

Monthly Report

September, 2001



Building & Zoning Department
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MONTHLY REPORT – SEPTEMBER, 2001

PERMITS:

A. NEW CONSTRUCTION

Single Family: 77 permits issued with an associated construction valuation of \$8,926,988. This brings the total to 909 permits issued YTD, with a YTD construction value of \$114,454,057. 2001 vs. 2000 YTD comparison: permits issued ↑ 37.51% and YTD construction valuation ↑ 26.87%.

Multi Family: 5 permits issued with an associated construction valuation of \$6,422,954. 126 dwelling units were created. This brings the total to 43 multi family permits issued YTD, with a YTD construction value of \$38,526,856, and 659 dwelling units created. 2001 vs. 2000 YTD comparison: permits issued ↓ 35.82%; construction valuation ↑ 19.23%; and dwelling units created ↑ 20.91%.

Residential Miscellaneous Buildings (garages, sheds, etc.): 7 permits issued with an associated construction valuation of \$99,010. This brings the total to 87 residential miscellaneous buildings issued YTD, with a YTD construction value of \$1,628,285. See commercial miscellaneous building information below for comparison information.

Commercial: 6 permits issued. These included:

- a) office/storage building at 4868 Innovation Drive - \$945,390
- b) office building at 712 Whalers Way - \$583,375
- c) assisted living facility at 4750 Wheaton Drive - \$2,200,000
- d) canopy for fuel station at 1709 W. Harmony Rd. - \$28,000
- e) dental office at 1220 Oak Park Drive - \$753,781
- f) wireless telecommunication tower and compound at 4366 S. College Avenue - \$83,000

2001 vs. 2000 comparison: permits issued for month ↑ %; construction valuation for month ↑ %; permits issued YTD ↑ 41.66% and YTD construction valuation ↓ .38%.

Commercial Miscellaneous Buildings (storage sheds, concession stands, temporary vendor stands, etc.): No permits issued. 16 miscellaneous commercial building permits have been issued YTD, with a total construction value of \$381,301. Residential and commercial miscellaneous buildings have been included in the "other buildings" category on previous reports. 2001 vs. 2000 YTD comparison (includes both residential and commercial miscellaneous buildings): permits issued ↑ 53.73% and construction valuation ↑ 84.17%.

B. ALTERATIONS/ADDITIONS:

Residential: 51 permits issued with an associated construction valuation of \$518,002. This brings the total to 521 residential alteration/addition permits issued YTD, with a YTD construction value of \$7,439,628. 2001 vs. 2000 YTD comparison: permits issued ↑ .19% and construction valuation ↓ 14.04%.

Commercial: 19 permits issued with an associated construction valuation of \$886,619. This brings the total to 198 commercial alteration/addition permits issued YTD, with a YTD construction value of \$56,820,848. 2001 vs. 2000 YTD comparison: permits issued ↓ 14.28% and construction valuation ↑ 80.80%.



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C. DEMOLITION:

9 permits issued with an associated construction valuation of \$11,900. Most permits were for interior demolition. No dwelling units were destroyed. This brings the total to 45 demolition permits issued YTD, with a YTD construction value of \$251,701. 2001 vs. 2000 YTD comparison: permits issued ↑ 9.75% and construction valuation ↓ 52.29%.

D. SIGNS:

18 permits issued with an associated construction valuation of \$119,798. This brings the total to 193 sign permits issued YTD, with a YTD construction value of \$1,091,774. 2001 vs. 2000 YTD comparison: permits issued ↑ 1.04% and construction valuation ↑ 46.55%.

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

364 permits issued with an associated construction valuation of \$918,135. This brings the total to 3,699 miscellaneous permits issued YTD, with a YTD construction value of \$9,823,166. 2001 vs. 2000 YTD comparison: permits issued ↑ 2.29% and construction valuation ↓ 3.67%.

F. TOTALS:

Permits Issued: 561 permits for the month of September; 5,820 permits YTD. This is ↑ 5.85% from last year (YTD).

Construction Valuation: \$22,496,952 for the month of September; \$267,850,707 YTD. This is ↑ 25.89% from last year (YTD).

Fees Collected: \$141,563 for the month of September; \$1,588,309 YTD. This is ↑ 13.85% from last year (YTD).

PLAN REVIEW:

43 commercial plans and 153 residential plans were reviewed in September. YTD, 2,140 plans have been reviewed. This is ↑ 9.57% from last year.

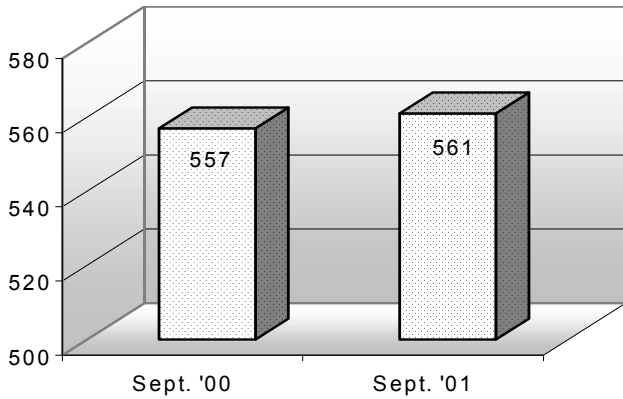
INSPECTIONS:

402 commercial inspections and 2,627 residential inspections were performed in September. YTD, 28,970 inspections have been performed. This is ↑ 13.42% from last year.

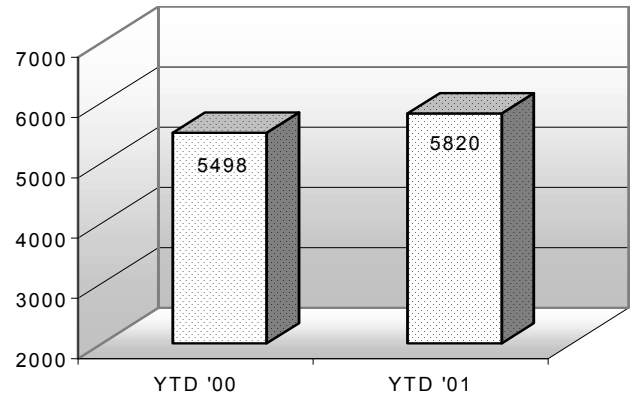


SEPTEMBER, 2001 OVERVIEW

Building Permits Issued for Current Month

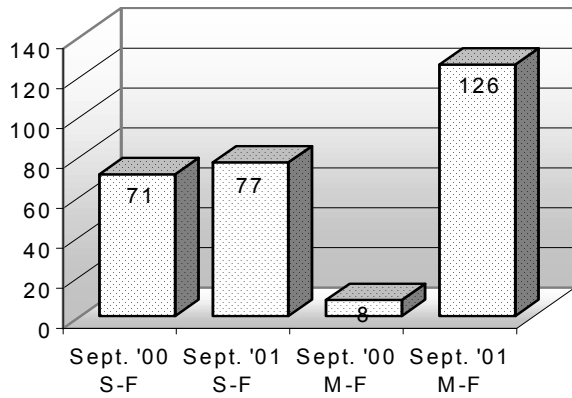


Building Permits Issued YTD

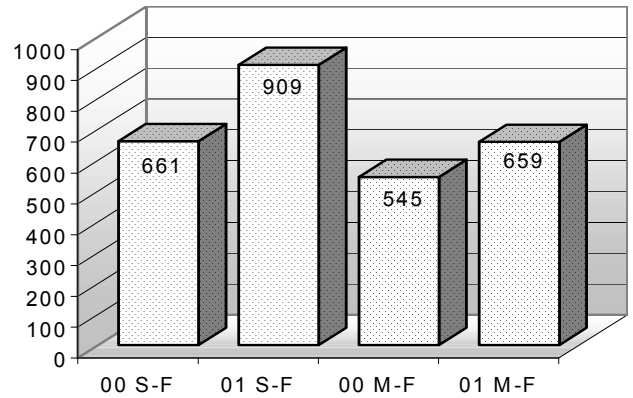


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

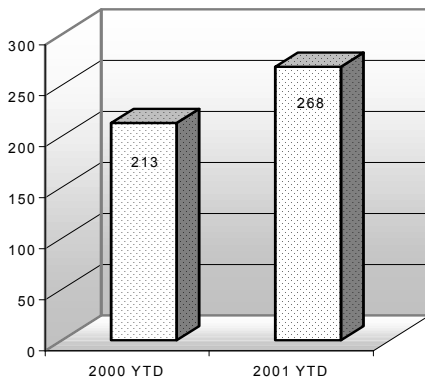
Units for Current Month



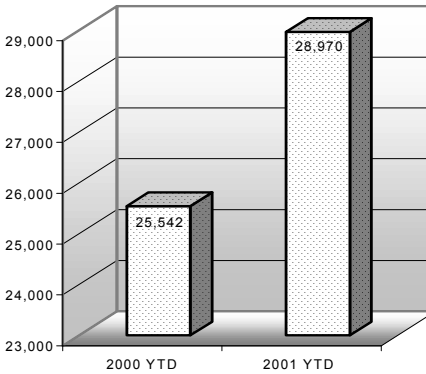
Units YTD



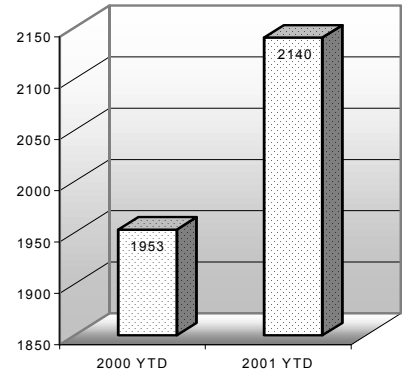
Total Construction Value YTD (\$M)



Inspections YTD



Plan Reviews YTD





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SEPTEMBER, 2001 DATA

Type of Construction	Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD		Month	YTD	Month	YTD
Single Family 77 Units	77	909	121,657	8,926,988	114,454,057	59,449	756,421
Multi Family 126 Units	5	43	117,402	6,422,954	38,526,856	30,221	183,391
Total Dwelling Units - YTD Totals	909 Single Family Units/659 Multi Family Units = 1,568 YTD Total Units						
Mobile Home Setups	5	58	0	0	0	125	1,450
Residential Miscellaneous Bldgs.	7	87	3,606	99,010	1,628,285	1,294	19,266
Residential Remodel/Addition	51	521	2,099	518,002	7,439,628	6,817	87,754
Hotels/Motels	0	0	0	0	0	0	0
Office/Bank/Professional	5	31	61,094	4,565,546	19,504,305	24,867	108,323
General Mercantile	0	2	0	0	1,740,000	0	9,432
Religious Assembly	0	1	0	0	12,000,000	0	54,015
Recreational Buildings	0	4	0	0	724,526	0	5,146
Garage/Service Station	1	4	2,700	28,000	1,143,000	368	7,041
Grocery/Convenience Store	0	1	0	0	80,000	0	746
Industrial	0	7	0	0	2,143,260	0	11,579
Educational Buildings	0	0	0	0	0	0	0
Hospital/Institutional	0	0	0	0	0	0	0
Public Facilities	0	1	0	0	98,000	0	854
Parking Structures	0	0	0	0	0	0	0
Commercial Miscellaneous Bldgs.	0	16	0	0	381,301	0	3,245
Non-Residential Remodel/Addition	19	198	308	886,619	56,820,848	8,060	237,332
Demolition	9	45	0	11,900	251,701	135	705
Signs	18	193	0	119,798	1,091,774	1,005	9,891
Miscellaneous	364	3,699	544	918,135	9,823,166	9,222	91,718
TOTALS:	561	5,820	309,410	22,496,952	267,850,707	141,563	1,588,309



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SEPTEMBER, 2000 DATA

Type of Construction	Permits Issued		Sq. Ft. Month	Construction Value		Construction Fees	
	Month	YTD		Month	YTD	Month	YTD
Single Family 71 Units	71	661	127,133	8,544,806	90,212,564	57,080	596,291
Multi Family 8 Units	2	67	8,850	476,630	32,311,057	2,572	176,244
Total Dwelling Units - YTD Totals	661 Single Family Units/545 Multi Family Units = 1,206 YTD Total Units						
Mobile Home Setups	4	68	0	0	0	100	1,700
Residential Miscellaneous Bldgs.	Included in Other Buildings Below						
Residential Remodeling	54	520	5,519	878,425	8,654,945	10,000	96,990
Hotels/Motels	0	0	0	0	0	0	0
Office/Bank/Professional	1	19	65,666	8,600,000	16,228,692	43,616	88,246
General Mercantile	0	10	0	0	6,592,867	0	37,253
Religious Assembly	0	0	0	0	0	0	0
Recreational Buildings	0	2	0	0	1,333,253	0	7,501
Garage/Service Station	0	0	0	0	0	0	0
Grocery/Convenience Store	0	1	0	0	350,000	0	2,116
Industrial	0	2	0	0	5,580,777	0	30,165
Educational Buildings	0	0	0	0	0	0	0
Hospital/Institutional	0	0	0	0	0	0	0
Public Facilities	0	2	0	0	7,500,859	0	38,237
Parking Structures	0	0	0	0	0	0	0
Other Buildings	4	67	5,292	51,400	1,091,111	678	12,447
Non-Residential Remodel	31	231	7,134	1,668,350	31,427,372	13,909	205,769
Demolition	4	41	0	44,000	527,603	30	659
Signs	18	191	0	40,692	744,947	580	7,777
Miscellaneous	368	3,616	942	1,376,034	10,197,824	10,896	93,673
TOTALS:	557	5,498	220,536	21,680,337	212,753,871	139,461	1,395,068



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MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$721,949.20	\$75,160.75	\$797,109.95
Thompson School District	\$84,584.35	\$6,488.98	\$91,073.33
County Sales/Use Tax	\$895,188.17	\$61,168.29	\$956,356.46
Building Permit/Reinspection Fees	\$1,207,124.17	\$89,078.45	\$1,296,202.62
Plan Check Fee	\$355,370.43	\$39,074.23	\$394,444.66
Parkland -- Community	\$1,702,215.00	\$165,453.00	\$1,867,668.00
Library Capital Expense	\$530,982.37	\$52,520.63	\$583,503.00
General Governmental Expense	\$342,103.85	\$36,844.60	\$378,948.45
Police Capital Expense	\$193,076.49	\$21,011.63	\$214,088.12
Fire Capital Expense	\$279,718.01	\$30,468.94	\$310,186.95
Parkland -- Neighborhood	\$1,503,977.00	\$148,062.00	\$1,652,039.00
Larimer County Regional Road Impact Fee	\$301,609.41	\$21,636.05	\$323,245.46
Street Oversizing: Res./Com.	\$2,632,852.51	\$208,681.33	\$2,841,533.84
Contribution in Aid of Construction	\$46,682.55	\$0.00	\$46,682.55
Electric Underground	\$356,252.60	\$27,138.00	\$383,390.60
Electric PILOTS	\$1,893.50	\$138.42	\$2,031.92
Electric Comm. Revenue	\$31,468.00	\$2,298.60	\$33,766.60
Electric Temp. Pedestal	\$70,899.58	\$5,064.75	\$75,964.33
Water Repay	\$15,300.00	\$0.00	\$15,300.00
Water 6% PILOT Fees	\$252.99	\$34.89	\$287.88
Construction Water	\$4,725.41	\$581.95	\$5,307.36
Water PIF	\$2,306,641.20	\$190,663.29	\$2,497,304.49
Water Right	\$2,017,053.85	\$228,542.20	\$2,245,596.05
Water Meter	\$46,418.69	\$5,005.50	\$51,424.19
Sanitation District/Sewer Repay	\$2,908.77	\$200.00	\$3,108.77
Sewer PIF	\$980,680.00	\$127,560.00	\$1,108,240.00
Stormwater	\$566,314.65	\$49,867.05	\$616,181.70
City Sales/Use Tax	\$3,293,405.35	\$238,256.01	\$3,531,661.36
TOTALS:	\$20,491,648.10	\$1,830,999.54	\$22,322,647.64

*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.



Community Planning and Environmental Services

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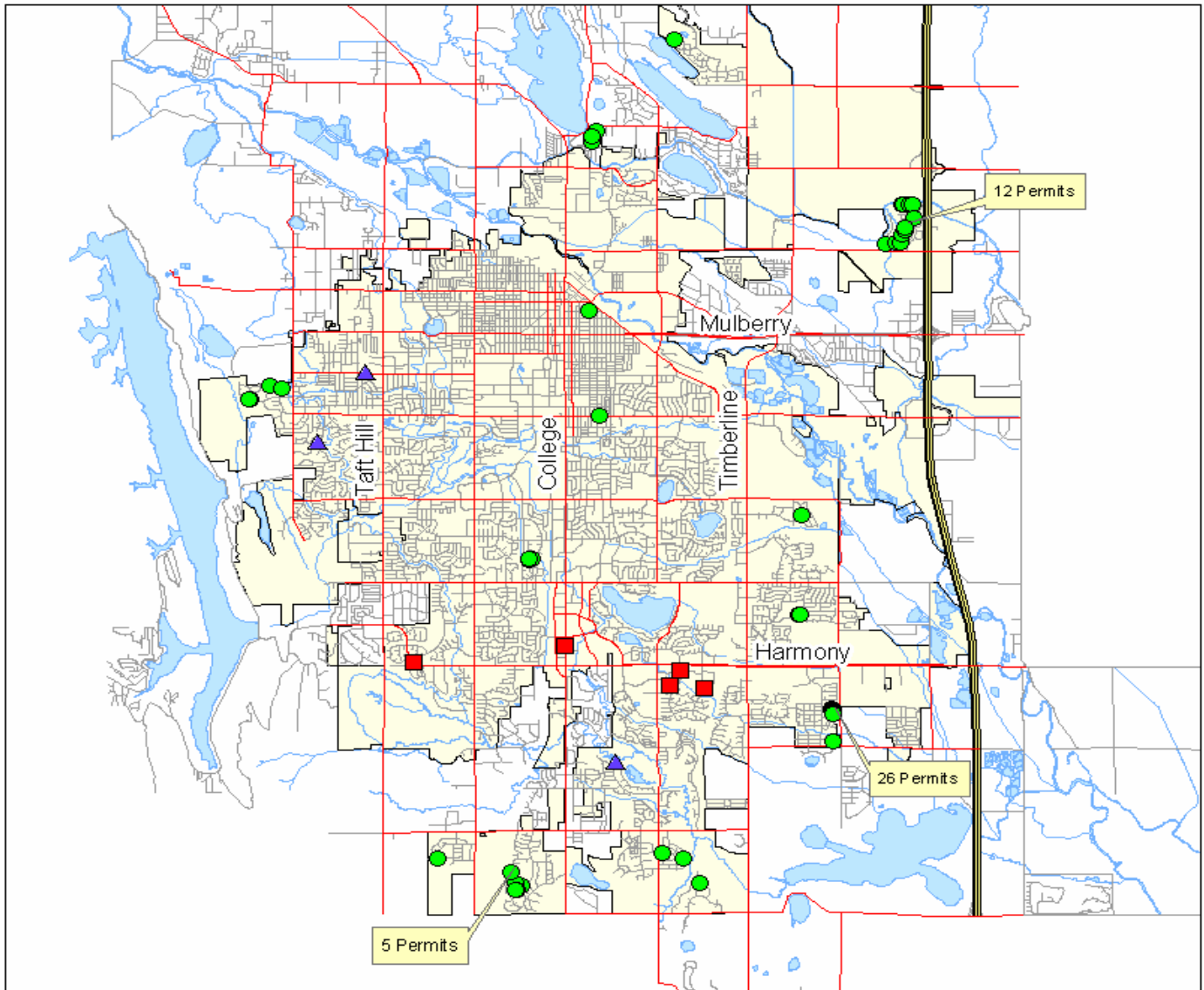
SEPTEMBER CONSTRUCTION VALUED AT \$500,000 OR MORE

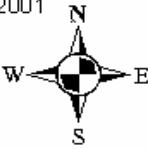
Site Address	Type of Building	Value of Construction
4868 Innovation Drive	Office/Storage Building	\$ 945,390.00
5620 Fossil Creek Parkway #2	20-Unit Apartment Building	\$ 953,467.00
5620 Fossil Creek Parkway #12	20-Unit Apartment Building	\$1,298,128.00
2226 W. Elizabeth Street #13	24-Unit Apartment Building	\$1,166,466.00
1827 Somerville Drive #C	12-Unit Condominium Building	\$ 850,000.00
712 Whalers Way	Office Building	\$ 583,375.00
4750 Wheaton Drive	Assisted Living Facility	\$2,200,000.00
1220 Oak Park Drive	Dental Office	\$ 753,781.00
1508 W. Elizabeth Street	Apartment Building for Seniors	\$2,154,893.00



MAP OF CURRENT CONSTRUCTION

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



<p>City of Fort Collins Building Inspection Department Construction Activity Map: September 2001</p> <p>October 3, 2001 Scale: Not To Scale</p> 	<p>Legend</p> <p>New Building Type</p> <ul style="list-style-type: none">Red square: CommercialBlue triangle: Multi FamilyGreen circle: Single Family <p>Major Roads: Red line</p> <p>Interstate 25: Thick black line</p> <p>City Limits: Yellow shaded area</p> <p>Streets: Thin grey line</p> <p>Water Ways: Blue line</p> <p>Water Bodies: Blue shaded area</p>
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