

## DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 13-07 Issuance Date: 5/8/13

Project Name: BROOKDALE SENIOR LIVING COMMUNITY

Project Location: 1002/1008 Rule Drive, Fort Collins, CO

Permittee: Norm Racicot, Project Manager – PDC Midwest, Inc. 1-262-352-9935

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>400.00</u>
Construction Inspection Fee (paid prior to issuance of this permit)	\$ <u>2,082.80</u>
Total	\$ <u>2,482.80</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.

\$ 62,281.20

Form of security deposited with the City: Bond – CMS270468

### **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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 5/7/2013

**Approval for issuance:**

City Engineer Approval:  Date: 5/8/13  
 (Permit Issuance Date)

**EXHIBIT "A"**

**DEVELOPMENT PROJECT CONTACT PERSONS**

**Project Name: Brookdale Senior Living Community**

**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:** Courtney Levingston  
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:** LTC Properties, Inc.  
Clint Malin  
2829 Townsgate Road, Suite 350  
West Lake Village, CA 91361  
805.981.8655 (office)  
805.981.8663 (fax)  
[Clint.malin@ltproperties.com](mailto:Clint.malin@ltproperties.com)

**Applicant:** Bob Olin  
PDC Midwest, Inc.  
1130 James Drive, Suite 106  
262.367.7770 (office)  
[rolin@pdcmidwest.com](mailto:rolin@pdcmidwest.com)

**Permitee:** Norm Racicot  
PDC Midwest, Inc.  
1130 James Drive, Suite 106  
262.352.9935 (office)  
[nracicot@pdcmidwest.com](mailto:nracicot@pdcmidwest.com)

**General Contractor:** Bob Olin  
PDC Midwest, Inc.  
1130 James Drive, Suite 106  
262.367.7770 (office)  
[rolin@pdcmidwest.com](mailto:rolin@pdcmidwest.com)

**Project Engineer:**

Mike Brake, P.E.  
J.R. Engineering  
2900 South College Ave, Suite 3D  
720.482.4500  
970.217.4911 (cell)  
[mbrake@jrengineering.com](mailto:mbrake@jrengineering.com)

**Architect:**

Robert Grummer  
PDC Midwest, Inc.  
1130 James Drive, Suite 106  
262.367.7772 (office)  
[rgrummer@pdcmidwest.com](mailto:rgrummer@pdcmidwest.com)

## Development Construction Permit Meeting

Project: Brookdale Senior Living Community

Date: 3/20/2013

	Attendee	Phone Number	Email
1	Andrew Gingerich - FCGOV Staff Engineer	970-221-6603	agingrich@fcgov.com
2	MICHAEL BRAKE JRENGIWECC.ING	970-217-4911	mbrake@Jrengiwecc.com
3	ROBIN RACICOT - PDC Midwest Admin. Assistant	262-337-3560	rracicot@pdcmidwest
4	NORM RACICOT - PDC PROJECT MANAGER	262-352-9935	NRACICOT@PDCMIDWEST.COM
5	ROBERT IRISH LIGHT & POWER	970-224-6167	rirish@fcgov.com
6	Courtney Livingston, City Planner	970-410-2283	clivingston@fcgov.com
7	Jesse Schlam City Erosion Control	970 218-2932	jschlam@fcgov.com
8	Dow Kapperman Comcast	970 567-0245	Dow_Kapperman@Cable.comCAST.com
9	WAYNE LEVARD	970-222-6824	W LEVARD@FC GOV.COM
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PLANNING  
DESIGN  
CONSTRUCTION

PDC MIDWEST, INC  
110 JAMES DRIVE, SUITE 304  
FORT COLLINS, CO 80521  
TEL: 970.226.7770 F: 970.226.7771  
WWW.PDCMIDWEST.COM

PROJECT

BROOKDALE SENIOR  
LIVING  
COMMUNITY

1002 RUIE DRIVE  
FORT COLLINS  
COLORADO 80525



OWNER

North Carolina REI, Inc  
c/o Brookdale Senior Living  
637 West Washington St  
Milwaukee, WI 53214

BROOKDALE  
SENIOR LIVING

STATUS

CONSTRUCTION SET

PROJECT NO

11040

DATE

12/27/12

DRAWN BY

CHKD BY

REF

M68

SHEET TITLE

OVERALL UTILITY  
PLAN

SHEET NUMBER

CONSTRUCTION SET

ISSUED FOR  
CONSTRUCTION





