

## DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 05-02 Issuance Date: 2/8/05

Project Name: Atrium Suites

Project A.K.A.: \_\_\_\_\_

Project Location: 502 West Laurel Street, Fort Collins, CO 80521

Permittee: Brett Brown, Dohn Construction

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>1,388.00</u>
	Total	\$	<u>1,688.00</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.

\$ 25,904.00

Form of security deposited with the City: \_\_\_\_\_

### 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.

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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

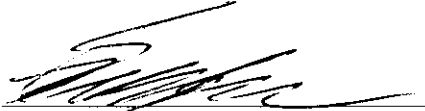
planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP's) that can be installed prior to construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

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: Please contact Light and Power prior to beginning work on the sewer connection out to the alley.

**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: 2/8/05

**Approval for issuance:**

for City Engineer Approval:  Date: 2/8/05  
(Permit Issuance Date)

**EXHIBIT "A"**

**DEVELOPMENT PROJECT CONTACT PERSONS**

**Project Name:** Atrium Suites  
**Project A.K.A.:** 502 W. Laurel St.

**City Staff Contact Persons:**

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

**Construction Inspector:** Dave Burke, 281 N. College Ave., 221-6605

**Current Planner:** Ted Shepard, 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  
970 224-6062

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

**Transportation Planning:** Kathleen Bracke  
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

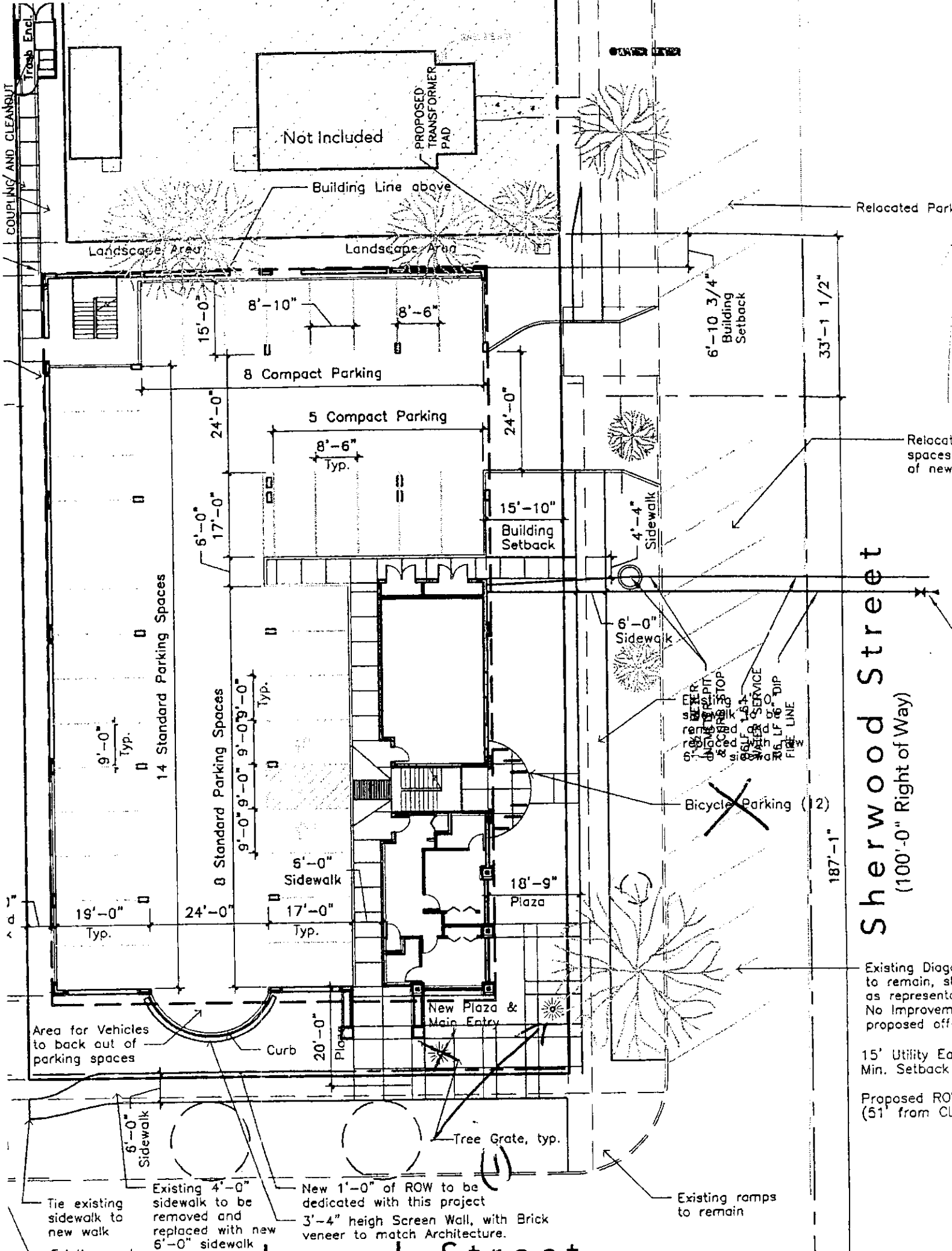
**Developer' Contact Persons:**

**Project Manager/GC:** **Brett Brown**  
**Dohn Construction, Inc.**  
2642 Midpoint Drive Unit A  
Fort Collins, CO  
(970) 490-1855  
fax (970) 490-6093  
bbrown@dohnconstruction.com

**Developer/Owner:** **Barbra Siek**  
**Atrium Suites, LLC**  
PO Box 1613  
Fort Collins, CO  
(970) 226-0650  
fax (970) 226-8648

**Architect/Planner:** **Bob Mechels**  
**Vaught-Frye Architects**  
401 West Mountain Ave. Suite 200  
Fort Collins, CO  
(970) 224-1191  
(970) 224-1662

**Project Engineer:** **Jay Davis**  
**DMW Civil Engineers**  
1435 W. 29<sup>th</sup> St.  
Loveland, CO  
(970) 461-2661  
(970) 461-2665



Relocated Park

Relocat spaces of new

# Sherwood Street (100'-0" Right of Way)

Existing Diago to remain, sti as representa No Improve proposed off-

15' Utility Ea: Min. Setback

Proposed ROW (51' from CL

COUPLING AND CLEANOUT

Trash Encl.

Not Included

PROPOSED TRANSFORMER PAD

Building Line above

Landscape Area

Landscape Area

8'-10"

8'-6"

15'-0"

8 Compact Parking

5 Compact Parking

8'-6" typ.

15'-10" Building Setback

4'-4" Sidewalk

6'-10 3/4" Building Setback

33'-1 1/2"

14 Standard Parking Spaces

8 Standard Parking Spaces

9'-0" typ.

9'-0" typ.

9'-0" typ.

9'-0" typ.

9'-0" typ.

9'-0" typ.

9'-0" typ.

9'-0" typ.

5'-0" Sidewalk

18'-9" Plaza

Bicycle Parking (2)

187'-1"

19'-0" typ.

24'-0"

17'-0" typ.

Area for Vehicles to back out of parking spaces

Curb

20'-0" Plaza

New Plaza & Main Entry

Tree Grate, typ.

Existing ramps to remain

Tie existing sidewalk to new walk

Existing 4'-0" sidewalk to be removed and replaced with new 6'-0" sidewalk

New 1'-0" of ROW to be dedicated with this project 3'-4" high Screen Wall, with Brick veneer to match Architecture.

**"PROJECT QUANTITIES AND COST ESTIMATE SHEET"**

A		B		C		D		E		F		G		H	
1	2	3		4		5		6		7		8		9	
Atrium Suites		DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)		UNITS OF ESTIMATED MEASURE		QUANTITY (PROVIDED BY THE PROJECT ENGINEER)		INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE (COST ESTIMATE APPROVED BY THE CITY)		TOTAL ESTIMATED INFRASTRUCTURE COST		INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)		TOTAL INSPECTION FEE	
7		<u>Storm Sewer</u>		EACH		1				\$0.00		\$103.00		\$103.00	
8		Sidewalk Chase Drain													
11		<u>Water &amp; Sanitary Sewer</u>													
12		Sanitary Sewer Main		L.F.		0		\$27.00		\$0.00		\$0.70		\$0.00	
13		Water Main		L.F.		90		\$15.00		\$1,350.00		\$0.70		\$70.00	
14		Trench		L.F.		90		\$7.00		\$630.00		\$0.70		\$70.00	
15		Water/Sewer Service Line Stub		EACH		3		\$0.00		\$0.00		\$70.00		\$210.00	
16		Fire Hydrant		EACH		0		\$0.00		\$0.00		\$70.00		\$0.00	
17		Manhole		EACH		0		\$0.00		\$0.00		\$103.00		\$0.00	
18		Valves		EACH		0		\$0.00		\$0.00		\$70.00		\$0.00	
19		Meter Pit (1")		EACH		1		\$1,500.00		\$1,500.00		\$35.00		\$35.00	
20		Fitting ( Bend, Tee, Cross )		EACH		2		\$175.00		\$350.00		\$35.00		\$70.00	
21		Water Main Connection		EACH		1		\$2,500.00		\$2,500.00		\$35.00		\$35.00	
23		<u>Street System</u>													
24		Grading		L.S.		8,550		\$1.00		\$8,550.00		\$0.45		\$103.00	
25		Pavement		S.Y.		66		\$68.00		\$4,488.00		\$1.00		\$90.00	
26		Curb & Gutter		L.F.		70		\$12.00		\$840.00		\$1.00		\$340.00	
27		Detached Sidewalk		L.F.		320		\$17.80		\$5,696.00		\$1.00		\$70.00	
28		Pedestrian Ramps		L.F.		32		\$32.00		\$1,024.00		\$1.00		\$103.00	
29		Apron		S.Y.		44		\$8.00		\$396.00		\$0.45		\$103.00	
30		Crossspan		S.Y.		9		\$42.00		\$378.00		\$0.45		\$103.00	
31															
32															
33															
34															
35															
36															
37															
										<b>TOTAL INSPECTION FEE</b>		<b>\$1,402.00</b>			
										<b>TOTAL PUBLIC INFRASTRUCTURE COST</b>		<b>\$25,904.00</b>			

1,388

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



IREVOCABLE LETTER OF CREDIT  
Letter of Credit Number 00303

Date: February 8, 2005

Beneficiary:

City of Fort Collins  
Engineering Department  
281 N. College Avenue  
Fort Collins, CO 80524

To Whom It May Concern:

For the account of Barbara Siek, we hereby authorize you to drawn on us at sight up to an aggregate amount of \$25,904.00.

This Letter of Credit is intended for the funding required for the Atrium Suites, LLC 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.

Drafts drawn under this Letter of Credit must specify the date and the number of the Letter of Credit and must be presented at the office identified below not later than February 8, 2006.

This Letter of Credit sets forth in full the terms of our obligations to you, and such undertaking shall not in any way be modified or amplified by any agreement in which this Letter of Credit relates, and any such reference shall not be deemed to incorporate herein by reference any agreement.

This Letter of Credit is irrevocable, unconditional, non-transferable and non-assignable.

We hereby agree with you that sight drafts drawn under, and in compliance with, the terms of this Letter of Credit will be duly honored at:

Centennial Bank of the West  
1550 E. Harmony Road  
Fort Collins, CO 80525

Unless otherwise expressly stated, this Letter of Credit is subject to the International Chamber of Commerce, Uniform Customs and Practice for Commercial Documentary Credits; 1993 Revision – International Chamber of Commerce Publication No. 500.

Sincerely,

By:   
Authorized Signer

Title: Senior Vice President

**COPY**

**DEVELOPMENT CONSTRUCTION PERMIT  
APPLICATION**  
(2/16/99)

For City use only: Application Number: \_\_\_\_\_ Application Date: \_\_\_\_\_

• 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):**

At Home

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

508 West Lovell St  
Fort Collins, CO 80521

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

Individual Name: Paul J. Smith  
Company Name: Landmark, LLC  
Address: 1234 Smith St  
Phone number(s):  
Office: (970) 221-0100  
Cellphone: \_\_\_\_\_  
Fax number: (970) 221-2500  
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):

Individual Name: Paul J. Smith  
Company Name: Landmark, LLC  
Address: 2042 1/2 St, Fort Collins, CO  
Phone number(s):  
Office: (970) 493-1212  
Cellphone: \_\_\_\_\_  
Fax number: (970) 493-6022  
Email: psmith@landmarkllc.com

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

Individual Name: Bill - E...  
Company Name: \_\_\_\_\_  
Address: 1111 - 1st St  
Phone number(s):  
Office: (970) 400-1111  
Cellphone: \_\_\_\_\_  
Fax number: (970) 400-6000  
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):

Individual Name: J. L...  
Company Name: DMW Co. Engineers  
Address: 1935 W. 7th St. Loveland  
Phone number(s):  
Office: (970) 461-2601  
Cellphone: \_\_\_\_\_  
Fax number: (970) 461-2603  
Email: \_\_\_\_\_  
Professional License Number: \_\_\_\_\_

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

Individual Name: Bob Mercer  
Company Name: Garbin Eye Architects  
Address: 401 W. 7th St. Suite 200  
Phone number(s):  
Office: (970) 224-1191  
Cellphone: \_\_\_\_\_  
Fax number: (970) 224-1662  
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: Frank - ...  
Company Name: Frank - ...  
Address: Frank - ...  
Phone number(s):  
Office: (970) 224-2850  
Cellphone: \_\_\_\_\_  
Fax number: (970) 224-2840  
Email: \_\_\_\_\_

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

Individual Name: Eric Brown  
Company Name: Eric Brown Construction, Inc.  
Address: 2201 W. 11th St. Fort Collins, CO  
Phone number(s):  
Office: 970-499-1111  
Cellphone: \_\_\_\_\_  
Fax number: 970-499-6012  
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
Brett Brown	Project Manager
Rick Elain	Superintendent

**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: \$ 21,405.00

Private infrastructure, estimated cost: \$ 10,680.00

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: [Signature] Date: 1/29/05