

## DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 10-12 Issuance Date: 12/17/10

Project Name: Appleblossom Subdivision

Project A.K.A.: 712 W Laurel

Project Location: 712 W Laurel

Permittee: Dave Derbes

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>400.00</u>
Construction Inspection Fee (paid prior to issuance of this permit)	\$ <u>987.00</u>
Total	\$ <u>1387.00</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.

\$ 22,227.00

Form of security deposited with the City: Check #639

**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: No Construction parking or staging is allowed on Laurel Street.

---

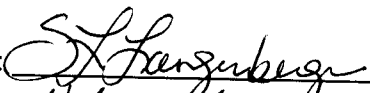
---

**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: 12/8/10

**Approval for issuance:**

City Engineer Approval:  Date: 12/17/10  
for Helen Micophink (Permit Issuance Date)

**EXHIBIT "A"**

**DEVELOPMENT PROJECT CONTACT PERSONS**

**Project Name: Appleblossom Subdivision**  
**Project A.K.A.: 712 W. Laurel**

**City Staff Contact Persons:**

**Development Engineer:**

Susan Joy, 281 N. College Ave., Fort Collins, CO 80521  
Office 970-221-6581 Fax 970-221-6603  
Email: [sjoy@fcgov.com](mailto:sjoy@fcgov.com)

**Construction Inspector:**

Dan Peterson, 281 N. College Ave., Fort Collins, CO 80521  
Cell 970-222-8780 Fax 970-221-6378  
Email: [dpeterson@fcgov.com](mailto:dpeterson@fcgov.com)

**Current Planner:**

Ted Shepard, 281 N. College Ave., Fort Collins, CO 80521  
Office 970-221-6343 Fax 970-221-6378  
Email: [tshepard@fcgov.com](mailto:tshepard@fcgov.com)

**Water Utilities Engineer:**

Roger Buffington, 700 Wood St., Fort Collins, CO 80521  
Office 970-221-6854 Fax 970-221-6619  
Email: [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

**Erosion Control Inspector:**

D.A. Black, 700 Wood Street, Fort Collins, CO 80521  
Cell 970-218-3011 Fax 970-221-6619  
Email: [dblack@fcgov.com](mailto:dblack@fcgov.com)

**Natural Resources:**

Lindsey Ex, 281 N. College Ave., Fort Collins, CO 80521  
Office 970-416-2032 Fax 970-221-6378  
Email: [lex@fcgov.com](mailto:lex@fcgov.com)

**Traffic Operations:**

Syl Mireles, 626 Linden Street, Fort Collins, CO 80521  
Office 970-221-6815 Fax 970-6282  
Email: [smireles@fcgov.com](mailto:smireles@fcgov.com)

**Transportation Planning:**

Matthew Wempe, 215 N. Mason, Fort Collins, CO 80521  
Office 970-416-2040 Fax 221-6239  
Email: [mwempe@fcgov.com](mailto:mwempe@fcgov.com)

**Forestry:**

Ralph Zentz, 215 N. Mason, Fort Collins, CO 80521  
Office 970-224-6302 Fax 970-221-6586  
Email: [rzentz@fcgov.com](mailto:rzentz@fcgov.com)

**Light and Power:**

Doug Martine, 700 Wood Street, Fort Collins, CO 80521  
Office 970-224-6152 Fax 970-221-6619  
Email: [dmartine@fcgov.com](mailto:dmartine@fcgov.com)

**Developer' Contact Persons:**

**Project Manager:**

Dave Derbes, Brinkman Construction, 3003 E. Harmony, Ste 300, Fort Collins, 80528  
Office 970-672-1011 Fax 970-206-1011 Cell 970-227-7427  
Email: [dave.derbes@brinkmanpartners.com](mailto:dave.derbes@brinkmanpartners.com)

**Developer:**

Prudence Kaley and Mark Goldrich, 1212 Clark St, Fort Collins, CO 80524  
Office 970-222-7849 Email: [pkaley@thegroupinc.com](mailto:pkaley@thegroupinc.com)

**Owner(s):**

Prudence Kaley and Mark Goldrich, 1212 Clark St, Fort Collins, CO 80524  
Office 970-222-7849 Email: [pkaley@thegroupinc.com](mailto:pkaley@thegroupinc.com)

**Planner:**

Jim Birsdall, The Birdsall Group, 444 Mountain Ave, Berthoud, CO 80513  
Office 970-532-5891 Email: [jim@tbgroup.us](mailto:jim@tbgroup.us)

**Project Engineer:**

Nick Hawes, Northern Engineering, 200 S. College, Ste 100, Fort Collins CO 80524  
Office 970-221-4158      Email: [nick@northerengineering.com](mailto:nick@northerengineering.com)  
Professional License Number: Colorado 39767

**General Contractor:**

Dave Derbes, Brinkman Construction, 3003 E. Harmony, Ste 300, Fort Collins, 80528  
Office 970-672-1011      Fax 970-206-1011      Cell 970-227-7427  
Email: [dave.derbes@brinkmanpartners.com](mailto:dave.derbes@brinkmanpartners.com)





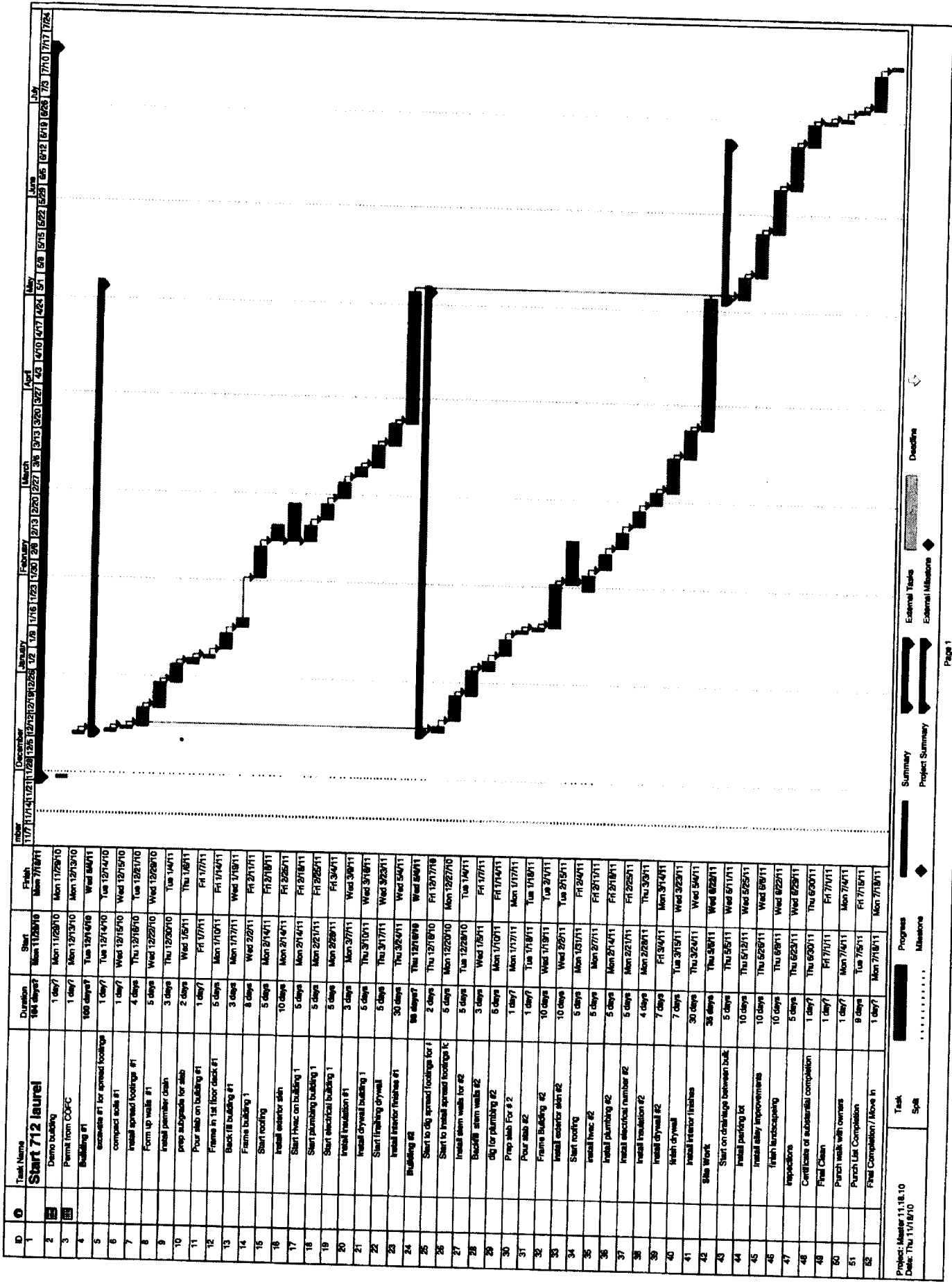


**"PROJECT QUANTITIES AND COST ESTIMATE SHEET"**

A		B		C		D		E		F		G		H	
1		APPLEBLOSSOM SUB (aka. 712 W. Laurel St.)		December 12th, 2010											
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
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									
<b>Storm Sewer</b>															
Reinforced Concrete Pipe	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00									
Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00									
Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00									
Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00									
All Inlet Types / Chase Drain	EACH	1	\$1,750.00	\$1,750.00	\$103.00	\$103.00									
Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00									
<b>Water &amp; Sanitary Sewer</b>															
Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00									
Water Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00									
Trench	L.F.	37	\$10.00	\$370.00	\$0.70	\$0.00									
Water/Sewer Service Line Stub	EACH	4	\$2,033.75	\$8,135.00	\$70.00	\$280.00									
Fire Hydrant	EACH	-	\$0.00	\$0.00	\$70.00	\$0.00									
Manhole	EACH	-	\$0.00	\$0.00	\$103.00	\$0.00									
Valves	EACH	-	\$0.00	\$0.00	\$70.00	\$0.00									
Meter Pit (1")	EACH	2	\$500.00	\$1,000.00	\$35.00	\$70.00									
Fitting ( Bend, Tee, Cross )	EACH	-	\$0.00	\$0.00	\$35.00	\$0.00									
Water Main Connection	EACH	0	\$1,000.00	\$0.00	\$35.00	\$0.00									
<b>Street System</b>															
Grading	L.S.	1	\$2,000.00	\$2,000.00	\$0.45	\$0.45									
Pavement	S.Y.	206	\$28.00	\$5,768.00	\$1.00	\$206.00									
Curb & Gutter	L.F.	268	\$8.00	\$2,144.00	\$1.00	\$268.00									
Detached Sidewalk	L.F.	53	\$20.00	\$1,060.00	\$1.00	\$53.00									
Pedestrian Ramps	L.F.	-	\$45.00	\$0.00	\$1.00	\$0.00									
Apron	S.Y.	-	\$45.00	\$0.00	\$0.45	\$0.00									
Crosspan	S.Y.	-	\$0.00	\$0.00	\$0.45	\$0.00									
											<b>TOTAL INSPECTION FEE</b>		<b>\$987.00</b>		
											<b>TOTAL PUBLIC INFRASTRUCTURE COS</b>		<b>\$22,227.00</b>		

December 12th, 2010

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



Project: Master 11.18.10  
 Desc: Thu 11/18/10

Task  
 Milestone

Summary  
 Project Summary

External Tasks  
 External Milestone

Deadline



Planning, Development & Transportation

Engineering Department  
281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580

970.221.6605  
970.221.6378 - fax  
[fcgov.com/engineering](http://fcgov.com/engineering)

**MEMORANDUM**

TO: Chris Donegon, Investment Administrator  
FROM: Susan Joy / Rebecca Bernstein  
DATE: December 28, 2010  
RE: Initiate Escrow Account

This memo is to acknowledge the receipt of escrow funds in the amount of \$22,227.00 for the following:

**712 W Laurel, Appleblossom Subdivision**  
for the completion of  
**guarantee the completion of all public improvements to be constructed as shown**  
**on the approved plans for the development.**

**When improvements to the Right-of-Way are completed, please call our inspection recorder at 221-6609 to request an inspection (please allow 24 hours for the inspection to take place). Once the improvements have passed inspection, the funds in escrow will be released to you.**

Escrow funds have been received from:

Prudence Kaley & Mark Goldrich  
1212 Clark St.  
Fort Collins, CO 80524

cc: Initiate Escrow file  
Chris Donegon, Investment Administrator

Initiated by: Susan Joy  
Permit # 10-12

PRUDENCE M. KALEY  
MARK S. GOLDRICH  
APPLEBLOSSOM ACCOUNT  
1212 CLARK ST.  
FT. COLLINS, CO 80524

82-28/1070  
9010047092

639

DATE 12/13/10

PAY TO THE ORDER OF City of Ft. Collins \$ 22,227.-  
Twenty-Two Thousand Two Hundred Twenty Seven DOLLARS

 **First National Bank**

PRIVATE BANKING  
900 WEST OAK STREET, P.O. BOX 878  
FT. COLLINS, CO 80524-0878  
877-465-6439

MEMO DCP Escrow

