

# Monthly Report

October, 2001



**Building & Zoning Department**  
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**MONTHLY REPORT – OCTOBER, 2001**

**PERMITS:**

A. NEW CONSTRUCTION

**Single Family:** 84 permits issued with an associated construction valuation of \$10,966,198. This brings the total to 991 permits issued YTD, with a YTD construction value of \$124,963,755. 2001 vs. 2000 YTD comparison: permits issued ↑ 25.60% and YTD construction valuation ↑ 17.59%.

**Multi Family:** 3 permits issued with an associated construction valuation of \$1,894,038. 34 dwelling units were created. This brings the total to 48 multi family permits issued YTD, with a YTD construction value of \$40,877,934, and 696 dwelling units created. 2001 vs. 2000 YTD comparison: permits issued ↓ 30.43%; construction valuation ↑ 22.90%; and dwelling units created ↑ 24.06%.

**Residential Miscellaneous Buildings (garages, sheds, etc.):** 4 permits issued with an associated construction valuation of \$28,000. This brings the total to 91 residential miscellaneous buildings issued YTD, with a YTD construction value of \$1,656,285. See commercial miscellaneous building information below for comparison information.

**Commercial:** 5 permits issued. These included:

- a) Restaurant at 1502 Oakridge Drive - \$750,000
- b) Convenience store at 1709 W. Harmony Road - \$575,900
- c) Mini-storage building at 3726 Manhattan Avenue - \$44,200
- d) Mini-storage building at 3726 Manhattan Avenue - \$66,300
- e) Mini-storage building at 3726 Manhattan Avenue - \$55,250

2001 vs. 2000 comparison: permits issued YTD ↑ 40.00% and YTD construction valuation ↓ 4.11%.

**Commercial Miscellaneous Buildings (storage sheds, concession stands, temporary vendor stands, etc.):** 9 permits issued with an associated construction valuation of \$22,877,640. 25 miscellaneous commercial building permits have been issued YTD, with a total construction value of \$23,258,941. 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 ↑ 36.47% and construction valuation (LESS \$22,000,000 (see below)) ↑ 76.84%.

Note: One of the permits issued in this category was a “fee only” permit for a new CSU building at 2150 Centre Avenue. The permit valuation was \$22,000,000. CSU is exempt from building permit requirements; however, is required to pay certain capital expansion and utility fees which were collected. No construction fees were collected.

B. ALTERATIONS/ADDITIONS:

**Residential:** 54 permits issued with an associated construction valuation of \$802,496. This brings the total to 575 residential alteration/addition permits issued YTD, with a YTD construction value of \$8,242,124. 2001 vs. 2000 YTD comparison: permits issued ↓ 1.87% and construction valuation ↓ 13.24%.



## Community Planning and Environmental Services

### Building and Zoning Department

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**Commercial:** 36 permits issued with an associated construction valuation of \$6,537,770. This brings the total to 234 commercial alteration/addition permits issued YTD, with a YTD construction value of \$63,358,618. 2001 vs. 2000 YTD comparison: permits issued ↓ 10.00% and construction valuation ↑ 90.32%.

Note: One of the permits issued was for the renovation of the Northern Hotel. As part of this renovation, 45 single family dwelling units were created.

#### C. DEMOLITION:

10 permits issued with an associated construction valuation of \$21,950. Most permits were for interior demolition. No dwelling units were destroyed. This brings the total to 55 demolition permits issued YTD, with a YTD construction value of \$273,651. 2001 vs. 2000 YTD comparison: permits issued ↑ 19.56% and construction valuation ↓ 80.17%.

#### D. SIGNS:

31 permits issued with an associated construction valuation of \$126,879. This brings the total to 224 sign permits issued YTD, with a YTD construction value of \$1,218,653. 2001 vs. 2000 YTD comparison: permits issued ↑ 2.75% and construction valuation ↑ 41.64%.

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

478 permits issued with an associated construction valuation of \$972,285. This brings the total to 4,177 miscellaneous permits issued YTD, with a YTD construction value of \$10,795,451. 2001 vs. 2000 YTD comparison: permits issued ↑ 3.85% and construction valuation ↓ 6.36%.

#### F. TOTALS:

**Permits Issued:** 722 permits for the month of October; 6,542 permits YTD. This is ↑ 5.75% from last year (YTD).

**Construction Valuation:** \$45,718,906 for the month of October; \$313,570,153 YTD. This is ↑ 31.57% from last year (YTD).

**Fees Collected:** \$160,025 for the month of October; \$1,748,043 YTD. This is ↑ 11.55% from last year (YTD).

#### **PLAN REVIEW:**

74 commercial plans and 166 residential plans were reviewed in October. YTD, 2,380 plans have been reviewed. This is ↑ 7.74% from last year.

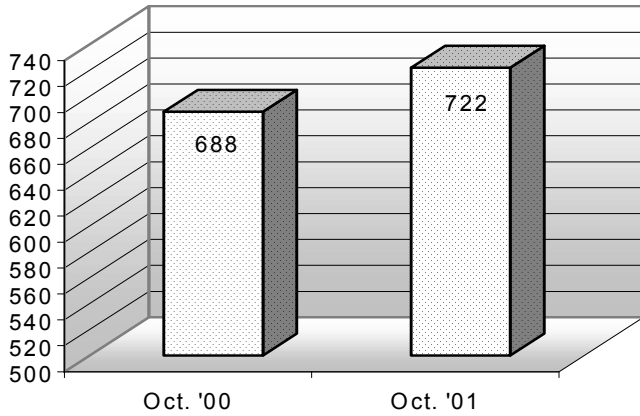
#### **INSPECTIONS:**

528 commercial inspections and 3,321 residential inspections were performed in October. YTD, 32,819 inspections have been performed. This is ↑ 14.32% from last year.

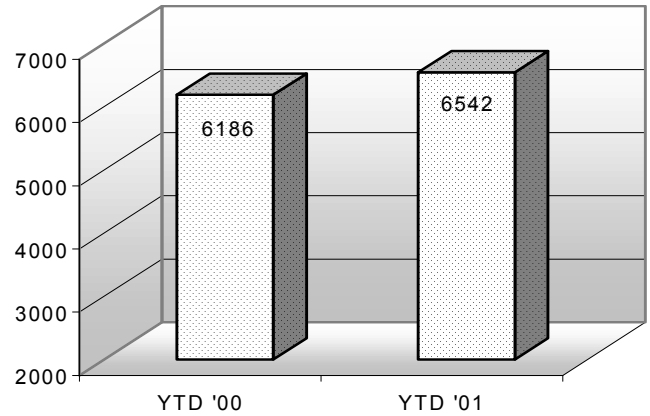


**OCTOBER, 2001 OVERVIEW**

**Building Permits Issued for Current Month**

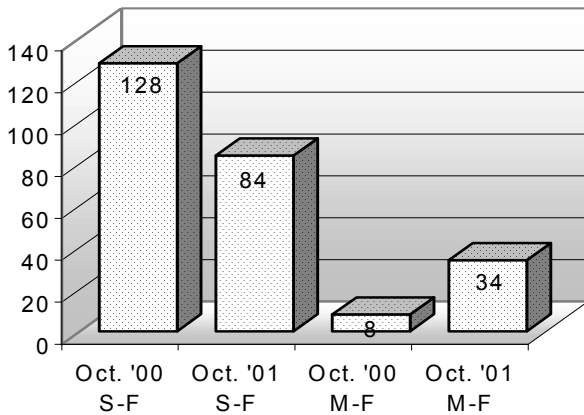


**Building Permits Issued YTD**

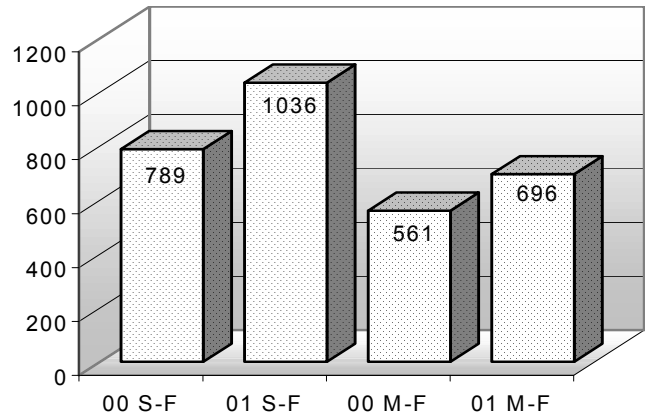


**Current vs. Previous Year New Housing Units by Current Month and YTD Totals**

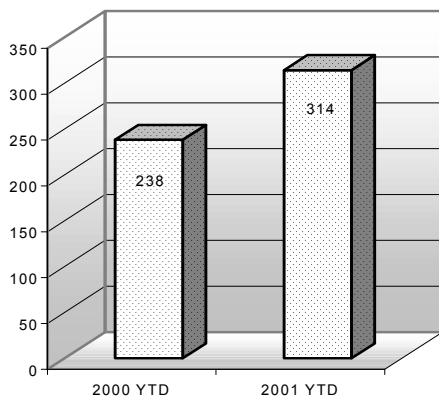
**Units for Current Month**



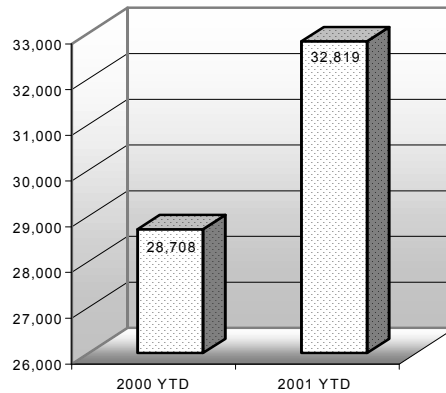
**Units YTD**



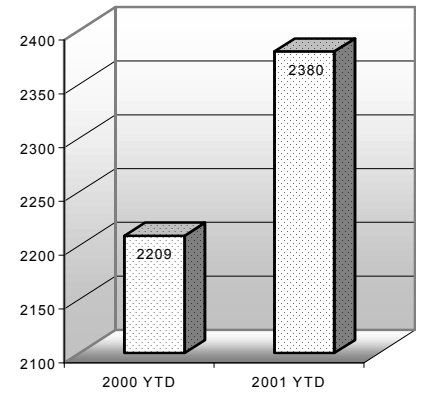
**Total Construction Value YTD (\$M)**



**Inspections YTD**



**Plan Reviews YTD**





# Community Planning and Environmental Services

## Building and Zoning Department

### OCTOBER, 2001 DATA

Type of Construction	Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD		Month	YTD	Month	YTD
Single Family 84 Units	84	991	151,200	10,966,198	124,963,755	72,155	824,612
Multi Family 34 Units	3	48	35,748	1,894,038	40,877,934	9,259	196,513
Total Dwelling Units - YTD Totals	1,036 SF Units (inc. 45 units created by Change of Use)/696 MF Units = 1,732YTD Total Units						
Mobile Home Setups	8	66	0	0	0	200	1,650
Residential Miscellaneous Bldgs.	4	91	1,014	28,000	1,656,285	474	19,750
Residential Remodel/Addition	54	575	6,144	802,496	8,242,124	9,077	96,832
Hotels/Motels	0	0	0	0	0	0	0
Office/Bank/Professional	0	31	0	0	19,504,305	0	108,323
General Mercantile	1	3	4,022	750,000	2,490,000	4,262	13,694
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	0	4	0	0	1,143,000	0	7,041
Grocery/Convenience Store	1	2	2,714	575,900	655,900	3,246	3,992
Industrial	3	10	12,750	165,750	2,309,010	1,963	13,542
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.	9	25	112,758	22,877,640	23,258,941	5,552	8,797
Non-Residential Remodel/Addition	36	234	10,673	6,537,770	63,358,618	40,994	278,326
Demolition	10	55	0	21,950	273,651	150	855
Signs	31	224	0	126,879	1,218,653	1,333	11,224
Miscellaneous	478	4,177	1,267	972,285	10,795,451	11,360	102,877
<b>TOTALS:</b>	<b>722</b>	<b>6,542</b>	<b>338,290</b>	<b>45,718,906</b>	<b>313,570,153</b>	<b>160,025</b>	<b>1,748,043</b>



# Community Planning and Environmental Services

## Building and Zoning Department

### OCTOBER, 2000 DATA

Type of Construction	Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD		Month	YTD	Month	YTD
Single Family 128 Units	128	789	247,078	16,055,004	106,267,568	106,623	702,914
Multi Family 8 Units	2	69	22,296	948,010	33,259,067	4,650	180,895
Total Dwelling Units - YTD Totals	789 Single Family Units/561 Multi Family Units = 1,350 YTD Total Units						
Mobile Home Setups	3	71	0	0	0	75	1,775
Residential Miscellaneous Bldgs.	Included in Other Buildings Below						
Residential Remodeling	66	586	4,161	844,437	9,499,382	10,022	107,012
Hotels/Motels	0	0	0	0	0	0	0
Office/Bank/Professional	4	23	45,167	3,007,945	19,236,637	16,641	104,888
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	18	85	33,140	557,413	1,648,524	5,217	17,664
Non-Residential Remodel	29	260	9,800	1,862,680	33,290,052	15,237	221,006
Demolition	5	46	0	852,700	1,380,303	1,575	2,234
Signs	27	218	0	115,399	860,346	1,147	8,924
Miscellaneous	406	4,022	372	1,331,833	11,529,657	10,672	104,345
<b>TOTALS:</b>	<b>688</b>	<b>6,186</b>	<b>362,014</b>	<b>25,575,421</b>	<b>238,329,292</b>	<b>171,859</b>	<b>1,566,929</b>



# Community Planning and Environmental Services

## Building and Zoning Department

### MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$797,109.95	\$70,155.71	\$867,265.66
Thompson School District	\$91,073.33	\$12,546.67	\$103,620.00
County Sales/Use Tax	\$956,356.46	\$72,743.40	\$1,029,099.86
Building Permit/Reinspection Fees	\$1,295,820.57	\$109,332.33	\$1,405,152.90
Plan Check Fee	\$394,444.66	\$33,179.69	\$427,624.35
Parkland – Community	\$1,867,668.00	\$214,325.00	\$2,081,993.00
Library Capital Expense	\$583,503.00	\$70,333.00	\$653,836.00
General Governmental Expense	\$378,948.45	\$35,212.79	\$414,161.24
Police Capital Expense	\$214,088.12	\$19,396.06	\$233,484.18
Fire Capital Expense	\$310,186.95	\$28,108.43	\$338,295.38
Parkland – Neighborhood	\$1,652,039.00	\$193,016.00	\$1,845,055.00
Larimer County Regional Road Impact Fee	\$323,245.46	\$34,616.46	\$357,861.92
Street Oversizing: Res./Com.	\$2,841,533.84	\$412,657.03	\$3,254,190.87
Contribution in Aid of Construction	\$46,682.55	\$4,000.00	\$50,682.55
Electric Underground	\$383,390.60	\$35,385.00	\$418,775.60
Electric PILOTS	\$2,031.92	\$186.93	\$2,218.85
Electric Comm. Revenue	\$33,766.60	\$3,104.25	\$36,870.85
Electric Temp. Pedestal	\$75,964.33	\$6,838.72	\$82,803.05
Water Repay	\$15,300.00	\$0.00	\$15,300.00
Water 6% PILOT Fees	\$287.88	\$30.55	\$318.43
Construction Water	\$5,307.36	\$249.05	\$5,556.41
Water PIF	\$2,497,304.49	\$149,877.15	\$2,647,181.64
Water Right	\$2,245,596.05	\$60,615.57	\$2,306,211.62
Water Meter	\$51,424.19	\$887.80	\$52,311.99
Sanitation District/Sewer Repay	\$3,108.77	\$0.00	\$3,108.77
Sewer PIF	\$1,108,240.00	\$92,690.00	\$1,200,930.00
Stormwater	\$616,181.70	\$44,464.83	\$660,646.53
City Sales/Use Tax	\$3,531,661.36	\$263,864.63	\$3,795,525.99
<b>TOTALS:</b>	<b>\$22,322,265.59</b>	<b>\$1,967,817.05</b>	<b>\$24,290,082.64</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.



## Community Planning and Environmental Services

### Building and Zoning Department

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### **OCTOBER CONSTRUCTION VALUED AT \$500,000 OR MORE**

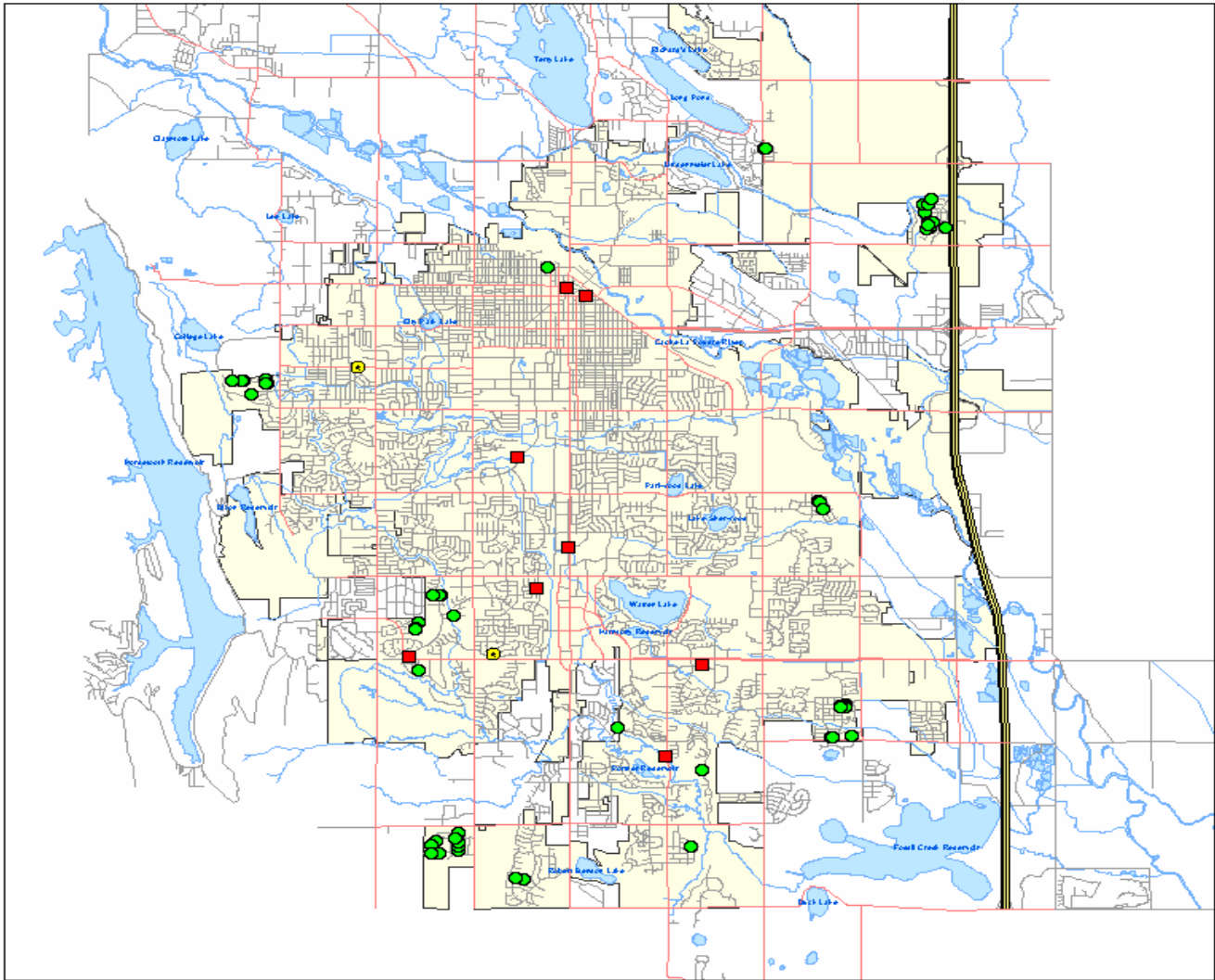
<b>Site Address</b>	<b>Type of Building</b>	<b>Value of Construction</b>
2226 W. Elizabeth Street #C	18-Unit Apartment Building	\$ 959,423.00
2226 W. Elizabeth Street #D	12-Unit Apartment Building	\$ 639,615.00
3141 S. College Avenue	Car Wash	\$ 754,000.00
1709 W. Harmony Road	Convenience Store	\$ 575,900.00
1502 Oakridge Drive	Restaurant	\$ 750,000.00
4021 S. College Avenue	Building Addition	\$ 536,000.00
2150 Centre Avenue	CSU Building	\$22,000,000.00





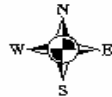
### MAP OF CURRENT CONSTRUCTION

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



**City of Fort Collins**  
**Building Inspection Department**  
Construction Activity Map: October 2001

November 3, 2001  
Scale: Unknown



#### Legend

##### New Building Type

- Commercial
- Multi Family
- Single Family

- Major Roads
- Interstate 25
- Streets

- Water Ways
- Water Bodies
- City Limits