

CITY  
FORT  
COLLINS  
ENGINEERING  
DEPARTMENT  
281 NORTH COLLEGE  
9703 221-6605  
12-30-05 #1

## DEVELOPMENT CONSTRUCTION PERMIT APPLICATION

(2/16/99)

*Use only:* Application Number: 06-03 Application Date: 12/30/15

Permit application fee: \$ 300.00

JVZC2202 300.00  
SUBTL 300.00  
#857  
TOTAL 300.00  
CHECK 300.00  
CHANGE 0.00

### 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, Stoy, 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:

CLERK#4 1673 08:42 : Name (as approved by the City):

Bellwether Farm

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

\_\_\_\_\_

Project Location: Vine Drive and Taft Hill Road

\_\_\_\_\_

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

Individual Name: \_\_\_\_\_

Company Name: Bellwether Development, LLC

Address: 3030 S. College Avenue, Fort Collins, CO 80525

Phone number(s):

Office: (970) 226-1500

Cell phone: (970) 222-4151

Fax number: (970) 223-4156

Email: stane@everittcompanies.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: Aaron Everitt

Company Name: Bellwether Development, LLC

Address: 3030 S. College Avenue

Phone number(s):

Office: (970) 226-1500

Cellphone: (970) 567-1924

Fax number: (970) 223-4156

Email: aarone@everittcompanies.com



## DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: A004-06 Issuance Date: 2/28/06

Project Name: Bellwether Farm

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

Project Location: Vine Drive and Taft Hill Road, south end of Briarwood

Permittee: Stan Everitt

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>PAID</u>
	Construction Inspection Fee (paid prior to issuance of this permit)	\$	<u>\$32,605.70</u>
	Total	\$	<u>\$32,605.70</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.  
\$ 796,381.10

Form of security deposited with the City: BOND

**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 Larimer County right-of-way until a permit is issued by Larimer County to allow such work to begin.

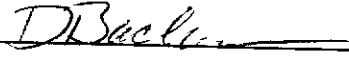
12. Other conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 2-23-06

**Approval for issuance:**

City Engineer Approval:  Date: 2-28-06  
(Permit Issuance Date)

**EXHIBIT "A"**

**DEVELOPMENT PROJECT CONTACT PERSONS**

**City Staff Contact Persons:**

**Development Engineer:**

Susan Joy, 281 N. College Ave., Fort Collins, CO 80521  
Office 970-221-6605 Fax 970-221-6378  
Email: [sjoy@fcgov.com](mailto:sjoy@fcgov.com)

**Construction Inspector:**

Dan Peterson, 281 N. College Ave., Fort Collins, CO 80521  
Office 970-221-6605 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 970-221-6750 Fax 970-416-2020  
Email: [tshepard@fcgov.com](mailto:tshepard@fcgov.com)

**Water Utilities Engineer:**

Erosion Control Inspector: Bob Zakely, 700 Wood Street, Fort Collins, CO 80521  
Office 970-224-6063 Fax 970-221-6619  
Email: [bzakely@fcgov.com](mailto:bzakely@fcgov.com)

**Natural Resources:**

Doug Moore, 281 N. College Ave., Fort Collins, CO 80521  
Office 970-221-6750 Fax 970-416-2020  
Email: [dmoore@fcgov.com](mailto:dmoore@fcgov.com)

**Traffic Operations:**

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

**Transportation Planning:**

David Averill, 215 N. Mason, Fort Collins, CO 80521  
Office 970-416-2643 Fax 221-6239  
Email: [daverill@fcgov.com](mailto:daverill@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:**

Monica Moore, 700 Wood Street, Fort Collins, CO 80521  
Office 970-224-6150 Fax 970-221-6619  
Email: [mmoore@fcgov.com](mailto:mmoore@fcgov.com)

**Developer's Contact Persons:**

**Project Manager:**

Aaron Everitt, Bellwether Development, LLC  
3030 S. College Avenue, Fort Collins, CO 80528  
Office 970-226-1500 Cell: 970-567-1924 Fax 970-223-4156  
Email: [aarone@everittcompanies.com](mailto:aarone@everittcompanies.com)

**Developer:**

Stan Everitt, Bellwether Development, LLC  
3030 S. College Avenue, Fort Collins, CO 80528  
Office 970-226-1500 Cell: 970-567-1924 Fax 970-223-4156  
Email: [stane@everittcompanies.com](mailto:stane@everittcompanies.com)

**Owner(s):**

Bellwether Development, LLC  
3030 S. College Avenue, Fort Collins, CO 80528  
Office 970-226-1500 Cell: 970-567-1924 Fax 970-223-4156  
Email: [stane@everittcompanies.com](mailto:stane@everittcompanies.com)

**Architect/Planner:**

Linda Ripley, VF Ripley Associates, LLC  
401 W. Mountain Avenue, Fort Collins, CO 80525  
Office: 970-224-5828 Fax 970-224-1662

**Project Engineer:**

Lee Watkins, JR Engineering  
2620 E. Prospect Road, Suite 105, Fort Collins, CO 80521  
Office 970-491-9888 Fax 970-491-9984  
Email: [lwatkins@jrengineering.com](mailto:lwatkins@jrengineering.com)

**General Contractor:**

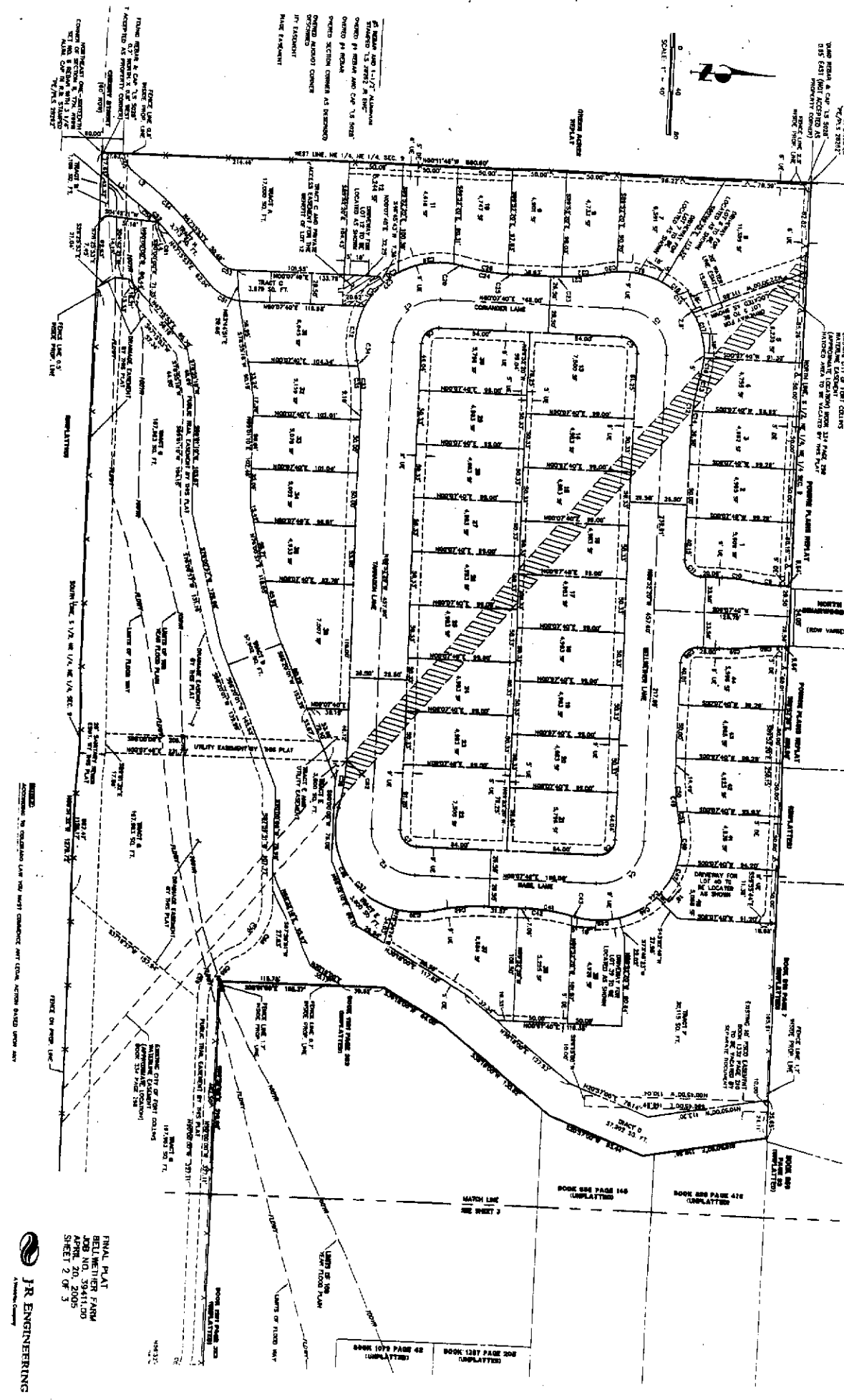
Gregg Seebohm, Double Eagle Construction Services  
4026 Timberline Road, Suite 120, Fort Collins, CO 80525

Office: 970-223-3500      Cell: 970-222-3875      Fax: 970-223-5454

Email: [gregg@dblegl.com](mailto:gregg@dblegl.com)

**All Other Contractors: TBD**

**FINAL PLAT**  
**BELL WETHER FARM**  
 BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 9,  
 TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

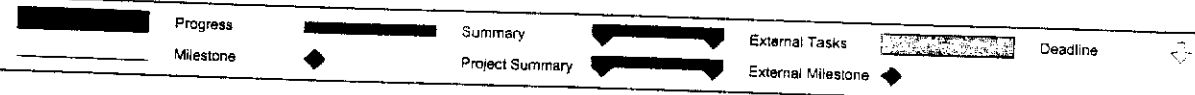
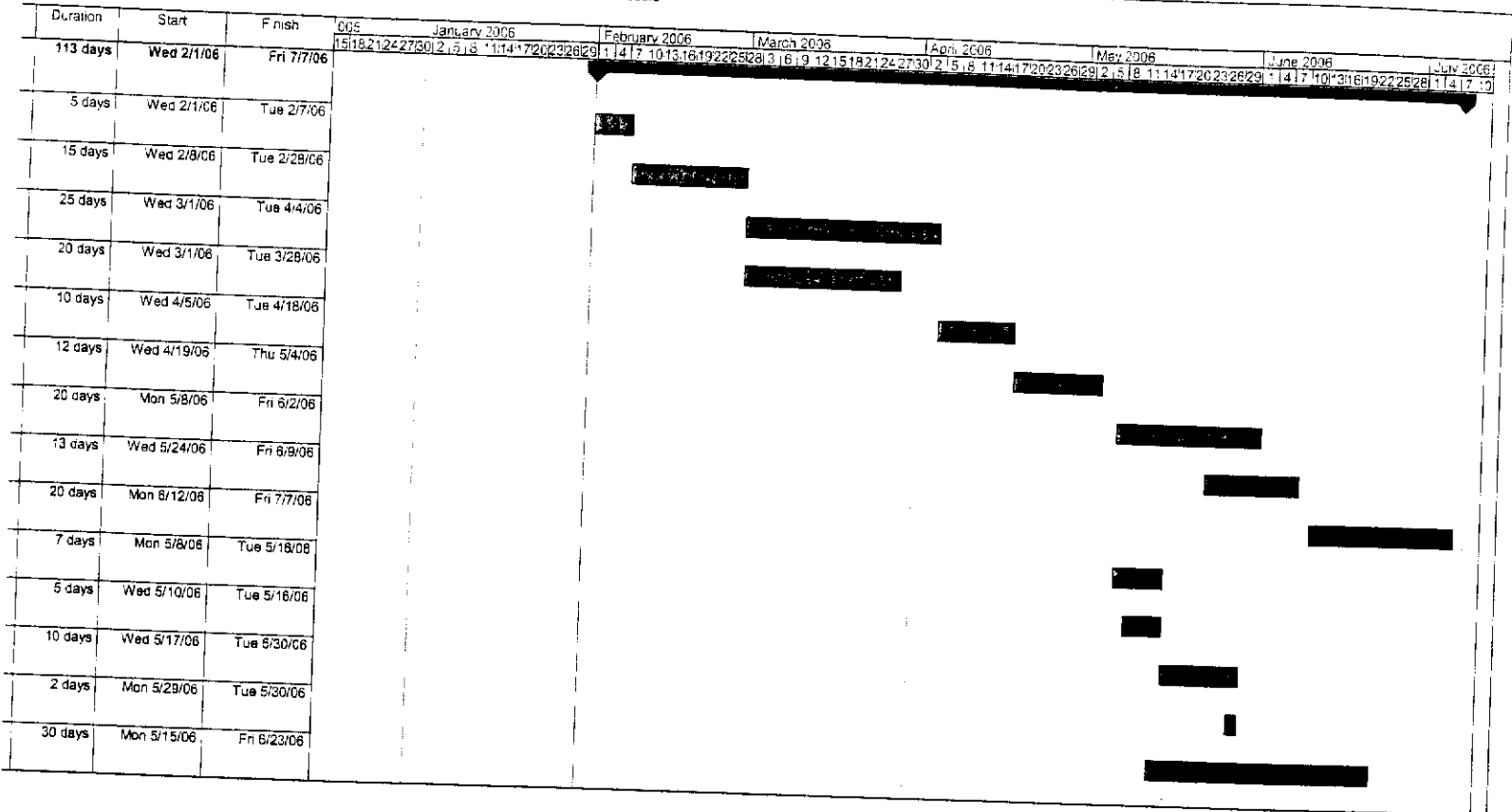


FINAL PLAT  
 BELL WETHER FARM  
 APRIL 20, 2010  
 SHEET 2 OF 3

**JR ENGINEERING**  
 A PROFESSIONAL CORPORATION



Belwether DCP Schedule



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

		A	B	C	D	E	F	G	H
		Bellwether Farm							
1	2	3	4	5	6	7	8	9	10
DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE *PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED MEASURE	ESTIMATED 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.	2304	\$35.00	\$80,640.00	\$0.70	\$1,612.80			
Trench	L.F.	2304	Incl'd Above	\$0.00	\$0.70	\$1,612.80			
Concrete Headwall	C.Y.	24	\$415.00	\$9,960.00	\$3.50	\$84.00			
Water Quality Outlet Structure	C.Y.	23	\$435.00	\$10,005.00	\$3.50	\$80.50			
All Inlet Types	EACH	13	\$3,340.00	\$43,420.00	\$103.00	\$1,339.00			
Manhole	EACH	8	\$1,550.00	\$12,400.00	\$103.00	\$824.00			
<b>Water &amp; Sanitary Sewer</b>									
Sanitary Sewer Main	L.F.	1780	\$28.50	\$50,730.00	\$0.70	\$1,246.00			
Water Main	L.F.	2380	\$45.00	\$107,100.00	\$0.70	\$1,666.00			
Trench	L.F.	4160	Incl'd Above	\$0.00	\$0.70	\$2,912.00			
Water/Sewer Service Line Stub	EACH	88	\$1,430.00	\$125,840.00	\$70.00	\$6,160.00			
Fire Hydrant	EACH	2	\$2,125.00	\$4,250.00	\$70.00	\$140.00			
Manhole	EACH	10	\$2,100.00	\$21,000.00	\$103.00	\$1,030.00			
Valves	EACH	16	\$1,550.00	\$24,800.00	\$70.00	\$1,120.00			
Meter Pit (1")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00			
Fitting ( Bend, Tee, Cross )	EACH	26	\$215.00	\$5,590.00	\$35.00	\$910.00			
Water Main Connection	EACH	2	\$11,400.00	\$22,800.00	\$35.00	\$70.00			
<b>Street System</b>									
Grading	L.S.	1	\$21,095.00	\$21,095.00	\$0.45	\$3,454.60			
Pavement	S.Y.	7748	\$19.20	\$148,761.60	\$1.00	\$3,566.00			
Curb & Gutter	L.F.	3546	\$9.75	\$34,573.50	\$1.00	\$4,580.00			
Detached Sidewalk	L.F.	4560	\$16.10	\$73,416.00	\$1.00	\$95.00			
Pedestrian Ramps	L.F.	75	\$26.00	\$1,950.00	\$0.45	\$33.75			
Apron	S.Y.	0	Incl'd Above	\$0.00	\$0.45	\$0.00			
Crossspan	S.Y.	85	\$27.00	\$2,295.00	\$0.45	\$38.25			
				<b>TOTAL INSPECTION FEE</b>		<b>\$32,605.70</b>			

**TOTAL PUBLIC INFRASTRUCTURE COST \$796,381.10**

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