

DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 05-01 Issuance Date: 1/25/15

Project Name: Old Town Lofts

Project A.K.A.: _____

Project Location: 200 S. College Avenue, Fort Collins, CO 80521

Permittee: Roger Curtiss

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 prior to issuance of this permit)	\$	<u>150.00</u>
	Construction Inspection Fee (paid prior to issuance of this permit)	\$	<u>1,133.00</u>
	Total	\$	<u>1,283.00</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.

\$ 17,718.00

Form of security deposited with the City: Letter of Credit

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: THE PERMITTEE MUST MEET W/THE CITY INSPECTOR PRIOR TO ANY WORK IN THE ROW TO VIDEOTAPE THE EXISTING DIVERS & SIDEWALK. ALL DIVERS & SIDEWALK TO BE REPLACED OR REPAIRED TO ORIGINAL CONDITION.

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: Roger A. Quiss Date: Jan 12, 2005

Approval for issuance:

City Engineer Approval: Cam F. Blair Date: 1/24/05
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Old Town Lofts

City Staff Contact Persons:

Development Engineer: Susan Joy 970-221-6605

Construction Inspector: Dave Burke 970-218-1740

Building and Zoning: Peter Barnes 970-221-6760

Water Utilities Engineer: Jeff Hill 970-221-6674

Erosion Control Inspector: Bob Zakely 970-224-6063

Natural Resources: Doug Moore 224-6143

Traffic Operations: Eric Bracke 970-224-6062

Street closures: Syl Mireles 970-221-6815

Transportation Planning: David Averill 416-2643

Forestry: Tim Buchanan 970-221-6361

Light and Power: Doug Martine 970-224-6152

Developer' Contact Persons:

Project Manager: Roger Curtiss
Northern Engineering Services
420 S. Howes
Fort Collins, CO 80521
970-221-4158 office 970-221-4159 fax
bud@northernengineering.com

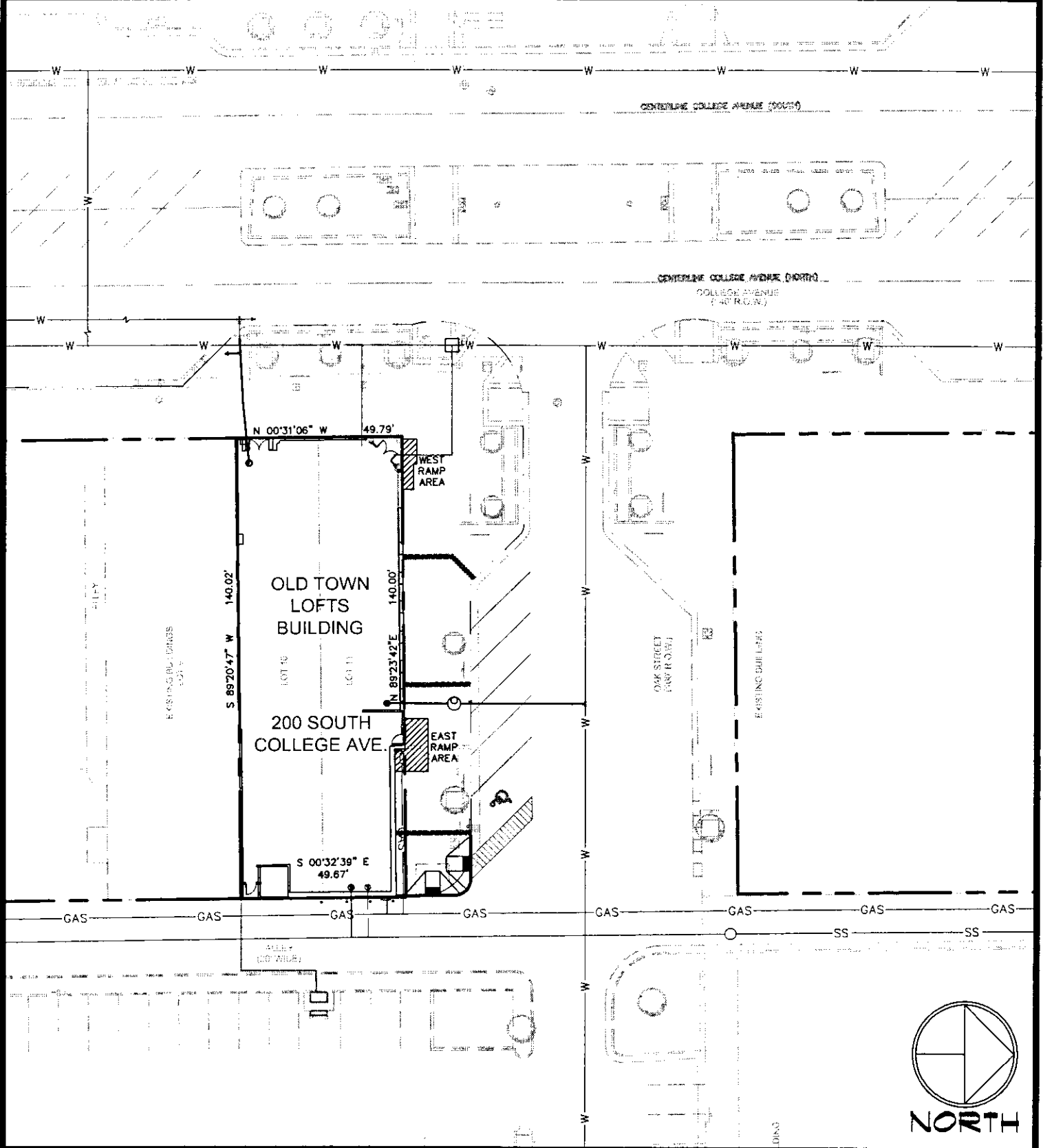
Developer: Mike Tilley
Front Range Land Resources
1301 Wazee Street, Suite 4D
Denver, CO 80204
303-629-0199 office 970-222-5645 cell
miketilley1@msn.com

Architect/Planner: Bob Michels
Vaught Frye
401 W. Mountain Avenue
Fort Collins, CO 80521
970-221-1191 office 970-224-1662 fax

Project Engineer: Roger Curtiss
Northern Engineering Services
420 S. Howes
Fort Collins, CO 80521
970-221-4158 office 970-221-4159 fax
bud@northernengineering.com

General Contractor: Brett Brown
Dohn Construction
2642 Midpoint Drive, Unit A
Fort Collins, CO 80526
970-490-1855 office 970-490-6093 fax

SITE PLAN EXHIBIT FOR ENCROACHMENT PERMIT



N **NORTHERN ENGINEERING SERVICES, INC**

420 South Howes Street, Suite 202, Fort Collins, Colorado 80521
Phone: (970) 221-4158, Fax: (970) 221-4159
www.northernengineering.com

OLD TOWN LOFTS BUILDING
200 SOUTH COLLEGE AVE.

DRAWN BY:	N. Haws
SCALE:	1in=40ft
ISSUED:	30-DEC-04

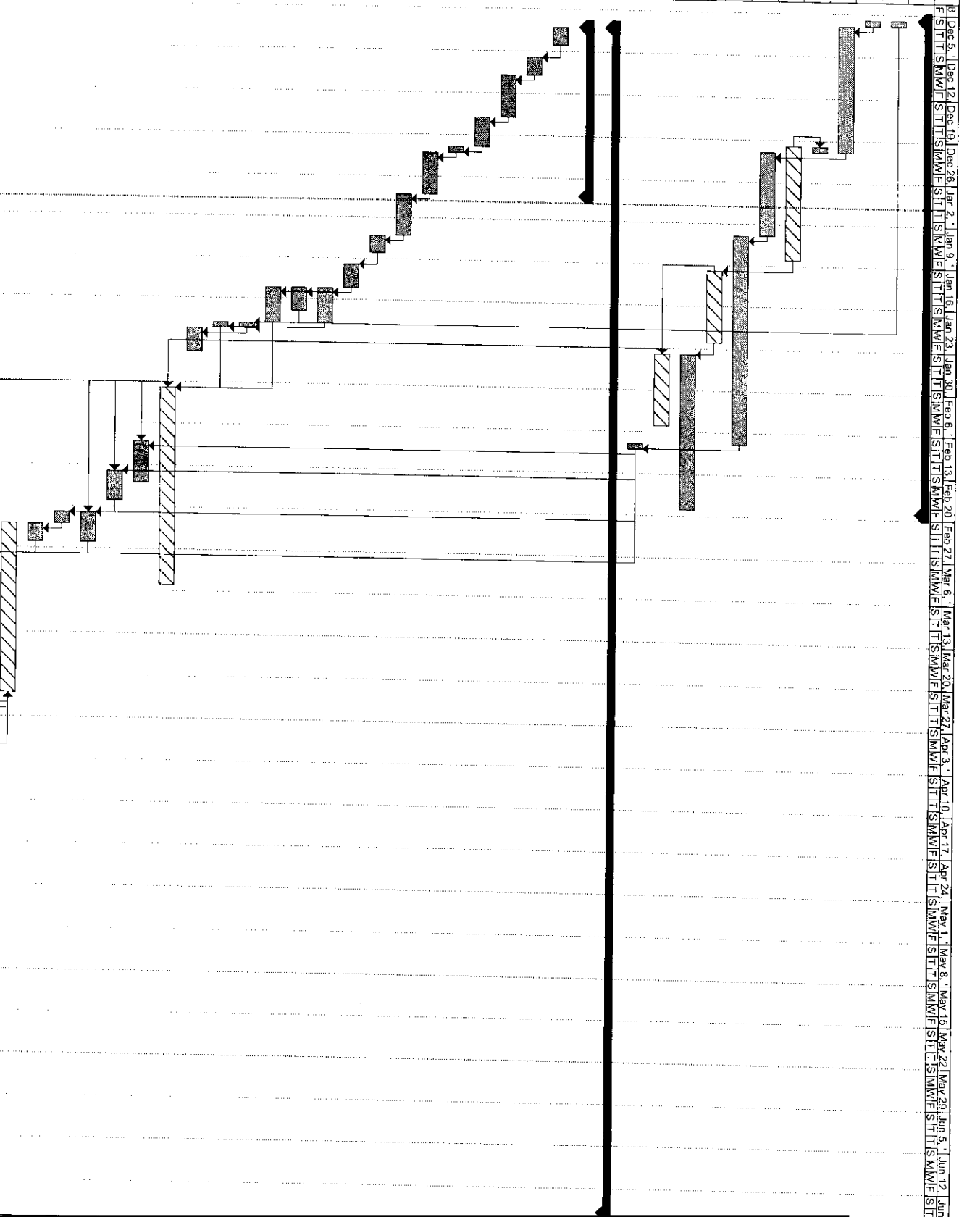
SHEET NO:	SKT-1
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"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A	B	C	D	E	F	G	H
1	2	3	4	5	6	7	8
DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE *PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED MEASURE (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		
200 South College							
Storm Sewer							
Reinforced Concrete Pipe	L.F.	\$0.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00
Trench	L.F.	\$30.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00
Concrete Headwall	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00	\$0.00	\$0.00
Water Quality Outlet Structure	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00	\$0.00	\$0.00
All Inlet Types	EACH	\$0.00	\$0.00	\$103.00	\$0.00	\$0.00	\$0.00
Manhole	EACH	\$0.00	\$0.00	\$103.00	\$0.00	\$0.00	\$0.00
Water & Sanitary Sewer							
Sanitary Sewer Main	L.F.	\$0.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00
Water Main	L.F.	\$0.00	\$0.00	\$0.70	\$0.00	\$0.00	\$0.00
Trench	L.F.	\$2.00	\$68.00	\$0.70	\$0.00	\$0.00	\$0.00
Water/Sewer Service Line Stub	EACH	\$1,000.00	\$3,000.00	\$70.00	\$0.00	\$0.00	\$0.00
Fire Hydrant	EACH	\$1,800.00	\$1,800.00	\$70.00	\$0.00	\$0.00	\$0.00
Manhole	EACH	\$0.00	\$0.00	\$103.00	\$0.00	\$0.00	\$0.00
Valves	EACH	\$800.00	\$800.00	\$70.00	\$0.00	\$0.00	\$0.00
Meter Pit (2")	EACH	\$2,000.00	\$2,000.00	\$35.00	\$0.00	\$0.00	\$0.00
Fitting (Bend, Tee, Cross)	EACH	\$500.00	\$500.00	\$35.00	\$0.00	\$0.00	\$0.00
Water Main Connection	EACH	\$1,000.00	\$2,000.00	\$35.00	\$0.00	\$0.00	\$0.00
Street System							
Grading	L.S.	\$0.00	\$0.00	\$0.45	\$0.00	\$0.00	\$0.00
Pavement	S.Y.	\$150.00	\$1,500.00	\$1.00	\$0.00	\$0.00	\$0.00
Curb & Gutter	L.F.	\$15.00	\$1,650.00	\$1.00	\$0.00	\$0.00	\$0.00
Sidewalk	L.F.	\$40.00	\$4,400.00	\$1.00	\$0.00	\$0.00	\$0.00
Pedestrian Ramps	L.F.	\$1,500.00	\$3,000.00	\$1.00	\$0.00	\$0.00	\$0.00
Apron	S.Y.	\$0.00	\$0.00	\$0.45	\$0.00	\$0.00	\$0.00
Crossspan	S.Y.	\$0.00	\$0.00	\$0.45	\$0.00	\$0.00	\$0.00
TOTAL INSPECTION FEE					\$1,133.00		
TOTAL PUBLIC INFRASTRUCTURE COST					\$17,718.00		

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

ID	Task Name	Duration	Start	Finish
1	Pre-Construction	60 days	Mon 12/6/04	Fri 2/25/05
2	Building Permit	1 day	Mon 12/6/04	Mon 12/6/04
3	Order Bar Joist & Deck	1 day	Mon 12/6/04	Mon 12/6/04
4	Prepare Joist & Deck Shops	15 days	Tue 12/27/04	Mon 12/27/04
8	Order Structural Steel	1 day	Mon 12/27/04	Mon 12/27/04
9	Prepare Structural Steel Shops	15 days	Mon 12/27/04	Fri 1/14/05
5	Review Joist & Deck Shops	10 days	Tue 12/28/04	Mon 1/10/05
6	Fabricate Joist & Deck	25 days	Tue 1/11/05	Mon 2/14/05
10	Review Structural Steel Shops	10 days	Mon 1/17/05	Fri 1/28/05
11	Fabricate Structural Steel	20 days	Mon 1/31/05	Fri 2/25/05
12	Deliver Structural Steel	10 days	Mon 1/31/05	Fri 2/11/05
7	Deliver Joist & Deck	1 day	Tue 2/15/05	Tue 2/15/05
13	Building Construction	141 days	Wed 12/8/04	Wed 6/22/05
14	Interior Demolition	20 days	Wed 12/8/04	Tue 1/4/05
15	Basement Finishes	3 days	Wed 12/8/04	Fri 12/10/04
16	Demo Interior MEP	3 days	Mon 12/13/04	Wed 12/15/04
17	Main Floor Finishes	5 days	Thu 12/16/04	Wed 12/22/04
18	Abate Asbestos	3 days	Thu 12/23/04	Mon 12/27/04
19	Saw Cut Slab	1 day	Tue 12/28/04	Tue 12/28/04
20	Demo Slabs	5 days	Wed 12/29/04	Tue 1/4/05
21	Excavation	5 days	Wed 1/5/05	Tue 1/11/05
22	Form & Pour Foundation	3 days	Wed 1/12/05	Fri 1/14/05
23	Back Fill	4 days	Mon 1/17/05	Thu 1/20/05
24	Underground Plumbing	4 days	Fri 1/21/05	Wed 1/26/05
25	Underground Electrical	2 days	Fri 1/21/05	Mon 1/24/05
28	Cut Penetrations in Floor & Roof	4 days	Fri 1/21/05	Wed 1/25/05
26	Underground Inspections	1 day	Thu 1/27/05	Thu 1/27/05
29	Remove Roof Top Equipment	1 day	Thu 1/27/05	Thu 1/27/05
27	Pour Back Slab on Grade	2 days	Fri 1/28/05	Mon 1/31/05
30	Erect Beams & Columns	25 days	Mon 2/7/05	Fri 3/11/05
31	Bar Joist & Deck 2nd Floor	5 days	Wed 2/16/05	Tue 2/22/05
32	Bar Joist & Deck 3rd Floor	5 days	Mon 2/21/05	Fri 2/25/05
33	Bar Joist & Deck 4th Floor	5 days	Mon 2/28/05	Fri 3/4/05
35	Rough MEP @ Penetrations 2nd Floor	2 days	Mon 2/28/05	Tue 3/1/05
39	Pour Slab On Deck 2nd Floor	3 days	Wed 3/2/05	Fri 3/4/05
43	Exterior Steel Framing & Sheeting	20 days	Wed 3/2/05	Tue 3/29/05



ID	Task Name	Duration	Start	Finish
34	Bar Joist & Deck Roof	5 days	Mon 3/7/05	Fri 3/11/05
36	Rough MEP @ Penetrations 3rd Floor	2 days	Mon 3/7/05	Tue 3/8/05
48	Basement Interior Walls	5 days	Mon 3/7/05	Fri 3/11/05
49	First Floor Interior Walls	5 days	Mon 3/7/05	Fri 3/11/05
40	Pour Slab On Deck 3rd Floor	3 days	Wed 3/9/05	Fri 3/11/05
37	Rough MEP @ Penetrations 4th Floor	2 days	Mon 3/14/05	Tue 3/15/05
50	Second Floor Interior Walls	5 days	Mon 3/14/05	Fri 3/18/05
53	Basement MEP Roughs	5 days	Mon 3/14/05	Fri 3/18/05
54	First Floor MEP Roughs	10 days	Mon 3/14/05	Fri 3/25/05
38	Rough MEP @ Penetrations Roof	2 days	Wed 3/16/05	Thu 3/17/05
41	Pour Slab On Deck 4th Floor	3 days	Wed 3/16/05	Fri 3/18/05
46	Install Roofing	15 days	Wed 3/16/05	Tue 4/5/05
42	Pour Slab On Deck Roof	3 days	Fri 3/18/05	Tue 3/22/05
51	Third Floor Interior Walls	5 days	Mon 3/21/05	Fri 3/25/05
55	Second Floor MEP Roughs	10 days	Mon 3/21/05	Fri 4/1/05
52	Fourth Floor Interior Walls	5 days	Wed 3/23/05	Tue 3/29/05
44	Back W/rap Openings	5 days	Thu 3/24/05	Wed 3/30/05
56	Third Floor MEP Roughs	10 days	Mon 3/28/05	Fri 4/8/05
57	Fourth Floor MEP Roughs	10 days	Wed 3/30/05	Tue 4/12/05
45	Set Windows & Ext. Doors	10 days	Thu 3/31/05	Wed 4/13/05
47	Building Dry In	1 day	Thu 4/14/05	Thu 4/14/05
58	Northern Engineering Tenant Finish	49 days	Fri 4/15/05	Wed 6/22/05
59	Rough Inspections	1 day	Fri 4/15/05	Fri 4/15/05
50	Insulation	3 days	Mon 4/18/05	Wed 4/20/05
61	Drywall	10 days	Thu 4/21/05	Wed 5/4/05
62	Prime	1 day	Thu 5/5/05	Thu 5/5/05
63	Texture	2 days	Fri 5/6/05	Mon 5/9/05
64	Finish Trim	2 days	Tue 5/10/05	Wed 5/11/05
65	Paint	3 days	Tue 5/10/05	Thu 5/12/05
66	Install Grid	3 days	Fri 5/13/05	Tue 5/17/05
67	Cabinets & Casework	10 days	Fri 5/13/05	Thu 5/26/05
68	Hard Surfaces	5 days	Fri 5/13/05	Thu 5/19/05
70	Interior Trim	10 days	Fri 5/13/05	Thu 5/26/05
75	Electrical Trim	3 days	Fri 5/13/05	Tue 5/17/05
69	HVAC Trim	3 days	Wed 5/18/05	Fri 5/20/05
71	Drop Heads in fire Sprinkler	2 days	Wed 5/18/05	Thu 5/19/05

Project: Old Town Lots
 Date: Thu 1/6/05

Task Critical Task

Progress Milestone

Summary Rollover Task

Rollover Critical Task

Rollover Milestone

Rollover Progress Split

External Tasks Project Summary

External Milestone Deadline

DEVELOPMENT CONSTRUCTION PERMIT
APPLICATION

(2/16/99)

For City use only: Application Number: N44-U Application Date: 1/20/5

Permit application fee: \$ 300.00 150.00

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 SUSAN BY 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):

OLD TOWN LOFTS

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

Project Location: ZOO SOUTH COLLEGE

FT. COLLINS COLORADO

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

Individual Name: MIKE TILLEY

Company Name: FRONT RANGE LAND RESOURCES

Address: 1301 WAZEE STREET 4-D DENVER, COLORADO

Phone number(s): 80204

Office: 303.629.0199

Cellphone: 970.222.5145

Fax number: 303.600.7644

Email: miketilley1@msn.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: ROGER CURTISS

Company Name: NORTHERN ENGINEERING SERVICES

Address: 420 S. HOWES

Phone number(s):

Office: 221.4158

Cellphone: 690.0928

Fax number: 221.4159

Email: bud@northernengineering.com

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

Individual Name: ROGER CURTISS
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
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: ROGER CURTISS
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____
Professional License Number: _____

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

Individual Name: BOB MECHELS
Company Name : VAUGHN FRYE
Address: 401 W. MOUNTAIN AVE FT. COLLINS, CO 80521
Phone number(s):
Office: 224. 1191
Cellphone: _____
Fax number: 224. 1462
Email: bmechels@vfauf.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: MIKE TILLEY
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

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

Individual Name: BRETT BROWN
Company Name : DOWN CONSTRUCTION
Address: 2642 MIDPOINT DRIVE UNIT A
Phone number(s):
Office: 490.1855
Cellphone: _____
Fax number: 490.6093
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

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: \$ 19,800.00

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: JAN 3, 2005