

City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 19-316 **Issuance Date:** 10/5/99

Project Name: Schrader Oil Scout Station
Project A.K.A.: North College Schrader

Project Location: 320 North College Avenue, southeast corner of College Avenue and Willow Street

Permittee: Wayne Schrader, Schrader Land Co., LLLP

City and developer contacts: *See attached Exhibit "A" for names and phone numbers of all contact persons for this project.*

Fees: Permit Application Fee (\$ 150)	\$ 150.00
Construction Inspection Fee (paid prior to issuance of this permit)	\$ 812.70
Excavation permit Fee (paid prior to issuance of this permit)	\$ <u>625.00</u>
Total	\$ 1,587.70

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.
\$ 14,503.00

Form of security deposited with the City: check for \$ 14,503

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: _____

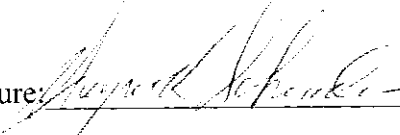
4. The applicant understands that additional permits may be required for this development project and the applicant shall secure those permits directly from the issuing departments.
5. This permit, along with a complete set of all approved plans and documents for this project (utility plans, site plan, 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 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 .
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: A State Excavation permit is required prior to the start of any work within the State Right-of-way.

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: 9-2-99

Approval for issuance:

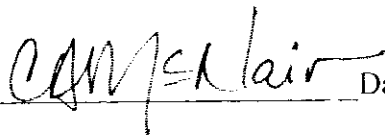
City Engineer Approval:  Date: 10-5-99
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Name, address and numbers

Project Name: Schrader Oil Scout Station

Project A.K.A.: North College Schrader

City Staff Contact Persons:

Development Engineer: Sheri Wamhoff
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6750 x7140

Construction Inspector: Lance Newlin
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6605
Cell (970) 222-0855

Current Planner: Not Applicable

Water Utilities Engineer: Roger Buffington
700 Wood Street, Fort Collins, Co 80521
(970) 221-6854

Erosion Control Inspector: Bob Zackley
700 Wood Street, Fort Collins, Co 80521
(970) 224-6063

Natural Resources: Kim Kreimeyer
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6641

Traffic Operations: Eric Bracke
625 Ninth Street, Fort Collins, Co 80524
(970) 224-6062

Street closures: Syl Mireles
625 Ninth Street, Fort Collins, Co 80524
(970) 221-6815

Transportation Planning: Kathleen Reavis
210 E. Olive, Fort Collins, Co 80524
(970) 224-6140

Forestry: Tim Buchanan
281 N. College, Fort Collins, Co 80524
(970) 221-6361

Light and Power:
700 Wood Street, Fort Collins, Co 80521
(970) 224-6700

US West: Tim Weaver / Rich Stiverom
(970) 224-~~7473~~ / 204-7473
7516

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

Steve Schrader
Schrader Oil Co.
320 North College Avenue
Fort Collins, Co 80524
(970) 484-1225
Fax (970) 484-6128

Developer: Steve Schrader
Schrader Oil Co.
320 North College Avenue
Fort Collins, Co 80524
(970) 484-1225
Fax (970) 484-6128

Owner: Wayne K. Schrader
Schrader Land Co., LLLP
320 North College Avenue
Fort Collins, Co 80524
(970) 484-1225
Fax (970) 484-6128

Architect/Planner: Don Shields
Wickham Gustafson Architects
1449 Riverside Ave.
Fort Collins, CO 80524
(970) 493-2025

Project Engineer: Michael Jones (PE# 25083)
Northern Engineering Services
420 North Howes, Suite 202
Fort Collins, Co 80521
(970) 221-4158
Fax (970) 221-4159
Nes2214158@aol.com

General Contractor:

Pete Cottier
Cottier Construction, Inc
P.O. Box 1051
Fort Collins, Co 80522
(970) 221-4641
Fax (970) 221-4656

or All Other Contractors:

Grading:

Concrete/ Flat work:

Concrete/ Structures:

Paving:

Landscape:



MEMORANDUM

TO: Schrader Oil Co.

FROM: Sheri Wamhoff, Development Review Civil Engineer *SWF*

DATE: October 5, 1999

RE: Initiate Development Bond Account

This memo is to acknowledge the receipt of development bond funds in the amount of \$14,503.00 to 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 development bond will be released to you.

Development bond funds have been received from:
Schrader Oil Co.
PO Box 495
Fort Collins, CO 80522

cc: Initiate Escrow file
Judi Vos, Accounts Payable Clerk

Initiated by S. Wamhoff

Development Permit # *99-36*

CITY
FORT
COLLINS
ENGINEERING
DEPARTMENT
281 NORTH COLLEGE
(303) 221-6605
10-05-99 #1

DV322102 150.00
DV341123 812.70
SUBTL 962.70
PW322903 25.00
PW322903 600.00
SUBTL 1587.70
#78334
TOTAL 1587.70
CHECK 1587.70
CHANGE 0.00
CLERK# 1924 08:57

CITY
FORT
COLLINS
ENGINEERING
DEPARTMENT
281 NORTH COLLEGE
(303) 221-6605
10-05-99 #1
ESCROW 14503.00
SUBTL 14503.00
#78333
TOTAL 14503.00
CHECK 14503.00

City of Fort Collins, Colorado DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 99-730 Issuance Date: 10/5/99

Project Name: Schrader Oil Scout Station
Project A.K.A.: North College Schrader

Project Location: 320 North College Avenue, southeast corner of College Avenue and Willow Street

Permittee: Wayne Schrader, Schrader Land Co., LLLP

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\$ 14,503.00

Form of security deposited with the City: check No 078333

PERFORMANCE REQUIREMENTS OF THIS PERMIT :

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3. Construction time restrictions: _____

10-05-99 1924

CHECK 14503.00

10-05-99 1924

CHECK 1587.70