

Transportation Services

Engineering Department

JUN 6

DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 00-14 **Issuance Date:** 6-6-00

Project Name: Civic Center Office Building

Project Location: Northwest 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)	\$(na)
Construction Inspection Fee (paid prior to issuance of this permit)	\$(na)
Total	\$(na)

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)

Form of security deposited with the City: (NA)

PERFORMANCE REQUIREMENTS OF THIS PERMIT:

1. The Geotechnical Engineer shall be responsible to perform material 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.
2. All contractors who perform work on this project must be bonded and licensed in conformance with City requirements.
3. Construction time restrictions: Normal Construction Hours


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 Office Building. The preceding 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) 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 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: 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: 6-6-00

Approval for issuance:

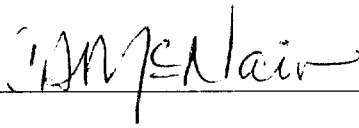
City Engineer Approval:  Date: 6/8/00
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Civic Center Office Building

City Staff Contact Persons:

Development Engineer: Mark McCallum, City of Fort Collins, 281 N. College Avenue, Fort Collins, CO 80522
970/221.6605 ext. 7656

Construction Inspector: Craig Farver, City of Fort Collins, 281 N. College Avenue, Fort Collins, CO 80522
Office: 970/221.6605 ext. 7294
Mobile: 970/222.0854

Current Planner: Troy Jones, City of Fort Collins, 281 N. College Avenue, Fort Collins, CO 80522
970/221.6750 ext. 6256

Water Utilities Engineer: Roger Buffington, 700 Wood Street, Fort Collins, CO 80521
970/221.6854

Stormwater Engineer: Jay Barber, 700 Wood Street, City of Fort Collins, CO 80521
970/221.6063

Erosion Control Inspector: Bob Zakely, 700 Wood Street, City of Fort Collins, CO 80521
970/221.6063

Natural Resources: Kim Kreimeyer, City of Fort Collins, 281 N. College Avenue, Fort Collins, CO 80522
970/221.6750 ext. 6641

Traffic Operations: Ward Stanford, 700 Wood Street, City of Fort Collins, CO 80521
970/221.6820

Street closures: N/A

Transportation Planning: Kathleen Reavis, 210 East Olive Street, City of Fort Collins, CO 80524
970/224.6140

Forestry: Tim Buchanan, City of Fort Collins, 281 N. College Avenue,
Fort Collins, CO 80522
970/221.6361

Light and Power: Doug Martine, 700 Wood Street, City of Fort Collins, CO
80521
970/224.6152

**Developer's Contact Persons:
Project Manager:**

Jack Gianola, City of Fort Collins
Office: 970/221.6242
Mobile: 970/221.6242
fax: 970/221.6534
e-mail: jgianola@ci.fort-collins.co.us

Developer:

City of Fort Collins (Jack Gianola)
Office: 970/221.6242
Mobile: 970/221.6242
fax: 970/221.6534
e-mail: jgianola@ci.fort-collins.co.us

Owner(s):

City of Fort Collins (Jack Gianola)
Office: 970/221.6242
Mobile: 970/221.6242
fax: 970/221.6534
e-mail: jgianola@ci.fort-collins.co.us

Architect:

Bob West, Oz Architecture
Office: 303/449.8900
e-mail: bwest@ozarch.com

Planner:

BHA, Roger Sherman
Office: 970/223.7577
Fax: 970/223.1827

Civil Engineer:

Mike Carr, Sear-Brown Group
Office: 970/482.5922
fax: 970/482.6368
e-mail: michael.carr@searbrown.com

General Contractor:

Neenan, Inc., Bob Meserve
Mobile: 970/495.6319
Fax: 970/493.5869
Email: rdm@ftc.neenan.com

Outside Contact Persons:

U.S. West

Lynn Spencer, 3351 Eastbrook Drive, 2nd Floor West, Fort
Collins, CO 80525
970/377.6408

TCl of Fort Collins

Dennis Greenwalt, 1201 University Avenue, Fort Collins,
CO 80521
970/226.3104

Public Service Company

Jim Slagle, 1901 East Horsetooth Road, Fort Collins, CO
80525
970/225.7843

Poudre Fire Authority

Ron Gonzales, 102 Remington Street, Fort Collins, CO
80524
970/221.6570