

# DEVELOPMENT CONSTRUCTION PERMIT

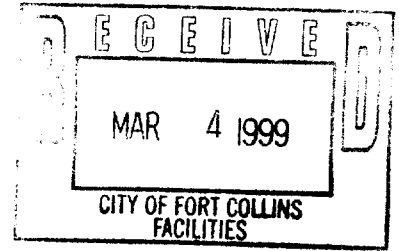
Permit Number: 49-01 Issuance Date: 3/8/99

Project Name: Civic Center Parking Structure  
Project A.K.A.:

Project Location: Southeast Corner of Laporte Avenue and Mason Street

Permittee: *City of Fort Collins; Jack Gianola*

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)*	\$ 300
	Construction Inspection Fee (paid prior to issuance of this permit)*	\$ 3,798
	Total*	\$ 4,098

\* *The source of funding is being reviewed. Developer not responsible for these fees.*

**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.  
\$(NA) Expiration date: (NA)

Form of security deposited with the City: (NA)

**PERFORMANCE REQUIREMENTS OF THIS PERMIT :**

1. The Geotechnical Engineer shall be responsible to perform materials testing and other tests as required; the Project Engineer shall, as required by the City in the development agreement, certify that the improvements are constructed in accordance with the approved Utility Plans and the standards and specifications of the City; shall revise and secure City approval of all revisions to the utility plans and related documents; and shall prepare and submit to the City "as-constructed" plans prior to the City's acceptance of "the constructed" public improvements. *This will not hold up the CC.*
2. All contractors who perform work on this project must be bonded and licensed in conformance with City requirements.
3. Construction time restrictions:(NA)
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 occupancies 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. Notwithstanding the foregoing, it is agreed that the public infrastructure improvements shall be completed prior to issuance of the certificate of occupancy for the Parking Structure. The proceeding statement shall take the place of the development agreement.

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) certification from the licensed professional engineer, if required in the development agreement, that all improvements are completed to City standards, specifications and approved Utility Plans and the "as-constructed" plans have been received and accepted by the City. *This could not hold up the CC.*

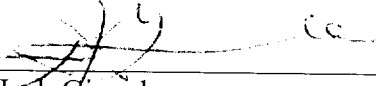
9. The City Erosion Control Inspector must be notified at least twenty four (24) hours prior to any planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP's) that can be installed prior to construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

10. 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.

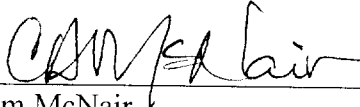
11. Other conditions: It is understood that there is not a development agreement for this project.

**Permittee's acknowledgment signature:**

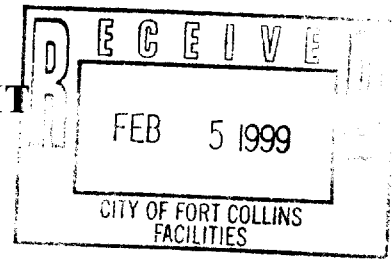
By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or 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: 3-8-99  
Jack Gianola  
City of Fort Collins; Facilities

**Approval for issuance:**

City Engineer Approval:  Date: 3/8/99  
Cam McNair (Permit Issuance Date)  
Director of Engineering

DEVELOPMENT CONSTRUCTION PERMIT APPLICATION



For City use only: Application Number: 19-1 Application Date: 2-11-99

Permit application fee: \$ ~~300~~ N/A

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 Engineering Section at 221-6750.
3. An application fee will be due at the time of submittal of this application to the City.

PROJECT INFORMATION:

Project Name (as approved by the City):

Civic Center Parking Structure

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

Project Location: Southwest of Horvath & Mason Streets

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

Name: City of Fort Collins
Address: 221 Box 580 Fort Collins, CO 80522
Phone number(s): Office: 970.221-6272
Cellphone:
Fax number: 970.221-6534
Email:

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):

Name: Jack Cravelle
Address: 221 Box 580 Fort Collins, CO 80522
Phone number(s): Office: 970.221-6272
Cellphone:
Fax number: 970.221.6534
Email:

**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):

Name: Parsons Nolte  
Address: 432 Link Lane Fort Collins, CO 80524  
Phone number(s):  
Office: 970 221-2400  
Cellphone: \_\_\_\_\_  
Fax number: 970 221-2415  
Email: \_\_\_\_\_  
Professional License Number: 14123

**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):

Name: Jack Erickson  
Address: City of Fort Collins, 1000 5th St, Fort Collins, CO 80522  
Phone number(s):  
Office: 970 221 6872  
Cellphone: \_\_\_\_\_  
Fax number: 970 221 6581  
Email: \_\_\_\_\_

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

Name: Hughes & Sons Construction Co  
Address: 10000 C. Creeky, CO 80632  
Phone number(s):  
Office: 970 221-1936  
Cellphone: \_\_\_\_\_  
Fax number: 970 221-1946  
Email: \_\_\_\_\_

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

**Grading contractor:**

Name: J B Excavating CO  
Address: 1316 S. Summit View Dr Fort Collins, CO 80524  
Phone number(s):  
Office: 970 494-6523  
Cellphone: \_\_\_\_\_  
Fax number: 970 490-6115  
Email: \_\_\_\_\_

**Utility contractor:**

Name: J.B. Excavating Co.  
Address: 1316 Suburban Blvd. Ft. Collins, CO 80521  
Phone number(s):  
Office: 970.494-6593  
Cellphone: ---  
Fax number: 970.490-6115  
Email: \_\_\_\_\_

**Concrete contractor for flat work:**

Name: Harold Phelps Construction Co.  
Address: 1600th St. Greeley, CO 80632  
Phone number(s):  
Office: 970.221-1936  
Cellphone: ---  
Fax number: 970.221-1946  
Email: \_\_\_\_\_

**Concrete contractor for structures:**

Name: Harold Phelps Construction Co.  
Address: 1600th St. Greeley, CO 80632  
Phone number(s):  
Office: 970.221-1936  
Cellphone: ---  
Fax number: 970.221-1946  
Email: \_\_\_\_\_

**Paving contractor:**

Name: Not Determined  
Address: \_\_\_\_\_  
Phone number(s):  
Office: \_\_\_\_\_  
Cellphone: \_\_\_\_\_  
Fax number: \_\_\_\_\_  
Email: \_\_\_\_\_

**Landscape contractor:**

Name: Not Determined  
Address: \_\_\_\_\_  
Phone number(s):  
Office: \_\_\_\_\_  
Cellphone: \_\_\_\_\_  
Fax number: \_\_\_\_\_  
Email: \_\_\_\_\_

Geotechnical Engineer - ~~conduct~~  
**Other contractors and parties involved in the project:**

~~PROJECT CONTRACTOR TO CONDUCT MATERIALS TESTING~~  
 AND OTHER TESTS: ENVIRONMENTAL CONSULTING - PIERCE, FENNER & SMITH

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**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:

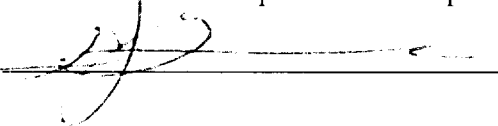
Name	Title
Jack Gagnier	Special Projects Dept - City
Alexa Taylor	Proj. Architect - <del>City</del> <del>Business Development</del>
Mark Clark	Signs - maintenance - HR
Conny Sefcovic	Project Engineer - HR
Suburban Industries	Transportation Services - City

**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:**     \$ (NA)

**Private infrastructure, estimated cost:**     \$ (NA)

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.

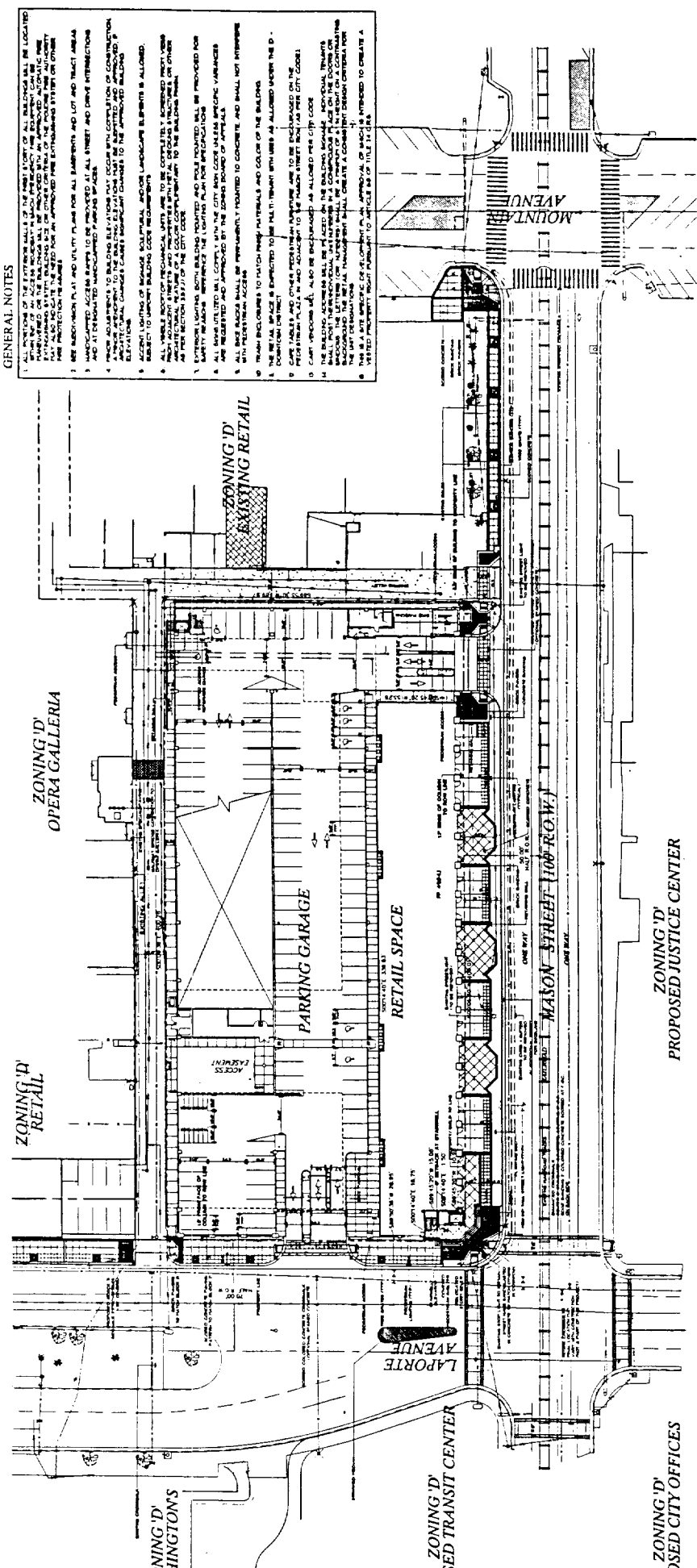
Applicant Signature:      Date: 1-11-99



# INFRASTRUCTURE CONSTRUCTION AND INSPECTION COSTS

## PARKING STRUCTURE FOR CIVIC CENTER

DESCRIPTION	UNITS OF MEASURE	ESTIMATED QUANTITY	INSPECTION FEE	TOTAL INSPECTION FEE
<b><u>Storm Sewer</u></b>				
Reinforced Concrete Pipe	L.F.	370	\$0.60	\$222.00
Trench	L.F.	370	\$0.60	\$222.00
Concrete Headwall	C.Y.	0	\$3.00	\$0.00
Water Quality Outlet Structure	C.Y.	0	\$3.00	\$0.00
All Inlet Types	EACH	3	\$90.00	\$270.00
Manhole	EACH	3	\$90.00	\$270.00
<b><u>Water &amp; Sewer</u></b>				
Sanitary Sewer Main	L.F.	290	\$0.60	\$174.00
Water Main	L.F.	155	\$0.60	\$93.00
Trench	L.F.	445	\$0.60	\$267.00
Water/Sewer Service Line Stu	EACH	3	\$60.00	\$180.00
Fire Hydrant	EACH	1	\$60.00	\$60.00
Manhole	EACH	2	\$90.00	\$180.00
Valves	EACH	2	\$60.00	\$120.00
Meter Pit (1")	EACH	2	\$30.00	\$60.00
Fitting ( Bend, Tee, Cross )	EACH	13	\$30.00	\$390.00
Water Main Connection	EACH	5	\$30.00	\$150.00
<b><u>Street System</u></b>				
Grading & Erosion Control	L.S.	0		\$0.00
Pavement	S.Y.	3,600	\$0.30	\$276.00
Curb & Gutter	L.F.	920	\$0.80	\$756.00
Detached Sidewalk	L.F.	920	\$0.80	\$108.00
Pedestrian Ramps	L.F.	110	\$0.80	\$404.00
Apron	S.F.	480	\$0.80	\$788.00
Crosspan	S.F.	960	\$0.10	\$151.00
<b>Inspection Fee Total =</b>				<b>\$3,798.00</b>



**GENERAL NOTES**

1. ALL PORTIONS OF THE EXISTING BUILDING TO BE REMOVED SHALL BE LOCATED AND IDENTIFIED BY THE ARCHITECT. ALL PORTIONS TO BE REMOVED SHALL BE IDENTIFIED BY THE ARCHITECT. ALL PORTIONS TO BE REMOVED SHALL BE IDENTIFIED BY THE ARCHITECT.
2. SEE ARCHITECTURAL PLAN AND UTILITY PLANS FOR ALL EXISTING AND LOT AND TRACT AREA AND AT TERRAINED UNDEVELOPED AREAS.
3. UNDEVELOPED AREAS SHALL BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT TERRAINED UNDEVELOPED AREAS.
4. ALL EXISTING UTILITIES SHALL BE IDENTIFIED BY THE ARCHITECT AND APPROVED BY THE CITY ENGINEER. ALL EXISTING UTILITIES SHALL BE IDENTIFIED BY THE ARCHITECT AND APPROVED BY THE CITY ENGINEER.
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Architect  
**FENTRESS, BRADSHAW ARCHITECTS, LTD.**  
 ARCHITECTURE, INTERIORS, PLANNING  
 4311 HIGHLAND  
 DENVER, COLORADO 80203 (303) 722-5000

Project Landscape Architect  
**Cityscape**  
 1000 17th Street, Suite 1000  
 Denver, CO 80202  
 Phone: (303) 733-1200  
 Fax: (303) 733-1201

**CIVIC CENTER  
 PARKING STRUCTURE  
 FINAL COMPLIANCE PLAN  
 SITE PLAN**

DATE OF PREPARATION: 07/15/10  
 DATE OF REVISION: 07/15/10  
 SCALE: AS SHOWN  
 SHEET NO. 2 OF 6

- LEGEND**
- 1. ACCESSIBILITY RAMP
  - 2. HANDICAP PARKING
  - 3. ELECTRICAL TRANSFORMER
  - 4. PROPOSED PEDESTRIAN LIGHTING
  - 5. SIGNAGE (AS SHOWN EACH)

**SIGNATURE BLOCK**

I, \_\_\_\_\_, the undersigned, being the duly qualified and licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above-mentioned plan and that I am a duly licensed Professional Engineer in the State of Colorado. I accept the conditions and restrictions set forth on said site plan.

DATE: \_\_\_\_\_  
 BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_\_\_

**PROPERTY DESCRIPTION**

THE PROPERTY IS LOCATED IN BLOCK 21 OF THE MAP OF THE TOWN OF FORT COLLINS, COLORADO, COUNTY OF LAMAR, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

**LAND USE BREAKDOWN**

ZONE	AREA	COVERAGE	FLOOR AREA	PARKING PROVIDED	MAXIMUM BUILDING HEIGHT
D	10,000	100%	100,000	100	10
...	...	...	...	...	...
<b>TOTAL</b>	<b>10,000</b>	<b>100%</b>	<b>100,000</b>	<b>100</b>	<b>10</b>

