



DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 16-32 *Issuance Date:* 11/14/2016

Project Name: Bucking Horse Filing Four

Project Location: North of Nancy gray Avenue and Southeast of Gooseberry Lane

Permittee: Gino Campana, Bucking Horse Apartments, LLC

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 - BMISC160709)	\$ 400.00
Excavation Permit (Check 23715)	\$ 5,762.80
Construction Inspection Fee (Check 23715)	<u>\$ 17,065.90</u>
Total	\$ 23,228.70

Note: the above amounts may not include any street cut fees which may be required to be paid by separate permit.

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.
\$ 341,627.38

Form of security deposited with the City: LOC # 2700007714

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: 10/21/16

Approval for issuance:


City Engineer Approval:  Date: 11/14/16
for City Engineer (Permit Issuance Date)

EXHIBIT "A"
DEVELOPMENT PROJECT CONTACT PERSONS

City Staff Contact Persons:

Development Engineer: Marc Ragasa
281 North College Avenue, Fort Collins, CO 80524
970 221-6603

Construction Inspector: Steve Cicione
281 North College Avenue, Fort Collins, CO 80524
970 692-4418

Current Planner: Noah Beals
281 North College Avenue, Fort Collins, CO 80524
970 416-2313

Water Utilities Engineer: Shane Boyle
700 Wood Street, Fort Collins, CO 80521
970 221-6339

Erosion Control Inspector: Jesse Schlam
700 Wood Street, Fort Collins, CO 80521
970 218-2932

Natural Resources: Rebecca Everette
281 North College Avenue, Fort Collins, CO 80524
970 416-2625

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: Janet McTague
700 Wood Street, Fort Collins, CO 80521
970 224-6154

Developer' Contact Persons:

- Project Manager:** Gino Campana, Bucking Horse Apartments, LLC
7303 Streamside Drive, Fort Collins, CO 80525
Mobile: 970-690-0288
Office: 970-229-5900
Fax:970-223-5740
Email: gcampana@bellisimoinc.com
- Developer:** Gino Campana, Bucking Horse Apartments, LLC
7303 Streamside Drive, Fort Collins, CO 80525
Mobile: 970-690-0288
Office: 970-229-5900
Fax:970-223-5740
Email: gcampana@bellisimoinc.com
- Owner(s):** Gino Campana, Bucking Horse Apartments, LLC
7303 Streamside Drive, Fort Collins, CO 80525
Mobile: 970-690-0288
Office: 970-229-5900
Fax:970-223-5740
Email: gcampana@bellisimoinc.com
- Architect/Planner:** Craig Russell
Russell Mills Studios
141 S. College Avenue, Fort Collins, CO 80524
Office: 970-631-2072
Email: crussell@russellmillsstudios.com
- Project Engineer:** Nick Hawes
Northern Engineering
301 N. Howes Street, Suite 100 Fort Collins CO 80521
Office: 970-221-4158
Email: nick@northernengineering.com
Professional License Number: 39767
- General Contractor:** Gino Campana, Bellisimo Inc.
7303 Streamside Drive, Fort Collins, CO 80525
Mobile: 970-690-0288
Office: 970-229-5900
Fax:970-223-5740
Email: gcampana@bellisimoinc.com

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A		B	C	D	E	F	G	H	
1		2		3		4		5	
Buckling Horse Filing 4		10 21 16		DESCRIPTION		UNITS OF ESTIMATED MEASURE		QUANTITY PROVIDED BY THE PROJECT ENGINEER	
4 (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)		INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE		TOTAL ESTIMATED INFRASTRUCTURE COST		INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)		TOTAL INSPECTION FEE	
6		7		8		9		10	
		(COST ESTIMATE APPROVED BY THE CITY)							
8	Storm Sewer	L.F.	671	\$27.50	\$18,452.50	\$0.70	\$469.70		
9	Reinforced Concrete Pipe	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00		
10	Trench	L.F.	0	\$0.00	\$0.00	\$3.50	\$0.00		
11	Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00		
12	Water Quality Outlet Structure	EACH	3	\$3,123.60	\$9,370.80	\$103.00	\$309.00		
13	All Inlet Types	EACH	2	\$2,199.39	\$4,398.78	\$103.00	\$206.00		
14	Manhole								
15									
16	Water & Sanitary Sewer	L.F.	1,833	\$21.84	\$40,032.72	\$0.70	\$1,283.10		
17	Sanitary Sewer Main	L.F.	3,724	\$17.38	\$64,723.12	\$0.70	\$2,606.80		
18	Water Main	L.F.	429	\$0.00	\$0.00	\$0.70	\$300.30		
19	Water Main (Fire Line)*	L.F.	48	\$4.00	\$192.00	\$0.70	\$70.00		
20	Trench	EACH	48	\$1,350.00	\$64,800.00	\$0.70	\$3,360.00		
21	Water/Sewer Service Line Slub	EACH	7	\$2,127.00	\$14,889.00	\$0.70	\$490.00		
22	Fire Hydrant	EACH	15	\$1,691.00	\$25,365.00	\$103.00	\$1,545.00		
23	Manhole	EACH	35	\$350.00	\$12,250.00	\$0.70	\$2,450.00		
24	Valves	EACH	10	\$1,092.00	\$10,920.00	\$35.00	\$350.00		
25	Meter Pit (1")	EACH	2	\$1,800.00	\$3,600.00	\$70.00	\$140.00		
26	Meter Pit (1 1/2")	EACH	13	\$2,250.00	\$29,250.00	\$35.00	\$455.00		
27	Meter Pit (2")	EACH	74	\$246.17	\$18,216.58	\$35.00	\$2,590.00		
28	Fitting (Bend, Tee, Cross)	EACH	7	\$2,500.00	\$17,500.00	\$35.00	\$245.00		
29	Water / Sewer Main Connection								
30									
31	Street System								
32	Grading	L.S.	0	\$0.00	\$0.00	\$0.45	\$0.00		
33	Pavement	S.Y.	102	\$21.76	\$2,217.96	\$1.00	\$122.00		
34	Curb & Gutter	L.F.	54	\$19.98	\$1,078.92	\$1.00	\$74.00		
35	Detached Sidewalk	L.F.	15	\$50.00	\$750.00	\$1.00	\$70.00		
36	Pedestrian Ramps	L.F.	0	\$0.00	\$0.00	\$0.45	\$0.00		
37	Apron	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00		
38	Crosspan	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00		
39									
40	Excavation Permit								
41	Application	L.S.	1	\$30.00	\$30.00	\$30.00	\$30.00		
42	Pavement	S.Y.	95	\$40.00	\$3,800.00	\$10.00	\$103.00		
43	Potholing	E.A.	0	\$0.00	\$0.00	\$0.00	\$0.00		
44	Pavement Impact Fees	S.F.	853				\$5,629.80		
45	pavement age								
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54									

S. Cicone 10/21/16

TOTAL PUBLIC INFRASTRUCTURE COST \$341,627.38

INSPECTION FEES \$17,168.90
TOTAL FEE \$22,828.70

* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.
** INCLUDES TRENCH PRICE
*** SIDEWALK LENGTH IS INCREASED DUE TO OVERSIZE WIDTH. STANDARD SIDEWALK INSPECTION FEE WIDTH IS 4.5'

Development Construction Permit Meeting

Project: Bucking Horse Filing Four

Date: 10/5/2016

Attendee	Phone Number	Email
1 Marc Ragasa - City of Fort Collins Staff Engineer	970-221-6603	mragasa@fcgov.com
2 Steve Cicione CoFC Eng	970-221-6659	scicione@fcgov.com
3 Jesse Schlamm CoFC Eng Erosion Control	970-218-2932	jsschlamm@fcgov.com
4 Stephanie Blochowick CoFC Environmental Planning	970-416-4290	SBlochowiak@fcgov.com
5 NICK HAWES - NORTHERN ENGINEERING	970.568.5414	nickenorthernengineering.com
6 Todd Vander CoFC LIGHT & POWER	970-224-6152	tuedder@fcgov.com
7 Kasha Kendra	970-413-4335	K.Kasha@fcgov.com
8 Michael Campana - Bucking Horse	970 490 3891	miccampana@gmail.com
9 Stefan Sorenson - Bucking Horse	970 420 9212	ssorenson@bellsimoine.com
10 Dennis Greenwalt Comcast Cable	970-484-7166	Dennis-Greenwalt@Cable.Comcast.Com
11 Tony Campana	970-412-0601	Bellsimoine
12 Wes Lamargue C of FC Water Utilities	970-416-2418	W.Lamargue@fcgov.com
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17		