expense | \$113,872.37 | \$12,838.38 | \$126,710.75 |
| Police Capital Expense | \$66,939.13 | \$7,201.62 | \$74,140.75 |
| Fire Capital Expense | \$96,657.59 | \$10,444.45 | \$107,102.04 |
| Parkland -- Neighborhood | \$340,227.00 | \$66,982.00 | \$407,209.00 |
| Larimer County Regional Road Impact Fee | \$145,081.18 | \$14,706.00 | \$159,787.18 |
| Street Oversizing: Res./Com. | \$1,342,556.14 | \$144,896.00 | \$1,487,452.14 |
| Contribution in Aid of Construction | \$83,471.65 | \$9,617.62 | \$93,089.27 |
| City Sales/Use Tax | \$1,348,383.15 | \$195,450.31 | \$1,543,833.46 |
| Electric City Energy Tax | \$180.61 | \$30.71 | \$211.32 |
| Electric ST/CO Energy Tax | \$48.36 | \$3.12 | \$51.48 |
| Electric Primary Charge | \$601.28 | \$0.00 | \$601.28 |
| Electric Street Lighting Charge | \$0.00 | \$0.00 | \$0.00 |
| Electric PILOTS | \$361.32 | \$61.44 | \$422.76 |
| Electric Comm. Revenue | \$6,019.63 | \$1,023.57 | \$7,043.20 |
| Electric Temp. Pedestal | \$21,667.57 | \$3,834.42 | \$25,501.99 |
| Electric Capacity Charge | \$360.00 | \$0.00 | \$360.00 |
| Electric Building Site Charges | \$0.00 | \$0.00 | \$0.00 |
| Electric Secondary Service Charge | \$115,645.00 | \$20,635.90 | \$136,280.90 |
| Water Repay | \$0.00 | \$0.00 | \$0.00 |
| Water 6% PILOT Fees | \$80.09 | \$16.41 | \$96.50 |
| Construction Water | \$1,334.58 | \$273.45 | \$1,608.03 |
| Water PIF | \$419,373.98 | \$66,837.56 | \$486,211.54 |
| Water Right | \$189,783.87 | \$38,562.32 | \$228,346.19 |
| Water Meter | \$7,446.00 | \$1,335.00 | \$8,781.00 |
| Water Dev. Review | \$5,925.20 | \$1,514.00 | \$7,439.20 |
| Sanitation District/Sewer Repay | \$2,337.85 | \$0.00 | \$2,337.85 |
| Sewer Tap | \$0.00 | \$0.00 | \$0.00 |
| Sewer PIF | \$318,673.50 | \$98,656.00 | \$417,329.50 |
| Sewer Dev. Review | \$5,620.00 | \$1,847.00 | \$7,467.00 |
| Stormwater | \$0.00 | \$0.00 | \$0.00 |
| Stormwater PIF | \$189,078.37 | \$33,175.67 | \$222,254.04 |
| Stormwater Dev. Review | \$38,222.43 | \$6,422.03 | \$44,644.46 |
| PERMIT FEES: | \$6,741,751.39 | \$1,068,632.91 | \$7,810,384.30 |
| Abatement Fees | 35002.67 | 1952.6 | \$36,955.27 |
| Abatement - Collection Fees | -3055.56 | -497.59 | -\$3,553.15 |
| Contractor Licensing | \$86,315.00 | \$9,035.00 | \$95,350.00 |
| Home Occupation Licensing | \$4,025.00 | \$675.00 | \$4,700.00 |
| Planning: Dev Review | \$23,057.00 | \$4,600.00 | \$27,657.00 |
| Occupancy Citation & Penalty Fee/Fine | \$1,075.00 | \$0.00 | \$1,075.00 |
| Abatement - Admin | \$17,899.86 | \$946.68 | \$18,846.54 |
| Muni Court Mediation/Abatement Citation/Hearing Fees&Fines | \$2,300.00 | \$280.00 | \$2,580.00 |
| Zoning Board of Appeals/Other | \$642.50 | \$123.00 | \$765.50 |
| Planning: Mailings/Sign Posting | \$1,174.75 | \$335.00 | \$1,509.75 |
| OTHER FEES: | \$168,436.22 | \$16,991.69 | \$185,885.91 |

*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.



JUNE CONSTRUCTION
VALUED AT \$500,000
OR MORE

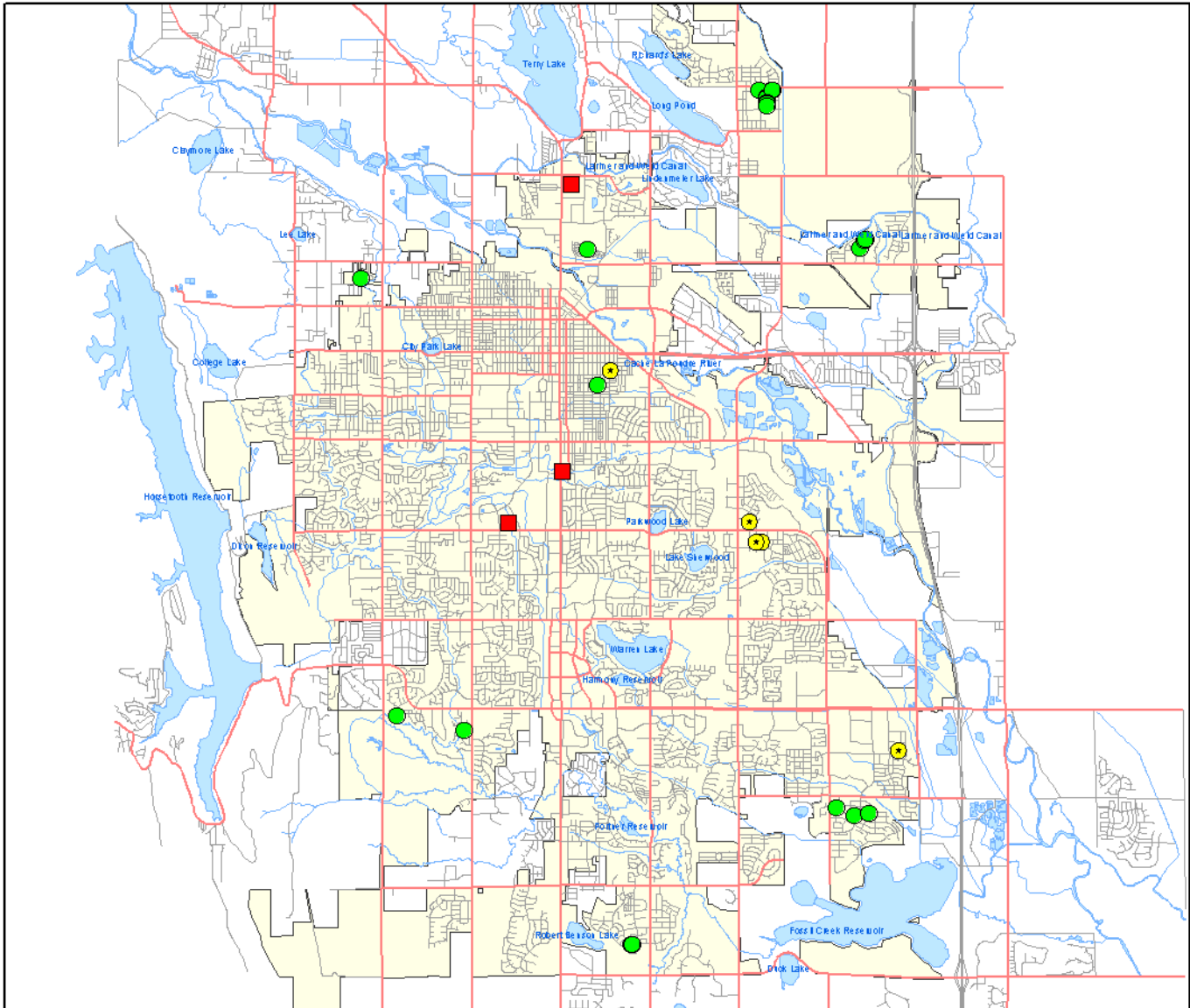
Neighborhood & Building Services
281 N. College Avenue
PO Box 580
Fort Collins, CO 80521
970.221.6760
970.224.6134 fax
fcgov.com

| Site Address | Type of Building | Value of Construction |
|------------------------|--------------------------------|------------------------------|
| 2741 Kansas Dr | 9-Plex Condominium | \$ 760,809.00 |
| 2740 Iowa Dr | 8-Plex Condominium | \$ 680,307.00 |
| 2450 Windrow Dr #F | 20-Unit Multi-Family | \$ 1,515,777.00 |
| 5039 Brookfield Dr | 8-Plex Condominium | \$ 820,895.00 |
| 1024 S. Lemay Ave #E-5 | Tenant Finish – Hospital | \$ 2,419,000.00 |
| 2509 Research Blvd | Office Building (Core & Shell) | \$ 916,160.00 |



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: June, 2008

July 3, 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)



JUNE, 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 | June 2007 | June 2008 | 07 YTD | 08 YTD |
|--------------------------------|------------------|------------------|---------------|---------------|
| Camping | | | 1 | 4 |
| Combo -- Weeds/Rubbish | 42 | 91 | 117 | 150 |
| Industrial Noise | | | | |
| Inop Motor Vehicle | 46 | 20 | 421 | 324 |
| Landscape Material Piles | | | | |
| Noxious Weed | 54 | 76 | 140 | 140 |
| Odor | | | | |
| Outdoor Storage | 71 | 38 | 485 | 360 |
| Overgrown trees/shrubs (Sight) | 12 | 16 | 44 | 47 |
| Parking | 16 | 14 | 291 | 213 |
| Pollutant - Storm Drain | | | 1 | |
| Pond (Detention) - Debris | | | 1 | |
| Property Maintenance | | | | |
| Rubbish | 125 | 169 | 790 | 1444 |
| RV Storage | | | | |
| Signs in ROW | | | | |
| Smoking - Public Places | 1 | 1 | 5 | 11 |
| Snow Removal - Sidewalk | | | 1863 | 724 |
| Trash - Unscreened | 2 | 9 | 186 | 308 |
| Weeds | 874 | 1313 | 2758 | 2023 |
| Wood Smoke | | | | |
| Totals | 1243 | 1747 | 7103 | 5748 |
| Abatement Type: | June 07 | June 08 | 07 YTD | 08 YTD |
| Camping | | | | |
| Combo-Weeds/Rubbish | 4 | 1 | 14 | 11 |
| Inop Motor Vehicle | | | | |
| Industrial Noise | | | | |
| Landscape Material Piles | | | | |
| Noxious Weed | 1 | | 5 | 1 |
| Odor | | | | |
| Outdoor Storage | 4 | | 14 | 4 |
| Overgrown trees/shrubs (Sight) | | | | |
| Parking | | | 1 | |
| Pollutant - Storm Drain | | | | |
| Pond (Detention) - Debris | | | | |
| Property Maintenance | | | | |
| Rubbish | 5 | | 23 | 25 |
| RV Storage | | | | |
| Signs in ROW | | | | |
| Smoking - Public Places | | | | |
| Snow Removal-Sidewalk | | | 624 | 247 |
| Trash - Unscreened | | | | |
| Weeds | 97 | 20 | 191 | 48 |
| Wood Smoke | | | | |
| Totals | 111 | 21 | 872 | 336 |



JUNE, 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 | June 2007 | June 2008 | 07 YTD | 08 YTD |
|--------------------------------|------------------|------------------|---------------|---------------|
| Courtesy Notice | 1 | | 5 | 3 |
| First Notice | 17 | 14 | 121 | 103 |
| Second Notice | 1 | 2 | 11 | 17 |
| Third Notice | 2 | 1 | 6 | 1 |
| Fourth Notice | | | 1 | 1 |
| Fifth Notice | | | | |
| Totals: | 21 | 17 | 144 | 125 |

| Customer Activity - Mediation | June 07 | June 08 | 07 YTD | 08 YTD |
|--------------------------------------|----------------|----------------|---------------|---------------|
| Requests for Service | 35 | 41 | 159 | 203 |
| Cases Accepted | 17 | 11 | 81 | 52 |
| Cases Not Accepted | 17 | 30 | 77 | 141 |
| Situations Resolved | 26 | 14 | 78 | 81 |
| Landlord/Tenant Book Ref. | 19 | 16 | 69 | 107 |
| Landlord/Tenant Book Dist. | 11 | 7 | 32 | 38 |
| Totals | 125 | 119 | 496 | 622 |