

# PLANNING COMMISSION

Meeting Date: 12/19/2016

## ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET

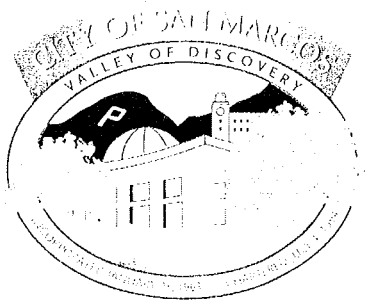
Agenda# 2

(National Community Renaissance)

- Staff Memo

Date: 12/15/16

Time: 5:45pm



# Memorandum

TO: Planning Commission  
FROM: Planning Division  
DATE: 12/15/16  
SUBJECT: P15-0052, Resolution PC 16-4585 (MFSDP 15-004)  
National Community Renaissance

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A. Revise the following for Resolution PC 16-4585 (MFSDP 15-004):

1. Condition P

This Multi-Family Site Development Plan approval shall lapse and be null and void one (1) year following the date upon which the plans and drawings were approved by the review authority, or 240 days after tax credit approval for Phase 1, whichever is the greater amount of days, unless prior to the expiration, a grading and/or building permit is issued for Phase 1 and construction is commenced and diligently pursued toward completion. For Phase 2, the applicant/developer shall obtain approval of grading and/or building permits within two (2) years of approval of this Multi-Family Site Development Plan, or 240 days after tax credit approval for Phase 2, whichever is the greater amount of days.

shall be revised to:

This Multi-Family Site Development Plan approval for Phases 1 and 2 shall lapse and be null and void 240 days after tax credit approval for each phase unless prior to the expiration, a grading and/or building permit is issued for the applicable phase and construction is commenced and diligently pursued toward completion.