

Monthly Report

August, 2006



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/



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY REPORT – AUGUST, 2006

PERMITS:

A. NEW CONSTRUCTION

Single Family Detached: 28 permits issued with an associated construction valuation of \$5,808,895.

Single Family Attached (*attached units with individual owners/individually platted lots*): 6 permits issued with an associated construction valuation of \$853,314.

Multi Family: 2 permits issued with an associated construction valuation of \$2,483,271. 30 dwelling units were created.

Mobile Homes – New: No new permits issued.

Residential Miscellaneous Buildings(*garages, sheds, etc.*): 6 permits issued with an associated construction valuation of \$44,470.

Commercial: 5 permits issued with an associated construction value of \$15,235,588.

- a) 2626 S. Timberline Rd – Car Wash for Grease Monkey -- \$250,000
- b) 2626 S. Timberline Rd – Lube Facility for Grease Monkey -- \$350,000
- c) 600 Buckingham St – Packaging Hall for New Belgium Brewery -- \$9,430,000
- d) 3711 JFK Parkway – Office Building -- \$4,500,000
- e) 3156 S. Overland Trl – Maintenance Facility Building -- \$705,588

Commercial Miscellaneous: 4 permits issued with an associated construction value of \$795,000.

- a) 2626 W. Horsetooth Rd – Park Restroom -- \$250,000
- b) 2626 W. Horsetooth Rd – Park Restroom -- \$265,000
- c) 2626 W. Horsetooth Rd – Park Restroom -- \$265,000
- d) 5831 S. Shields St – Concrete Vault and Restroom -- \$15,000

B. ALTERATIONS/ADDITIONS:

Residential: 50 permits issued with an associated construction valuation of \$1,767,118.

Commercial: 16 permits issued with an associated construction valuation of \$781,001.

C. CHANGE OF USE:

No permits issued.

D. DEMOLITION:

2 permits issued with an associated construction valuation of \$28,500. No dwelling units were destroyed. All permits were for interior demo work or destruction of miscellaneous buildings and structures.

E. SIGNS:

17 permits issued with an associated construction valuation of \$172,480.

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

350 permits issued with an associated construction valuation of \$1,564,456.



Community Planning and Environmental Services

Neighborhood & Building Services

G. TOTALS:

Dwelling Units: 64 units created for the month of August. This is ↓ 27% from last year (YTD).

Permits Issued: 487 permits for the month of August. This is ↓ 16% from last year (YTD).

Construction Valuation: \$29,534,093 for the month of August. This is ↓ 17% from last year (YTD).

Fees Collected: \$176,307 for the month of August. This is ↓ 21% from last year (YTD).

BUILDING PLAN REVIEW:

49 commercial plans and 82 residential plans were reviewed in August. This is ↓ 31% from last year (YTD).

BUILDING INSPECTIONS:

455 commercial inspections and 1,895 residential inspections were performed in August. This is ↓ 14% from last year (YTD).

ZONING PLAN REVIEW:

168 plans were reviewed in August to assure zoning compliance. This is ↓ 29% from last year (YTD).

ZONING INSPECTIONS:

303 zoning field inspections were performed in August. This is ↑ 14% from last year (YTD).

CONTRACTOR LICENSING:

19 contractor licenses were reviewed and approved in addition to the processing of numerous renewals in August. \$12,890.00 was collected for all August contractor licensing activities. YTD \$116,408.33 has been collected.

CODE COMPLIANCE NUISANCE INSPECTIONS:

1,452 nuisance code inspections were performed in August. This is ↓ 7% from last year (YTD).

CODE ABATEMENTS:

50 nuisance abatements were performed in August. This is ↓ 42% from last year (YTD).

PUBLIC NUISANCE NOTICES:

44 public nuisance notices were sent out in August. This is ↓ 2% from last year (YTD).

NEIGHBORHOOD SERVICES MEDIATION:

38 requests for service came in during the month of August. This is ↑ 60% from last year (YTD). 17 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. 18 current and/or pending mediation cases were resolved.



Community Planning and Environmental Services

Neighborhood & Building Services

NEIGHBORHOOD SERVICES MEDIATION (cont.):

Additionally, the following activities were performed during August:

- Hosted mediator clinic: Bullying behaviors in mediation;
- Met with staff of the new Neighborhood Partnership Program to provide orientation to the mediation program;
- Spoke at Off-Campus Student Services new staff orientation to provide information on how to refer cases to mediation;
- Facilitated the first 2007 Journey Conference Steering Committee meeting and was elected co-chair;
- Assisted City of Rockport, MD with development of a new mediation service;
- Attended youth conflict resolution services meeting and began preparations for fall Peace Circle training;
- Ongoing supervision of Municipal Court Mediation program; and
- Participated in monthly Neighborhood Task Force and NBS staff meetings.

COMMUNITY LIAISON (CSU) PROGRAM:

Activities performed as part of this program during the month of August, include:

- “Best Practices” Conference – attended conference debrief meeting with committee to review budget; received bids from Syracuse University and Gainseville Pingree Conference attendees for future conference;
- Classes/training attended: Mediation clinic;
- Community Welcome: met with Police Services re: mapping of neighborhoods and teams; e-mailed agenda and speaking points; recruited neighbor and student volunteers; printed programs, maps, evaluations and speaking points; assisted with team organization; room reservations; brochure printing/distribution; submitted RAM welcome grant request to cover printing costs for brochures; confirmed Pepsi grant and received beverages; wrote thank you notes to presenters and volunteers; wrote a Thumbs Up to the Coloradoan; processed evaluations and scheduled debrief meeting;
- Meetings: Neighborhood Task Force, CL programming, and NSO;
- Neighborhood Night Out: participated in National Neighborhood Night Out and visited 9 neighborhood events;
- Neighborhood Partnership Program – NPP planning with OCSS/RAL grad, conducted interviews for neighborhood partner for the Remington Pilot Area and coordinated partnering efforts with student coordinator, neighborhood partnership/student coordinator training, worked on pre-participation survey for residents who will be part of the NPP pilot,
- OCSS/RAL: attended weekly staff and Triad meetings, assisted with staff training, met with WebMaster on website design;
- Party Packs: purchased supplies, collected donations, and distributed 44 party packs in August;
- Presentations/classes: Housing Options Off Campus (Next Step Program), Party Partners, and ASCSU How to be a good neighbor clinic;
- Publicity/Outreach: arranged for Rental World to be aired on Channel 14 through September; distributed 2,500 handouts to residents during Community Welcome event; distributed 5,000 party/codes flyers to residence halls; distributed 1,200 Community Welcome handouts to Apartment Life; submitted article to Regis University’s Institute for Common Good re: Communication Plus Collaboration; interviewed with Fort Collins Weekly re: Won’t You Be My Neighbor article; e-comment on Community Welcome; sent student FYI re: Community Welcome; Community Welcome article for Coloradoan and Collegian; interviewed with the Collegian re: CL programs and neighbor relations; interviewed with Coloradoan re: Student Survival Guide and was asked to speak about PNO’s, occupancy and other codes to be aware of; submitted Soapbox article; recorded television show for Studio 14 on NSO, codes, good neighboring and the U+2 campaign; received notice that Rental World became a national finalist for a Saavy Award;
- Noise/Violation and Conflict Resolution efforts: attended City Council work session;



COMMUNITY LIAISON (CSU) PROGRAM (Cont.):

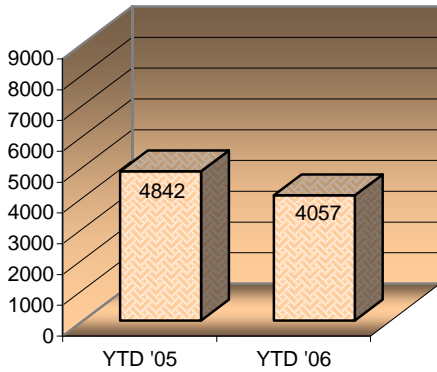
- RAM Welcome: attended Commuter Student Reception, attended Transfer Student Reception, attended street fair and worked OCSS/RAL booth, attended Meet & Greet in residence halls;
- Rental World: website had 132 hits;
- Sofa Roundup: attended debrief meeting;
- Student assistance: PNO record checks on potential rental properties;



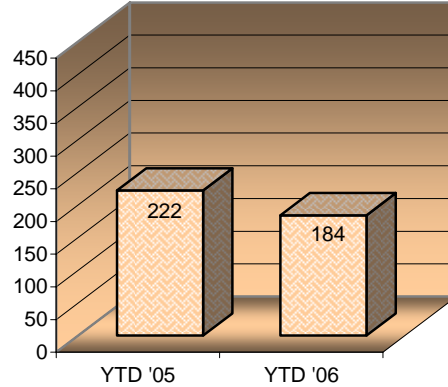
AUGUST, 2006 OVERVIEW

MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

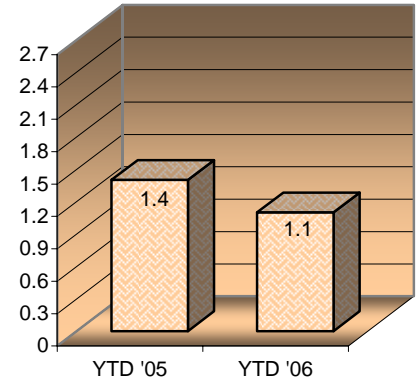
Bldg Permits Issued YTD



Total Construction Value YTD (\$M)

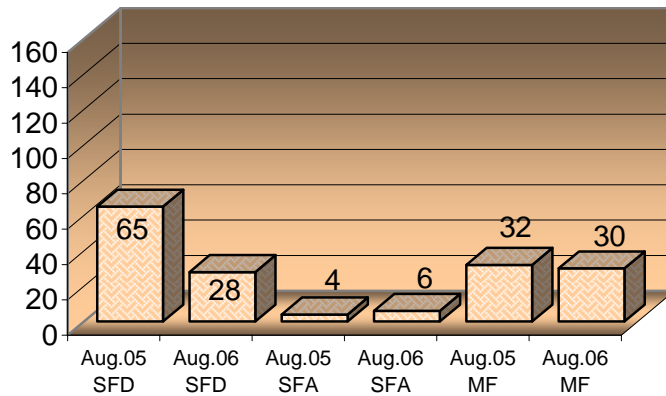


Total Fees Collected YTD (\$M)

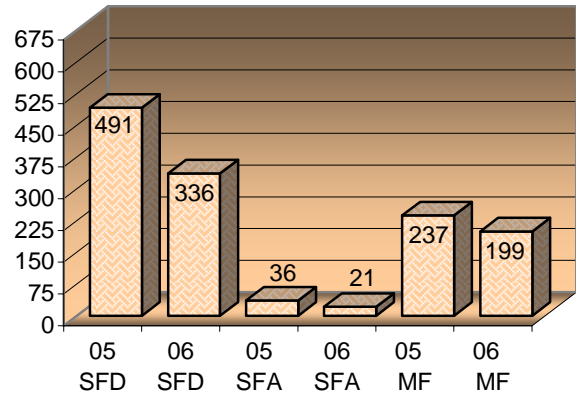


Current vs. Previous Year New Housing Units by Current Month and YTD Totals

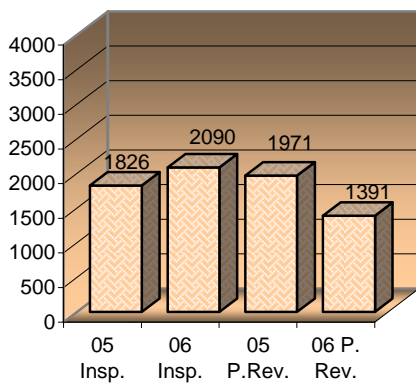
Units for Current Month



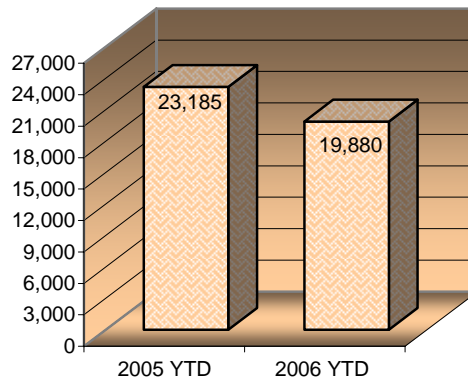
Units YTD



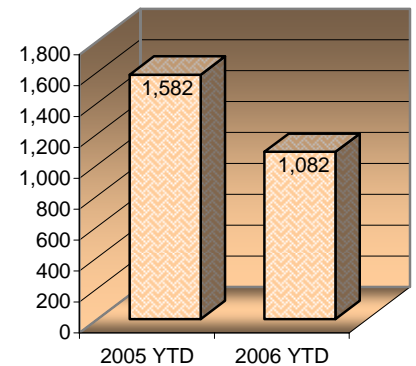
Zoning Plan Reviews/Inspections YTD



Building Inspections YTD



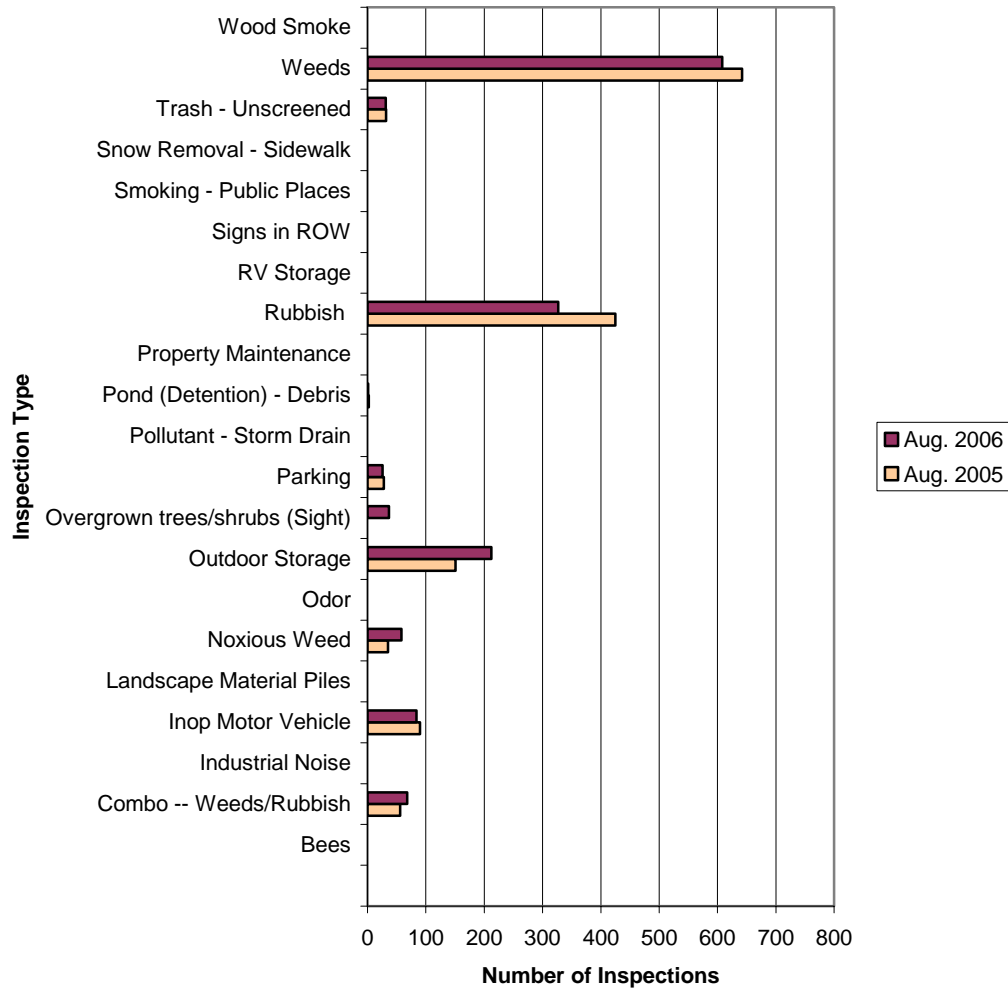
Building Plan Reviews YTD



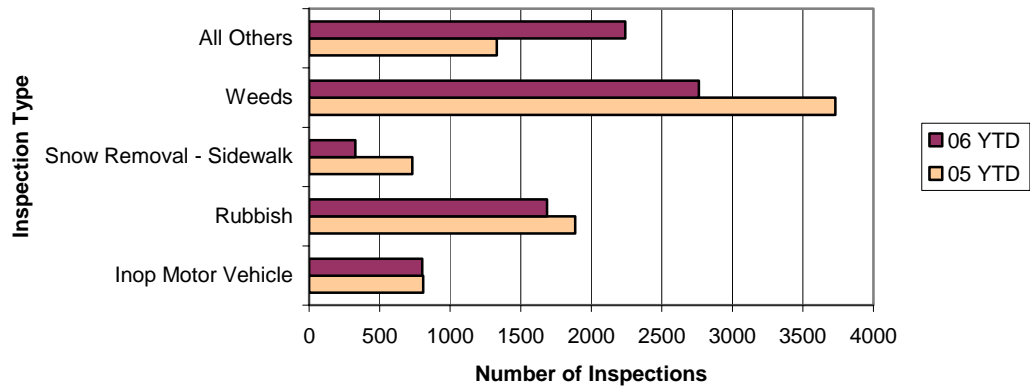


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Inspections - For Month



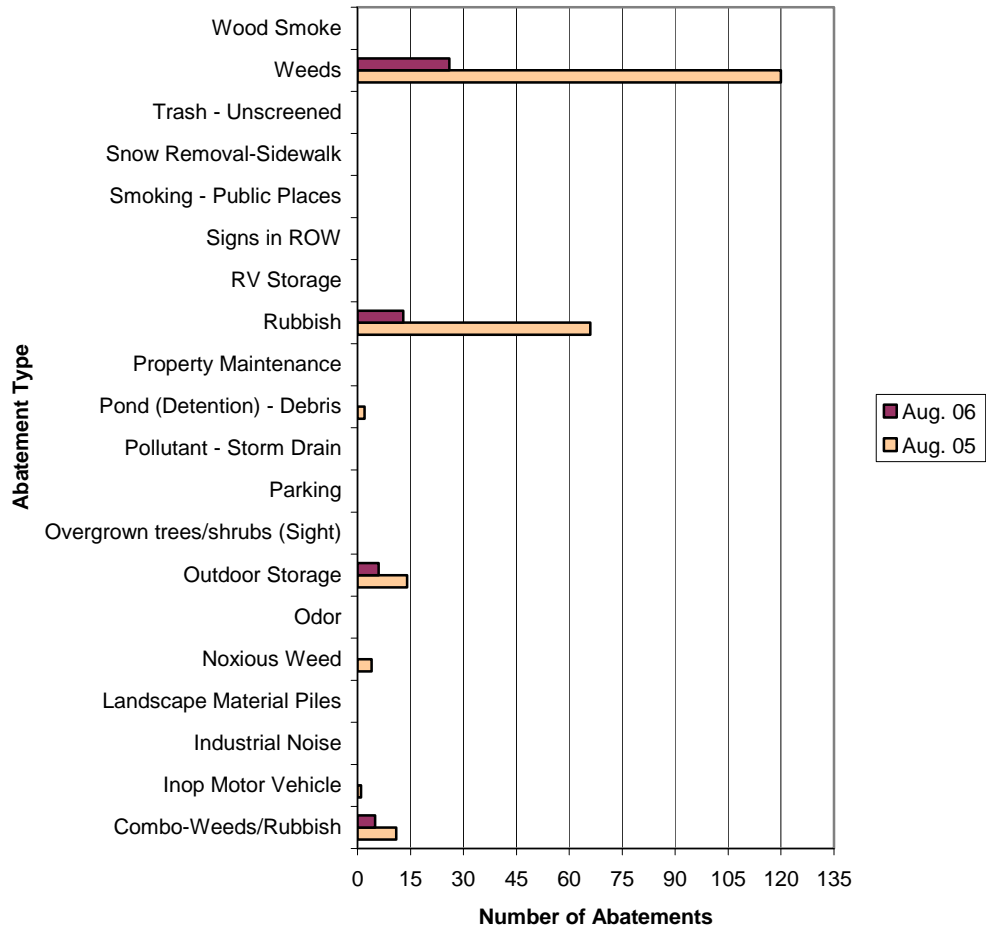
Code Compliance Inspections -- YTD



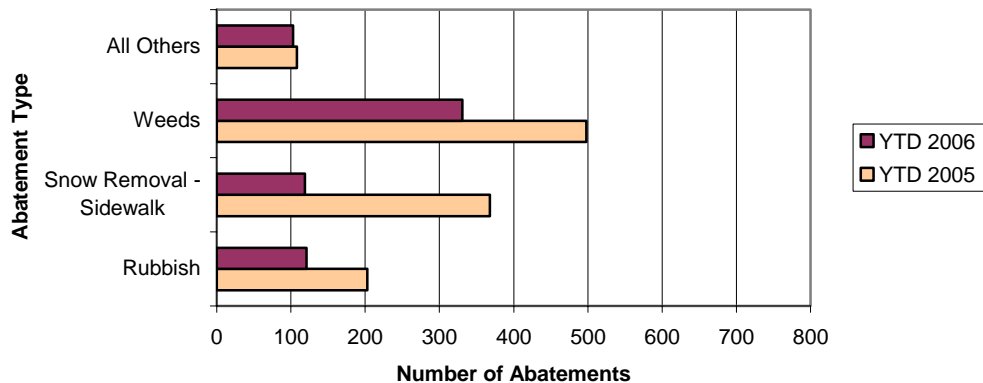


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY

Code Compliance Abatements - for Month

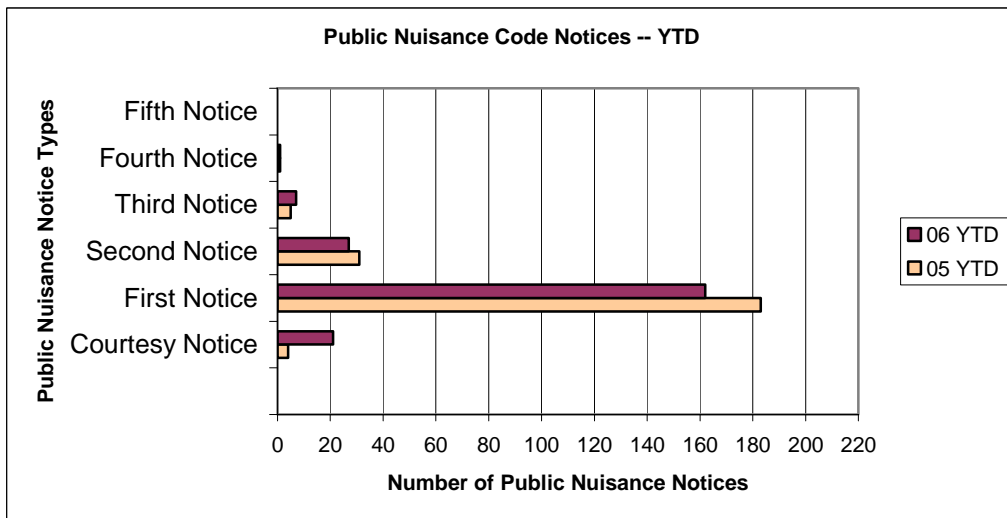
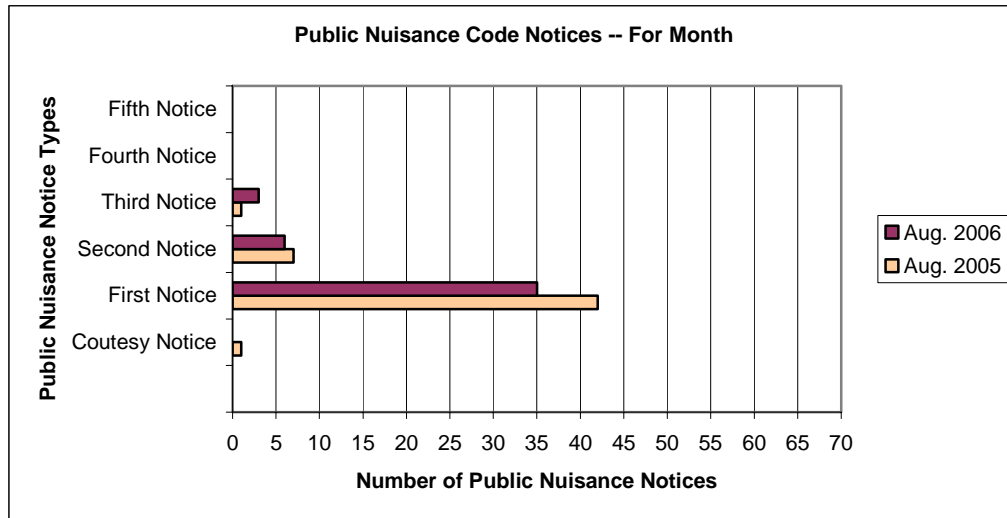


Code Compliance Abatements -- YTD



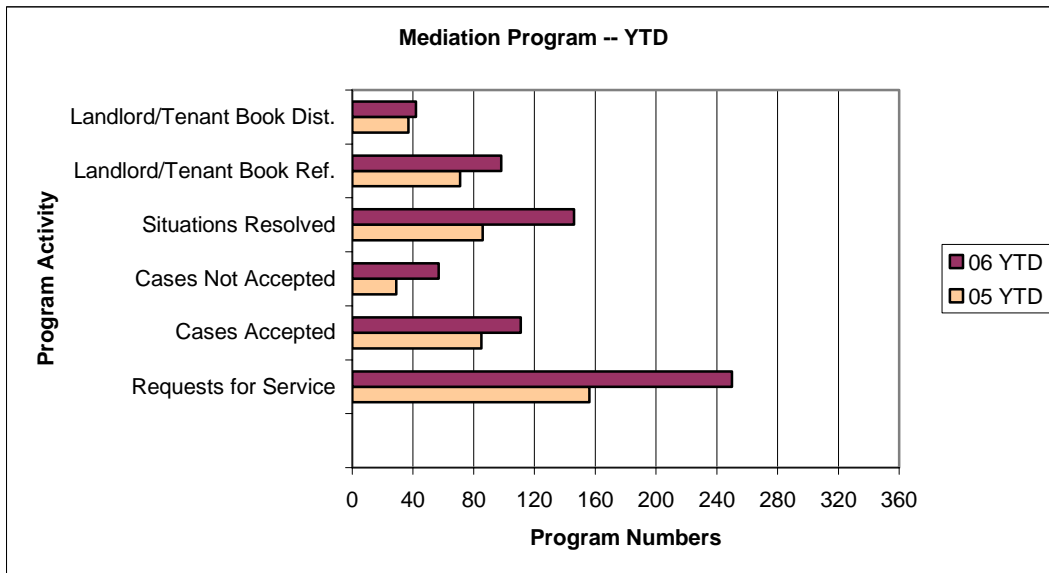
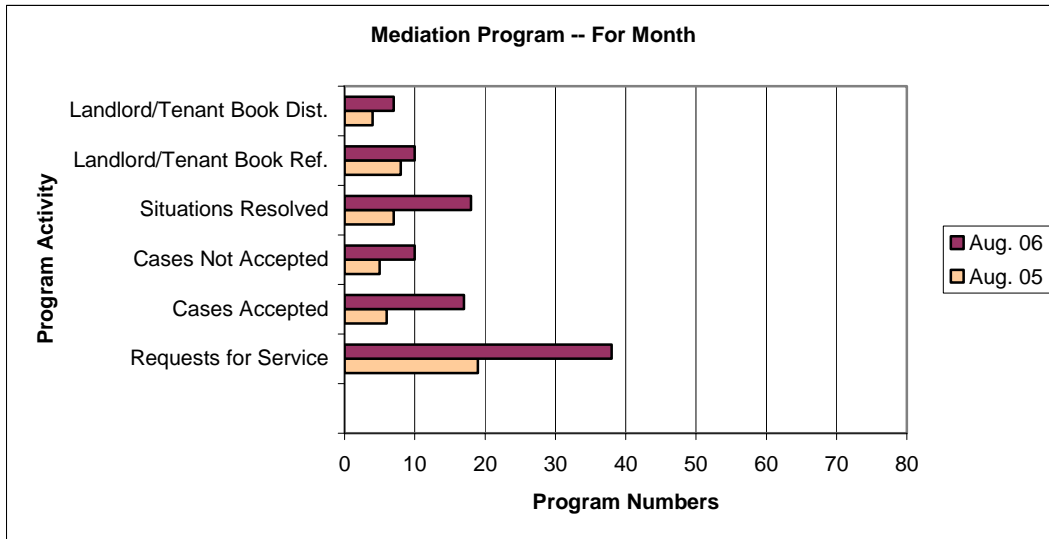


MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





MONTHLY NEIGHBORHOOD & BUILDING SERVICES ACTIVITY





Community Planning and Environmental Services

Neighborhood & Building Services

AUGUST, 2006 DATA – BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD	Month	YTD	Month	Month	YTD	Month	YTD
Single Family Detached	28	336	28	336	56,022	5,808,895	78,898,307	34,489	455,541
Single Family Attached	6	21	6	21	8,754	853,314	2,911,003	6,486	19,394
Multi Family	30	78	2	13	33,337	2,483,271	8,112,923	11,529	42,090
Mobile Home Setups-New	0	0	0	0	0	0	0	0	0
Mobile Home Setups-Existing	0	0	1	14	0	0	0	25	350
Residential Misc. Bldgs.	0	0	6	31	1,910	44,470	490,836	792	6,377
Residential Remodel/Addition	0	0	50	442	5,130	1,767,118	11,655,613	16,196	115,714
Commercial Mixed Use	0	18	0	1	0	0	2,953,923	0	15,383
Hotels/Motels	0	99	0	1	0	0	7,983,079	0	40,533
Office/Bank/Professional	0	0	1	5	46,259	4,500,000	7,257,500	23,091	39,317
Mercantile/Retail/Bus&Pers Svc	0	0	2	6	5,035	600,000	2,445,000	3,732	14,921
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	55,059	9,430,000	10,324,583	47,516	52,357
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	3	5,515	705,588	18,454,246	3,896	57,087
Parking Structures	0	0	0	1	0	0	160,000	0	1,166
Commercial Misc. Bldgs.	0	0	4	8	2,484	795,000	1,033,100	5,219	6,916
Commercial Remodel/Addition	0	0	16	151	0	781,001	17,808,774	7,207	131,973
Change of Use	0	4	0	15	0	0	1,398,406	0	9,731
Demolition	0	-2	2	41	0	28,500	893,743	30	815
Signs	0	0	17	158	0	172,480	860,461	1,173	7,881
Miscellaneous	0	0	350	2,808	4,806	1,564,456	9,893,253	14,926	94,133
TOTALS:	64	554	487	4,057	224,311	29,534,093	183,534,750	176,307	1,111,679



Community Planning and Environmental Services

Neighborhood & Building Services

AUGUST, 2005 DATA - BUILDING

Type of Construction	Dwelling Units		Permits Issued		Sq. Ft.	Construction Value		Construction Fees	
	Month	YTD	Month	YTD		Month	YTD	Month	YTD
Single Family Detached	65	491	65	491	151,858	16,553,574	117,971,992	97,590	682,721
Single Family Attached	4	36	4	36	6,852	634,222	5,542,629	3,779	34,316
Multi Family	32	171	4	27	38,729	3,194,923	17,298,383	16,302	90,942
Mobile Home Setups-New	0	4	0	4	0	0	389,000	0	100
Mobile Home Setups-Existing	0	0	0	11	0	0	0	0	275
Residential Misc. Bldgs.	0	0	6	60	11,706	123,392	1,386,479	1,713	16,373
Residential Remodel/Addition	0	1	74	572	3,756	1,235,644	12,834,568	14,141	132,188
Commercial Mixed Use	0	49	0	5	0	0	8,441,354	0	44,487
Hotels/Motels	0	0	0	1	0	0	2,600,000	0	13,991
Office/Bank/Professional	0	0	6	21	39,180	4,037,536	13,512,122	23,172	79,413
Mercantile/Retail/Bus&Pers Svc	0	0	0	4	0	0	2,117,000	0	12,049
Religious Assembly	0	0	0	0	0	0	0	0	0
Recreational Buildings	0	0	0	1	0	0	145,000	0	1,091
Garage/Service Station	0	0	0	1	0	0	200,000	0	1,366
Grocery/Convenience Store	0	0	0	1	0	0	2,200,000	0	11,613
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	2	4,012	780,000	1,570,000	4,266	8,829
Parking Structures	0	0	0	0	0	0	0	0	0
Commercial Misc. Bldgs.	0	0	1	3	672	7,000	24,000	25	75
Commercial Remodel/Addition	0	0	37	171	13,829	4,994,985	20,579,290	33,185	144,321
Change of Use	0	17	1	9	0	20,475	3,681,666	293	21,045
Demolition	0	-5	4	44	0	11,600	154,031	60	725
Signs			31	181	0	247,379	1,209,665	1,891	10,586
Miscellaneous			659	3,197	4,213	1,648,606	10,057,004	20,874	101,896
TOTALS:	101	764	893	4,842	274,807	33,489,336	221,914,183	217,291	1,408,402



Community Planning and Environmental Services

Neighborhood & Building Services

MONTHLY FEES COLLECTED

FEE	Prev. Mo. YTD	This Month	YTD
Poudre School District	\$305,975.03	\$22,127.87	\$328,102.90
Thompson School District	\$0.00	\$0.00	\$0.00
County Sales/Use Tax	\$522,609.70	\$107,107.25	\$629,716.95
Trust Account Deferred Revenue	\$43,272.68	\$7,470.77	\$50,743.45
Building Permit/Reinspection Fees	\$732,320.52	\$124,578.74	\$856,899.26
Plan Check Fee	\$277,736.47	\$58,351.78	\$336,088.25
Minor Amendment Fee	\$9,792.00	\$1,536.00	\$11,328.00
Parkland -- Community	\$675,707.00	\$94,595.00	\$770,302.00
Library Capital Expense	\$202,759.00	\$28,384.00	\$231,143.00
General Governmental Expense	\$142,105.17	\$37,146.20	\$179,251.37
Police Capital Expense	\$81,886.81	\$22,121.97	\$104,008.78
Fire Capital Expense	\$117,608.18	\$31,988.50	\$149,596.68
Parkland -- Neighborhood	\$606,838.00	\$84,944.00	\$691,782.00
Larimer County Regional Road Impact Fee	\$115,220.50	\$36,414.03	\$151,634.53
Street Oversizing: Res./Com.	\$1,493,885.72	\$426,533.94	\$1,920,419.66
Contribution in Aid of Construction	\$200,198.28	\$42,248.47	\$242,446.75
City Sales/Use Tax	\$1,959,778.92	\$401,694.87	\$2,361,473.79
Electric City Energy Tax	\$390.23	\$42.84	\$433.07
Electric ST/CO Energy Tax	\$511.56	\$56.16	\$567.72
Electric Primary Charge	\$0.00	\$0.00	\$0.00
Electric Street Lighting Charge	\$0.00	\$0.00	\$0.00
Electric PILOTS	\$787.02	\$86.40	\$873.42
Electric Comm. Revenue	\$13,054.62	\$1,433.16	\$14,487.78
Electric Temp. Pedestal	\$40,198.75	\$4,476.24	\$44,674.99
Electric Capacity Charge	\$1,858.39	\$0.00	\$1,858.39
Electric Building Site Charges	\$274.75	\$0.00	\$274.75
Electric Secondary Service Charge	\$167,907.00	\$18,841.00	\$186,748.00
Water Repay	\$17,122.59	\$0.00	\$17,122.59
Water 6% PILOT Fees	\$203.15	\$64.31	\$267.46
Construction Water	\$3,379.87	\$1,053.45	\$4,433.32
Water PIF	\$1,238,330.54	\$356,856.25	\$1,595,186.79
Water Right	\$1,074,632.64	\$127,743.80	\$1,202,376.44
Water Meter	\$18,809.00	\$3,336.00	\$22,145.00
Water Dev. Review	\$14,627.00	\$6,094.00	\$20,721.00
Sanitation District/Sewer Repay	\$0.00	\$351.25	\$351.25
Sewer Tap	\$0.00	\$0.00	\$0.00
Sewer PIF	\$445,008.50	\$167,030.00	\$612,038.50
Sewer Dev. Review	\$14,574.00	\$6,094.00	\$20,668.00
Stormwater	\$6,869.50	\$0.00	\$6,869.50
Stormwater PIF	\$215,433.65	\$45,541.63	\$260,975.28
Stormwater Dev. Review	\$49,468.50	\$12,484.62	\$61,953.12
PERMIT FEES:	\$6,256,924.84	\$2,278,828.50	\$13,089,963.74
Contractor Licensing	\$103,518.33	\$12,890.00	\$116,408.33
Home Occupation Licensing	\$5,950.00	\$1,150.00	\$7,100.00
Building Review Board	\$0.00	\$0.00	\$0.00
Zoning Board of Appeals	\$784.00	\$157.75	\$941.75
Muni Court Mediation Fee	\$917.50	\$200.00	\$1,117.50
OTHER FEES:	\$111,169.83	\$14,397.75	\$125,567.58

*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

Neighborhood & Building Services

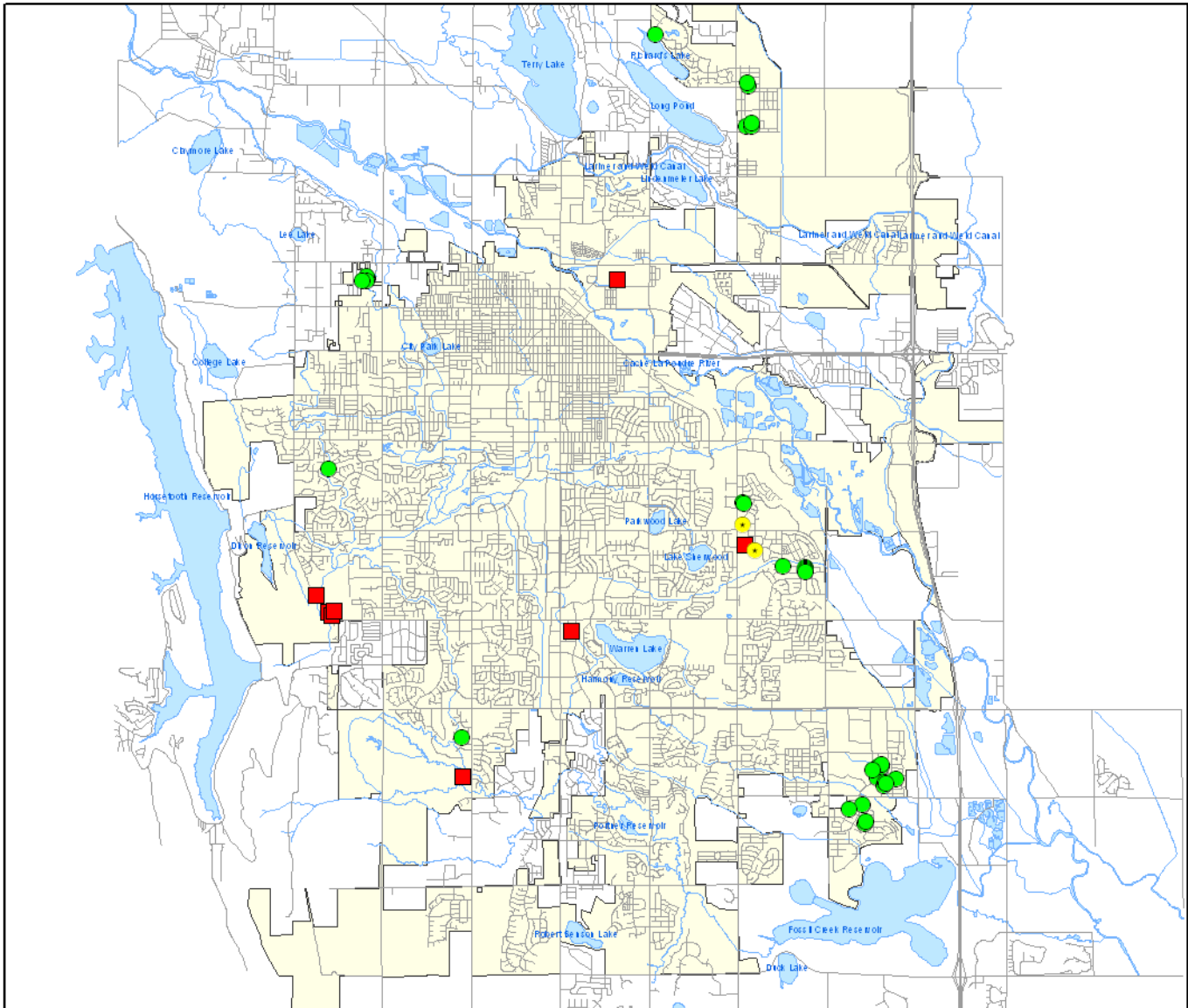
AUGUST CONSTRUCTION VALUED AT **\$500,000 OR MORE**

Site Address	Type of Building	Value of Construction
2826 Iowa Drive	10 Unit Condominium	\$ 967,494.00
2133 Krisron Rd #A	20 Unit Condominium	\$ 1,515,777.00
600 Buckingham St	Packaging Hall for New Belgium Brewery	\$ 9,430,000.00
3711 John F Kennedy Pkwy	Office Building – Core & Shell	\$ 4,500,000.00
3156 S Overland Trail	Maintenance Facility	\$ 705,588.00



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: August 2006



September 11, 2006
 Scale: Undetermined

Legend

New Building Type

- Commercial
- Multi Family
- Single Family

- Major Roads
- Water Ways
- Interstate 25
- Streets
- Water Bodies
- City Limits



Community Planning and Environmental Services

Neighborhood & Building Services

AUGUST, 2006 DATA COMPLIANCE INSPECTIONS AND ABATEMENTS

Inspection Type	Aug. 2005	Aug. 2006	05 YTD	06 YTD
Bees	0	0	0	0
Combo -- Weeds/Rubbish	56	68	279	257
Industrial Noise	0	0	0	0
Inop Motor Vehicle	90	84	810	802
Landscape Material Piles	0	0	0	0
Noxious Weed	35	58	70	369
Odor	0	0	0	0
Outdoor Storage	151	212	515	1037
Overgrown trees/shrubs (Sight)	0	37	0	139
Parking	28	26	295	246
Pollutant - Storm Drain	0	0	3	6
Pond (Detention) - Debris	2	1	15	5
Property Maintenance	0	0	0	0
Rubbish	425	327	1886	1685
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal - Sidewalk	0	0	731	328
Trash - Unscreened	32	31	153	182
Weeds	642	608	3731	2762
Wood Smoke	0	0	0	0
Totals	1461	1452	8488	7818

Abatement Type:	Aug. 05	Aug. 06	05 YTD	06 YTD
Bees	0	0	0	0
Combo-Weeds/Rubbish	11	5	60	41
Inop Motor Vehicle	1	0	1	0
Industrial Noise	0	0	0	0
Landscape Material Piles	0	0	0	0
Noxious Weed	4	0	10	17
Odor	0	0	0	0
Outdoor Storage	14	6	33	45
Overgrown trees/shrubs (Sight)	0	0	0	0
Parking	0	0	0	0
Pollutant - Storm Drain	0	0	0	0
Pond (Detention) - Debris	2	0	3	0
Property Maintenance	0	0	0	0
Rubbish	66	13	203	121
RV Storage	0	0	0	0
Signs in ROW	0	0	0	0
Smoking - Public Places	0	0	0	0
Snow Removal-Sidewalk	0	0	368	119
Trash - Unscreened	0	0	1	0
Weeds	120	26	498	331
Wood Smoke	0	0	0	0
Totals	218	50	1177	674



AUGUST, 2006 DATA
PUBLIC NUISANCE NOTICES AND MEDIATION

Public Nuisance Notices	Aug. 2005	Aug. 2006	05 YTD	06 YTD
Courtesy Notice	1	0	4	21
First Notice	42	35	183	162
Second Notice	7	6	31	27
Third Notice	1	3	5	7
Fourth Notice	0	0	1	1
Fifth Notice				0
Totals:	51	44	224	218

Customer Activity - Mediation	Aug. 05	Aug. 06	05 YTD	06 YTD
Requests for Service	19	38	156	250
Cases Accepted	6	17	85	111
Cases Not Accepted	5	10	29	57
Situations Resolved	7	18	86	146
Landlord/Tenant Book Ref.	8	10	71	98
Landlord/Tenant Book Dist.	4	7	37	42