



City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 12-23 Issuance Date: 11/15/2012

Project Name: Bucking Horse Filing One Phases (C-1 and C-2)

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: Fees and Amount. Rows include Permit Application Fee (\$400.00), Construction Inspection Fee (paid prior to issuance of this permit) for Phase C-1 (\$39,339.80) and Phase C-2 (\$21,703.49), and a Total of \$61,443.29.

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 C-1: \$ 693,890.70 Form of security deposited with the City: LOC #2700007116

Phase C-2: \$ 355,856.59 Form of security deposited with the City: LOC #2700007117

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: 11/15/12

Approval for issuance:

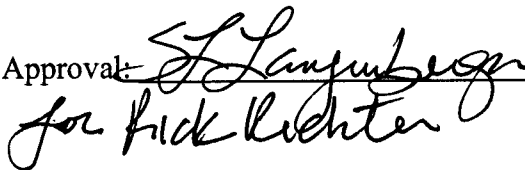
City Engineer Approval:  Date: 11/15/12
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Bucking Horse Filing One, Phases (C-1 & C-2)

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

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A		B		C		D		E		F		G		H	
1		Buckling Horse Filing 1 Phase C-1		11/14/2012											
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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 (COST ESTIMATE APPROVED BY THE CITY)	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE									
Storm Sewer - NA															
9	Reinforced Concrete Pipe	L.F.	\$57.31	\$47,270.43	\$0.70	\$577.50									
10	Trench	L.F.	\$0.00	\$0.00	\$0.70	\$0.00									
11	Concrete Headwall	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00									
12	Water Quality Outlet Structure	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00									
13	All Inlet Types (Sidewalk Chase)	EACH	\$1,250.00	\$5,000.00	\$103.00	\$412.00									
14	Retaining Wall (6")	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00									
15	Manhole	EACH	\$2,198.58	\$13,191.48	\$103.00	\$618.00									
16															
17															
Water & Sanitary Sewer															
18	Sanitary Sewer Main	L.F.	\$21.84	\$51,127.44	\$0.70	\$1,638.70									
19	Water Main	L.F.	\$17.38	\$72,639.71	\$0.70	\$2,926.00									
20	Fireline Water Main	L.F.	\$0.00	\$0.00	\$0.70	\$0.00									
21	Trench	L.F.	\$0.00	\$0.00	\$0.00	\$0.00									
22	Water/Sewer Service Line Stub	EACH	\$672.00	\$111,552.00	\$70.00	\$11,620.00									
23	Fire Hydrant	EACH	\$2,127.00	\$8,508.00	\$70.00	\$280.00									
24	Manholes	EACH	\$1,691.22	\$30,441.96	\$103.00	\$1,854.00									
25	Manhole Connection	EACH	\$0.00	\$0.00	\$35.00	\$0.00									
26	Valves	EACH	\$838.00	\$12,570.00	\$70.00	\$840.00									
27	Meter Pit (1")	EACH	\$0.00	\$0.00	\$35.00	\$0.00									
28	Meter Pit (1-1/2")	EACH	\$0.00	\$0.00	\$35.00	\$0.00									
29	Meter Pit (2")	EACH	\$2,250.00	\$0.00	\$35.00	\$0.00									
30	Meter Pit (3")	EACH	\$4,500.00	\$0.00	\$35.00	\$0.00									
31	Fitting (Bend, Tee, Cross)	EACH	\$246.17	\$5,908.08	\$35.00	\$840.00									
32	Water/Sewer Connection	EACH	\$2,500.00	\$5,000.00	\$35.00	\$70.00									
33															
34															
Street System															
35	Grading	Yd ³	\$0.00	\$0.00	\$1.50	\$3,121.00									
36	Pavement	Ton	\$85.00	\$196,520.00	\$1.00	\$6,947.00									
37	Curb & Gutter	L.F.	\$9.00	\$62,343.00	\$1.00	\$6,642.00									
38	Sidewalk	L.F.	\$9.90	\$65,557.80	\$1.00	\$70.00									
39	Pedestrian Ramps	L.F.	\$50.00	\$1,400.00	\$1.00	\$70.00									
40	Apron/ Drive Approach	S.F.	\$2.60	\$0.00	\$0.45	\$0.00									
41	Crosspan	S.F.	\$3.10	\$4,860.80	\$0.45	\$673.60									
42															
43															
44															
45															
46															
47															
48															
49															
											TOTAL INSPECTION FEE	\$39,339.80			
											TOTAL PUBLIC INFRASTRUCTURE COST	\$693,890.70			
<p>* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.</p>															

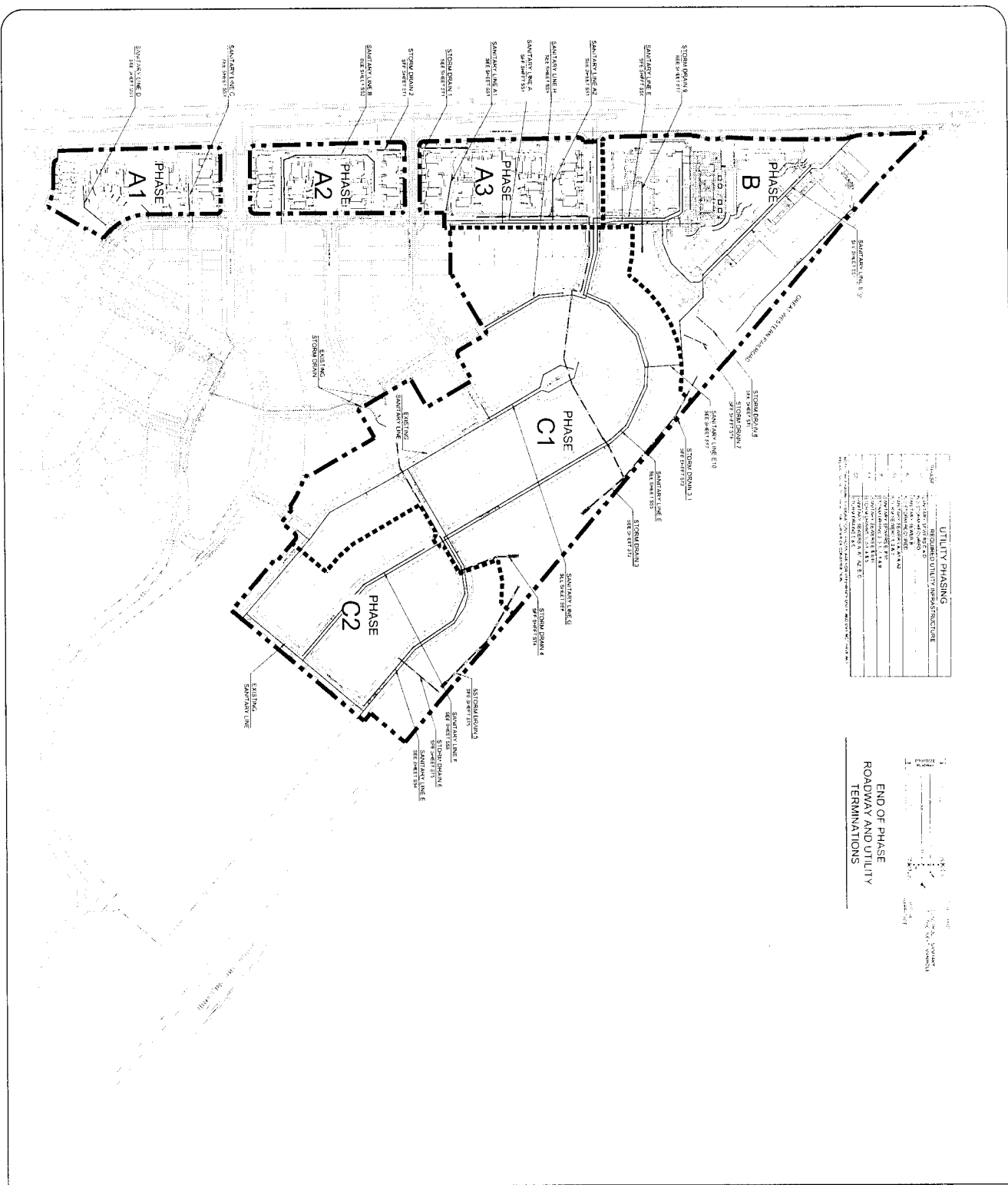
S. Cigione
11/14/2012

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A	B	C	D	E	F	G	H
1	Buckling Horse Filing 1 Phase C-2	11/14/2012					
2	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 (COST ESTIMATE APPROVED BY THE CITY)	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE
7	Storm Sewer - NA						
8	Reinforced Concrete Pipe	L.F.	29	\$57.31	\$1,660.27	\$0.70	\$70.00
9	Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
10	Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
11	Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
12	All Inlet Types (Sidewalk Chase)	EACH	2	\$1,250.00	\$2,500.00	\$103.00	\$206.00
13	Retaining Wall (8")	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
14	Manhole	EACH	0	\$2,198.58	\$0.00	\$103.00	\$0.00
15							
16							
17							
18	Water & Sanitary Sewer						
19	Sanitary Sewer Main	L.F.	1,325	\$21.84	\$28,938.00	\$0.70	\$927.50
20	Water Main	L.F.	2,319	\$17.38	\$40,304.22	\$0.70	\$1,623.30
21	Fireline Water Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
22	Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
23	Water/Sewer Service Line Stub	EACH	86	\$672.00	\$57,792.00	\$70.00	\$6,020.00
24	Fire Hydrant	EACH	3	\$2,127.00	\$6,381.00	\$70.00	\$210.00
25	Manholes	EACH	5	\$1,691.22	\$8,456.10	\$103.00	\$515.00
26	Manhole Connection	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00
27	Valves	EACH	9	\$838.00	\$7,542.00	\$70.00	\$630.00
28	Meter Pit (1")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00
29	Meter Pit (1-1/2")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00
30	Meter Pit (2")	EACH	0	\$2,250.00	\$0.00	\$35.00	\$0.00
31	Meter Pit (3")	EACH	0	\$4,500.00	\$0.00	\$35.00	\$0.00
32	Fitting (Bend, Tee, Cross)	EACH	11	\$246.17	\$2,707.87	\$35.00	\$385.00
33	Water/Sewer Connection	EACH	0	\$2,500.00	\$0.00	\$35.00	\$0.00
34							
35	Street System						
36	Grading	Yd ³	0	\$0.00	\$0.00		
37	Pavement	Ton	1,363	\$85.00	\$115,855.63	\$1.50	\$2,039.69
38	Curb & Gutter	L.F.	4,056	\$9.00	\$36,504.00	\$1.00	\$4,076.00
39	Sidewalk	L.F.	4,145	\$9.90	\$41,035.50	\$1.00	\$4,165.00
40	Pedestrian Ramps	L.F.	18	\$50.00	\$900.00	\$1.00	\$103.00
41	Apron/ Drive Approach	S.F.	0	\$2.60	\$0.00	\$0.45	\$0.00
42	Crosspan	S.F.	1,700	\$3.10	\$5,270.00	\$0.45	\$733.00
43							
44							
45							
46							
47							
48							
49							
					TOTAL INSPECTION FEE		\$21,703.49
					TOTAL PUBLIC INFRASTRUCTURE COST		\$355,856.59

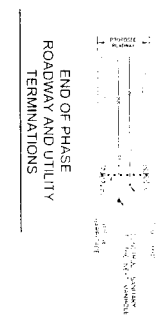
S. Cicione
11/14/2012

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UTILITY PHASING

PHASE	UTILITY PHASING
PHASE A1	Sanitary Line A1, Storm Drain 1, Sewer Line 1
PHASE A2	Sanitary Line A2, Storm Drain 2, Sewer Line 2
PHASE A3	Sanitary Line A3, Storm Drain 3, Sewer Line 3
PHASE B	Sanitary Line B, Storm Drain 4, Sewer Line 4
PHASE C1	Sanitary Line C1, Storm Drain 5, Sewer Line 5
PHASE C2	Sanitary Line C2, Storm Drain 6, Sewer Line 6



NOTES

1. This plan shows the proposed phasing for the Bickering Horse - Filing One project.
2. The phasing is based on the current site plan and utility layout.
3. The phasing is subject to change based on future site plan revisions.
4. The phasing is subject to change based on future utility layout revisions.
5. The phasing is subject to change based on future engineering recommendations.

LEGEND

Proposed Roadway	--- (Thick Dashed)
Existing Roadway	--- (Thin Dashed)
Proposed Utility Termination	--- (Thick Dashed)
Existing Utility Termination	--- (Thin Dashed)

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED BY: *[Signature]*
 TITLE: *[Title]*

NOTES

1. This plan shows the proposed phasing for the Bickering Horse - Filing One project.

BICKERING HORSE - FILING ONE	DATE: August 15, 2019	SCALE: 1"=150'	PROJECT: BICKERING HORSE - FILING ONE	DRAWN BY: N. [Name]	REVIEWED BY: N. [Name]	<p>NORTHERN ENGINEERING</p>	<p>Drawn by: [Name]</p> <p>Checked by: [Name]</p> <p>Reviewed by: [Name]</p> <p>Date: [Date]</p>
OVERALL PHASING PLAN							<p>CHECK-SET</p> <p>NOT FOR CONSTRUCTION</p>

Buckling Horse Project Schedule 10-08-12

ID	Comp.	%	Contact	Sidehill	Duration	Start	Finish	Predecessors	Priority
1	24%	0%		Sidehill	439 days?	Fri 9/2/11	Wed 5/8/13		1000
2	0%	0%		Other	42 days	Thu 1/5/12	Fri 3/2/12		950
87	19%	19%		ODP - Project Design (amending existing ODP) - Type II	124 days	Thu 1/5/12	Tue 6/26/12		950
88	34%	34%		Jessup Farm/ Artisan Village, Townhomes, Single Family LMN- Type II	439 days	Fri 9/2/11	Wed 5/8/13		950
89	100%	100%		Build Design Team	119 days	Fri 9/2/11	Wed 2/15/12		900
102	33%	33%		PDP	130 days	Fri 9/9/11	Thu 3/8/12		900
114	75%	75%		FDP	57 days	Wed 4/4/12	Thu 6/21/12		900
146	0%	0%		Start Construction	70 days	Fri 9/22/12	Thu 9/27/12		900
152	0%	0%		Site Development - Filing 1	1 day	Fri 9/28/12	Fri 9/28/12	151	900
153	0%	0%		DCP City Meeting	146 days	Wed 10/17/12	Wed 5/8/13		500
154	0%	0%		Install Erosion Control	1 day	Wed 10/17/12	Wed 10/17/12		500
155	0%	0%		Remove Existing Stormpipe	1 day	Thu 10/18/12	Thu 10/18/12	154	500
157	0%	0%		Strip Site	1 day	Fri 10/19/12	Fri 10/19/12	155	500
158	0%	0%		Preliminary grade work - build up	10 days	Mon 10/22/12	Fri 11/2/12	155	500
159	0%	0%		Install Drainage Pipe	20 days	Mon 12/10/12	Fri 1/4/13	173	500
160	0%	0%		Sewer Main Tie-Ins	12 days	Mon 11/19/12	Tue 12/4/12	160	500
161	0%	0%		Sewer Main / Manholes	3 days	Wed 11/14/12	Fri 11/16/12	161	500
162	0%	0%		Sewer Services	7 days	Mon 11/5/12	Tue 11/13/12	157	500
163	0%	0%		Water Main Tie-Ins	4 days	Wed 11/14/12	Mon 11/19/12	161	500
164	0%	0%		Water Main	3 days	Mon 11/7/13	Wed 1/29/13	168	500
165	0%	0%		Water Services	12 days	Thu 1/10/13	Fri 1/25/13	163	500
166	0%	0%		Cut, Curb, Gutter and Walks	6 days	Mon 1/28/13	Mon 2/4/13	164	500
167	0%	0%		Cut Parking Lot	12 days	Tue 2/12/13	Wed 2/27/13	170	500
168	0%	0%		Century Link Telephone Installed	14 days	Tue 2/19/13	Wed 3/6/13	172	500
169	0%	0%		City of Ft. Collins Electric Crew	5 days	Mon 3/11/13	Fri 3/15/13	167	500
170	0%	0%		Xcel Energy Gas Line Installed	5 days	Tue 2/5/13	Mon 2/11/13	165	500
171	0%	0%		Parking Lot Lighting	5 days	Tue 2/12/13	Mon 2/18/13	170	500
172	0%	0%		Storm Drainage Outlet Structures	5 days	Tue 2/12/13	Mon 2/18/13	170	500
173	0%	0%		On-Site Concrete Paving	3 days	Wed 12/5/12	Fri 12/7/12	159	500
174	0%	0%		On-Site Asphalt Paving	10 days	Mon 3/18/13	Fri 3/29/13	188	500
175	0%	0%		Front Porch Series	15 days	Thu 4/18/13	Wed 5/8/13	183,168	500
176	0%	0%		Patio Homes	7 days	Tue 1/24/12	Wed 2/1/12		950
179	0%	0%		Neighborhood Park- Minor Amendment	22 days	Mon 1/16/12	Tue 2/14/12		950
180	53%	53%		Condominiums/ Apartments- Type II	248 days	Mon 9/26/11	Wed 9/5/12		950
184	0%	0%		Single Family UE, Johnson Farm Innovation Campus, Community Gardens/Stables/Working Farm	117 days?	Thu 3/1/12	Fri 8/10/12		950
219	23%	23%			179 days	Thu 3/22/12	Tue 11/27/12		950
288									
289									