

DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 04-17 Issuance Date: 12/15/04

Project Name: Myrtle Court Condominiums

Project A.K.A.: Myrtle Court, 607 Cowan Street

Project Location: 607 Cowan Street, southwest corner of Myrtle and Cowan Streets

Permittee: Steven Spanjer, Spanjer Construction Corp.

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>2,923.70</u>
	Total	\$	<u>3,223.70</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.

\$ 89,039.64

Form of security deposited with the City: L.O.C #444, First MainStreet Bank

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: _____

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

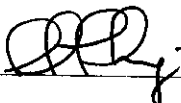
planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP's) that can be installed prior to construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

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: _____

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: 12/14/04

Approval for issuance:

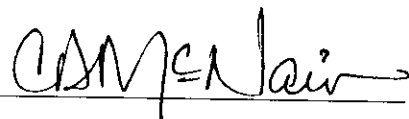
City Engineer Approval:  Date: 12/15/04
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Name, address and numbers

Project Name: Myrtle Court Condominiums
Project A.K.A.: Myrtle Court, 607 Cowan Street

City Staff Contact Persons:

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

Construction Inspector: Dan Peterson, 281 N. College Ave., 221-6605

Current Planner: Bob Barkeen, 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/

General Contractor:

Bill Nicholl

Gerrard Excavating

1739 S. County Rd 13C

Loveland, CO 80537

(970) 669-1463

Fax: (970) 669-1964

Developer/Owner:

Steven Spanjer

Spanjer Construction Corporation

5131 S. College Ave. A

Fort Collins, CO 80525

(970) 223-2664

Fax: (970) 282-8326

steves@spanjer.com

Architect/Planner:

Mark Schlang

Thomas Lang Architects

2899 N. Speer Blvd. Suite 102

Denver, CO 80211

(303) 477-4654

Fax: (303) 477-5505

Project Engineer:

Steven Strickland

SMS Engineering

9875 Marroon Circle

Englewood, CO 80112

(303) 471-2700

Fax: (303) 471-1650

FIRST MainStreet

First MainStreet
150 E. 29th Street, Suite 200
Loveland, CO 80538
970.223.3535 Phone
www.firstmainstreet.com

December 15, 2004

City of Fort Collins
Engineering Department
281 N. College Ave.
Fort Collins, Colorado 80524

Dear Sirs:

We hereby establish, at the request and for the account of Spanjer Myrtle Court Townhomes, LLC, in your favor as beneficiary, our Irrevocable Letter of Credit No. 444, in the amount of Eightynine Thousand and Thirtynine 64/100 Dollars (\$89,039.64) (as more fully described below), effective immediately and expiring at the close of banking business on June 15, 2007, at our office at 2900 South College Avenue, Fort Collins, CO 80525.

This Letter of Credit is intended for the funding required for the Myrtle Court Condominiums 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 June 15, 2007, against sight drafts in an aggregate cumulative amount not to exceed \$89,039.64, 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 \$89,039.64 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.

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 and 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 .

COPY

If you draw upon this letter of credit, our payment to you of the full amount of this letter of credit in accordance with the terms of this letter of credit shall discharge all obligations under this letter of credit and we shall have no obligation to make any further payments to you or to any other person under this letter of credit.

This letter of credit shall be subject to 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.

This Letter of Credit will be automatically extended without amendments 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 with an acknowledged receipt, either in hand or by certified mail. Any amendments to this Letter of Credit shall be made in the form of Exhibit 2 hereto.

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. The Bank may thereafter promptly issue an amendment to the Letter of Credit corresponding to the change or changes requested in such certificate.

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).

Sincerely,



Michael A. Brown
Vice President, Issuer

Issuing company name: First MainStreet National Association
Address: 2900 South College Avenue
Fort Collins, CO 80525
Phone Number: (970) 266-3535

EXHIBIT 1

CERTIFICATE

The City of Fort Collins hereby certifies as follows with respect to the certain Irrevocable Letter of Credit No. _____ dated _____, _____, 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 of behalf of the City of Fort Collins this _____ day of _____, _____.

THE CITY OF FORT COLLINS, COLORADO
A Municipal Corporation

By:
[Title]

EXHIBIT 2

Request for Amendment or Release of Letter of Credit # _____

The City of Fort Collins certifies that the person signing below is authorized to execute this Request for Amendment or Release of 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:

[Check applicable boxes.]

- The Letter of Credit is to be reduced to \$_____.
- The expiration date of the Letter of Credit is revised to be _____.
- The 60-day automatic one year renewal provision contained in the Letter of Credit is no longer in effect.
- Release Original Letter of Credit upon receipt of separate replacement Maintenance Letter of Credit in the amount of _____. (current value).
- Release Letter of Credit.

In witness whereof, the undersigned has executed this certificate on behalf of the City of Fort Collins this _____ day of _____, _____.

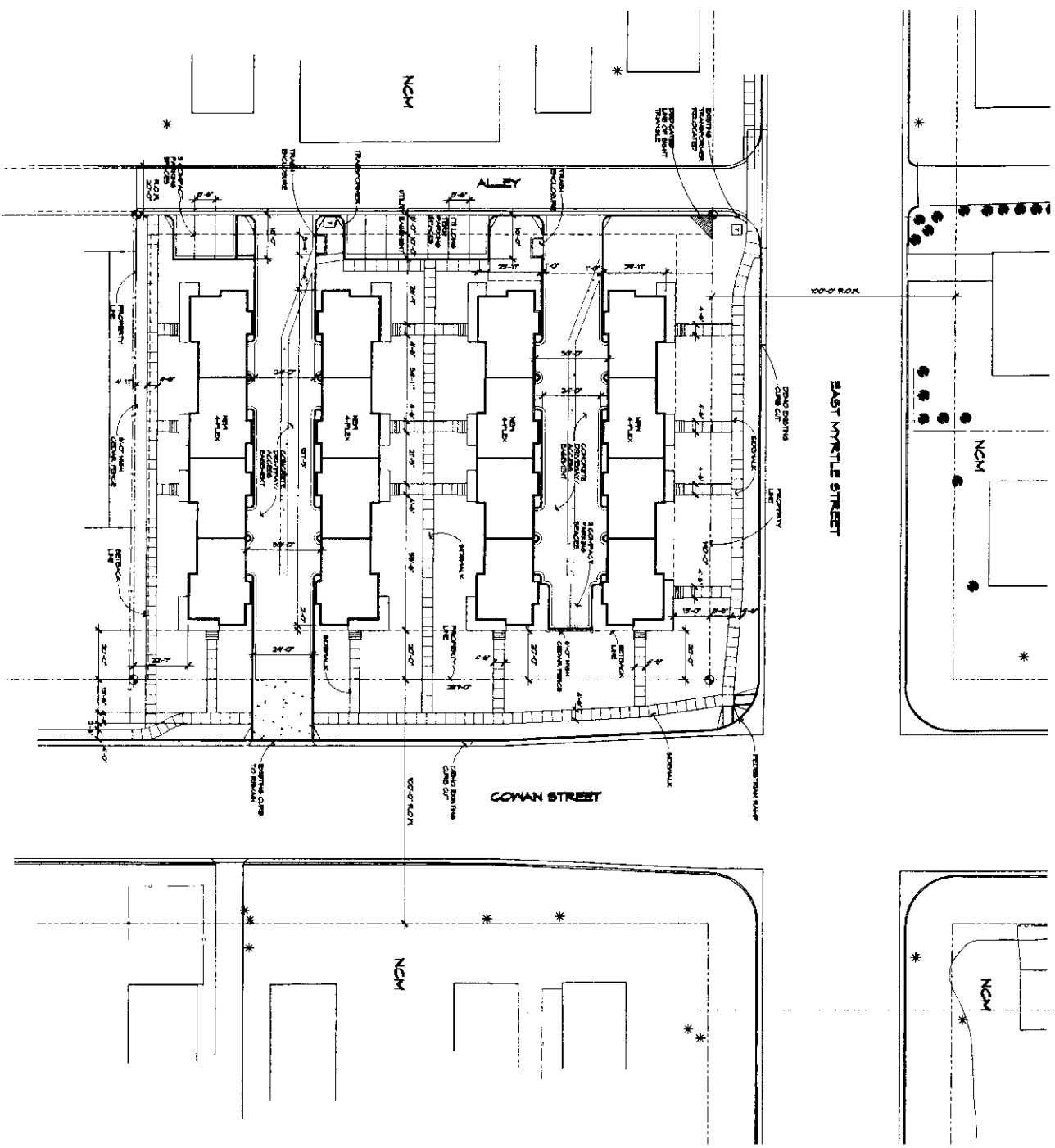
CITY OF FORT COLLINS, COLORADO
a Colorado municipal corporation

By:
(Name and Title)

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A		B		C		D		E		F		G		H	
[PROJECT NAME AS EXISTS ON THE DEVELOPMENT PERMIT]															
1 Myrtle Court Condominiums															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
DESCRIPTION	LIST ALL PUBLIC AND APPLICABLE (PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED MEASURE (PROVIDED BY THE PROJECT ENGINEER)	QUANTITY	INFRASTRUCTURE COST PER UNIT (COST ESTIMATE APPROVED BY THE CITY)	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE	(SAMPLE FORMULA)							
1	Storm Sewer	L.F.	0	\$0.00	\$0.00	\$0.60	\$0.00								
2	Reinforced Concrete Pipe	LF	54	\$48.40	\$2,613.60	\$0.60	\$32.40								
3	18" RCP	LF	88	\$20.10	\$1,768.80	\$0.60	\$52.80								
4	15" RCP	LF	54	\$0.00	\$0.00	\$0.60	\$32.40								
5	Trench	L.F.	0	\$0.00	\$0.00	\$3.00	\$0.00								
6	Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.00	\$0.00								
7	Water Quality Outlet Structure	EACH	1	\$5,700.00	\$5,700.00	\$3.00	\$3.00								
8	All Inlet Types	EACH	1	\$3,334.00	\$3,334.00	\$90.00	\$90.00								
9	Manhole	EACH	1	\$1,948.00	\$1,948.00	\$90.00	\$90.00								
10	Water & Sanitary Sewer														
11	Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.60	\$0.00								
12	Water Main	L.F.	0	\$0.00	\$0.00	\$0.60	\$0.00								
13	Trench	L.F.	0	\$0.00	\$0.00	\$0.60	\$0.00								
14	Sewer Service Line Stub 6"	EACH	5	\$1,500.00	\$7,500.00	\$60.00	\$300.00								
15	Water Service Line Stub 1-1/2"	EACH	5	\$3,460.00	\$17,300.00	\$60.00	\$300.00								
16	Fire Hydrant	EACH	0	\$0.00	\$0.00	\$60.00	\$0.00								
17	Manhole	EACH	0	\$0.00	\$0.00	\$90.00	\$0.00								
18	Valves	EACH	0	\$0.00	\$0.00	\$60.00	\$0.00								
19	Meter Pit (1-1/2") above	EACH	0	\$0.00	\$0.00	\$60.00	\$0.00								
20	Fitting (Bend, Tee, Cross)	EACH	0	\$0.00	\$0.00	\$30.00	\$0.00								
21	Water Main Connection	EACH	0	\$0.00	\$0.00	\$30.00	\$0.00								
22	Street System														
23	Grading	SY	635	\$2.25	\$1,428.75	\$0.30	\$0.00								
24	Alley	SY	982	\$2.25	\$2,206.50	\$0.30	\$0.00								
25	Private asphalt areas	LS	1	\$4,740.00	\$4,740.00	\$0.30	\$0.30								
26	Overlot	LS	1	\$5,570.00	\$5,570.00	\$0.30	\$0.30								
27	Cross pans, curb, border														
28	Pavement														
29	Alley	SY	635	\$21.15	\$13,430.25	\$0.30	\$90.00								
30	Private asphalt areas	SY	853	\$25.40	\$21,668.20	\$0.30	\$190.50								
31	Patching Cowan and Myrtle	SY	215	\$39.70	\$8,535.50	\$0.30	\$64.50								
32	Curb & Gutter														
33	Alley														
34	Border	L.F.	255	\$11.00	\$2,805.00	\$0.80	\$224.00								
35	Roll curb	LF	255	\$15.40	\$3,927.00	\$0.80	\$224.00								
36	Cowan and Myrtle														
37	4.5' walks	LF	430	\$11.25	\$4,837.50	\$0.80	\$364.00								
38	Radii, cross pans	SF	875	\$4.70	\$4,122.50	\$0.10	\$142.50								
39	Handicap ramps	SF	18	\$79.45	\$1,430.10	\$0.80	\$34.40								
40	Concrete drive	SF	598	\$4.68	\$2,798.64	\$0.80	\$498.40								
41	Private drives														
42	3' pan	LF	261	\$12.10	\$3,158.10	\$0.80	\$208.80								
43	Pan with curb	LF	24	\$26.40	\$633.60	\$0.80	\$192.00								
44	Trash pads	SF	90	\$9.10	\$819.00	\$0.10	\$9.00								
45	Curb and gutter	LF	764	\$13.20	\$10,092.80	\$0.80	\$611.20								
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59															
60															
61															
62															
												TOTAL INSPECTION FEE		\$2,923.70	
												TOTAL INFRASTRUCTURE COST		\$89,039.64	

PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.



GENERAL NOTES

LOCATION: 310 CORNER OF COWAN & MYRTLE
 ZONING: NCU
 DISTRICT: 40/200 ST. (100' HEIGHT)
 HEIGHT LIMIT: 3 STORIES

SITE DATA

LOT: 1.41 ACRES
 LOT AREA: 101,100 SQ. FT.
 (3) IMPROVED PARCELS SHOWN

BUILDING DATA

LOT: 1.41 ACRES
 UNIT TYPE: 1-BEDROOM
 UNITS: 100
 TOTAL GROSS AREA: 200,000 SQ. FT.
 TOTAL GROSS AREA WITH BUILDING: 200,000 SQ. FT.
 TOTAL GROSS FLOOR AREA: 200,000 SQ. FT.
 TOTAL GROSS VOLUME: 200,000 CU. FT.
 FINISHED FLOOR AREA: 100,000 SQ. FT.
 FINISHED VOLUME: 100,000 CU. FT.

DIRECTOR OF PLANNING

Approved by the Director of Planning of the City of Fort Collins, Colorado.
 Date: _____

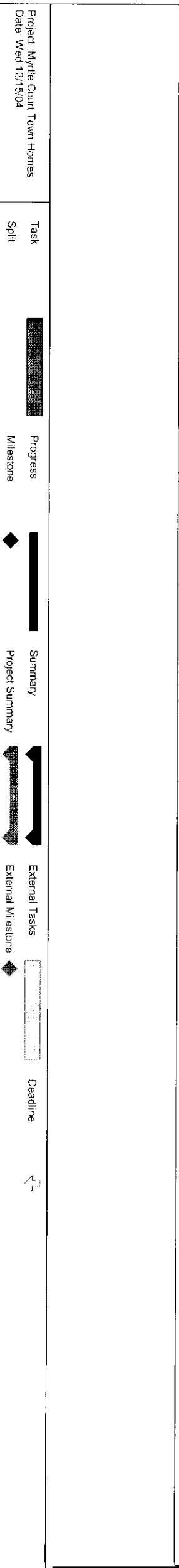
OWNER'S CERTIFICATION

The undersigned hereby certifies that the information contained herein is true and correct to the best of his/her knowledge and belief, and that the same has been prepared by him/herself or by a duly licensed professional person under his/her direct supervision and control, and that the same has not been prepared by any other person or firm.

Owner (Typed): _____ Date: _____
 Title of _____
 Address: _____
 City: _____ State: _____
 Zip: _____

<p>A-1</p>	<p>RESIDENTIAL PROPOSED DEVELOPMENT</p>	<p>PROJ. NO. TL-C-098 DATE: FEB. 9, 2004 SCALE: AS NOTED</p>	<p>MYRTLE COURT CONDOMINIUMS FORT COLLINS, COLORADO OWNER: COWAN STREET PROPERTIES, LLC 2700 ALCOCK STREET, SUITE 400 FORT COLLINS, COLORADO 80521 (970) 221-0299</p>	<p>TOMAS LANG ARCHITECTS, LLC 5177 South Pepp Street Fort Collins, Colorado 80526 (970) 794-2004</p>
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ID	Task Name	Duration	Start	Finish
1	Lot Development	81 days	Fri 12/17/04	Fri 4/8/05
2	Asbestos Abatement	4 days	Fri 12/17/04	Wed 12/22/04
3	Demolition House/Trees	5 days	Mon 1/3/05	Fri 1/7/05
4	Grading	10 days	Mon 1/10/05	Fri 1/21/05
5	Wet Utilities	15 days	Mon 1/24/05	Fri 2/11/05
6	Wet Utilities Alley	10 days	Mon 2/14/05	Fri 2/25/05
7	Building pads ready	0 days	Fri 2/25/05	Fri 2/25/05
8	Dry utilities	10 days	Fri 2/25/05	Thu 3/10/05
9	Prep grade concrete	8 days	Tue 3/1/05	Thu 3/10/05
10	Curb and Gutter	5 days	Fri 3/11/05	Thu 3/17/05
11	Curb and Gutter Alley	5 days	Fri 3/18/05	Thu 3/24/05
12	Sidewalks Cowan and Myrtle	5 days	Tue 3/22/05	Mon 3/28/05
13	Prep grade Paving	8 days	Wed 3/23/05	Fri 4/1/05
14	Paving drives and Alley	5 days	Mon 4/4/05	Fri 4/8/05
15	Streets Myrtle and Cowan	12 days	Mon 3/21/05	Tue 4/5/05
16	Cuts/ Utility connections	10 days	Mon 3/21/05	Fri 4/1/05
17	Pavement Patch	2 days	Mon 4/4/05	Tue 4/5/05



Project: Myrtle Court Town Homes
 Date: Wed 12/15/04

Task Split

Progress Milestone

Summary Project Summary

External Tasks External Milestone

Deadline

**DEVELOPMENT CONSTRUCTION PERMIT
APPLICATION**

(2/16/99)

For City use only: Application Number: A016-04 Application Date: 6-4-04

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, Katie Moore, at 221-6605.
3. Submit the Application and pay the Application Fee at the fee at the Engineering counter at 281 N. College Avenue.

PROJECT INFORMATION:

Project Name (as approved by the City):

Myrtle Court

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

Project Location: North West corner of Cowen + Myrtle

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

Individual Name: Steven Spanjer
Company Name: Spanjer Construction Corporation
Address: 5131 S. College Ave 4 Fort Collins, CO 80525
Phone number(s):
Office: 970-223-2667
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: Bill Nicholl
Company Name: Griffard Excavating
Address: 1739 S County Rd 13c Loveland CO 80537
Phone number(s):
Office: 970-669-1463
Cellphone:
Fax number: 970-669-1964
Email:

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

Individual Name: Steven Spanjer
Company Name: Spanjer Construction Corp
Address: 5131 South College Ave A
Phone number(s):
Office: 970-223-2664
Cellphone: _____
Fax number: 970-282-8326
Email: Stevs@spanjer.com

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: Steven Strickland
Company Name: SMS Engineering
Address: 9785 Maroon Circle Englewood CO 80112
Phone number(s):
Office: 303-471-2700
Cellphone: _____
Fax number: 303-471-1650
Email: _____
Professional License Number: 31237

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

Individual Name: Mark Schlang
Company Name: Tomas Lang Architects
Address: 2899 N. Speer Blvd. Suite 102 Denver, CO 80211
Phone number(s):
Office: 303-477-4654
Cellphone: _____
Fax number: 303-477-5505
Email: _____

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: Steve Spanjer
Company Name: Spanjer Const Corp
Address: 5131 S. College Ave "A" Fort Collins, CO 80525
Phone number(s):
Office: 970-223-2664
Cellphone: _____
Fax number: 970-282-8326
Email: Stevs@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: _____
Company Name : _____
Address: _____
Phone number(s):
 Office: _____
 Cellphone: _____
 Fax number: _____
Email: _____

Utility contractor:

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

Concrete contractor for flat work:

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

Concrete contractor for structures:

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

Paving contractor:

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

Landscape contractor:

Individual Name: _____
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
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
STEVEN Spanjer	Spanjer Const. President
TARA Buckner	Spanjer Const. CONST. Manger
Bill Nicholl	Gerrard Exc. General Manager
Flyod	Gerrard Exc Supervisor

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: \$ 82,262

Private infrastructure, estimated cost: \$ 131,143

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: 6/21/09