

## DEVELOPMENT CONSTRUCTION PERMIT

**Permit Number:** 05-10      **Issuance Date:** 5.18.05

**Project Name:** Cherry Street Lofts

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

**Project Location:** 325 Cherry Street

**Permittee:** Gregory Glebe, Cambium Development

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

<b>Fees:</b> Permit Application Fee (paid at the time of application)	\$ <u>300.00</u>
Construction Inspection Fee (paid prior to issuance of this permit)	\$ <u>2,043.00</u>
Total	\$ <u>2,343.00</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.

\$ 48,823.00

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.

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: 1. If scheduling with Fort Collins Utilities for water service tie-ins cannot take place immediately after completion of the water main, the Developer shall install a temporary asphalt or approved alternate patch in affected areas of Meldrum, or the Developer shall maintain traffic control devices around affected areas of Meldrum until the tie-ins are completed.

2. Trash containers must be covered with tarp during construction.

3. The underground trash enclosure requires a building permit.

**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: [Signature] Date: 5/8/05

**Approval for issuance:**

City Engineer Approval: [Signature] Date: 5/18/05  
(Permit Issuance Date)

**EXHIBIT "A"**

**DEVELOPMENT PROJECT CONTACT PERSONS**

**Project Name:** Cherry Street Lofts  
**Project A.K.A.:** 325 Cherry Street

**City Staff Contact Persons:**

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

**Construction Inspector:** \_\_\_\_\_, 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

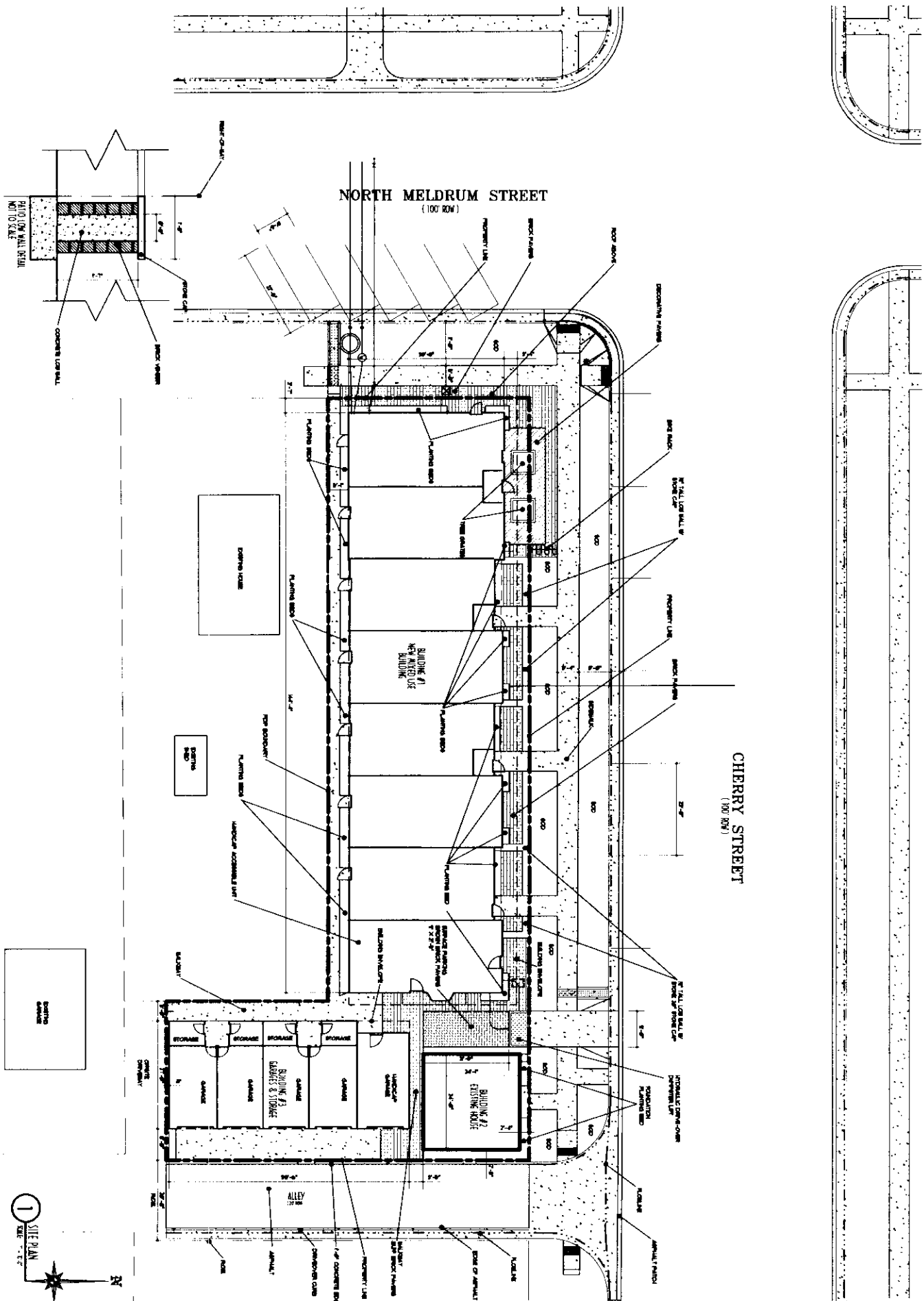
**Developer' Contact Persons:**  
**Project Manager/  
General Contractor:** **Sean Rogers**  
**Dohn Construction, Inc.**  
**2642 Midpoint Drive, Unit A**  
**Fort Collins, CO 80525**  
**970 490-1855**  
**cell 970 567-0759**  
**fax 970 490 6093**  
**srogers@dohnconstruction.com**

**Developer/Owner:** **Gregory Glebe**  
**Cambium Development**  
**309 Hickory, Fort Collins**  
**970 690-1833**  
**970 493-7468**  
**greg@xylemdesign.com**

**Architect/Planner:** **Dana Lockwood**  
**Lockwood Architects**  
**217 Jefferson Street, Fort Collins, CO 80524**  
**970 493-1023**  
**fax 970 493-6765**  
**lockwoodar@aol.com**

**Project Engineer:** **Jay Davis**  
**DMW Civil Engineers**  
**1435 West 29<sup>th</sup> Street, Loveland, CO 80538**  
**970 461-2661**  
**cell 970 391-6563**  
**fax 970 461-2665**





2 OF 5

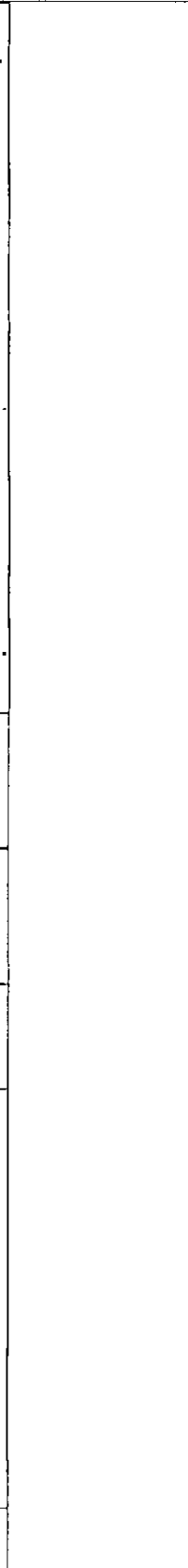
REVISION: 02/18/2020

DATE: 02/18/2020

225 North College Avenue  
 Fort Collins, CO 80521  
 PRR 661743  
 1988 04/24/13  
 SEE PREVIOUS EDITIONS  
 Email: [blair@coloradoinc.com](mailto:blair@coloradoinc.com)  
 Web: <http://www.jarchitect.com>

**CHERRY STREET LOFTS**  
 CHERRY STREET  
 FORT COLLINS, COLORADO  
 PROJECT NUMBER:

ID	Task Name	Duration	Start	Finish
1	Cherry Street Off-Site Utilities	23 days	Mon 4/25/05	Wed 5/25/05
2	Water Main In Meidrum	17 days	Mon 4/25/05	Tue 5/17/05
3	Locate for Utilities	3 days	Mon 4/25/05	Wed 4/27/05
4	Mobilization for Fire Line	1 day	Wed 4/27/05	Wed 4/27/05
5	Traffic Control	1 day	Thu 4/28/05	Thu 4/28/05
6	Street Demolition	3 days	Fri 4/29/05	Tue 5/3/05
7	Installation of Water Main	8 days	Wed 5/4/05	Fri 5/13/05
8	Testing & Inspections	8 days	Wed 5/4/05	Fri 5/13/05
9	City Acceptance of Main Line	1 day	Mon 5/16/05	Mon 5/16/05
10	Traffic Control Turned over to City	1 day	Tue 5/17/05	Tue 5/17/05
11	City Paving Operations	1 day	Tue 5/17/05	Tue 5/17/05
12	Footing & Foundation Permit Approved by City	1 day	Mon 5/9/05	Mon 5/9/05
13	Cherry Street Utilities	6 days	Tue 5/17/05	Tue 5/24/05
14	Sewer System	2 days	Tue 5/17/05	Wed 5/18/05
15	Water lines	3 days	Thu 5/19/05	Mon 5/23/05
16	Fireline	1 day	Thu 5/19/05	Thu 5/19/05
17	Asphalt Patching	1 day	Tue 5/24/05	Tue 5/24/05
18	Meidrum & Cherry St. Work Completed	1 day	Wed 5/25/05	Wed 5/25/05



Project DCP Schedule 4-14-05  
 Date: Thu 4/14/05

Task	Summary	Rolled Up Progress
Critical Task	Rolled Up Task	Split
Progress	Rolled Up Critical Task	External Tasks
Milestone	Rolled Up Milestone	Project Summary



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

A	B	C	D	E	F	G	H
1	2	3	4	5	6	7	8
CHERRY ST. LOFTS	DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE *PRIVATE IMPROVEMENTS)	UNITS OF MEASURE	ESTIMATED QUANTITY (PROVIDED BY THE PROJECT ENGINEER)	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE
9	<b>Storm Sewer</b>						
10	No Storm Sewer on this Project	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
11	<b>Water &amp; Sanitary Sewer</b>						
12	Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
13	Water Main - Pipe & Labor	L.F.	455	\$38.00	\$17,290.00	\$0.70	\$318.50
14	Trench	L.F.	455	\$36.00	\$16,380.00	\$0.70	\$318.50
15	Water/Sewer Service Line Stub	EACH	3	\$660.00	\$1,980.00	\$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	2	\$0.00	\$0.00	\$70.00	\$140.00
19	Meter Pit (1")	EACH	1	\$800.00	\$800.00	\$35.00	\$35.00
20	Meter Pit (1 1/2")	EACH	1	\$1,500.00	\$1,500.00	\$35.00	\$35.00
21	Fitting ( Bend, Tee, Cross )	EACH	8	\$250.00	\$2,000.00	\$35.00	\$280.00
22	Water Main Connection	EACH	3	\$0.00	\$0.00	\$35.00	\$105.00
23							
24	<b>Street System</b>						
25	Grading	L.S.	1	\$4,018.00	\$4,018.00		
26	Pavement	S.Y.	30	\$50.00	\$1,500.00	\$0.45	\$103.00
27	Curb & Gutter	L.F.	0	\$0.00	\$0.00	\$1.00	\$0.00
28	Detached Sidewalk	L.F.	305	\$11.00	\$3,355.00	\$1.00	\$325.00
29	Pedestrian Ramps	L.F.	21	\$50.00	\$1,050.00	\$1.00	\$70.00
30	Apron	S.Y.	59	\$20.70	\$1,221.30	\$0.45	\$103.00
31							
32							
33							
34							
35							
36							
37							
						<b>TOTAL INSPECTION FEE</b>	<b>\$2,043.00</b>

*J. M.*

**TOTAL PUBLIC INFRASTRUCTURE COST \$48,823.00**

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



**COPY**

May 17, 2005

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 Cambium Development, Inc., in your favor as beneficiary, our Irrevocable Letter of Credit No. 2154, in the amount of Forty Eight Thousand Eight Hundred Twenty Three Dollars & 00 /100 Dollars (\$48,823.00) (as more fully described below), effective immediately and expiring at the close of banking business on May 17, 2005, at our office at FIRST COMMUNITY BANK, A BRANCH OF FIRST STATE BANK OF N.M., at the Commercial Loan Department, Fort Collins Commercial Servicing Center, 151 S. College Ave, Suite #5, Fort Collins, CO 80524.

This Letter of Credit is intended for the funding required for the Cherry Street Lofts 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 May 17, 2005, against sight drafts in an aggregate cumulative amount not to exceed \$48,823.00, 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 \$48,823.00 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.

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.

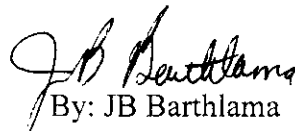
This Letter of Credit will be automatically extended without amendments for one year from the present, and each future, expiration date thereof, unless Issuer delivers written notice at least sixty (60) days prior to any such expiration date to the City of Fort Collins of its intent not to renew this 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,

  
By: JB Barthlama  
Vice President

Issuing company name: **First Community Bank, a branch of First State Bank, N.M.**  
Address: Fort Collins Commercial Servicing Center, Commercial Loan Department, 151 S. College Ave, Suite #5, Fort Collins, CO 80524. Ph #: (970) 225-4909



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"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	
CHERRY ST. LOFTS		UNITS OF MEASURE		ESTIMATED QUANTITY		INFRASTRUCTURE CONSTRUCTION COST PER UNIT		TOTAL ESTIMATED INFRASTRUCTURE COST		INSPECTION FEE PER UNIT		TOTAL INSPECTION FEE																									
1	DESCRIPTION																																				
2	(LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)																																				
3	Storm Sewer	L.F.		0		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.70		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
4	No Storm Sewer on this Project	L.F.		0		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.70		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
5	Water & Sanitary Sewer	L.F.		0		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.70		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
6	Sanitary Sewer Main	L.F.		455		\$38.00		\$17,290.00		\$0.70		\$318.50		\$0.70		\$0.70		\$0.70		\$0.70		\$0.70		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00	
7	Water Main - Pipe & Labor	L.F.		455		\$36.00		\$16,380.00		\$0.70		\$318.50		\$0.70		\$0.70		\$0.70		\$0.70		\$0.70		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00	
8	Trench	L.F.		3		\$560.00		\$1,680.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
9	Water/Sewer Service Line Slub	EACH		0		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
10	Fire Hydrant	EACH		0		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
11	Manhole	EACH		2		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
12	Valves	EACH		1		\$900.00		\$900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
13	Meter Pit (1')	EACH		1		\$1,500.00		\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
14	Meter Pit (1 1/2')	EACH		1		\$250.00		\$250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
15	Fitting ( Bend, Tee, Cross )	EACH		8		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
16	Water Main Connection	EACH		3		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
17	Street System	L.S.		1		\$4,018.00		\$4,018.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
18	Grading	S.Y.		30		\$50.00		\$1,500.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
19	Pavement	L.F.		0		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
20	Curb & Gutter	L.F.		305		\$11.00		\$3,355.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
21	Detached Sidewalk	L.F.		21		\$50.00		\$1,050.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
22	Pedestrian Ramps	L.F.		21		\$50.00		\$1,050.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$1.00		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
23	Apron	S.Y.		59		\$20.70		\$1,221.30		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45		\$0.45	
24	TOTAL PUBLIC INFRASTRUCTURE COST							\$48,823.00																													
25	TOTAL INSPECTION FEE																																				
26	TOTAL INFRASTRUCTURE COST																																				
27	TOTAL INFRASTRUCTURE COST FOR BONDING																																				

**DEVELOPMENT CONSTRUCTION PERMIT  
APPLICATION**

(April 14, 2005)

*For City use only: Application Number:* A00607 *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 221-6605.
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):**

**Cherry Street Lofts**

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

N/A

**Project Location:**      **325 Cherry Street Lofts**

**Fort Collins, CO 80521**

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

Individual Name:      Gregory Glebe  
Company Name :      Cambium Development  
Address:              309 Hickory  
Phone number(s):  
Office:                970-690-1833  
Cell phone:          970-690-1833  
Fax number:         970-493-7468  
Email: greg@xylemdesign.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:      Sean Rogers  
Company Name :      Dohn Construction, Inc.  
Address:              2642 Midpoint Drive, Unit A      Fort Collins, CO 80525  
Phone number(s):  
Office:                970-490-1855  
Cell phone:          970-567-0759  
Fax number:         970-490-6093  
Email: srogers@dohnconstruction.com

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

Individual Name: Gregory Glebe  
Company Name : Cambium Development  
Address: 309 Hickory  
Phone number(s):  
Office: 970-690-1833  
Cell phone: 970-690-1833  
Fax number: N/A  
Email: greg@xylemdesign.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: Jay Davis  
Company Name : DMW Civil Engineers  
Address: 1435 West 29<sup>th</sup> Street, Loveland, CO 80538  
Phone number(s):  
Office: 970-461-2661  
Cell phone: 970-391-6563  
Fax number: 970-461-2665  
Email: jay@dmwcivilengineers.com  
Professional License Number: 33885 (Jade P. Miller)

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

Individual Name: Dana Lockwood  
Company Name : Lockwood Architects  
Address: 217 Jefferson Street, Fort Collins, CO 80524  
Phone number(s):  
Office: 970-493-1023  
Cell phone: N/A  
Fax number: 970-493-6765  
Email: lockwoodar@aol.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: **Same as Property Owner**  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone:  
Fax number:  
Email:



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

Individual Name: Sean Rogers  
Company Name : Dohn Construction, Inc.  
Address: 2642 Midpoint Drive, Unit A Fort Collins, CO 80525  
Phone number(s):  
Office: 970-490-1855  
Cell phone: 970-567-0759  
Fax number: 970-490-6093  
Email: srogers@dohnconstruction.com

**If you have no General Contractor, list all other contractors below.**

**Grading contractor:**

Individual Name: N/A  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone:  
Fax number:  
Email:

**Utility contractor:**

Individual Name: N/A  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone:  
Fax number:  
Email: \_\_

**Concrete contractor for flat work:**

Individual Name: N/A  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone:  
Fax number:  
Email:

**Concrete contractor for structures:**

Individual Name: N/A  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone: \_  
Fax number:  
Email:

**Paving contractor:**

Individual Name: N/A  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone:  
Fax number:  
Email:

**Landscape contractor:**

Individual Name: N/A  
Company Name :  
Address:  
Phone number(s):  
Office:  
Cell phone:  
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 people's names and titles for those who will attend the pre-construction meeting:

Name	Title
Gregory Glebe	Property Owner
Jay Davis	Civil Engineer
Dana Lockwood	Architect
Sean Rogers	General Contractor

---

---

---

---

---

---

---

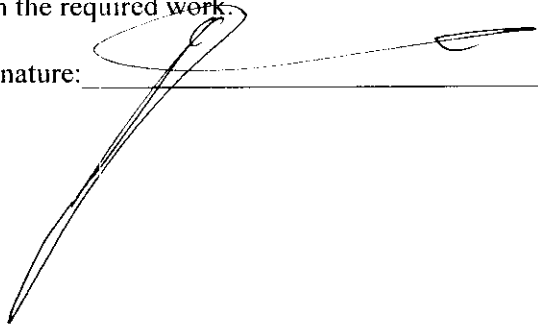
---

**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:** \$39,700.00

**Private infrastructure, estimated cost:** \$ N/A

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: 4.19.05