

Planning \$ <u>5.00</u>	Drainage \$ <u>∅</u>
TCP \$ <u>∅</u>	School Impact \$ <u>∅</u>

BLDG PERMIT NO. <u>89158</u>
FILE #

## PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2680 B 1/2 ROAD

SUBDIVISION SOUTHEAST COMMONS

FILING Book 12 BLK N/A LOT 4+(2)  
P. 256 parts of 3

OWNER HAMPSTEAD SOUTHEAST PARTNERS, L.P.

ADDRESS 1205 PROSPECT STREET SUITE 450

TELEPHONE 858-551-5304

APPLICANT HAMPSTEAD SOUTHEAST PARTNERS, L.P.

ADDRESS 2680 B 1/2 ROAD SUITE 37-I

TELEPHONE 970-254-1678

TAX SCHEDULE NO. 2945-261-28-011  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 4,986,370.00  
<sup>value 2003</sup>  
<sub>2002</sub> 4,713,740.00

ESTIMATED REMODELING COST \$ 688,807.35

NO. OF DWELLING UNITS: BEFORE 166 AFTER 166  
 CONSTRUCTION

USE OF ALL EXISTING BLDGS multi Family Residential  
AND INCIDENTAL OFFICES

DESCRIPTION OF WORK & INTENDED USE: REMODEL of  
EXISTING multi-family property TO  
EXTEND useful life of EXISTING facility

NO CHANGE IN USE PROPOSED

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-110

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO X

SPECIAL CONDITIONS: descriptions of values  
are attached

CENSUS TRACT \_\_\_ TRAFFIC ZONE \_\_\_ ANNX \_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature]

Date April 23, 2003

Department Approval [Signature]

Date 4/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/C No. <u>NO increase in # of multifamily dwelling</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>4/23/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

April 22, 2003

Southgate Commons Townhomes, Grand Junction, CO

**Planning Clearance Information:**

Building Address: **2680 B ½ Road**

Subdivision: **Southgate Commons**

Filing: **Book 12, Page 256**

Block: n/a

Lot: **Lot 4 + (2) parts Lot 3**

Owner: **Hampstead Southgate Partners, L.P.**

Address: **1205 Prospect Street, Suite 450, La Jolla, CA 92037**

Phone: **(858) 551-5304**

Applicant: **Hampstead Southgate Partners, L.P.**

Address: **2680 B ½ Road, Apt. 37“I”, Grand Junction, CO 81503**

Phone: **(970) 254-1678**

Tax Schedule No. **2945-261-28-011**

Current Fair Market Value of Structure: **\$4,713,740.00**

Estimated Remodeling Cost: \$ **688,807.35** “permit” eligible costs

**\$2,012,934.20** non-permit costs

**\$2,701,741.55** Total costs

No. of Dwelling Units: Before – **166**, After -**166**

Use of all existing buildings: **multi-family residential and incidental office**

Description of work & intended use: **Remodel of existing multi-family property to extend useful life of existing facility (see attached for detail). No change in use proposed.**

CSI Division	Work Item Description	Quantity	Actual Unit Cost	Estimated Cost	Estimated Total Cost	Division Total	Permit Required
<b>06-Wood</b>							
22 Apt Units	Millwork	Miscellaneous repairs to molding, trim, doors and hardware.	166 Apt. Units	1 LS	\$150.00	\$24,900.00	\$24,900.00
23 Apt Units	Cabinets	Replace kitchen, bath cabinets 1-BR, 2-BR, 3-BR.	166 Apt. Units	1 LS	\$1,250.00	\$207,500.00	\$207,500.00
24 Apt Units	Countertop	Replace kitchen, bar and vanity countertops.	166 Apt. Units	1 EA	\$525.00	\$87,150.00	\$87,150.00
25 Apt Units	Termite	Repair termite damage	166 Apt. Units	1 LS	\$0.00	\$0.00	\$0.00
26 Bldg Exterior	Siding and Trim	Repair / replace exterior woodwork and siding.	16 Bldgs.	1 LS	\$1,000.00	16,000.00	\$16,000.00
						\$335,550.00	
<b>07-Thermal and Moisture Protection</b>							
27 Bldg Exterior	Roof	Replace flat roofs over garages	5 Bldgs.	1 LS	\$3,000.00	15,000.00	\$15,000.00
						\$15,000.00	
<b>08-Doors and Windows</b>							
28 Garages	Role-up Door	Replace and paint panel door	125 Garages	1 EA	\$260.00	\$32,500.00	\$32,500.00
						\$32,500.00	
<b>09-Finishes</b>							
29 Apt Units	Carpet	Install new carpeting, pad and vinyl flooring	120 Apt. Units	1 EA	\$2,235.00	\$268,200.00	\$268,200.00
30 Apt Units	Paint	Prep. and repaint unit.	120 Apt. Units	1 EA	\$700.00	\$84,000.00	\$84,000.00
31 Bldg Exterior	Paint	Prep and repaint all exterior surfaces that receive paint including, siding, trim, fascia, railings, etc.	26 Bldgs.	1	\$3,000.00	\$78,000.00	\$78,000.00
						\$430,200.00	
<b>10-Specialties</b>							
32 Bldg Exterior	Signage	Upgrade building signage. Building #'s.	26 Bldgs.	1 LS	\$400.00	10,400.00	\$10,400.00
33 Site	Signage incl in landscaping	Upgrade/replace project signage. Including identification signage, directional signage to office, designated guest spaces, disabled parking.	1	1 LS		\$5,000.00	\$5,000.00
						\$15,400.00	
<b>11-Equipment</b>							
34 Apt Units	Exhaust Hood	Replace kitchen exhaust hood.	30 Apt. Units	1 EA	\$80.00	\$2,400.00	\$2,400.00
35 Apt Units	Garbage Disposal	Replace garbage disposal.	65 Apt. Units	1 EA	\$50.00	\$3,250.00	\$3,250.00
36 Apt Units	Range	Replace range.	166 Apt. Units	1 EA	\$476.00	\$79,016.00	\$79,016.00
37 Apt Units	Dishwashers	Replace dishwashers	166 Apt. Units	1 EA	\$110.00	\$18,260.00	\$18,260.00
38 Apt Units	Refrigerator	Replace refrigerator.	85 Apt. Units	1 EA	\$380.00	\$32,300.00	\$32,300.00
						\$135,226.00	
<b>12-Furnishings</b>							
39 Apt Units	Window Coverings	Install mini-blinds at windows and curtains at sliding patio doors.	75 Apt. Units	1 LS	\$300.00	\$22,500.00	\$22,500.00
40 Common Area	Furniture	Furnishings for community room.	1	1 LS		\$3,000.00	\$3,000.00
						\$25,500.00	

Southgate Commons Townhomes, 2680 B 1/2 Road, Grand Junction, CO 81503

**SCHEDULE OF VALUES / SCOPE OF REHABILITATION**

04/22/03

CSI Division	Work Item Description		Quantity	Actual Unit Cost	Estimated Cost	Estimated Total Cost	Division Total	Permit Required
<b>01-General</b>								
1	Common Area	Remodel office area.	1	1 LS		\$0.00	\$0.00	
2	New Construction	Construct Community Room Addition	1	750 SF	\$106.67	\$80,000.00	\$80,000.00	\$80,000.00
3	Misc.	Miscellaneous repairs and replacements.	166 Apt. Units	1		\$500.00	\$83,000.00	
4	ADA Upgrades	Upgrade units for ADA	7 Apt. Units	1 LS		\$56,000.00	\$56,000.00	\$56,000.00
5	Testing	Testing				\$5,000.00	\$5,000.00	
							\$224,000.00	
<b>02-Site Work</b>								
6	Site	Picnic areas, incl w/landscaping	Construct seating/picnic areas with shade structure, picnic benches, seating and BBQ., incl in landscaping	1	2 LS	\$3,000.00	\$6,000.00	\$6,000.00
7	Site		Replace existing rail road tie retaining walls	1 Units	1 EA	\$50,000.00	\$50,000.00	
8	Site	Landscaping	Upgrade Landscaping including Landscape Architect fee.	1	1 EA	\$150,000.00	\$150,000.00	
9	Site	Drainage	Upgrade site drainage as required.	1	1 LS	\$33,000.00	\$33,000.00	
10		Irrigation	Replace irrigation zone valves & Clean Storage tank	32 valves		\$0.00	\$0.00	
11	Site	Patio Fences	Replace damaged patio fences	166 Units	1 LS	\$700.00	\$116,200.00	\$116,200.00
12			Pool Fence		1 LS	\$11,000.00	\$11,000.00	
13	Site	Paving	Replace damaged paving	4	6000 SF	\$1.00	\$24,000.00	\$24,000.00
14			Repair Catch basins					
15	Site	Play Equipment, incl w / landscaping	Install new children's play equipment.	1	1 LS	\$15,000.00	\$15,000.00	
16	Site	Walkways	Replace damaged concrete walks and steps.	1	2000 SF	\$4.50	\$9,000.00	\$9,000.00
17	Site	Mailbox Plaza	Replace and upgrade mailbox plaza, w / landscaping	1		\$12,000.00	\$0.00	
18	Site	Pool	Shade area, w / landscaping	1		\$5,000.00	\$0.00	
19	Site		Furniture, incl landscaping	1		\$3,000.00	\$0.00	
							\$414,200.00	
<b>03-Concrete</b>								
20	Patio	Slabs	Replace damaged patio slabs.	35 Units	1 LS	\$800.00	28,000.00	\$28,000.00
							\$28,000.00	
<b>05-Metal</b>								
21		Railings	Replace existing railings, incl w / landscaping		1 LS	\$8,000.00	\$8,000.00	
							\$8,000.00	

CSI Division	Work Item Description	Quantity	Actual Unit Cost	Estimated Cost	Estimated Total Cost	Division Total	Permit Required
<b>15-Mechanical(Plumbing/HVAC)</b>							
41 Apt Units	Replace plastic H2O piping laterals all buildings	26 Bldgs.	1 LS	\$2,425.00	\$63,050.00	\$63,050.00	\$63,050.00
42 Apt Units	Replace water heaters	166 Apt. Units	1 LS	\$450.00	\$74,700.00	\$74,700.00	\$74,700.00
43 Apt Units	Replace FA heaters	166 Apt. Units	1 LS	\$1,150.00	\$190,900.00	\$190,900.00	\$190,900.00
44 Apt Units	AC	Replace Existing Swamp Coolers	143 Apt. Units	1 EA	\$679.00	\$97,097.00	\$97,097.00
45 Apt Units	Lavatory Faucet	Replace bathroom lavatory sink, faucet, drain set, supply tubes and angle stops.	274 each	1 LS	\$225.00	\$61,650.00	\$61,650.00
46 Apt Units	Shower Head	Replace shower heads with low-flow type.	198 each	1 EA	\$12.00	\$2,376.00	\$2,376.00
47 Apt Units	Sink and faucet	Replace kitchen sink and faucet including supply tubes and angle stops, and drain kit.	166 Apt. Units	1 LS	\$365.00	\$60,590.00	\$60,590.00
48 Misc.	Drains	Root out building main sanitary sewer line.	26 Bldgs.	1 LS	\$200.00	\$5,200.00	\$5,200.00
						\$555,583.00	
<b>16-Electrical</b>							
49 Bldg Exterior	Light Fixtures	Upgrade/repair/add lighting on the exterior of the buildings.	26 Bldgs.	2 EA	\$200.00	\$10,400.00	\$10,400.00
50 Bldg Interior	Interior Lighting upgrade		166 Apt. Units	1 LS	\$250.00	\$41,500.00	\$41,500.00
						\$51,900.00	

**Sub Total**

Contingency

General Requirements

General Conditions/Overhead

Contractor Profit

**Total Construction Cost**

	\$	13,681	<b>\$2,271,039.00</b>
		10.0%	\$227,103.90
		3.0%	\$74,944.29
		2.0%	\$51,461.74
		3.0%	\$77,192.62
			<b>\$16,275.55</b>
			<b>\$2,701,741.65</b>

<b>\$579,000.00</b>	<b>Sub Total</b>
\$57,900.00	Contingency
\$19,107.00	Gen'l Cond.
\$13,120.14	Overhead
\$19,680.21	Profit
\$688,807.35	<b>Est. Permitable Costs</b>
\$4,713,740.00	<b>Tot. Property Valuation</b>
14.61%	<b>Permit Costs/Value</b>
\$1,178,435.00	<b>26% City Threshold</b>