

City of Fort Collins, Colorado DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 14-14 Issuance Date: 6-3-14		
Project Name: Aspen Heights Phase 2 Project Location: SW corner of Lupine Drive and Redwood Street		
Permittee: Roger Frakes, Breckenridge Group Fort Collins Colorado, L	LC, (813)	299-5291
City and developer contacts: See attached Exhibit 'A' for names and photocontact persons for this project.	ne numbe	rs of all
Fees: Permit Application Fee (\$400.00)	\$	400.
Construction Inspection Fee Street Cut Fee (if applicable to be paid separately)	\$ \$	400. 7,916.50 8,316.50
Total amount due	\$	8,316.50
Development Bond or other approved security: Amount of security deposited with the City to guarantee the complet improvements to be constructed as shown on the approved plans for \$\\$205,493.08\$		
Security amount reduced to \$ 51,373.27 due to initial acceptance already	eady occu	rring.
Form of security deposited with the City: CHECK		
DEDEODMANCE DECLIDEMENTS OF THIS DEDMIT.		

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_		
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- 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

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 acknowledges 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. ROCKER FRANCES Applicant/Project Manager's Signature: Approval for issuance:

construction must be in place and inspected by the City Erosion Control Inspector before any

EXHIBIT 'A' DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Aspen Heights Phase 2

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: Kim Keiswetter

281 N. College Avenue, Fort Collins, Co 80524

(970) 221-6605 Cell (970)

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/ Owner:

Ryan Fetgatter

Breckenridge Group Fort Collins Colorado, LLC 1301 S. Capital of Texas Hwy, Suite B-201

Austin, Texas 78746

512-369-3030 Cell (512) 970-6068

rfetgatter@myaspenheights.com

Project Engineer:

Larry Owen, Owen Consulting Group

3715 Shallow Pond Dr, Fort Collins, CO 80528

970-226-0264

Cell (303) 913-5382 larryowen@comcast.net

Architect/ Planner:

Aspen Heights

1301 S. Capital of Texas Hwy, Ste B201

Austin, TX 78746 512-369-3030 Cell (512) 970-6068

General Contractor:

Roger Frakes, Aspen Heights Construction, LLC

1301 S. Capital of Texas Hwy, Ste B201

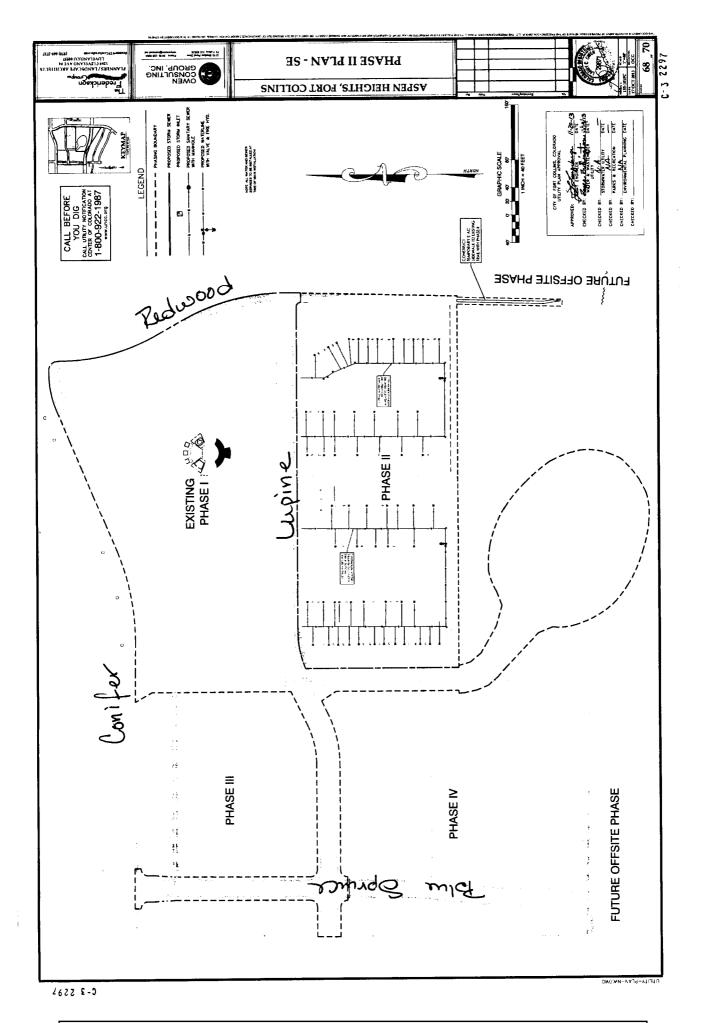
Austin, TX 78746 512-369-3030 Cell (813) 299-5291

rfrakes@myaspenheights.com

Rolland Tremble, Connell Resources 7785 Highland Meadows Parkway

Fort Collins, Co 80528 Cell (970) 215-8897

rtremble@connellresources.com



"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

- (ASPEN HEIGHTS - PHASE 2	0	Ш	L	9	=	
2 K 4 W 4	DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE *PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED INFRASTRUCT MEASURE QUANTITY CONSTRUCTIC (PROVIDED BY THE COST PER UN PROJECT ENGINEER) OF MEASURE	O. F	TOTAL ESTIMATED INFRASTRUCTURE	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE	
o			#E /				
- 8			£120 £7	9	UZ U\$		00 U\$
6 5	Keinforced Concrete Pipe	. u	75.0214	00.0\$	80.70		\$0.00
2 ;	Concrete Headwall			\$0.00	\$3.50		\$0.00
2	12 Water Quality Outlet Structure		\$6,210.00	\$0.00	\$3.50		\$0.00
1 2	13 All Inlet Types			\$0.00	\$103.00		\$0.00
4	All Inlet Types (chase)			\$4,500.00	\$103.00		\$309.00
15	15 Manhole	ЕАСН	0 \$7,788.00	\$0.00	\$103.00	-	\$0.00
9 !	Months & Control						
, q	Sanitary Sewer Main	<u>u</u> ;	0 \$43.48	\$0.00	\$0.70		\$0.00
9	19 Water Main	1,64		\$55,930.00	\$0.70		\$1,151.50
2 2	Trench			\$0.00	\$0.70		\$0.00
~	21 Water/Sewer Service Line Stub	EACH 58		\$94,256.38	\$70.00	↔	\$4,060.00
22	Fire Hydrant	EACH		\$12,614.54			\$140.00
23	23 Manhole			\$0.00	0		\$0.00
24	24 Valves		\$1,1	\$4,480.00	\$70.00		\$280.00
52	25 Meter Pit (1")		00.00\$	\$0.00	\$35.00		\$0.00
56	26 Fitting (Bend, Tee, Cross)			\$3,548.72	\$35.00		\$490.00
27	27 Water Main Connection	ЕАСН	0 \$3,534.45	\$0.00	\$32.00	0	\$0.00
88							
59		ω 	40.632.70	UU U\$			
S 5	Grading Payement	j ≻ Vi		\$0.00	\$0.45	10	\$0.00
3 8	Curb & Gutter			\$0.00			\$0.00
33	Detached Sidewalk	L.F. 1,396	6 \$21.14	\$29,511.44	\$1.00		\$1,416.00
发	Pedestrian Ramps	L.F.	67	\$652.00		0	\$70.00
35	35 Apron	S.Y.	0 \$45.90	\$0.00		10	\$0.00
38	Crosspan	s.Y.	0 \$53.44	\$0.00	\$0.45	10	\$0.00
38	—			TOTAL INSPECTION FEE	ON FEE	2\$	\$7,916.50
8 4	ما د					R. Mosbey - 5/29/2014	9/2014
4	, 41	TOTAL PUBLIC INFRASTRUCTURE COST	ASTRUCTURE COST	\$205,493.08			[
42	* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED	G CITY INSPECTIONS WILL NEED TO) BE INCLUDED. HOW!	EVER PRIVATE IMPR	OVEMENTS WILL	NOT BE INCLUD	
1 4	44 IN THE TOTAL INFRASTRUCTURE COST FOR BONDII	T FOR BONDING.					