



**City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT**

Permit Number: 17-10 *Issuance Date:* 3/16/17

Project Name: 2590 Midpoint Drive

Project AKA: **Lot 18, Prospect Industrial Park**

Project Location: 2590 Midpoint Drive

Permittee: Justin Robinson – Elder Construction Inc.

City and developer contacts: **See attached Exhibit ‘A’ for names and phone numbers of all contact persons for this project.**

<i>Fees:</i> Permit Application Fee	\$ 400.00
Construction Inspection Fee	\$ 923.60
Pavement Impact Fee – excavation permit	<u>\$ 714.00</u>
Total amount due	\$ 2,037.60

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.

\$15,567.06

Form of security deposited with the City: Check #1015

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

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 construction activities on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMPs) 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. The applicant also understands that at no time pollutants, especially dirt, are allowed to leave the construction site (either by drainage, wind, or track out) and that the applicant shall immediately address, and correct the issue regardless of being formally directed by the City.

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: _____

Date: 3/14/2017

Approval for issuance:

City Engineer Approval: _____

Date: _____

3/16/17

(Permit Issuance Date)

EXHIBIT 'A'
DEVELOPMENT PROJECT CONTACT PERSONS

Project Name:

Name, address and numbers

City Staff Contact Persons:

Development Engineer: Katie Andrews
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6501

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

Current Planner: Clark Mapes
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6225

Water Utilities Engineering:

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) 224-6700

Natural Resources: Stephanie Blochowiak
281 N. College Avenue, Fort Collins, Co 80524
(970) 416-4290

Traffic Operations: Martina Wilkinson
625 Ninth Street, Fort Collins, Co 80524
(970) 221-6887

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

Forestry: Tim Buchanan
413 S. Bryan Avenue
Fort Collins, CO 80521
(970) 221-6361

Light and Power: Janet McTague
700 Wood Street, Fort Collins, Co 80521
(970) 224-6154

Developer's Contact Persons:

Project Manager: Justin Robinson – Elder Construction Inc.
7380 Greendale Rd, Windsor, CO 80550
970-744-4731

Developer/Owner: Royce Glader – Merit Midpoint 2590 LLC
7318 Silver Moon Lane, Fort Collins, CO

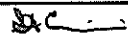
Project Engineer: Mike Beach P.E. – Ridgetop Engineering
5255 Ronald Regan Blvd. Suite 210, Johnstown, CO 80534
970-224-0630

Architect/Planner: James Ohlson – R4 Architects
226 Remington Street Unit 3, Fort Collins, CO 80524
970-224-0630

General Contractor: Justin Robinson – Elder Construction Inc.
7380 Greendale Rd, Windsor, CO 80550
970-744-4731

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A	B	C	D	E	F	G	H
1	2590 Midpoint Dr						
2	2 27 17						
3	DESCRIPTION	UNITS OF MEASURE	ESTIMATED QUANTITY	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE
4	(LIST ALL PUBLIC AND APPLICABLE		(PROVIDED BY THE				
5	*PRIVATE IMPROVEMENTS)		PROJECT ENGINEER)				
6	(COST ESTIMATE APPROVED BY THE CITY)						
7							
8	Storm Sewer						
9	Reinforced Concrete Pipe	L.F.	0	\$27.50	\$0.00	\$0.70	\$0.00
10	Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
11	Concrete Headwall	L.F.	0	\$0.00	\$0.00	\$3.50	\$0.00
12	Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
13	All Inlet Types	EACH	1	\$2,500.00	\$2,500.00	\$103.00	\$103.00
14	Manhole	EACH	0	\$2,199.39	\$0.00	\$103.00	\$0.00
15							
16	Water & Sanitary Sewer						
17	Sanitary Sewer Main	L.F.	0	\$21.84	\$0.00	\$0.70	\$0.00
18	Water Main	L.F.	0	\$17.38	\$0.00	\$0.70	\$0.00
19	Water Main (Fire Line)*	L.F.	128	\$0.00	\$0.00	\$0.70	\$89.60
20	Trench	L.F.	43	\$4.00	\$172.00	\$0.70	\$70.00
21	Water/Sewer Service Line Stub	EACH	3	\$1,350.00	\$4,050.00	\$70.00	\$210.00
22	Fire Hydrant	EACH	0	\$2,127.00	\$0.00	\$70.00	\$0.00
23	Manhole	EACH	0	\$1,691.00	\$0.00	\$103.00	\$0.00
24	Valves	EACH	1	\$350.00	\$350.00	\$70.00	\$70.00
25	Meter Pit (3/4")	EACH	1	\$1,092.00	\$1,092.00	\$35.00	\$35.00
26	Meter Pit (1 1/2")	EACH	0	\$1,800.00	\$0.00	\$35.00	\$0.00
27	Meter Pit (3")	EACH	0	\$2,500.00	\$0.00	\$35.00	\$0.00
28	Fitting (Bend, Tee, Cross)	EACH	2	\$246.17	\$492.34	\$35.00	\$70.00
29	Utility Connection/Disconnect	EACH	2	\$1,000.00	\$2,000.00	\$35.00	\$70.00
30							
31	Street System						
32	Grading	L.S.	0	\$0.00	\$0.00		
33	Pavement	SY	47	\$21.76	\$1,022.72	\$0.45	\$103.00
34	Curb & Gutter	L.F.	0	\$19.98	\$0.00	\$1.00	\$0.00
35	Detached Sidewalk ***	L.F.	0	\$19.98	\$0.00	\$1.00	\$0.00
36	Pedestrian Ramps	L.F.	0	\$50.00	\$0.00	\$1.00	\$0.00
37	Apron	S.Y.	0	\$54.00	\$0.00	\$0.45	\$0.00
38	Gutter Pan	S.Y.	3	\$54.00	\$162.00	\$0.45	\$103.00
39	Drive approach	S.Y.	69	\$54.00	\$3,726.00	\$0.45	\$103.00
40	Excavation Permit						
41	Application	L.S.	1				\$30.00
42	Pavement	S.Y.	0	\$40.00	\$0.00	\$0.45	\$0.00
43	Potholing	E.A.	2	\$0.00	\$0.00	\$10.00	\$20.00
44	Pavement Impact Fees	5+ S.F.	204				\$561.00
45		pavement age					
46	INSPECTION FEES						\$923.60
47	TOTAL FEE						\$1,637.60
48							
49	TOTAL PUBLIC INFRASTRUCTURE COST						\$15,567.06
50							
51	* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED						
52	IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.						
53	** INCLUDES TRENCH PRICE						
54	*** SIDEWALK LENGTH IS INCREASED DUE TO OVERSIZE WIDTH. STANDARD SIDEWALK INSPECTION FEE WIDTH IS 4.5'						

2 27 17 

Development Construction Permit Meeting

Project: 2590 Midpoint Drive

Date: 03/22/2017

	Attendee	Phone Number	Email
1	Justin Robinson - Elder Construction, Inc	(970) 420-1172	Justin.Robinson@elderconstructioninc.com
2	Mike Beach - Ridgetop Engineering	(970) 663-4552	mbeach@ridgetopeng.com
3	Cathy Mathis	970.532.5891	cathy@tbgrouop.us
4	Royce Glader	970-219-4027	roadelf@comcast.net
5	Bob Shouka - Elder Construction	970- 821 -5250	Bob.Shouka@elderconstructioninc.com
6	James Ohlson - r4 Architects	970-224-0630	james@r4architects.com
7	Rob Irish COFC L&P	970-224-6167	rirish@fcgov.com
8	DAN MOGEN COFC WATER UTILITIES	970-224-6192	dmogen@fcgov.com
9	Cal Sheesley Poudre Fire Authority	970.416.2599	csheesley@poudre-fire.org
10	Steve Cicione COFC Eng	970.221.6659	scicione@fcgov.com
11	Kurt Vanatta - Fort Collins	303-378-5113	kvannatta@fcgov.com
12	Kate Andrews COFC Engineering	970-221-6501	kandrews@fcgov.com
13			
14			
15			
16			