



City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 13-29 Issuance Date: 10/21/13

Project Name: Bella Vira Phase 1
Project Location: SW corner of Elizabeth Road and Overland Trail

Permittee: Eric Kubly, Richmond American Homes, 303-977-3862

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 (\$49,727.85), Street Cut Fee, and Total amount due (\$49,727.85).

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. \$ 1,434,020.79

Form of security deposited with the City: Bond No 929578388

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.
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; (3) required certifications from the licensed professional engineer that improvements are completed to City standards, specifications and approved Utility Plans; and (4) 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. The project shall use the current ADA ramp details for any corner or midblock pedestrian ramps that are to be installed in the project. The most current sidewalk chase details shall also be used for any sidewalk chases within the project.

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: 10/15/13

Approval for issuance:


City Engineer Approval:  Date: 10/21/13
City Engineer (Permit Issuance Date)

EXHIBIT 'A'
DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Bella Vira Phase 1

Name, address and numbers

City Staff Contact Persons:

Development Engineer: Sheri Langenberger
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6573

Construction Inspector: Steve Cicione
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6605
Cell (970) 692-4418

Current Planner: Ted Shepard
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6343

Water Utilities Engineer/ Wastewater 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) 224-6700

Natural Resources: Lindsay Ex
281 N. College Avenue, Fort Collins, Co 80524
(970) 224-6143

Traffic Operations: Joe Olson
625 Ninth Street, Fort Collins, Co 80524
(970) 221-6062

Street closures: Syl Mireles
625 Ninth Street, Fort Collins, Co 80524
(970) 221-6815

Forestry: Tim Buchanan
215 N. Mason St., Fort Collins, Co 80524
(970) 221-6361

Light and Power: Doug Martine
700 Wood Street, Fort Collins, Co 80521
(970) 221-6700

Developer's Contact Persons:

Project Manager/Developer:
Dirk Lashnits, Richmond American Homes
4350 S Monaco Street, Denver, CO 80237
720-977-3891
Cell (303) 881-0437
Dirk.lashnits@mdch.com

Owner: Eric Kubly, Richmond American Homes
4350 S Monaco Street, Denver, CO 80237
720-977-3862
Cell (303) 435-5058
Eric.kubly@mdch.com

Project Engineer: Tess Hogan, Innovative Land Consultants
12070 Tejon Street, Suite 470
Denver, CO 80234
303-421-4224
Cell (303) 818-4113
tess@innovativelandinc.com

Grading Contractor: George Wehner, RE Monks
8355 Vollimer Road, Colorado Springs, Co 80908
719-495-3621
Cell (719) 491-1875
George.wehner@remonks.com

Utility Contractor: Phillip Scott, Nelson Pipeline
10741 Highway 52, PO Box 979
Fort Lupton, Co 80621
303-857-1580
Cell (303) 549-5960

Concrete for Structures: Wayne Schell, Concrete Structures
4325 Hilltop Road, Longmont, Co 80504
970-535-0202
Cell (303)440-0634
Wayne_schell@csicousa.com

ID	Task Name	Resource Names	Projected Start	Projected Finish	Actual Finish
1	Bella Vira		Mon 10/7/13	Fri 5/30/14	NA
2	Over-Excavation		Mon 10/7/13	Fri 10/25/13	NA
3	Grading		Mon 10/28/13	Fri 11/8/13	NA
4	Wet Utilities		Mon 11/11/13	Fri 12/13/13	NA
5	Concrete		Mon 3/3/14	Fri 3/28/14	NA
6	Asphalt		Mon 3/31/14	Fri 5/2/14	NA
7	Dry Utilities		Mon 3/3/14	Fri 3/28/14	NA
8	Landscape		Mon 4/28/14	Fri 5/30/14	NA
9					NA



Projected	Group By Summary
Milestone	Inactive Task
Baseline Milestone	Inactive Milestone
Rolled Up Task	Inactive Summary
Rolled Up Milestone	Manual Task
Baseline Summary	Duration-only
Rolled Up Baseline	Manual Summary Rollup
Rolled Up Baseline Milestone	Manual Summary
Rolled Up Progress	Start-only
Split	Finish-only
Baseline Split	Progress
External Tasks	Deadline
Project Summary	

Project: Bella Vira - Land Development
Date: Mon 9/23/13



NO.	REVISION	DATE	APPROVED

CITY OF FORT COLLINS
 COUNTY OF COLORADO
 1-800-822-1867
 973-6790

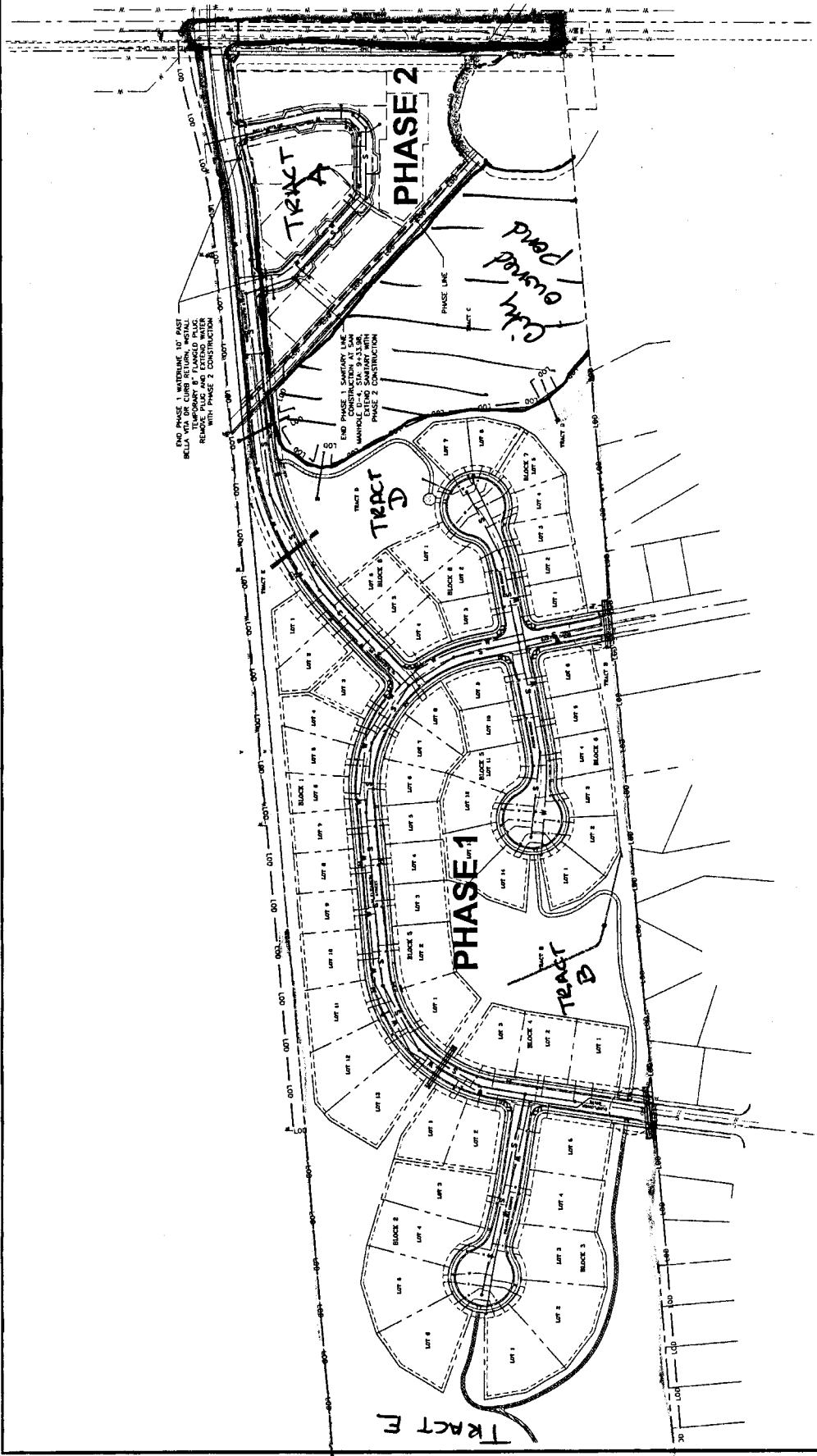
FORT COLLINS, CO
 JOHN MINATTA

**BELLA VIRA
 UTILITY PHASING PLAN**

PROJECT NO. 14 OF 50
 DATE 12-07-07
 CHECKED BY [Signature]
 DESIGNED BY [Signature]



APPROVED	Checked by [Signature]
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
DATE	12-07-07
PROJECT #	14 OF 50



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED	[Signature]
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
DATE	12-07-07
PROJECT #	14 OF 50

UTILITY LEGEND

○	PROP WATER METER	— G —	PROP GAS SERVICE
— W —	PROP WATER LINE	— FO —	PROP FIBER OPTIC
— S —	PROP SANITARY SEWER LINE	●	PROP STORM DRAIN MANHOLE
— SS —	PROP SANITARY SEWER SERVICE	●	PROP SANITARY SEWER MANHOLE
— S —	PROP STORM DRAIN LINE	●	PROP CLEANOUT
— S —	PROP STORM DRAIN INLET	□	PROP STORM DRAIN INLET

