



Planning, Development & Transportation

Engineering Department
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.221.6605
970.221.6378 - fax
fcgov.com/engineering

DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 18-16 Issuance Date: 7/25/18

Project Name: 425 S. College Ave. – Minor Amendment (AKA Lucky’s Market)

Project Location: 425 S. College Ave.

Permittee: Justin Snyder, Snyder Construction, Inc.

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

Fees: Permit Application Fee	<u>200.00</u>
Construction Inspection Fee	<u>1,333.55</u>
Pavement Impact Fee – excavation permit	<u>855.00</u>
Total	\$2,388.55

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.

\$ 22,178.00

Form of security deposited with the City: Check #2313 (Snyder Const, Inc.)
Bank of America

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 2.6.3(K) of the Land Use Code:
 - 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.

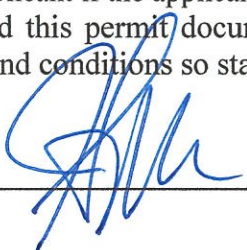
The applicant also understands that at no time pollutants, especially dirt, are allowed to leave the construction site (either by drainage, wind, or track out) and that the applicant shall immediately address, and correct the issue regardless of being formally directed by the City.

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: 7/24/10

Approval for issuance:

for City Engineer Approval:  Date: 7/25/18
(Permit Issuance Date)

EXHIBIT "A"
DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Boardwalk Office Building

City Staff Contact Persons:

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

Construction Inspector: Steve Cicione
281 North College Avenue, Fort Collins, CO 80524
970-221-6659

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

Sewer Utilities Engineer: Wes Lamarque
700 Wood Street, Fort Collins, CO 80521
970-416-2418

Erosion Control Inspector: Jesse Schlam
700 Wood Street, Fort Collins, CO 80521
970-224-6015

Environmental Planning: Jonathon Nagel
281 North College Avenue, Fort Collins, CO 80524
970-416-2701

Traffic Operations: Martina Wilkinson
626 Linden Street, Fort Collins, CO 80524
970-221-6887

Street Closures: Syl Mireles
625 Ninth Street, Fort Collins, CO 80524
970-221-6815

Forestry: Molly Roche
413 S. Bryan Avenue, Fort Collins, CO 80521
224-616-1992

Light and Power:

Tyler Siegmund
700 Wood Street, Fort Collins, CO 80521
970-416-2772

Developer's Contact Persons:

Owner/Developer

Mike Phillips
Lucky's Market Operating Company, LLC
6328 Monarch Park Place
Suite 100
Niwot, CO 80503
303-530-0782
mike@luckysmarket.com

**Project Manager/Applicant:
General Contractor**

Justin Snyder
Snyder Construction, Inc.
2766 11 Mile Road
Suite 1
Berkley, MI 48072
248-765-3840 (office), 248-765-3840 (cell)
justin@snyder-gc.com

Project Engineer:

Christopher Germana, PE
Germana Engineering & Associates
1120 W. Minneola Avenue
Clermont, FL 34711
352-224-9329 (office), 352-516-4303 (cell)
cgermana@germanaengineering.com

Architect/Planner:

Ginna Freyaldenhoven
TFF Architects & Planners, LLP
300 N. Greene Street
Suite 285
Greensboro, NC 27401
336-273-0101

Utility Contractor:

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A	B	C	D	E	F	G	H	I	J	K
1	Lucky's Market									
2	7 20 18									
3	DESCRIPTION									
4	(LIST ALL PUBLIC AND APPLICABLE									
5	*PRIVATE IMPROVEMENTS)									
6	UNITS OF MEASURE	ESTIMATED QUANTITY (PROVIDED BY THE PROJECT ENGINEER)	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE				
7	(COST ESTIMATE APPROVED BY THE CITY)									
8										
9	Sanitary Sewer System									
10	Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00			
11	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00			
12	Sewer Service Line Stub	EACH	2	\$2,500.00	\$5,000.00	\$70.00	\$140.00			
13	Sewer Connection/Disconnect	EACH	2	\$1,000.00	\$2,000.00	\$35.00	\$70.00			
14							Sanitary Sewer Inspection Fees		\$210.00	
15	Water System									
16	Water Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00			
17	Water Service Line Stub	EACH	1	\$1,500.00	\$1,500.00	\$70.00	\$70.00			
18	Fire Hydrant	EACH	0	\$0.00	\$0.00	\$70.00	\$0.00			
19	Valves	EACH	0	\$0.00	\$0.00	\$70.00	\$0.00			
20	Meter Pit (3/4")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00			
21	Meter Pit (1 1/2")	EACH	1	\$1,800.00	\$1,800.00	\$35.00	\$35.00			
22	Meter Pit (3")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00			
23	Water Main (Fire Line)*	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00			
24	Water Fitting (Bend, Tee, Cross)	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00			
25	Fireline Fitting (Bend, Tee, Cross)	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00			
26	Water Connection/Disconnect	EACH	1	\$1,000.00	\$1,000.00	\$35.00	\$35.00			
27							Water Inspection Fees		\$140.00	
28	Public Storm Sewer System									
29	Reinforced Concrete Pipe	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00			
30	Underdrain	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00			
31	Concrete Headwall	L.F.	0	\$0.00	\$0.00	\$3.50	\$0.00			
32	Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00			
33	Storm Sidewalk Chase Oversize	EACH	4	\$0.00	\$0.00	\$103.00	\$412.00			
34	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00			
35							Public Storm Inspection Fees		\$412.00	
36	Street System/ Trench									
37	Grading	L.S.	0	\$0.00	\$0.00	\$0.00	\$0.00			
38	Asphalt Pavement	SY	33	\$50.00	\$1,650.00	\$0.45	\$70.00			
39	Concrete Sidewalk 5ft plus	SY	105	\$50.00	\$5,250.00	\$0.45	\$94.75			
40	Colored Concrete Pavement	SY	0	\$0.00	\$0.00	\$0.45	\$0.00			
41	Curb & Gutter	L.F.	16	\$20.00	\$320.00	\$1.00	\$70.00			
42	Sidewalk ***	L.F.	0	\$0.00	\$0.00	\$1.00	\$0.00			
43	Pedestrian Ramps	L.F.	0	\$0.00	\$0.00	\$1.00	\$0.00			
44	Fire Access Grass Crete	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00			
45	Gutter Pan	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00			
46	Drive Approach	S.Y.	59	\$50.00	\$2,950.00	\$0.45	\$103.00			
47	Storm Trench	L.F.	13	\$4.00	\$52.00	\$0.70	\$70.00			
48	Sewer Trench	L.F.	134	\$4.00	\$536.00	\$0.70	\$93.80			
49	Water Trench	L.F.	30	\$4.00	\$120.00	\$0.70	\$70.00			
50							Street System Inspection Fees		\$571.55	
51	Excavation Permit									
52	Application	L.S.	0	\$0.00	\$0.00	\$0.00	\$30.00			
53	Pavement	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00			
54	Potholing	E.A.	0	\$0.00	\$0.00	\$10.00	\$0.00			
55	Pavement Impact Fees	6+ S.F.	300	\$0.00	\$0.00	\$0.00	\$825.00			
56	Pavement age							Excavation Permit Fees		\$855.00
57										
58							TOTAL INSPECTION FEES		\$2,188.55	
59										
60					TOTAL PUBLIC INFRASTRUCTURE COST		\$22,178.00			
61	* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED									
62	IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.									
63	** INCLUDES TRENCH PRICE									
64	*** SIDEWALK LENGTH IS INCREASED DUE TO OVERSIZE WIDTH. STANDARD SIDEWALK INSPECTION FEE WIDTH IS 4.5'									

Handwritten signature and date:
 [Signature]
 7/20/18