

DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 02-11 Issuance Date: 6.13.02

Project Name: Bennett Road Bungalows

Project A.K.A.: Bennett Street Bungalows

Project Location: North side of Bennett Road, between Shields and City Park Ave.

Permittee: Steven Spanjer, Bennett Road LLC

City and developer contacts: See attached Exhibit "A" for names and phone numbers of all contact persons for this project.

Fees: Permit Application Fee (paid at the time of application)	\$	<u>300.00</u>
Construction Inspection Fee (paid prior to issuance of this permit)	\$	<u>9,055.30</u>
Total	\$	<u>9,355.30</u>

Development Bond or other approved security:

Amount of security deposited with the City to guarantee the completion of all public improvements to be constructed as shown on the approved plans for the development.

\$ 254,010.35

Form of security deposited with the City: Letter of Credit No. STR19710, Bank One, Colorado N.A.

PERFORMANCE REQUIREMENTS OF THIS PERMIT:

1. The Permittee shall be responsible to require their Project Engineer to incorporate into all design drawings and specifications the certification of all materials testing by an Engineer. The Permittee shall have an Engineer prepare revised design drawings and secure City approval for all revisions to the Utility Plans and related documents. The Permittee shall have an Engineer represent, as required by the City in the Development Agreement, that the improvements are constructed in conformance with the approved Utility Plans and the standards and specifications of the City. The Permittee shall provide "as-constructed" plans prepared by an Engineer prior to the City's acceptance of the constructed public improvements. (All references above to the terms "Project Engineer" and "Engineer" shall mean a Professional Engineer licensed in Colorado.)

2. All contractors who perform work on this project must be bonded and licensed in conformance with City requirements.

3. Construction time restrictions: Road improvements need to be coordinated with the Poudre School District and the City's Traffic Operations department.

4. The applicant understands that additional permits may be required for this development project and the applicant shall secure those permits directly from the issuing departments.

5. This permit, along with a complete set of all approved plans and documents for this project (utility plans, site plan, landscape plan, development agreement, soils report, pavement design, traffic study, drainage report, plat easements and any other official documents), shall be kept on the development site available for use by City staff doing inspections.

6. Permit Expiration (in accordance with Section 29-12 of the Transitional Land Use Regulations or Section 2.6.3(K) of the Land Use Code, whichever is applicable):

a. If construction has not begun within sixty (60) days from the date of issuance of this permit, this permit shall expire and the applicant will **forfeit the permit fee** paid for this permit, whereupon the applicant must re-apply for a new permit.

b. In addition, this permit shall expire one year from the date of issuance. The applicant may apply for an extension by reapplication at least two weeks prior to the expiration date. Such application shall contain information sufficient to justify the granting of the extension. An extension may be granted for up to six months.

7. Building permits and certificates of occupancy will only be issued when all conditions contained in the Development Agreement and Sections 3.3.2(C) and (D) of the Land Use Code or Sections 29-678 and 29-679 of the Transitional Land Use Regulations, whichever is applicable, are met. If the Development Agreement does not specify times for completion of public improvements, or if there is no Development Agreement, then the improvement requirements specified in Section 24-95 of the City Code shall apply, which provides that construction of all improvements shall be required prior to the time of issuance of the first building permit.

8. Acceptance by the City of the public improvements shall be after (1) final inspection has been conducted by the City; (2) punch list items from the final inspection are completed and accepted by the City; and (3) required certifications from the licensed professional engineer that improvements are completed to City standards, specifications and approved Utility Plans; and the "as-constructed" plans have been received and accepted by the City.

9. The warranty on street improvements is for five (5) years from the date of acceptance by the City of the completed improvements, in accordance with Sections 29-13 and 29-14 of the Transitional Land Use Regulations and/or Sections 2.2.3(C)(3)(g), 3.3.1(C)(2), and 3.3.2(C) of the Land Use Code, as applicable.

10. The City Erosion Control Inspector must be notified at least twenty-four (24) hours prior to any

planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP's) that can be installed prior to construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

11. No work (including grading) shall be started in State Highway right-of-way until a permit is issued by the Colorado Department of Transportation to allow such work to begin.

12. Other conditions: Power needs to be installed after the curb, but before drive approaches, sidewalk and stormwater pipes along the fronts of the lots are completed. Gas needs to be installed after power, and before the sidewalk and stormwater pipes are built.

Permittee's acknowledgment signature:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work. I also acknowledge that I have read this permit document with all its requirements and conditions, and I agree to all of the terms and conditions so stated in this permit.

Applicant/Project Manager's Signature:  Date: 6/13/02

Approval for issuance:

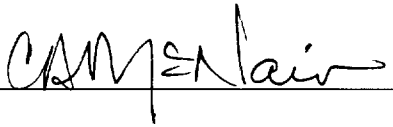
City Engineer Approval:  Date: 6/13/02
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Bennett Road Bungalows
Project A.K.A.: n/a

City Staff Contact Persons:

Development Engineer: Katie Moore, 281 N. College Ave., Fort Collins, CO
80522 (970) 221-6605

Construction Inspector: Jeff Baldwin, 281 N. College Ave., 221-6605

Current Planner: Steve Olt, 281 N. College Ave., 221-6750

Water Utilities Engineer: Roger Buffington
700 Wood Street, Ft Collins, CO 80521
970 221-6854

Stormwater Utilities Engineer: Glen Schlueter
700 Wood Street, Ft Collins, CO 80521
970 224-6065

Erosion Control Inspector: Bob Zackley
700 Wood Street, Ft Collins, CO 80521
970 224-6063

Natural Resources: Doug Moore 281 N. College Ave, 221-6750

Traffic Operations: Eric Bracke
625 Ninth Street, Ft Collins, CO 80524
970 224-6062

Street closures: Syl Mireles
625 Ninth Street, Ft Collins, CO 80524
970 224-6815

Transportation Planning: Kathleen Reavis
215 N. Mason St, Ft Collins, CO
970 224-6104

Forestry: **Tim Buchanan**
215 N. Mason St, Ft Collins, CO
970 221-6641

Light and Power: **Doug Martine**
700 Wood Street, Ft Collins, CO 80521
970 224-6152

Developer' Contact Persons:
**Project Manager/
Developer:** **Steven Spanjer**
Bennett Road LLC
PO Box 9644
Fort Collins, CO 80525
(970) 223-2664
Fax (970) 282-8326
Steves@spanjer.com

Owner(s): **Bennett Road LLC**
PO Box 9644
Fort Collins, CO 80525
(970) 223-2664
Fax (970) 282-8326

Architect/Planner: **Michael Chalona**
Land Images
215 West Magnolia
Fort Collins, CO 80521
(970) 472-8954
Fax (970) 472-8955
Landimages@frii.com

Project Engineer: **Bud Curtis**
Northern Engineering Services
420 South Howes
Fort Collins, CO 80521
(970) 221-4158
Fax (970) 221-4159

**Grading and Utility
Contractor:**

Bill Nicholl
Gerrard Construction
1739 S. County Rd 13C
Loveland, CO 80537
669-1463
Fax 669-1964

**Concrete contractor
For flat work and
Structures:**

Lindsay Pierson
Pierson Concrete Construction, Inc.
2636 Midpoint
Fort Collins, CO 80525
(970) 221-1509
Fax (970) 407-8116

Paving Contractor:

Will Welch
Connell Resources
4305 E. Harmony Rd
(970) 223-3151

Landscape Contractor:

Brad Abrams
Reliable Lawn Service
2920 E. Mulberry
Fort Collins, CO
(970) 484-6935

Bennett Road Bungalows Project Quantities and Cost Estimate Sheets

WATER										
6" DIP	LF	928	\$	21.85	\$	20,276.80	\$	0.60	\$	556.80
6" DIP for trench	LF	928	\$	21.85	\$	20,276.80	\$	0.60	\$	556.80
6" Gate Valve with box	EA	2	\$	500.00	\$	1,000.00	\$	60.00	\$	120.00
6" 11 1/4 degree bend	EA	1	\$	188.00	\$	188.00	\$	30.00	\$	30.00
6" 22 1/2 degree bend	EA	1	\$	188.00	\$	188.00	\$	30.00	\$	30.00
6" 45 degree bend	EA	2	\$	187.00	\$	374.00	\$	30.00	\$	60.00
6" x 6" Tee	EA	1	\$	250.00	\$	250.00	\$	30.00	\$	30.00
Fire Hydrant	EA	1	\$	1,800.00	\$	1,800.00	\$	60.00	\$	60.00
6" GTV	EA	1	\$	1,000.00	\$	1,000.00	\$	30.00	\$	30.00
Water services	EA	17	\$	580.00	\$	9,860.00	\$	60.00	\$	1,020.00
Sub-Total					\$	55,213.60				2,493.60
SEWER										
8" SDR-35	LF	794	\$	34.00	\$	26,996.00	\$	0.60	\$	476.40
8" SDR-36 for trench	LF	794	\$	35.00	\$	27,790.00	\$	0.60	\$	476.40
Sewer services	EA	16	\$	670.00	\$	10,720.00	\$	60.00	\$	960.00
48" Dia. Manholes	EA	3	\$	1,795.00	\$	5,385.00	\$	90.00	\$	270.00
Sub-Total					\$	70,891.00				2,182.80
STORM										
15" dia. PVC	LF	930	\$	19.75	\$	18,367.50	\$	0.60	\$	558.00
15" FES	EA	1	\$	766.00	\$	766.00	\$	30.00	\$	30.00
15" dia. Drain basin	EA	8	\$	421.00	\$	3,368.00	\$	30.00	\$	240.00
48" dia. Manhole	EA	1	\$	1,189.00	\$	1,189.00	\$	90.00	\$	90.00
Sub-Total					\$	23,690.50				918.00
SITE CONCRETE										
Concrete outlet structure	EA	1	\$	1,200.00	\$	1,200.00	\$	75.00	\$	75.00
30" curb & gutter	LF	1,050	\$	11.00	\$	11,550.00	\$	0.80	\$	840.00
4" x 4.5' walk	LF	1,160	\$	10.12	\$	11,739.20	\$	0.80	\$	928.00
Concrete ramps	EA	1	\$	511.50	\$	511.50	\$	60.00	\$	60.00
Concrete Drive approaches	SY	9	\$	660.00	\$	5,940.00	\$	90.00	\$	90.00
Sub-Total					\$	30,940.70				1,993.00
Misc.										
Asphalt paving	SY	4,623	\$	15.85	\$	73,274.55	\$	1,467.90	\$	1,467.90
Sub-total					\$	73,274.55				1,467.90
Total					\$	254,010.35				9,055.30

\$90 FOR up to
30SY, plus .30 per
SY over 300sy

DATE: 10/23/01
 DRAWN BY: [blank]
 CHECKED BY: [blank]

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR BOUNDARY LINES.
3. SEE SHEET 3 FOR UTILITY LOCATIONS.
4. SEE SHEET 4 FOR CONSTRUCTION DETAILS.

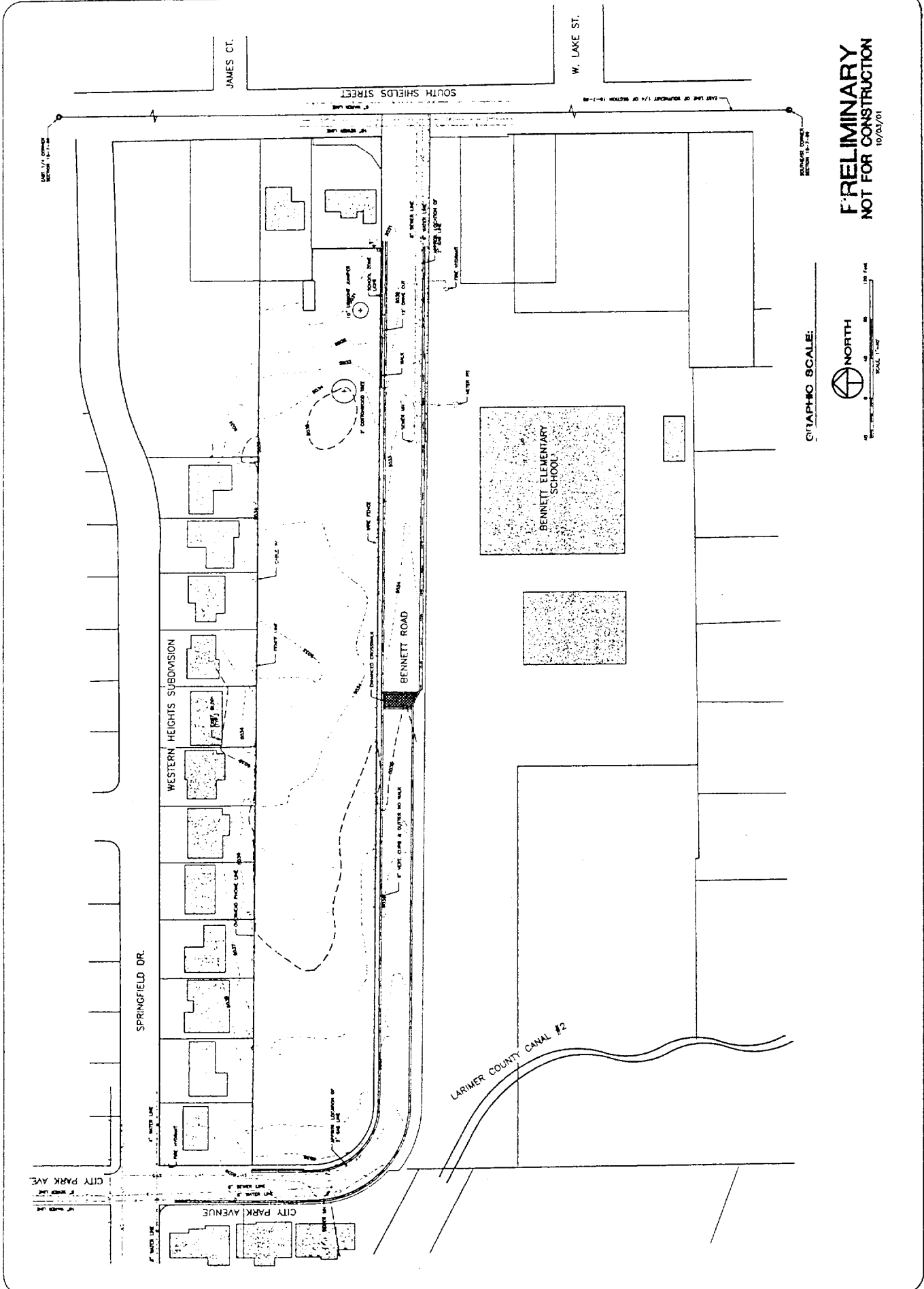
PROJECT INFORMATION

PROJECT NO: [blank]
 SHEET NO: [blank]
 TOTAL SHEETS: [blank]

BENNETT ROAD BUNGALOWS

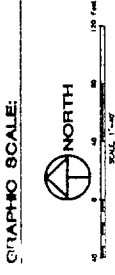
EXISTING CONDITIONS

DATE: 10/23/01
 SHEET: 2 OF 9



PRELIMINARY
 NOT FOR CONSTRUCTION

10/23/01



Bennett Road Bungalow
Proposed project schedule

Silt fence	6/10/2002	5/8/2002
Demo of Street	6/12/2002	
Sewer	6/19/2002	
Storm sewer	7/3/2002	
Water	7/17/2002	
Utilities	7/31/2002	
Site concrete	8/7/2002	
Paving	8/14/2002	
Landscaping	8/22/2002	



BANK ONE, COLORADO, N.A. - 1717 MAIN STREET, 11TH FLOOR, DALLAS, TEXAS 75201

TELEPHONE: 1-800-924-5435

IRREVOCABLE STANDBY LETTER OF CREDIT NO. STR19710

**PLACE AND DATE OF ISSUE:
DALLAS, TEXAS 06/03/2002**

**DATE AND PLACE OF EXPIRY:
11/012003 IN DALLAS, TEXAS**

**APPLICANT:
BENNETT ROAD LLC
% SPANJER CONSTRUCTION
5731 BUENO DR.
FT COLLINS, CO 80525**

**ADVISING BANK:
NOT APPLICABLE**

**BENEFICIARY:
CITY OF FORT COLLINS
300 LAPORTE AVENUE
FORT COLLINS, CO 80521**

**AMOUNT: USD254,010.35
TWO HUNDRED FIFTY FOUR
THOUSAND TEN AND 35/100
U.S. DOLLARS**

GENTLEMEN,

WE HEREBY ESTABLISH, AT THE REQUEST AND FOR THE ACCOUNT OF BENNETT ROAD LLC IN YOUR FAVOR AS BENEFICIARY, OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. STR19710, IN THE AMOUNT OF TWO HUNDRED FIFTY FOUR THOUSAND TEN AND 35/100 U.S. DOLLARS (U.S.\$254,010.35) (AS MORE FULLY DESCRIBED BELOW), EFFECTIVE IMMEDIATELY AND EXPIRING AT THE CLOSE OF BANKING BUSINESS ON NOVEMBER 1, 2003 AT OUR OFFICE AT BANK ONE, COLORADO, N.A. C/O BANK ONE, NA, STANDBY LETTER OF CREDIT DEPARTMENT, 1717 MAIN STREET, 11TH FLOOR - TX1-2490, DALLAS TEXAS 75201.

THIS LETTER OF CREDIT IS INTENDED FOR THE FUNDING REQUIRED FOR THE BENNETT STREET BUNGALOWS DEVELOPMENT PROJECT ("DEVELOPMENT PROJECT") FOR THE ASSURANCE OF THE COMPLETION OF THE CONSTRUCTION AND THE MAINTENANCE AND REPAIR OF THE PUBLIC INFRASTRUCTURE IN CONNECTION WITH THE AFORESAID DEVELOPMENT PROJECT AND ITS ASSOCIATED DEVELOPMENT AGREEMENT AND DEVELOPMENT CONSTRUCTION PERMIT. FUNDS UNDER THIS LETTER OF CREDIT ARE AVAILABLE TO YOU FOR ONE OR MORE DRAWINGS PRIOR TO THE CLOSE OF BUSINESS ON NOVEMBER 1, 2003, AGAINST SIGHT DRAFTS IN AN AGGREGATE CUMULATIVE AMOUNT NOT TO EXCEED U.S.\$254,010.35. DATED THE DATE OF PRESENTMENT, DRAWN ON OUR OFFICE REFERRED TO ABOVE, REFERRING THEREON TO THE NUMBER OF THIS LETTER OF CREDIT AND ACCOMPANIED BY YOUR WRITTEN CERTIFICATE SIGNED BY YOU AND ACKNOWLEDGED AS THEREIN PROVIDED IN THE FORM OF EXHIBIT 1 HERETO.

PRESENTATION OF SUCH DRAFT AND CERTIFICATE SHALL BE MADE AT OUR OFFICE REFERRED TO ABOVE.

UPON THE EARLIER OF (i) OUR HONORING YOUR DRAFT(S) TOTALING U.S.\$254,010.35 IN THE AGGREGATE PRESENTED ON OR BEFORE THIS LETTER OF CREDIT EXPIRES PURSUANT TO THE TERMS HEREIN OR (ii) THE SURRENDER TO US BY YOU OF THIS LETTER OF CREDIT FOR CANCELLATION, THIS LETTER OF CREDIT SHALL AUTOMATICALLY TERMINATE.

**** CONTINUED ON PAGE TWO OF THIS LETTER OF CREDIT ****



PAGE TWO WHICH FORMS AND INTEGRAL PART OF LETTER OF CREDIT NO. STR19710

IT IS UNDERSTOOD THAT THE AMOUNT OF THIS LETTER OF CREDIT MAY BE REDUCED AS PUBLIC IMPROVEMENTS ARE CONSTRUCTED AND ACCEPTED BY THE CITY. AS COMPONENTS OF THE INFRASTRUCTURE ARE SATISFACTORILY COMPLETED IN ACCORDANCE WITH APPROVED UTILITY PLANS, THE VALUE OF THE COMPLETED COMPONENTS MAY BE ESTABLISHED FROM THE DEVELOPMENT CONSTRUCTION PERMIT WORKSHEET FOR DETERMINING COSTS OF INFRASTRUCTURE CONSTRUCTION AN INSPECTION FEES, WHEREUPON THE AMOUNT OF THIS LETTER OF CREDIT MAY BE REDUCED BY THE VALUE OF THE COMPLETED COMPONENT(S), UPON EXECUTION OF A "REQUEST FOR AMENDMENT TO LETTER OF CREDIT" IN THE FORM ATTACHED HERETO AS EXHIBIT 2. THEREFORE, THE CITY MAY AT ANY TIME REQUEST THAT THE BANK AMEND THIS LETTER OF CREDIT BY SUBMITTING TO THE BANK A FULLY EXECUTED CERTIFICATE IN THE FORM OF EXHIBIT 2.


THIS LETTER OF CREDIT SHALL EXPIRE ON NOVEMBER 1, 2003 PROVIDED, HOWEVER, THE BANK SHALL NOTIFY THE CITY OF FORT COLLINS IN WRITING, BY REGISTERED MAIL OR OVERNIGHT COURIER, AT LEAST SIXTY (60) DAYS PRIOR TO SAID EXPIRATION DATE THAT SAID LETTER OF CREDIT IS ABOUT TO EXPIRE.

THIS LETTER OF CREDIT SHALL BE SUBJECT TO ARTICLE 5 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT IN THE STATE OF COLORADO, AND, TO THE EXTENT NOT INCONSISTENT WITH THE TERMS OF THIS LETTER OF CREDIT AND THE UNIFORM COMMERCIAL CODE, THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, 1993 REVISION, ICC PUBLICATION NUMBER 500 WILL CONTROL.

THIS LETTER OF CREDIT WILL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ONE YEAR FROM THE PRESENT, AND EACH FUTURE, EXPIRATION DATE THEREOF, UNLESS ISSUER DELIVERS WRITTEN NOTICE AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH EXPIRATION DATE TO THE CITY OF FORT COLLINS OF ITS INTENT NOT TO RENEW THIS LETTER OF CREDIT. ANY SUCH NOTICE SHALL BE IN WRITING AND SHALL BE DELIVERED VIA OVERNIGHT COURIER SERVICE OR BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

THIS LETTER OF CREDIT IS NOT TRANSFERABLE.

THIS LETTER OF CREDIT SETS FORTH IN FULL OUR UNDERTAKING, AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN, EXCEPT ONLY THE CERTIFICATE AND DRAFT(S) REFERRED TO HEREIN; AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY DOCUMENT, INSTRUMENT OR AGREEMENT EXCEPT FOR SUCH CERTIFICATE AND DRAFT(S).



AUTHORIZED SIGNATURE
BANK ONE, COLORADO, N.A.
TR:



**EXHIBIT 1
TO
BANK ONE, COLORADO, N.A.
IRREVOCABLE STANDBY LETTER OF CREDIT NO. STR19710**

CERTIFICATE

THE CITY OF FORT COLLINS HEREBY CERTIFIES AS FOLLOWS WITH RESPECT TO THE CERTAIN IRREVOCABLE LETTER OF CREDIT NO. STR19710 DATED JUNE 3, 2002, ESTABLISHED IN FAVOR OF THE CITY OF FORT COLLINS, COLORADO (THE "LETTER OF CREDIT"):

- (a) HE (SHE) IS AUTHORIZED TO EXECUTE THIS CERTIFICATE OF BEHALF OF THE CITY OF FORT COLLINS;
- (b) THE APPLICANT/DEVELOPER IS IN DEFAULT UNDER THE TERMS OF THE DEVELOPMENT AGREEMENT AND/OR THE DEVELOPMENT CONSTRUCTION PERMIT.
- (c) THE SUM OF \$ _____, WHICH IS THE AMOUNT OF THE DRAFT PRESENTED WITH THIS CERTIFICATE, IS THE AMOUNT CURRENTLY DUE TO THE CITY OF FORT COLLINS FROM _____;
- (d) THE AMOUNT OF THE ACCOMPANYING DRAFT TOGETHER WITH ALL PREVIOUS DRAWS UNDER THE LETTER OF CREDIT DO NOT EXCEED IN THE AGGREGATE \$ _____; AND
- (e) THE LETTER OF CREDIT HAS NOT EXPIRED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS CERTIFICATE ON BEHALF OF THE CITY OF COLLINS THIS _____ DAY OF _____, _____.

**CITY OF FORT COLLINS, COLORADO
A MUNICIPAL CORPORATION**

BY: _____
(NAME AND TITLE)



**EXHIBIT 2
TO
BANK ONE, COLORADO, N.A.
IRREVOCABLE STANDBY LETTER OF CREDIT NO. STR19710**

REQUEST FOR AMENDMENT TO LETTER OF CREDIT NO. STR19710

THE CITY OF FORT COLLINS CERTIFIES THAT THE PERSON SIGNING BELOW IS AUTHORIZED TO EXECUTE THIS REQUEST FOR AMENDMENT TO LETTER OF CREDIT ON BEHALF OF THE CITY OF FORT COLLINS, AND FURTHER CERTIFIES WITH RESPECT TO THE PROVISIONS CONTAINED IN THE DEVELOPMENT CONSTRUCTION PERMIT DATED _____, AND/OR THE DEVELOPMENT AGREEMENT DATED _____, BETWEEN THE CITY OF FORT COLLINS (BENEFICIARY) AND _____ (DEVELOPER), THE FOLLOWING:

[] THE LETTER OF CREDIT IS TO BE REDUCED TO \$ _____.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS CERTIFICATE ON BEHALF OF THE CITY OF FORT COLLINS THIS _____ DAY OF _____, _____.

**CITY OF FORT COLLINS, COLORADO
A MUNICIPAL CORPORATION**

BY: _____
(NAME AND TITLE)

**DEVELOPMENT CONSTRUCTION PERMIT
APPLICATION**

(2/16/99)

For City use only: Application Number: FO13-02 Application Date: 5/10/02

Permit application fee: \$ 300.00

INSTRUCTIONS:

1. Complete this form (some questions may not apply to you) and attach all necessary documents and submit to the Development Engineering Section of the City.
2. If you have any questions contact the Development Engineer _____ at 221-6750.
3. Submit the Application and pay the Application Fee at the fee at the Engineering counter at 281 No. College Avenue.

PROJECT INFORMATION:

Project Name (as approved by the City):

Bennett Road Bangalows

Project A.K.A. (Marketing name if different from Project Name):

Project Location: North side of Bennett Rd, between
Shields + City Park Ave.

Property Owner (At the time of this permit issuance):

Individual Name: _____
Company Name: Bennett Road LLC
Address: PO Box 9644 Fort Collins CO. 80525
Phone number(s):
Office: 970-223-2664
Cellphone: _____
Fax number: 970-282-8326
Email: steves@spanjer.com

Applicant/Project Manager (The primary contact person for all matters regarding this project, and the person responsible for all matters referencing "the Developer" in the Development Agreement for this project):

Individual Name: Steven Spanjer
Company Name: Bennett Road L.L.C
Address: P.O. Box 9644
Phone number(s):
Office: 970-223-2664
Cellphone: _____
Fax number: 970-282-8326
Email: steves@spanjer.com

Permittee (Person who is to sign the Development Construction Permit):

Individual Name: Steven Spanjer
Company Name: Bennett Road LLC
Address: PO Box 9644
Phone number(s):
Office: 970-282-8326
Cellphone: _____
Fax number: 970-282-8326
Email: Steven.Spanjer

Project Engineer (A Colorado licensed professional engineer who is the civil engineer, the person, responsible for the design of this project, responsible for certification that improvements are constructed in accordance with approved plans, responsible for making revisions to plans with City approval and for providing as-constructed plans):

Individual Name: Bud Curtis
Company Name: Northern Engineering Services
Address: 420 South Howe's Fort Collins, CO 80529
Phone number(s):
Office: 970-221-4158
Cellphone: _____
Fax number: 970-221-4159
Email: _____
Professional License Number: _____

Architect/Planner (The person responsible for the site design of this project)

Individual Name: Michael Chalons
Company Name: Land Images
Address: 215 West Magnolia Fort Collins, CO 80521
Phone number(s):
Office: 970-472-8954
Cellphone: _____
Fax number: 970-472-8955
Email: landimages@frii.com

Developer (The party or parties referenced in the Development Agreement who are responsible for the Developer's obligations contained in the Agreement—add additional names below):

Individual Name: Steven Spanjer
Company Name: Bennett Road L.L.C
Address: P.O. Box 9644
Phone number(s):
Office: 970-223-2664
Cellphone: _____
Fax number: 970-282-8326
Email: Staves@spanjer.com

General Contractor (The contractor in overall charge of the public infrastructure construction):

Individual Name: _____
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

If you have no General Contractor, list all other contractors below.

Grading contractor:

Individual Name: Bill Nicholl
Company Name : GERARD Construction
Address: 1739 South City Rd 13C Loveland, CO 80537
Phone number(s):
Office: 669-1463
Cellphone: _____
Fax number: 669-1964
Email: _____

Utility contractor:

Individual Name: Bill Nicholl
Company Name : GERARD CONSTRUCTION
Address: 1739 South City Rd 13 C Loveland, CO 80537
Phone number(s):
Office: 669-1463
Cellphone: _____
Fax number: 669-1964
Email: _____

Concrete contractor for flat work:

Individual Name: Lindsay Pierson
Company Name : Pierson Concrete Construction, INC
Address: 2636 Midpoint Fort Collins, CO 80525
Phone number(s):
Office: 970-221-1509
Cellphone: _____
Fax number: 970-407-8116
Email: _____

Concrete contractor for structures:

Individual Name: Lindsay Pierson
Company Name : Pierson Concrete Construction, INC
Address: 2636 Midpoint Fort Collins, CO 80525
Phone number(s):
Office: 970-221-1509
Cellphone: _____
Fax number: 970-407-8116
Email: _____

Paving contractor:

Individual Name: Will Heit
Company Name: Connell Resources
Address: 4305 E Harmony Rd
Phone number(s):
Office: 970-223-3154
Cellphone: _____
Fax number: _____
Email: _____

Landscape contractor:

Individual Name: Brad Abrams
Company Name: RELIABLE LAWN SERVICE
Address: 2920 East Mulberry
Phone number(s):
Office: 970-484-6935
Cellphone: _____
Fax number: 970-484-
Email: _____

Other contractors and parties involved in the project:

SUBMIT THE FOLLOWING ITEMS (Required for all projects):

- 8 1/2"x11" copy of the Site Plan
- Proposed Project Schedule
- Project quantities and cost estimate for all of the public improvements to be constructed. In addition, include all private improvements that are required to be inspected by the City Construction Inspectors. This information must be submitted in the format shown on the attached form titled "Project Quantities and Cost Estimate Sheet."

ADDITIONAL SUBMITTALS (Required if checked):

- Traffic control plan(s) for the project
- Proposed haul routes shown on a City map
- Shop drawings
- Other _____

CONSTRUCTION COORDINATION MEETING: A construction coordination meeting to discuss plans and special requirements for your project, is required for all development projects. The people required to attend the meeting are the Project Manager, Project Engineer, Developer, Architect/Land Planner and General Contractor (if no General Contractor, representatives for each of the contractors expected to work on this project)

People to Attend: List the peoples names and titles for those who will attend the pre-construction meeting:

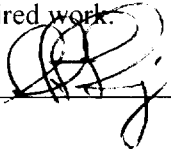
Name	Title
_____	_____
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ESTIMATED COST OF INFRASTRUCTURE IMPROVEMENTS: Provide the estimated value of all public infrastructure improvements that will be constructed and accepted by the City to own and maintain. In addition provide the value of all private infrastructure improvements that the City will inspect and require certification for. The estimate shall be in the same format as the attached sheet titled "Project Quantities and Cost Estimate Sheet."

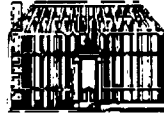
Public infrastructure, estimated cost: \$ 254,010.35

Private infrastructure, estimated cost: \$ _____

I certify that the information on this permit application along with the required additional submittals are true and correct to the best of my knowledge, and that in filing this application I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work.

Applicant Signature:  Date: 5/8/02

A FAX FROM
SPANJER



Construction
Corporation

P.O. Box 9644
Ft. Collins, Co 80525
(970) 223-2664
Fax (970) 282-8326

180,735.⁸⁰
179,733.⁵⁰
295,468.⁵⁰

This message is intended for the use of the party addressed and may contain information that is confidential.

If the reader of this message is not the intended recipient, you are notified that any distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone. Please collect and return the original message to us at the address above by mail.

Thank you for your consideration.

To: City of Fort Collins

Attn: Katie Moore

Fax Phone: () 221-6378 Date: 5/30/02

No. of pages (including cover page) 4

From: Steve Spanjer

Regarding: Bennett Road:

Spread Sheet #1 is the sheet you returned for us to correct. It included both public + private cost in the total.

Spread sheet #2 has the same cost + inspection fees for the public work only. We will have a letter of credit issued for the amount of \$180,735.⁸⁰

Thanks

Spreadsheets H#1

1 of 2

Bennett Road Bungalows Project Quantities and Cost Estimate Sheets

Unit of Measure	Estimated Quantity	Infrastructure Construction Cost per unit of Measure	Total Estimated Infrastructure Cost	Inspection Fee per unit (provided by the city)	Total Inspection Fee
SITE WORK					
LS	1	\$ 6,200.00	\$ 6,200.00		\$
LF	1,050	\$ 1.70	\$ 1,785.00		\$
LF	150	\$ 2.50	\$ 375.00		\$
TN	1,500	\$ 5.20	\$ 7,800.00		\$
DY	1	\$ 3,250.00	\$ 3,250.00		\$
LF	328	\$ 1.70	\$ 557.60		\$
EA	9	\$ 150.00	\$ 1,350.00		\$
CY	1,702	\$ 0.88	\$ 1,497.76		\$
CY	5,611	\$ 9.15	\$ 51,340.65		\$
SF	168,750	\$ 0.07	\$ 11,812.50		\$
LS	1	\$ 2,500.00	\$ 2,500.00		\$
CY	1,444	\$ 1.35	\$ 1,949.40		\$
EA	5	\$ 150.00	\$ 750.00		\$
CY	1,444	\$ 0.95	\$ 1,371.80		\$
CY	1,702	\$ 1.30	\$ 2,212.60		\$
EA	1	\$ 1,250.00	\$ 1,250.00		\$
Sub-Total			\$ 96,002.31		\$
WATER					
LF	928	\$ 21.85	\$ 20,276.80	\$ 0.60	\$ 556.80
EA	2	\$ 500.00	\$ 1,000.00	\$ 60.00	\$ 120.00
EA	1	\$ 188.00	\$ 188.00	\$ 30.00	\$ 30.00
EA	1	\$ 188.00	\$ 188.00	\$ 30.00	\$ 30.00
EA	2	\$ 187.00	\$ 374.00	\$ 30.00	\$ 60.00
EA	1	\$ 250.00	\$ 250.00	\$ 30.00	\$ 30.00
EA	1	\$ 1,800.00	\$ 1,800.00	\$ 60.00	\$ 60.00
EA	1	\$ 1,000.00	\$ 1,000.00	\$ 30.00	\$ 30.00
EA	2	\$ 1,900.00	\$ 3,800.00		\$
EA	1617	\$ 580.00	\$ 9,280.00	\$ 60.00	\$ 969.60
Water services					
LS	1	\$ 2,711.00	\$ 2,711.00		\$
LS	1	\$ 981.00	\$ 981.00		\$
EA	2	\$ 416.00	\$ 832.00		\$
Sub-Total			\$ 42,680.86		\$ 4,676.90

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Bennett Road Bungalows Project Quantities and Cost Estimate Sheets

Item Description	Unit	Quantity	Unit Price	Subtotal	Other	Total
SEWER						
8" SDR-35	LF	794	\$ 34.00	\$ 26,996.00	\$ 0.00	\$ 26,996.00
Sewer services	EA	16	\$ 670.00	\$ 10,720.00	\$ 80.00	\$ 10,800.00
48" Dia. Manholes	EA	2	\$ 1,795.00	\$ 3,590.00	\$ 90.00	\$ 3,680.00
Connect to existing	EA	1	\$ 1,190.00	\$ 1,190.00	\$ -	\$ 1,190.00
Sub-Total				\$ 42,496.00	\$ 1,870.00	\$ 44,366.00
STORM						
15" dia. PVC	LF	930	\$ 19.75	\$ 18,367.50	\$ 0.00	\$ 18,367.50
15" FES	EA	1	\$ 766.00	\$ 766.00	\$ 30.00	\$ 796.00
15" dia. Drain basin	EA	8	\$ 421.00	\$ 3,368.00	\$ 30.00	\$ 3,398.00
48" dia. Manhole	EA	1	\$ 1,189.00	\$ 1,189.00	\$ 90.00	\$ 1,279.00
RIPRAP	CY	10	\$ 66.00	\$ 660.00	\$ -	\$ 660.00
Sub-Total				\$ 24,350.50	\$ 118.00	\$ 24,468.50
SITE CONCRETE						
Concrete outlet structure	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 75.00	\$ 1,275.00
Prep concrete pan	LF	1,140	\$ 1.00	\$ 1,140.00	\$ -	\$ 1,140.00
2' concrete pan (rickle pan?)	LF	1,140	\$ 8.00	\$ 9,120.00	\$ -	\$ 9,120.00
Prep curb & gutter	LF	1,050	\$ 1.20	\$ 1,260.00	\$ -	\$ 1,260.00
30" curb & gutter	LF	1,050	\$ 11.00	\$ 11,550.00	\$ 0.80	\$ 11,550.80
Remove and replace existing curb	LF	70	\$ 17.05	\$ 1,193.50	\$ -	\$ 1,193.50
Subgrade prep walk	LF	1,160	\$ 1.10	\$ 1,276.00	\$ -	\$ 1,276.00
4" x 4.5' walk	LF	1,160	\$ 10.12	\$ 11,739.20	\$ 0.80	\$ 11,740.00
Concrete ramps	EA	1	\$ 511.50	\$ 511.50	\$ 60.00	\$ 571.50
2' sidewalk chase	EA	1	\$ 560.00	\$ 560.00	\$ -	\$ 560.00
Concrete Drive approaches	SY	9	\$ 660.00	\$ 5,940.00	\$ 90.00	\$ 6,030.00
6" ABC / 6" HBP	SY	4,580	\$ 15.85	\$ 72,593.00	\$ -	\$ 72,593.00
Subgrade prep / asphalt prep	SY	4,580	\$ 0.95	\$ 4,351.00	\$ -	\$ 4,351.00
adjust valve boxes to grade	EA	2	\$ 260.00	\$ 520.00	\$ -	\$ 520.00
adjust manhole lids to grade	EA	4	\$ 480.00	\$ 1,920.00	\$ -	\$ 1,920.00
Add for add'l 1" asphalt paving	SY	1	\$ 1.00	\$ 1.00	\$ -	\$ 1.00
Grade lots at completion	EA	16	\$ 75.00	\$ 1,200.00	\$ -	\$ 1,200.00
enhanced cross walk	EA	1	\$ 6,600.00	\$ 6,600.00	\$ -	\$ 6,600.00
Color and imprint crosswalk	SF	786	\$ 6.05	\$ 4,767.40	\$ -	\$ 4,767.40
3" high asphalt for crosswalk	LS	1	\$ 1,223.20	\$ 1,223.20	\$ -	\$ 1,223.20
Sub-Total				\$ 138,665.80	\$ 1,993.00	\$ 140,658.80
MISC.						
Asphalt paving	LS	1	\$ 114,733.50	\$ 114,733.50	\$ -	\$ 114,733.50
Surveying	LS	1	\$ 8,100.00	\$ 8,100.00	\$ -	\$ 8,100.00
Traffic control	LS	1	\$ 8,700.00	\$ 8,700.00	\$ -	\$ 8,700.00
Testing	LS	1	\$ 2,900.00	\$ 2,900.00	\$ -	\$ 2,900.00
Sub-Total				\$ 134,433.50	\$ -	\$ 134,433.50
Total				\$ 478,628.91	\$ 1,870.00	\$ 480,498.91

7.16

\$75

\$ 4,404.20

Sheet #2

Bennett Road Bungalows Project Quantities and Cost Estimate Sheets

WATER										
6" DIP	LF	928	\$	21.85	\$	20,276.80	\$	0.60	\$	556.80
6" DIP for trench	LF	928	\$	21.85	\$	20,276.80	\$	0.60	\$	556.80
6" Gate Valve with box	EA	2	\$	500.00	\$	1,000.00	\$	60.00	\$	120.00
6" 11 1/4 degree bend	EA	1	\$	188.00	\$	188.00	\$	30.00	\$	30.00
6" 22 1/2 degree bend	EA	1	\$	188.00	\$	188.00	\$	30.00	\$	30.00
6" 45 degree bend	EA	2	\$	187.00	\$	374.00	\$	30.00	\$	60.00
6" x 6" Tee	EA	1	\$	250.00	\$	250.00	\$	30.00	\$	30.00
Fire Hydrant	EA	1	\$	1,800.00	\$	1,800.00	\$	60.00	\$	60.00
6" GTV	EA	1	\$	1,000.00	\$	1,000.00	\$	30.00	\$	30.00
Water services	EA	17	\$	580.00	\$	9,860.00	\$	60.00	\$	1,020.00
Sub-Total						55,213.60				2,493.60
SEWER										
8" SDR-35	LF	794	\$	34.00	\$	26,996.00	\$	0.60	\$	476.40
8" SDR-36 for trench	LF	794	\$	35.00	\$	27,790.00	\$	0.60	\$	476.40
Sewer services	EA	16	\$	670.00	\$	10,720.00	\$	60.00	\$	960.00
48" Dia. Manholes	EA	3	\$	1,795.00	\$	5,385.00	\$	90.00	\$	270.00
Sub-Total						70,891.00				2,182.80
STORM										
15" dia. PVC	LF	930	\$	19.75	\$	18,367.50	\$	0.60	\$	558.00
15" FES	EA	1	\$	766.00	\$	766.00	\$	30.00	\$	30.00
15" dia. Drain basin	EA	8	\$	421.00	\$	3,368.00	\$	30.00	\$	240.00
48" dia. Manhole	EA	1	\$	1,189.00	\$	1,189.00	\$	90.00	\$	90.00
Sub-Total						23,690.50				918.00
SITE CONCRETE										
Concrete outlet structure	EA	1	\$	1,200.00	\$	1,200.00	\$	75.00	\$	75.00
30" curb & gutter	LF	1,050	\$	11.00	\$	11,550.00	\$	0.80	\$	840.00
4" x 4.5' walk	LF	1,160	\$	10.12	\$	11,739.20	\$	0.80	\$	928.00
Concrete ramps	EA	1	\$	511.50	\$	511.50	\$	60.00	\$	60.00
Concrete Drive approaches	SY	9	\$	660.00	\$	5,940.00	\$	90.00	\$	90.00
Sub-Total						30,940.70				1,993.00
Total						180,735.80				7,587.40

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295,468.50
Need to include paving
@ 114,733.50