



City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 12-21 Issuance Date: 11/9/12

Project Name: Bucking Horse Filing One Phases (A-1, A-2, A-3 and B)

Project Location: Northeast of Timberline Road and Nancy Gray Avenue

Permittee: Nick Campana, Secretary, Bellisimo, Inc, 970-229-5900

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

Table with 2 columns: Fee Description and Amount. Rows include Permit Application Fee (\$400.00), Construction Inspection Fee (paid prior to issuance of this permit), Phase A-1 (\$2,242.89), Phase A-2 (\$2,967.71), Phase A-3 (\$9,327.72), Phase B (\$6,739.30), and Total (\$21,677.62).

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.

Phase A-1: \$ 56,168.11 Form of security deposited with the City: LOC #2700007109

Phase A-2: \$ 70,140.23 Form of security deposited with the City: LOC #2700007110

Phase A-3: \$ 252,435.53 Form of security deposited with the City: LOC#2700007112

Phase B: \$ 121,883.15 Form of security deposited with the City: LOC#27000070111

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: n/a
 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: n/a

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: 11/9/12

Approval for issuance:

City Engineer Approval:  Date: 11/9/12
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: **Bucking Horse Filing One, Phases (A-1, A-2, A-3, and B)**

City Staff Contact Persons:

Development Engineer: Andrew S. Gingerich, P.E.
281 North College Avenue, Fort Collins, CO 80524
970 221-6567

Construction Inspector: Steve Cicione
281 North College Avenue, Fort Collins, CO 80524
970 692-4418

Current Planner: Ted Shephard
281 North College Avenue, Fort Collins, CO 80524
970 416-2283

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

Erosion Control Inspector: Jesse Schlam
700 Wood Street, Fort Collins, CO 80521
970 218-2932

Natural Resources: Lindsay Ex
281 North College Avenue, Fort Collins, CO 80524
970 221-6143

Traffic Operations: Joe Olson
626 Linden Street, Fort Collins, CO 80524
970 224-6062

Street closures: Syl Mireles
625 Ninth Street, Fort Collins, CO 80524
970 221-6815

Forestry: Tim Buchanan
215 N Mason Street, Fort Collins, CO 80524
970 221-6641

Light and Power:

Doug Martine
700 Wood Street, Fort Collins, CO 80521
970 224-6152

Developer' Contact Persons:

Owner:

Bucking Horse, LLC and Jessup Farm, LLC
Gino Campana (president)
7307 Streamside Dr. Fort Collins, CO 80525
970.229.5900 (office)
970.223.5740 (cell)
gcampana@bellisimoinc.com

Applicant:

Gino Campana (manager)
Bucking Horse Development, Inc.
7307 Streamside Dr. Fort Collins, CO 80525
970.229.5900 (office)
970.223.5740 (cell)
gcampana@bellisimoinc.com

Permitee:

Nick Campana, Bellisimo Inc.
7307 Streamside Dr. Fort Collins, CO 80525
970.229.5900 (office)
970.402.0919 (cell)

General Contractor:

Gino Campana (manager)
Bellisimo, Inc.
7307 Streamside Dr. Fort Collins, CO 80525
970.229.5900 (office)
970.223.5740 (cell)
gcampana@bellisimoinc.com

Contractor:

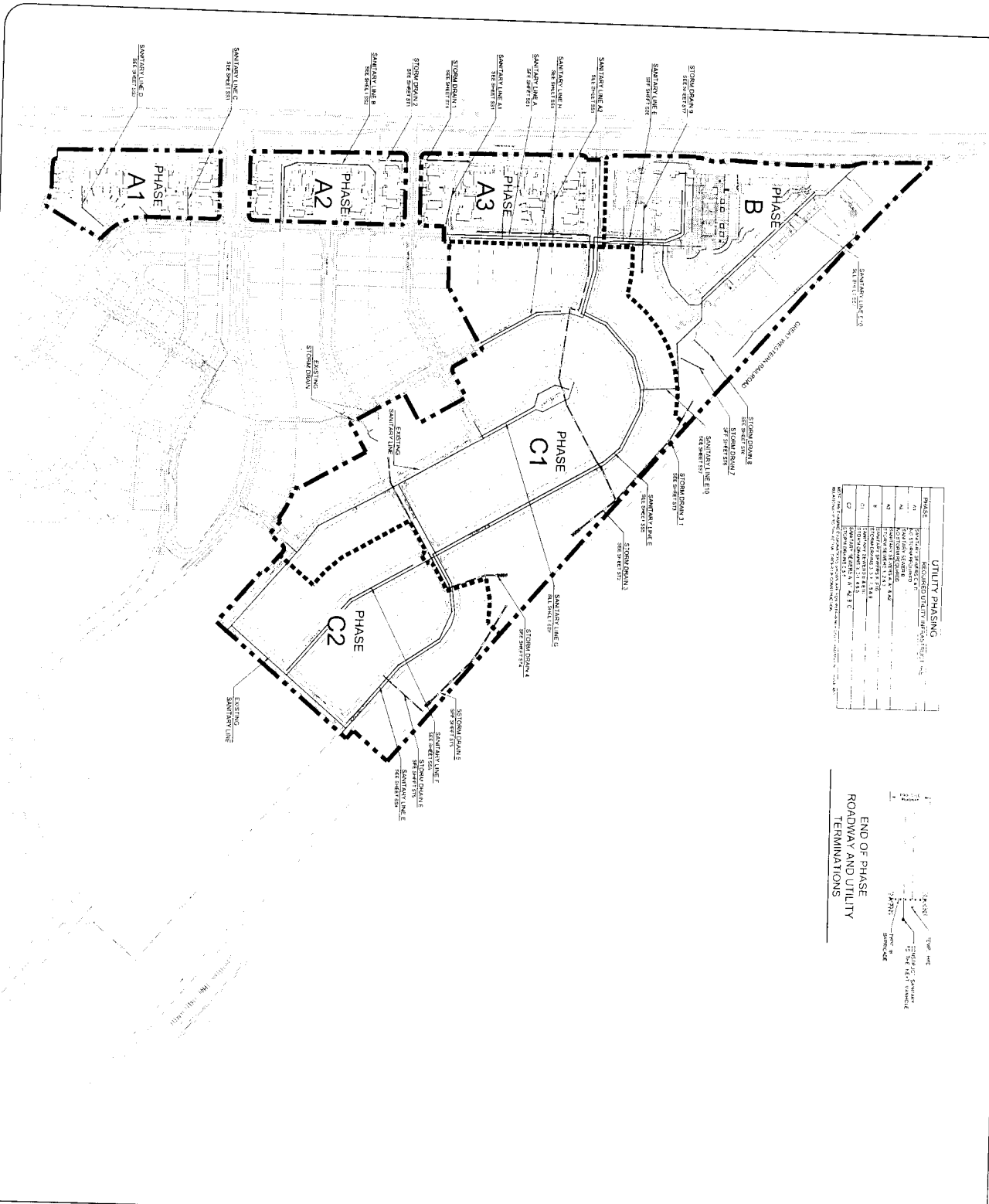
Gerrard Excavating, Inc.
Bill Nichols
27486 County Road 13 Loveland, CO 80534
970.669.1463
bnicholl@gerrardinc.com

Project Engineer:

Nick Haws
Northern Engineering
200 S. College Ave. Suite 10
970-221-4158
970-690-0927 (cell)
nick@northernengineering.com

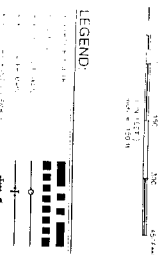
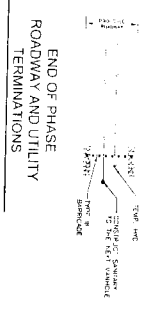
Architect:

Craig Russel
Russel Mills Studios
141 S. College Ave. Suite 104
970-484-8855
970-631-2072
crussel@russelmillsstudios.com



UTILITY PHASING

PHASE	RECOMMENDED UTILITY AND SANITARY LINE
A1	12" SANITARY LINE
A2	12" SANITARY LINE
A3	12" SANITARY LINE
B	12" SANITARY LINE
C1	12" SANITARY LINE
C2	12" SANITARY LINE



NOTES

1. ALL PHASING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT COLLINS UTILITY PHASING PLAN.
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City of Fort Collins
 Utilities Department
 UTILITY PLAN APPROVAL

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 CALL BEFORE YOU DIG

City of Fort Collins
 Utilities Department
 UTILITY PLAN APPROVAL

BECKING HORSE - FILING ONE
OVERALL PHASING PLAN

PROJECT: 2019-002 DATE: August 15, 2019
 DESIGNED BY: A. Keeser SCALE: AS SHOWN
 DRAWN BY: R. ANDRUS REVISIONS: 0

NORTHERN ENGINEERING

Sheet PH1
 Of 73 Sheets

Checked: [Signature]
 Date: [Date]

Bucking Horse Project Schedule 10-08-12

ID	% Comp.	Contact	Sidehill	Duration	Start	Finish	Predecessors	Priority
1	24%		Sidehill	439 days?	Fri 9/2/11	Wed 5/8/13		1000
2	0%		Other	42 days	Thu 1/5/12	Fri 3/2/12		950
8	19%		Other	124 days	Thu 1/5/12	Tue 6/26/12		950
87	34%		ODP - Project Design (amending existing ODP)- Type II	439 days	Fri 9/2/11	Wed 5/8/13		950
88	100%		Jessup Farm/ Artisan Village, Townhomes, Single Family LMN- Type II	119 days	Fri 9/2/11	Wed 2/15/12		900
89	33%		Build Design Team	130 days	Fri 9/9/11	Thu 3/8/12		900
102	75%		Design	57 days	Wed 4/4/12	Thu 6/21/12		900
114	0%		PDP	70 days	Fri 9/2/11	Thu 9/27/12		900
146	0%		FDP	1 day	Fri 9/28/12	Fri 9/28/12		900
152	0%		Start Construction	146 days	Wed 10/17/12	Wed 5/8/13	151	900
153	0%		Site Development - Filing 1	1 day	Wed 10/17/12	Wed 10/17/12		900
154	0%		DCP City Meeting	1 day	Thu 10/18/12	Thu 10/18/12	154	900
155	0%		Install Erosion Control	1 day	Fri 10/19/12	Fri 10/19/12	155	900
156	0%		Remove Existing Stormpipe	10 days	Mon 10/22/12	Fri 11/2/12	155	500
157	0%		Strip Site	20 days	Mon 10/22/12	Fri 11/2/12	155	500
158	0%		Preliminary grade work - build up	12 days	Mon 11/19/12	Fri 12/4/12	160	500
159	0%		Install Drainage Pipe	3 days	Mon 11/19/12	Tue 12/4/12	160	500
160	0%		Sewer Main Tie-Ins	7 days	Mon 11/19/12	Fri 11/16/12	161	500
161	0%		Sewer Main / Manholes	4 days	Mon 11/19/12	Tue 11/16/12	161	500
162	0%		Sewer Services	3 days	Wed 11/14/12	Wed 11/14/12		500
163	0%		Water Main Tie-Ins	4 days	Wed 11/14/12	Mon 11/19/12	161	500
164	0%		Water Main	3 days	Mon 11/19/12	Mon 11/19/12	161	500
165	0%		Water Services	12 days	Mon 11/19/12	Wed 1/9/13	159	500
166	0%		Cut, Curb, Gutter and Walks	16 days	Thu 1/10/13	Fri 1/25/13	163	500
167	0%		Curb and Gutter Walks	12 days	Mon 1/28/13	Mon 2/4/13	164	500
168	0%		Cut Parking Lot	14 days	Tue 2/12/13	Wed 2/27/13	170	500
169	0%		Century Link Telephone Installed	5 days	Tue 2/19/13	Fri 3/8/13	172	500
170	0%		City of Ft. Collins Electric Crew	5 days	Mon 3/11/13	Fri 3/15/13	167	500
171	0%		Xcel Energy Gas Line Installed	5 days	Tue 2/26/13	Mon 2/11/13	165	500
172	0%		Parking Lot Lighting	5 days	Tue 2/26/13	Mon 2/11/13	165	500
173	0%		Storm Drainage Outlet Structures	5 days	Tue 2/12/13	Mon 2/18/13	170	500
174	0%		On-Site Concrete Paving	3 days	Tue 2/12/13	Mon 2/18/13	170	500
175	0%		On-Site Asphalt Paving	10 days	Wed 12/5/12	Fri 12/7/12	159	500
176	0%		Front Porch Series	15 days	Mon 3/18/13	Fri 3/29/13	168	500
177	0%		Patio Homes	7 days	Thu 4/18/13	Wed 5/8/13	163,168	500
180	0%		Neighborhood Park- Minor Amendment	22 days	Tue 1/24/12	Wed 2/14/12		950
184	53%		Condominiums/ Apartments- Type II	248 days	Mon 1/16/12	Tue 2/14/12		950
195	0%		Single Family UE, Johnson Farm Innovation Campus, Community Gardens/Stables/Working Farm	117 days?	Mon 9/26/11	Wed 9/5/12		950
219	23%			179 days	Thu 3/1/12	Fri 8/10/12		950
220					Thu 3/22/12	Tue 11/27/12		950
288								
289								

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 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA