



City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 14-11 Issuance Date: 5/23/2014

Project Name: Bella Vira Filing Two

Project Location: Southwest corner of West Elizabeth and Overland Trail

Permittee: John Minatta, 970-690-2662

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, Construction Inspection Fee, Street Cut Fee, and Total amount due.

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. \$ 156,597.54

Form of security deposited with the City: check # 1019

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: 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: *John Minatta* Date: 5/23/2014

Approval for issuance:

City Engineer Approval: *[Signature]* Date: 5-23-14
for City Engineer (Permit Issuance Date)

EXHIBIT 'A'
DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Bella Vira Filing Two

Name, address and numbers

City Staff Contact Persons:

Development Engineer: Tyler Siegmund
281 N. College Avenue, Fort Collins, CO 80524
(970) 221-6501

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

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:

Owner/Project Manager: John Minatta
Bella Vira Town Homes, Inc
2037 Lexington Court
Fort Collins, CO 80526
(970) 690-2662
johnminatta@comcast.net

Project Engineer: Kevin Brazelton, P.E
United Civil Design Group, Inc
1501 Academy Court, Suite 203
Fort Collins, CO 802524
(970) 530-4044
Kevin.brazelton@unitedcivil.com

Architect/Planner: Dana Lockwood
Lockwood Architects, Inc
445 E Pitkin Street
Fort Collins, CO 80524
(970) 215-3594
dana@lockwoodarch.com

General Contractor: Justin Marshall
GLH Construction, Inc
780 East Garden Drive
Windsor, CO 80550
(970) 674-0440
jtmars@glhconstruction.com

COLORADO STATE UNIVERSITY
STATE OF COLORADO BOARD OF AGRICULTURE
- IN THE COUNTY -

SADDLE RIDGE CONDOMINIUMS
SUPPLEMENT 12, PHASE 13
Unit D, Building 23

W. ELIZABETH STREET

HERITAGE CONDOS
Unit 1

ELIZABETH AT
OVERLAND TRAIL
CONDOS
Unit A, Bldg 5

CONDOMINIUMS AT
OVERLAND TRAIL
UNIT 101

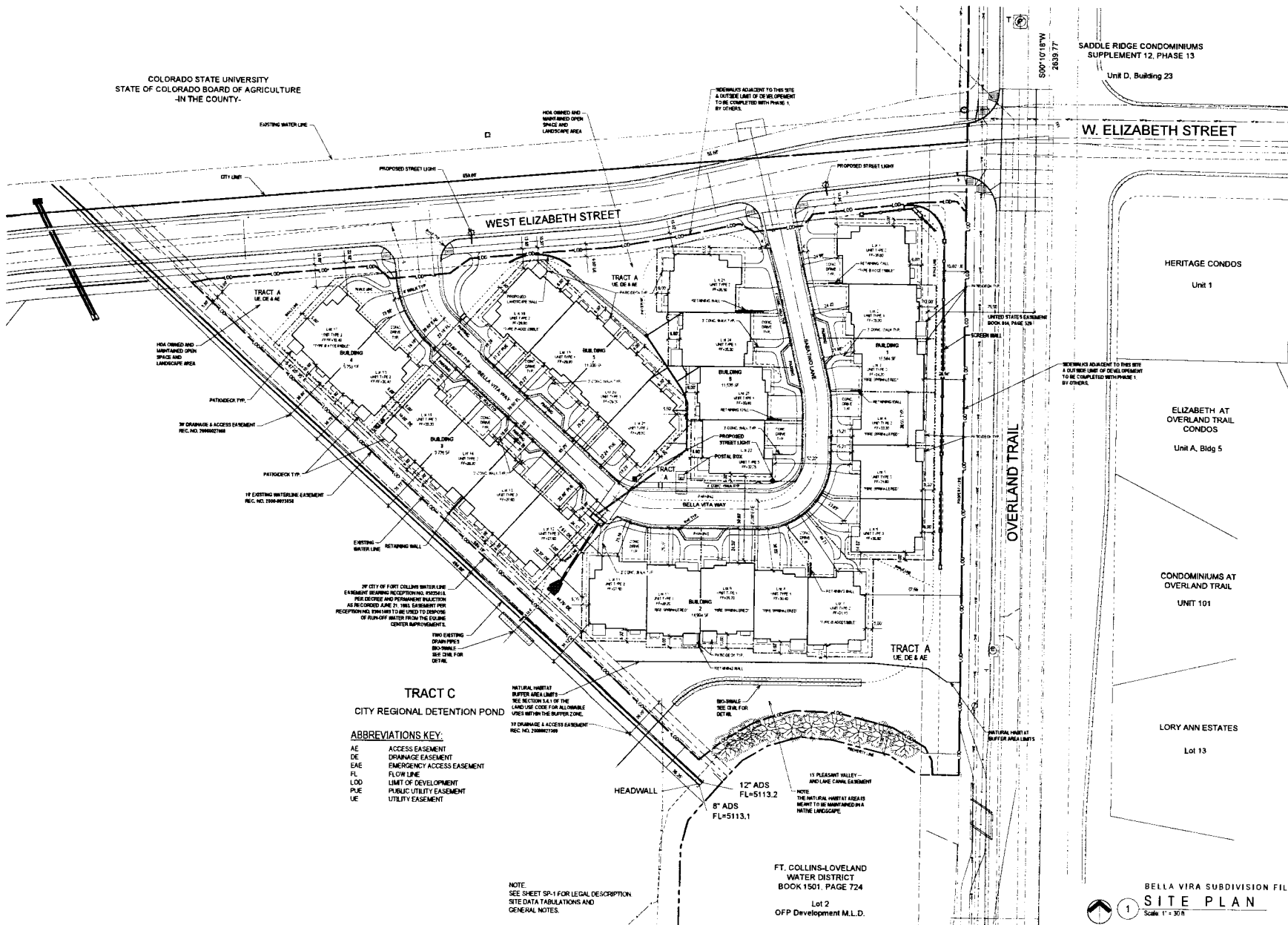
LORY ANN ESTATES
Lot 13

LOCKWOOD
ARCHITECTS



BELLA VIRA SUBDIVISION FILING TWO
BELLA VIRA TOWN HOMES
FORT COLLINS, CO

JOB # 18756
DATE FEB 12 2014
Revisions
DRAWN DWL/2014
CHECKED TML
SHEET SITE PLAN



TRACT C
CITY REGIONAL DETENTION POND

ABBREVIATIONS KEY:
AE ACCESS EASEMENT
DE DRAINAGE EASEMENT
EAE EMERGENCY ACCESS EASEMENT
FL FLOW LINE
LDD LIMIT OF DEVELOPMENT
PUE PUBLIC UTILITY EASEMENT
UE UTILITY EASEMENT

NATURAL HABITAT
BUFFER AREA LIMITS
SEE SECTION 14.1 OF THE
LAND USE CODE FOR ALLOWABLE
USES WITHIN THE BUFFER ZONE.

DRAINAGE & ACCESS EASEMENT
REC. NO. 2008-00378

NOTE:
SEE SHEET SP-1 FOR LEGAL DESCRIPTION,
SITE DATA TABULATIONS AND
GENERAL NOTES.

FT. COLLINS-LOVELAND
WATER DISTRICT
BOOK 1501, PAGE 724
Lot 2
OFF Development M.L.D.

BELLA VIRA SUBDIVISION FILING TWO
SITE PLAN
Scale 1" = 30'

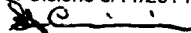
SP-2
OF 2

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

1	A	B	C	D	E	F	G	H
2	Bella Vira Filing Two							
3	3/11/2014							
4	DESCRIPTION	UNITS OF	ESTIMATED	INFRASTRUCTURE	TOTAL	INSPECTION	TOTAL	
5	(LIST ALL PUBLIC AND APPLICABLE	MEASURE	QUANTITY	CONSTRUCTION	ESTIMATED	FEE PER UNIT	INSPECTION	
6	*PRIVATE IMPROVEMENTS)		(PROVIDED BY THE	COST PER UNIT	INFRASTRUCTURE	(PROVIDED	FEE	
7			PROJECT ENGINEER)	OF MEASURE	COST	BY THE CITY)	FEE	
8	(COST ESTIMATE APPROVED BY THE CITY)							
9	Storm Sewer							
10	Reinforced Concrete Pipe	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
11	Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
12	Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00	
13	Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00	
14	All Inlet Types	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00	
15	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00	
16	Water & Sanitary Sewer							
17	Sanitary Sewer Main	L.F.	541	\$28.25	\$15,283.25	\$0.70	\$378.70	
18	Water Main	L.F.	534	\$37.58	\$20,067.72	\$0.70	\$373.80	
19	Trench	L.F.	1,075	\$0.00	\$0.00	\$0.70	\$752.50	
20	Water/Sewer Service Line Stub	EACH	51	\$1,350.00	\$68,850.00	\$70.00	\$3,570.00	
21	Fire Hydrant	EACH	1	\$4,296.95	\$4,296.95	\$70.00	\$70.00	
22	Manhole	EACH	6	\$1,725.36	\$10,352.16	\$103.00	\$618.00	
23	Valves	EACH	1	\$1,460.00	\$1,460.00	\$70.00	\$70.00	
24	Meter Pit (3/4")	EACH	26	\$1,285.00	\$33,410.00	\$35.00	\$910.00	
25	Fitting (Bend, Tee, Cross)	EACH	6	\$195.36	\$1,172.16	\$35.00	\$210.00	
26	Water Main Connection	EACH	2	\$852.65	\$1,705.30	\$35.00	\$70.00	
27	Street System							
28	Grading	L.S.	0	\$0.00	\$0.00			
29	Pavement	SY	0	\$0.00	\$0.00	\$0.45	\$0.00	
30	Curb & Gutter	L.F.	0	\$0.00	\$0.00	\$1.00	\$0.00	
31	Detached Sidewalk	L.F.	0	\$0.00	\$0.00	\$1.00	\$0.00	
32	Pedestrian Ramps	L.F.	0	\$0.00	\$0.00	\$1.00	\$0.00	
33	Apron	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
34	Crosspan	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
35	Excavation Permit							
36	Application	L.S.					\$30.00	
37	Pavement	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
38	Potholing	E.A.	0	\$0.00	\$0.00	\$10.00	\$0.00	
39	Pavement Impact Fees	S.F.	0	\$0.00	\$0.00	\$0.45	\$0.00	
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TOTAL INSPECTION FEE \$7,053.00

TOTAL PUBLIC INFRASTRUCTURE COST \$156,597.54

S. Cicione 3/11/2014


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

Development Construction Permit Meeting

Bella Vira Filing Two

Date: 5/14/2014

	Attendee	Phone Number	Email
1	Tyler Siegmund - FCGOV Staff Engineer	970-221-6501	tsiegmund@fcgov.com
2	DENNIS ODELL	970-290-1334	DENNIS.ODELL@CENTURYLINK.COM
3	BILL JOHNSON	970-490-7501	WILLIAM.JOHNSON2@CENTURYLINK.COM
4	DAN MOGEN	970-224-6192	dmogen@fcgov.com
5	DeNae Cameron Forestry	970-631-7765	dcameron@fcgov.com
6	Eric Kendall	970-44-1455	eric.kendall@elderconstructioninc.com
7	John Minatta	970-690-2662	johnminatta@comcast.net
8	Kevin Keen	970 646 1329	Kevin.K@elderconstructioninc.com
9	Kevin Brazerton	970-397-2147	KRB@UNITEDCIVIL.COM
10	AL MINATTA	970-282-8301	AMINATT@COMCAST.NET
11	Kate Rentschlar Environmental Planning	970-224-6086	krentschlar@fcgov.com
12	Dow Kapperman Comcast	970-567-0245	Dow_Kapperman@Cable.comcast.com
13	DOUG MARTINE LIGHT + POWER	970-224-6152	DMARTINE@FCGOV.COM
14	Jim Spaulding LIGHT & POWER	970-460-2772	jspaulding@fcgov.com
15	Justin Marshall	970-674-0440	jtmarsh@glhconstruction.com
16			