

# Monthly Report

July, 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/](http://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 – JULY, 2008

### PERMITS:

#### A. NEW CONSTRUCTION

**Single Family Detached:** 19 permits issued with an associated construction valuation of \$4,743,478.

**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 \$431,734. 3 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 \$36,902.

**Commercial:** 4 permits issued with an associated construction valuation of \$23,241,001.

- a) 220 Willow St – New Multi-Use Building – \$3,306,570.00
- b) 1107 S. Lemay Ave – New Medical Office Building -- \$5,767,371.00
- c) 1027 S. Lemay Ave – New Parking Garage -- \$10,429,674.00
- d) 3461 Precision Dr – New Industrial Building -- \$3,737,386.00

**Commercial Miscellaneous:** 2 permits issued with an associated construction valuation of \$84,233.

- a) 1000 E. Drake Rd – Temporary Office Space -- \$36,233.00
- b) 2540 E. Drake Rd – Steel Shade Structure -- \$48,000.00

#### B. ALTERATIONS/ADDITIONS:

**Residential:** 64 permits issued with an associated construction valuation of \$1,670,697.

**Commercial:** 37 permits issued with an associated construction valuation of \$5,395,413.

#### C. CHANGE OF USE:

No permits issued.

#### DEMOLITION:

9 permits issued with an associated construction valuation of \$18,437. 1 dwelling unit was destroyed. YTD 10 dwelling units have been destroyed. All other permits were for interior demo work or destruction of miscellaneous buildings and structures.



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

D. SIGNS:

19 permits issued with an associated construction valuation of \$140,793.

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

296 permits issued with an associated construction valuation of \$1,338,481.

F. TOTALS:

**Dwelling Units:** 45 units created for the month of July. This is ↑ 39% from last year (YTD).

**Permits Issued:** 455 permits for the month of July. This is ↓ 7% from last year (YTD).

**Construction Valuation:** \$37,101,119 for the month of July. This is ↑ 31% from last year (YTD).

**Fees Collected:** \$212,755 for the month of July. This is ↑ 25% from last year (YTD).

**BUILDING INSPECTIONS:**

664 commercial inspections and 1,444 residential inspections were performed in July. This is ↓ 5% from last year (YTD).

**BUILDING PLAN REVIEW:**

64 commercial plans and 83 residential plans were reviewed in July. This is ↑ 5% from last year (YTD).

**CIVIL CITATIONS:**

5 civil citations were issued for nuisance code violations in July. This is ↓ 52% from last year (YTD).

**CODE ABATEMENTS:**

14 nuisance abatements were performed in July. This is ↓ of 59% from last year (YTD). The difference is due to the higher need for snow abatements the early part of 2007.

**CODE COMPLIANCE NUISANCE CASES:**

1,059 nuisance code cases were generated in July. This is ↓ of 21% 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:**

- Assisted with Great Sofa Round-up.
- Searched for and received numerous donations for Sofa Round-up.
- Distributed Sofa Round-up posters throughout downtown and campus.
- Met with CSU officials to check parking lot for Sofa Round-up (pre & post inspections).
- New cards approved and ordered.
- Presented at two Next Step Presentations for Transfer Students (45 people attended).



**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.):**

- 554 hits on Rental World website and YouTube Rental World had 44 hits.
- 163 members currently signed up on Town Gown Network website/forum from 38 states and Canada.
- 342 hits on Town Gown Network website.
- The Coloradoan ran articles on the Great Sofa Round-up (7/30/09 and 8/2/08).
- Hofstra University requested samples of our Duh posters.
- Waterloo, Ontario requested a sample of the deck of cards.

### **CONTRACTOR LICENSING:**

25 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in July. \$9,060.00 was collected for all July contractor licensing activities. YTD \$104,410.00 has been collected.

### **DANGEROUS BUILDINGS:**

No new dangerous/vacant building cases were initiated, 10 site inspections performed, no notice/orders to repair sent, 1 citation issued, and 2 cases closed during the month of July. YTD, 18 dangerous/vacant building cases were initiated, 42 site inspections performed, 16 notice/orders to repair sent, 2 citations issued, and 4 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) 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 and case closed.
- e) 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. Inspection done on 07/17/08 found the garage still standing and no repairs done. Issued summons with instructions to demolish within 30 days.
- f) 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



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

visits done on 4/30/08, 5/5/08 and 5/21/08 found that all buildings were secured. Inspection done on 07/11/08 found "Bio Clean" conducting a clean up.

- g) 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. Inspection done on 07/14/2008 found the premises to be cleaned. Case has been closed.
- h) 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. Inspections done on 6/24/08 and 07/11/2008 found the house to be secured. Vagrant appears to be living next to 830. Alerted Neighborhood Services Code Compliance about trash and debris.
- i) 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. Inspections done on 6/24/08 and 07/11/2008 found the house to be secured.
- j) 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. Inspections done on 06/24/2008 and 07/11/2008 found the property remained unsecured. Issued summons with order to demolish within 60 days.
- k) 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. Inspection on 07/10/2008 found the property continued to be unsecured. Inspection on 07/22/2008 found the property to be secured. Property has a terrible smell. Alerted the Larimer County Health Department.

### **NEIGHBORHOOD SERVICES GENERAL HIGHLIGHTS:**

- Coloradoan columns – International Property Maintenance Codes & Exterior Codes, Sofa Round-up and Neighborhood Night Out, Animal Issues.
- Co-taught City Noise class.
- Facilitated retreat for Larimer County Workforce Center.
- Assisted with development of Cityworks Inside Edition.
- Attended Rolland Moore West Neighborhood pool party.
- Facilitated neighborhood meeting regarding parking issues on Wabash.
- Volunteered on City Picnic Committee.
- Attended first CityWorks Alumni Forum.
- Organized second round for Neighborhood Grants and contacted all recipients (31 grants awarded).
- Organized Neighborhood Night Out and attended Council Proclamation.
- Organized Sofa Round-up (event held Aug. 1 & 2 – 1,200 people attended, 400 sofas brought in, 350 were recycled back out to new owners).



**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.):**

- Presented Exterior-Premise Nuisance Code at City Council meeting.
- Attended Larimer County Citizen Corps meeting.
- Organized Community Welcome event.
- Worked with Larimer County Sheriff's Dept on eviction process.
- Participated in occupancy ordinance discussions.
- July hits on website:
  - Main page: 111 internal, 912 external = 1,023 total
  - Newsletter: 26 internal, 263 external = 289 total
  - Code Compliance: 50 internal, 514 external = 564 total
  - Occupancy: 13 internal, 278 external = 291 total

### **NEIGHBORHOOD SERVICES MEDIATION:**

48 requests for service came in during the month of July. This is ↑ 33% from last year (YTD). 9 of these cases were appropriate for mediation. 39 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. 29 current and/or pending mediation cases were resolved.

Additionally, the following activities were performed during July:

- Hosted Pro Bono Mediator orientation; 7 new volunteer mediators hired
- Ongoing workplace mediation cases (2 different service areas)
- Completed brochure for Municipal Court mediation Program.
- Revised Community Mediation Program Policies & Procedures Manual.
- Ongoing training for Supervisory Summit requirements.
- Managed and facilitated ongoing discussions with 281 staff regarding building/downtown staff parking options; several new practices have already been implemented.
- Continued work with Employee Committee.
- Met with Mediation Coordinators from Cities of Boulder and Longmont; exchanged program, training and volunteer information. Meetings held quarterly.
- 270 hits to Community Mediation Program website; 799 hits to Landlord-Tenant site; 31 hits to (new) Municipal Court Mediation link.

### **OVER-OCCUPANCY:**

2 new occupancy cases were initiated, 2 violations confirmed, 1 citation issued, 4 site inspections performed and 5 cases closed during the month of July. YTD, 25 new occupancy cases were initiated, 14 violations confirmed, 7 citations issued, 19 site inspections performed and 31 cases closed.

### **PUBLIC NUISANCE NOTICES:**

20 public nuisance notices were sent out in July. This is ↓ of 8% from last year (YTD).



**Neighborhood & Building Services**

281 N. College Avenue  
PO Box 580  
Fort Collins, CO 80521

**970.221.6760**  
970.224.6134 fax  
*fcgov.com*

**RENTAL HOUSING:**

7 rental housing cases were initiated, 5 inspections performed, 4 notices to repair issued, 2 illegal duplex cases opened, and 6 cases closed during the month of July. YTD, 31 rental housing cases were initiated, 36 inspections performed, 18 notices to repair issued, 12 illegal duplex cases opened and 6 cases closed.

**ZONING PLAN REVIEW:**

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

**ZONING INSPECTIONS:**

318 zoning field inspections were performed in July. This is ↓ 3% from last year (YTD).

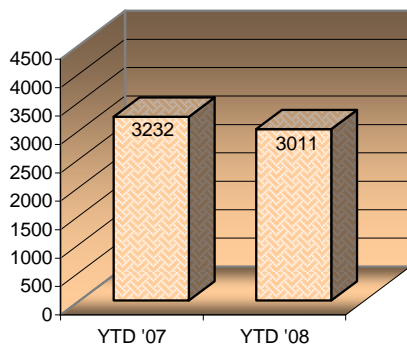


## JULY, 2008 OVERVIEW

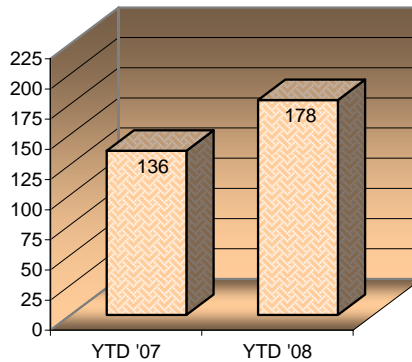
**Neighborhood & Building Services**  
 281 N. College Avenue  
 PO Box 580  
 Fort Collins, CO 80521  
**970.221.6760**  
 970.224.6134 fax  
 fcgov.com

### MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

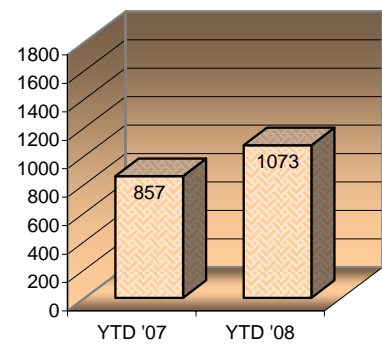
**Bldg Permits Issued YTD**



**Total Construction Value YTD (\$M)**

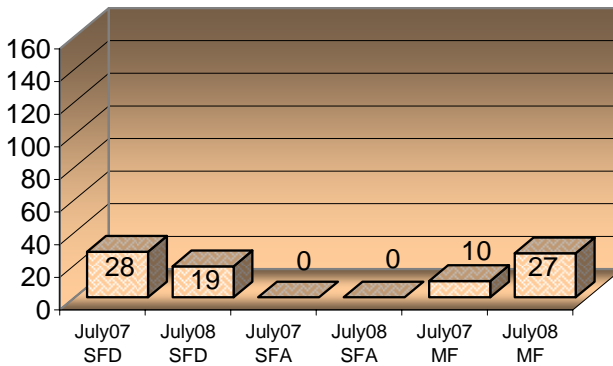


**Total Fees Collected YTD (\$T)**

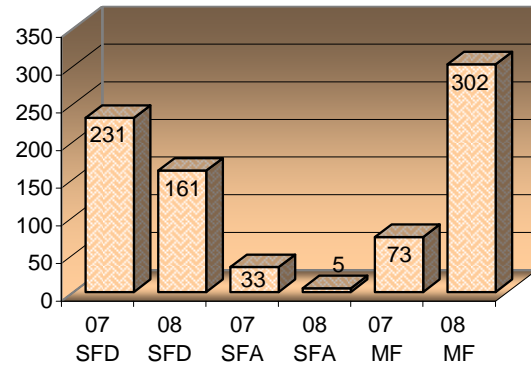


### Current vs. Previous Year New Housing Units by Current Month and YTD Totals

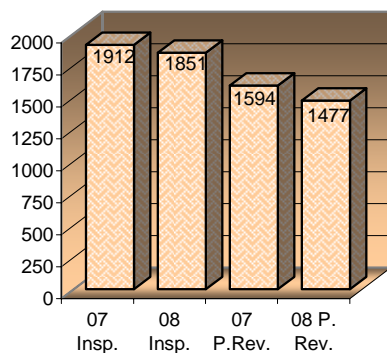
**Units for Current Month**



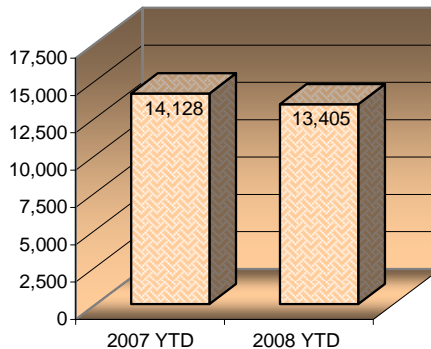
**Units YTD**



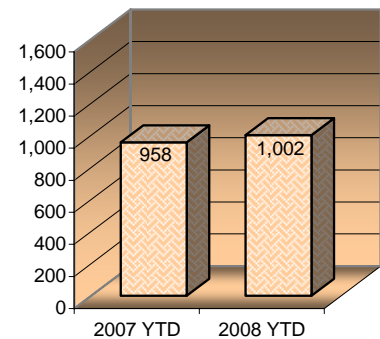
**Zoning Plan Reviews/Inspections YTD**



**Building Inspections YTD**



**Building Plan Reviews YTD**



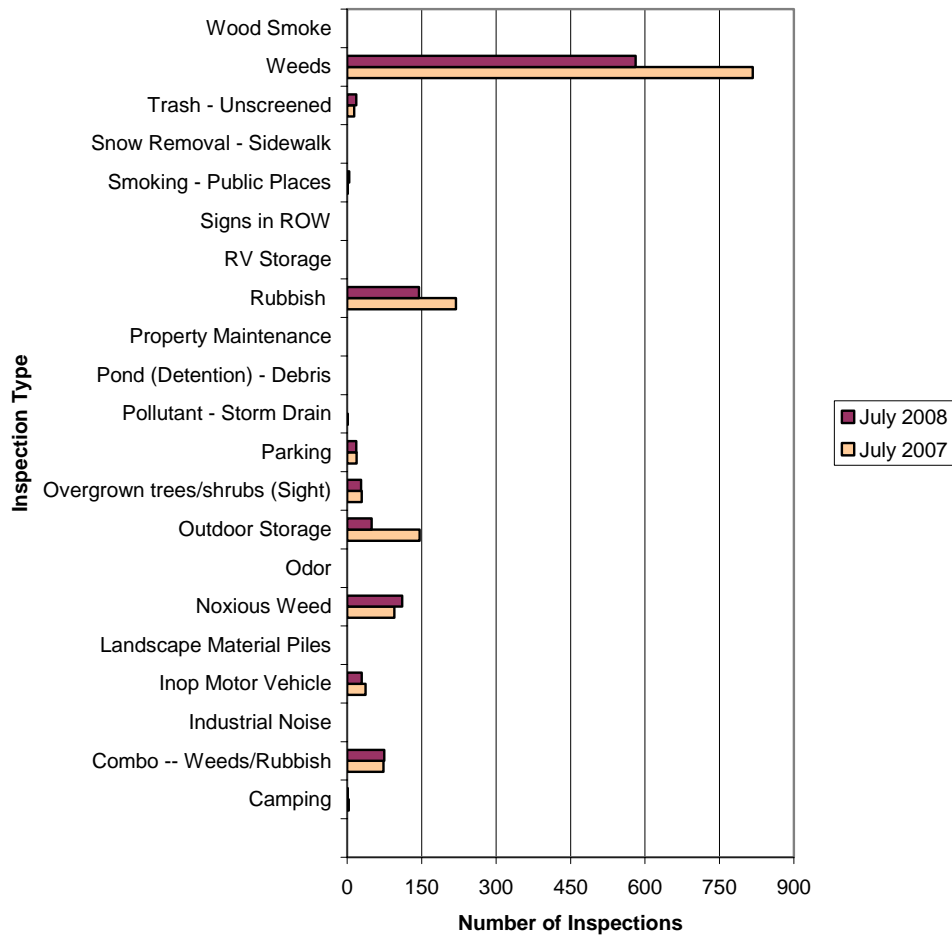




**Neighborhood & Building Services**  
 281 N. College Avenue  
 PO Box 580  
 Fort Collins, CO 80521  
**970.221.6760**  
 970.224.6134 fax  
 fcgov.com

## MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

**Code Compliance Inspections - For Month**



**Code Compliance Inspections -- YTD**

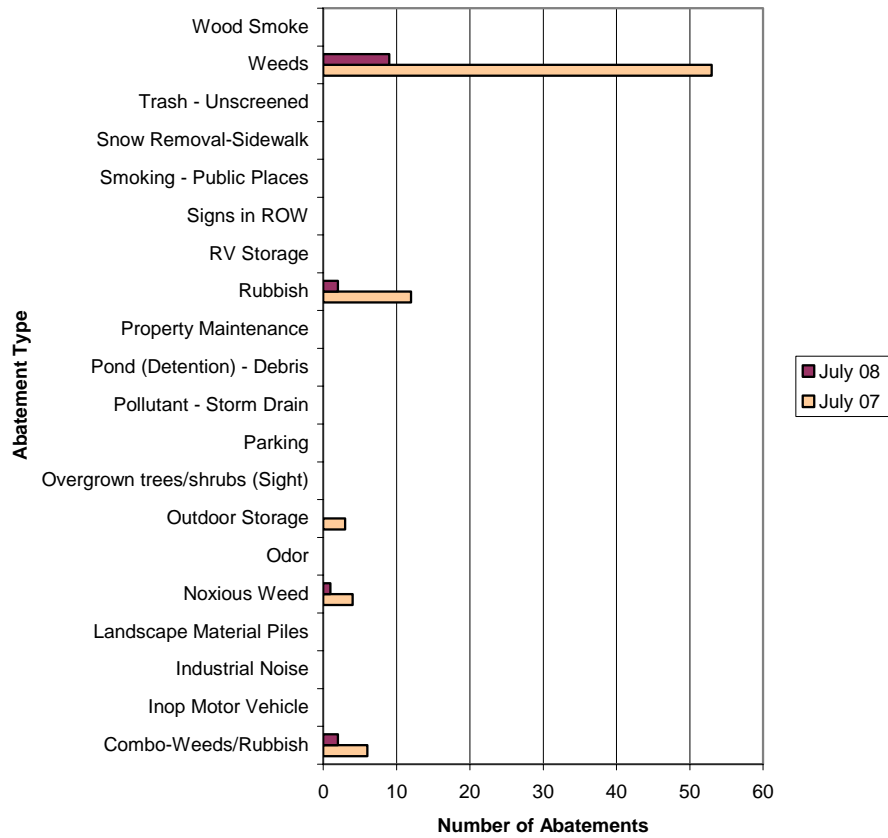




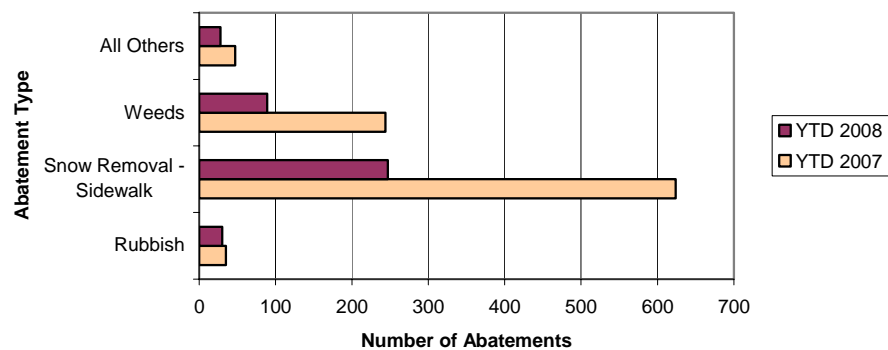
**Neighborhood & Building Services**  
 281 N. College Avenue  
 PO Box 580  
 Fort Collins, CO 80521  
**970.221.6760**  
 970.224.6134 fax  
 fcgov.com

## MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month



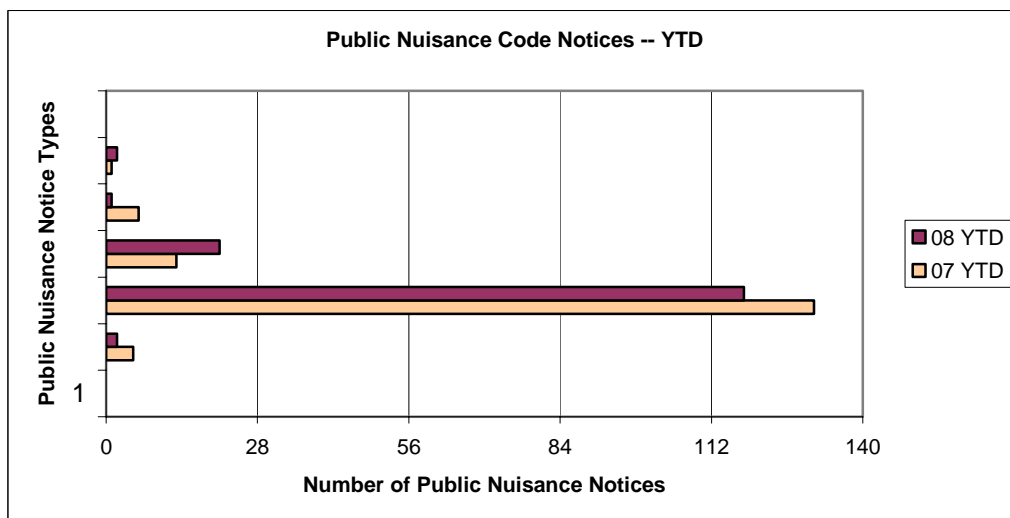
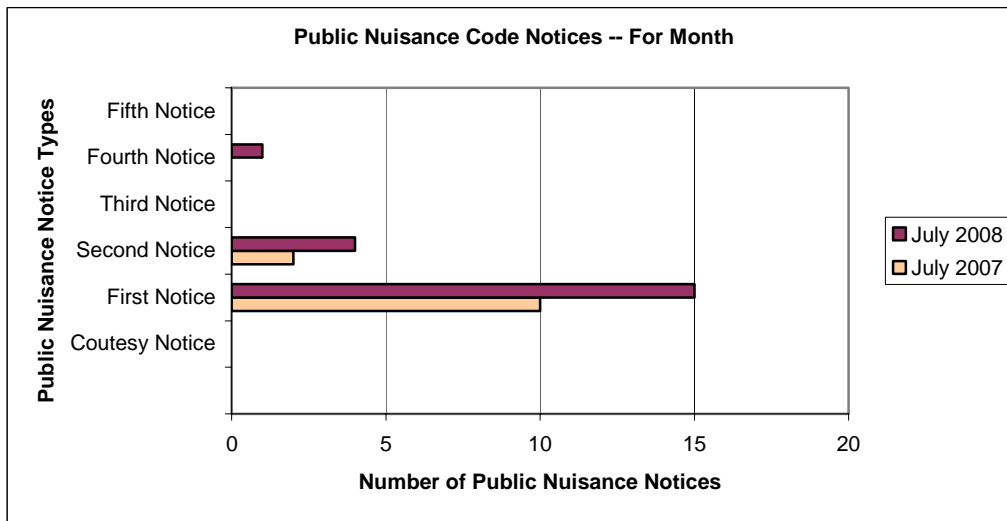
Code Compliance Abatements -- YTD





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

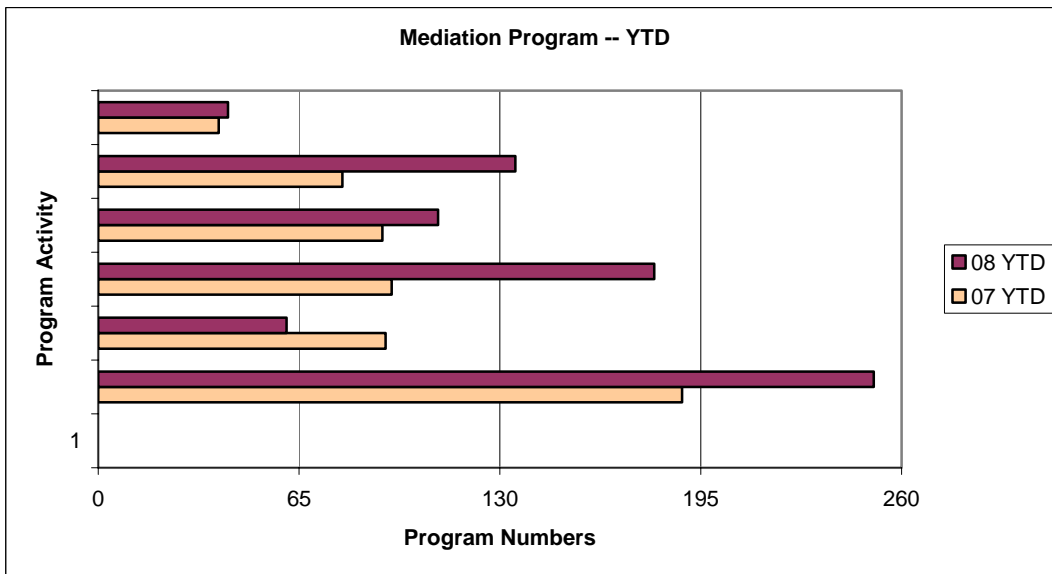
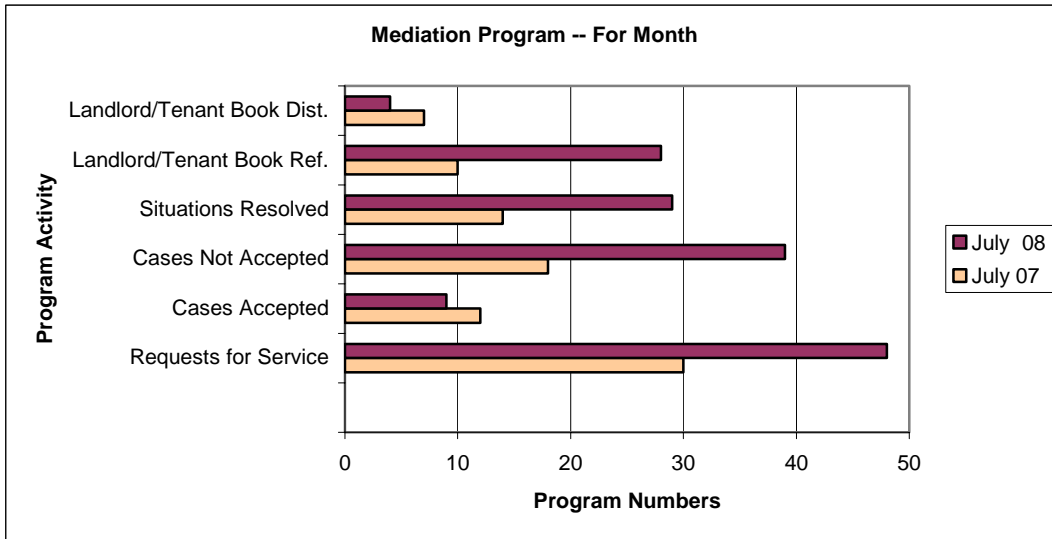
## MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





**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





## JULY, 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 Jul.=19; YTD = 176; Less demos (-10)=166; MF Jul.=27; YTD=302 Total YTD Units:468								
Single Family Detached	19	171	19	171	41,226	4,743,478	38,387,069	26,151	217,627
Single Family Attached	0	5	0	5	0	0	584,868	0	3,891
Multi Family	3	215	1	25	4,176	431,734	20,796,034	2,062	106,643
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	0	8	0	0	0	0	200
Residential Misc. Bldgs.	0	0	4	51	1,240	36,902	1,080,588	586	12,380
Residential Remodel/Addition	0	0	64	429	8,221	1,670,697	11,221,499	17,925	114,083
Commercial Mixed Use	24	87	1	4	32,888	3,306,570	11,926,570	17,131	61,753
Hotels/Motels	0	0	0	0	0	0	0	0	0
Office/Bank/Professional	0	0	1	5	61,957	5,767,371	11,312,330	27,762	57,133
Mercantile/Retail/Bus&Pers Svc	0	0	0	17	0	0	10,337,465	0	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	1	2	32,716	3,737,386	4,437,386	19,303	23,169
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	1	1	242,800	10,429,674	10,429,674	52,092	52,092
Commercial Misc. Bldgs.	0	0	2	4	1,156	84,233	115,602	997	1,291
Commercial Remodel/Addition	0	0	37	203	2,775	5,395,413	42,713,358	37,150	270,621
Change of Use	0	0	0	3	0	0	2,501	0	150
Demolition	-1	-10	9	72	0	18,437	2,987,833	550	3,750
Signs	0	0	19	169	0	140,793	1,192,337	1,237	10,312
Miscellaneous	0	0	296	1,841	3,203	1,338,431	6,901,844	9,809	60,729
<b>TOTALS:</b>	<b>45</b>	<b>468</b>	<b>455</b>	<b>3,011</b>	<b>432,358</b>	<b>37,101,119</b>	<b>177,726,958</b>	<b>212,755</b>	<b>1,073,095</b>



## JULY, 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
Dwlng Units:SF(yellow)MF(Teal)	SF July=28; YTD=271; Less Demos (-7)=264 MF July=10; YTD=73 Total YTD Units: 337								
Single Family Detached	28	235	28	235	54,096	5,404,718	47,327,437	31,391	277,117
Single Family Attached	0	33	0	33	0	0	3,625,781	0	22,175
Multi Family	10	73	2	10	11,800	913,908	6,751,908	4,826	37,231
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	1	10	0	0	0	25	250
Residential Misc. Bldgs.	0	2	4	36	3,920	103,036	735,023	1,210	8,637
Residential Remodel/Addition	0	1	59	406	4,856	1,355,441	9,486,987	13,142	92,139
Commercial Mixed Use	0	0	0	0	0	0	0	0	0
Hotels/Motels	0	0	0	1	0	0	4,400,000	0	22,386
Office/Bank/Professional	0	0	0	3	0	0	7,577,564	0	39,495
Mercantile/Retail/Bus&Pers Svc	0	0	1	6	77,153	5,100,000	10,608,521	25,866	55,708
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	34	157	10,749	6,178,574	25,464,760	41,747	169,436
Change of Use	0	0	1	4	0	0	0	50	350
Demolition	-2	-7	7	42	0	34,200	314,655	350	2,100
Signs	0	0	23	169	0	92,969	892,549	981	8,393
Miscellaneous	0	0	413	2,111	2,913	1,321,844	7,260,423	11,438	61,388
<b>TOTALS:</b>	<b>36</b>	<b>337</b>	<b>573</b>	<b>3,232</b>	<b>165,487</b>	<b>20,504,690</b>	<b>135,755,185</b>	<b>131,026</b>	<b>857,279</b>



## 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	\$366,900.00	\$104,400.00	\$471,300.00
Thompson School District	\$37,354.00	\$4,146.00	\$41,500.00
County Sales/Use Tax	\$409,488.45	\$91,898.39	\$501,386.84
Building Permit/Reinspection Fees	\$581,074.85	\$169,509.71	\$750,584.56
Plan Check Fee	\$223,597.02	\$39,668.73	\$263,265.75
Minor Amendment Fee	\$6,144.00	\$1,402.00	\$7,546.00
Parkland -- Community	\$453,495.00	\$148,289.00	\$601,784.00
Library Capital Expense	\$136,066.00	\$44,494.00	\$180,560.00
General Governmental Expense	\$126,710.75	\$94,896.82	\$221,607.57
Police Capital Expense	\$74,140.75	\$57,516.21	\$131,656.96
Fire Capital Expense	\$107,102.04	\$82,970.67	\$190,072.71
Parkland -- Neighborhood	\$407,209.00	\$104,386.00	\$511,595.00
Larimer County Regional Road Impact Fee	\$159,787.18	\$51,405.69	\$211,192.87
Street Oversizing: Res./Com.	\$1,487,452.14	\$559,331.00	\$2,046,783.14
Contribution in Aid of Construction	\$93,089.27	\$5,965.02	\$99,054.29
City Sales/Use Tax	\$1,543,868.53	\$336,170.10	\$1,880,038.63
Electric City Energy Tax	\$211.32	\$28.29	\$239.61
Electric ST/CO Energy Tax	\$51.48	\$0.00	\$51.48
Electric Primary Charge	\$601.28	\$0.00	\$601.28
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$422.76	\$56.58	\$479.34
Electric Comm. Revenue	\$7,043.20	\$942.77	\$7,985.97
Electric Temp. Pedestal	\$25,501.99	\$3,295.76	\$28,797.75
Electric Capacity Charge	\$360.00	\$0.00	\$360.00
Electric Building Site Charges	\$0.00	\$0.00	\$0.00
Electric Secondary Service Charge	\$136,280.90	\$18,101.00	\$154,381.90
Water Repay	\$0.00	\$0.00	\$0.00
Water 6% PILOT Fees	\$96.50	\$46.07	\$142.57
Construction Water	\$1,608.03	\$948.61	\$2,556.64
Water PIF	\$486,211.54	\$95,271.54	\$581,483.08
Water Right	\$228,346.19	\$48,957.86	\$277,304.05
Water Meter	\$8,781.00	\$1,698.00	\$10,479.00
Water Dev. Review	\$7,439.20	\$5,289.95	\$12,729.15
Sanitation District/Sewer Repay	\$2,337.85	\$0.00	\$2,337.85
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$417,329.50	\$151,322.00	\$568,651.50
Sewer Dev. Review	\$7,467.00	\$4,725.85	\$12,192.85
Stormwater	\$0.00	\$0.00	\$0.00
Stormwater PIF	\$222,254.04	\$38,596.71	\$260,850.75
Stormwater Dev. Review	\$44,644.46	\$7,260.45	\$51,904.91
<b>PERMIT FEES:</b>	<b>\$7,810,467.22</b>	<b>\$2,272,990.78</b>	<b>\$10,083,458.00</b>
Abatement Fees	36955.27	1634.08	\$38,589.35
Abatement - Collection Fees	-3553.15	-365.68	-\$3,918.83
Contractor Licensing	\$95,350.00	\$9,060.00	\$104,410.00
Home Occupation Licensing	\$4,700.00	\$450.00	\$5,150.00
Planning: Dev Review	\$27,657.00	\$19,141.00	\$46,798.00
Occupancy Citation & Penalty Fee/Fine	\$1,075.00	\$350.00	\$1,425.00
Abatement - Admin	\$18,846.54	\$1,076.80	\$19,923.34
Muni Court Mediation/Abatement Citation/Hearing Fees&Fines	\$2,580.00	\$75.00	\$2,655.00
Zoning Board of Appeals/Other	\$765.50	\$260.50	\$1,026.00
Planning: Mailings/Sign Posting	\$1,509.75	\$1,336.50	\$2,846.25
<b>OTHER FEES:</b>	<b>\$185,885.91</b>	<b>\$31,421.20</b>	<b>\$218,904.11</b>

\*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.



**JULY 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*

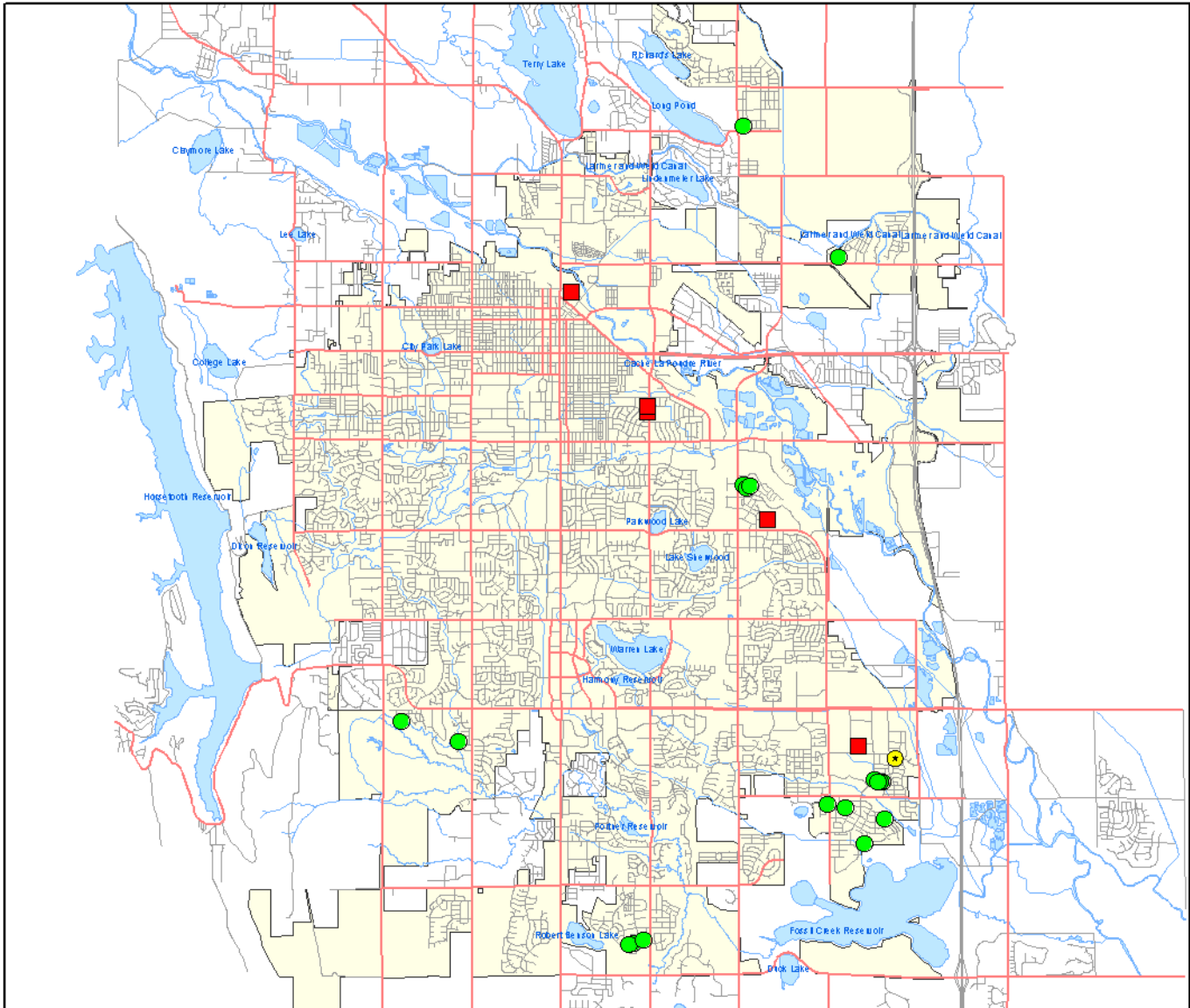
<b>Site Address</b>	<b>Type of Building</b>	<b>Value of Construction</b>
220 Willow Street	Multi-Use Building	\$ 3,306,570.00
1107 S. Lemay Ave	Medical Office Building	\$ 5,767,371.00
1027 S. Lemay Ave	Parking Garage	\$10,429,674.00
1024 S. Lemay Ave	Office Renovation	\$ 700,000.00
3461 Precision Dr	Industrial/Warehouse Building	\$ 3,737,386.00
2509 Research Blvd	Tenant Finish	\$ 856,700.00





## 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: July, 2008



August 18, 2008  
 Scale: Undetermined

### Legend

- |                          |               |              |
|--------------------------|---------------|--------------|
| <b>New Building Type</b> | 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)



**JULY, 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

<b>Inspection Type</b>	<b>July 2007</b>	<b>July 2008</b>	<b>07 YTD</b>	<b>08 YTD</b>
Camping	3	1	4	5
Combo -- Weeds/Rubbish	73	75	190	225
Industrial Noise				
Inop Motor Vehicle	37	29	458	353
Landscape Material Piles				
Noxious Weed	95	111	235	251
Odor				
Outdoor Storage	146	49	631	409
Overgrown trees/shrubs (Sight)	29	28	73	75
Parking	19	18	310	231
Pollutant - Storm Drain	1		2	
Pond (Detention) - Debris			1	
Property Maintenance				
Rubbish	219	145	1009	1589
RV Storage				
Signs in ROW				
Smoking - Public Places	1	4	6	15
Snow Removal - Sidewalk			1863	724
Trash - Unscreened	14	18	200	326
Weeds	817	581	3575	2604
Wood Smoke				
<b>Totals</b>	<b>1454</b>	<b>1059</b>	<b>8557</b>	<b>6807</b>
<b>Abatement Type:</b>	<b>July 07</b>	<b>July 08</b>	<b>07 YTD</b>	<b>08 YTD</b>
Camping				
Combo-Weeds/Rubbish	6	2	20	19
Inop Motor Vehicle				
Industrial Noise				
Landscape Material Piles				
Noxious Weed	4	1	9	5
Odor				
Outdoor Storage	3		17	4
Overgrown trees/shrubs (Sight)				
Parking			1	
Pollutant - Storm Drain				
Pond (Detention) - Debris				
Property Maintenance				
Rubbish	12	2	35	30
RV Storage				
Signs in ROW				
Smoking - Public Places				
Snow Removal-Sidewalk			624	247
Trash - Unscreened				
Weeds	53	9	244	89
Wood Smoke				
<b>Totals</b>	<b>78</b>	<b>14</b>	<b>950</b>	<b>394</b>



**JULY, 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

<b>Public Nuisance Notices</b>	<b>July 2007</b>	<b>July 2008</b>	<b>07 YTD</b>	<b>08 YTD</b>
Courtesy Notice			5	2
First Notice	10	15	131	118
Second Notice	2	4	13	21
Third Notice			6	1
Fourth Notice		1	1	2
Fifth Notice				
<b>Totals:</b>	<b>12</b>	<b>20</b>	<b>156</b>	<b>144</b>

<b>Customer Activity - Mediation</b>	<b>July 07</b>	<b>July 08</b>	<b>07 YTD</b>	<b>08 YTD</b>
Requests for Service	30	48	189	251
Cases Accepted	12	9	93	61
Cases Not Accepted	18	39	95	180
Situations Resolved	14	29	92	110
Landlord/Tenant Book Ref.	10	28	79	135
Landlord/Tenant Book Dist.	7	4	39	42
<b>Totals</b>	<b>91</b>	<b>157</b>	<b>587</b>	<b>779</b>