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File 1981-0040
Date 12/21/01

Project Name: 12TH & Horizon Planned Community – Rezone Annexation to PD8

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
		*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
X	X	*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	X	Development Schedule
X	X	Review Sheet Summary	X	X	Site Plan
X		Review Sheets	X		Vicinity Map
X		Memo from City Planning to All Petitioners re: public hearing held 3/20/84 recommending extension request – 3/26/84	X	X	City Council Minutes - ** - 4/28/81, 5/26/81
X		Legal Ad	X	X	Development Application
X	X	Certified memo from Planning to all petitioners and owners re: enforcement of development schedule – 2/13/84	X		Public Notice Posting
X		Letter from Michael Licht to Bob Golden re: questions regarding project- 2/14/86	X		Chicago Title Ins. Co. Policy Form
X	X	Planning Commission Public Hearing - ** -4/30/85	X	X	Letter from John Ginn to City Planning re: delay in Phase I – no date
X		Letter from Bob Goldin, Senior City Planner, to Micheal Licht re: unfavorable response from Planning Commission workshop – 2/20/86			
X	X	Memo from Planning Commission to participants in Public Hearing re: follow-up to hearing – 4/12/83			

Impact Statement for 12th and Horizon Planned Development

The Horizon Development Group Ltd.

The site development plan is based on the creation of single family lots, multifamily, and townhouse cluster lots. Our intention is to design a transition zone of single family home lots in the areas contiguous to existing medium density single home developments to the east and north. These would be in an area that is most appropriate for single family lot development because of site constraints, view considerations and open space amenity. The rectangular parcel to the north has been identified as Patio Home Development Sites since its topography is suitable for this form of development. The central area, east and south of the single family sites, has been designed as Townhouse and Condominium Development areas. These multifamily sites are to be developed in clusters to minimize their visual and mass impact. This clustering also reduces the total foot print of buildings and allows for more open space. The open space provides obvious amenity to the entire area while utilizing the natural configuration of the site and preserving drainage courses. The area along Horizon Drive to the south is to be improved and landscaped, possibly with some water detail. This area is subject to flood plain concerns and wet lands review. This area will be improved to enhance its character as a natural amenity and to provide a buffer between the planned residences and Horizon Drive.

The site is located between Horizon Drive and 12th Street which are both major traffic arteries. Conditional traffic impact from our development is expected to be minimal since these thoroughfares have capacity to absorb the incremental load generated by the planned development. A major arterial road will bisect the property connecting 12th and Horizon. Curb cuts and access onto Horizon Drive will take into consideration the policies established by the City County Development Department. All access to single family lots and multifamily parcels is from the internal arterial road except the three patio home cul-de-sacs at the northeast corner of the property. They each access onto 12th Street.

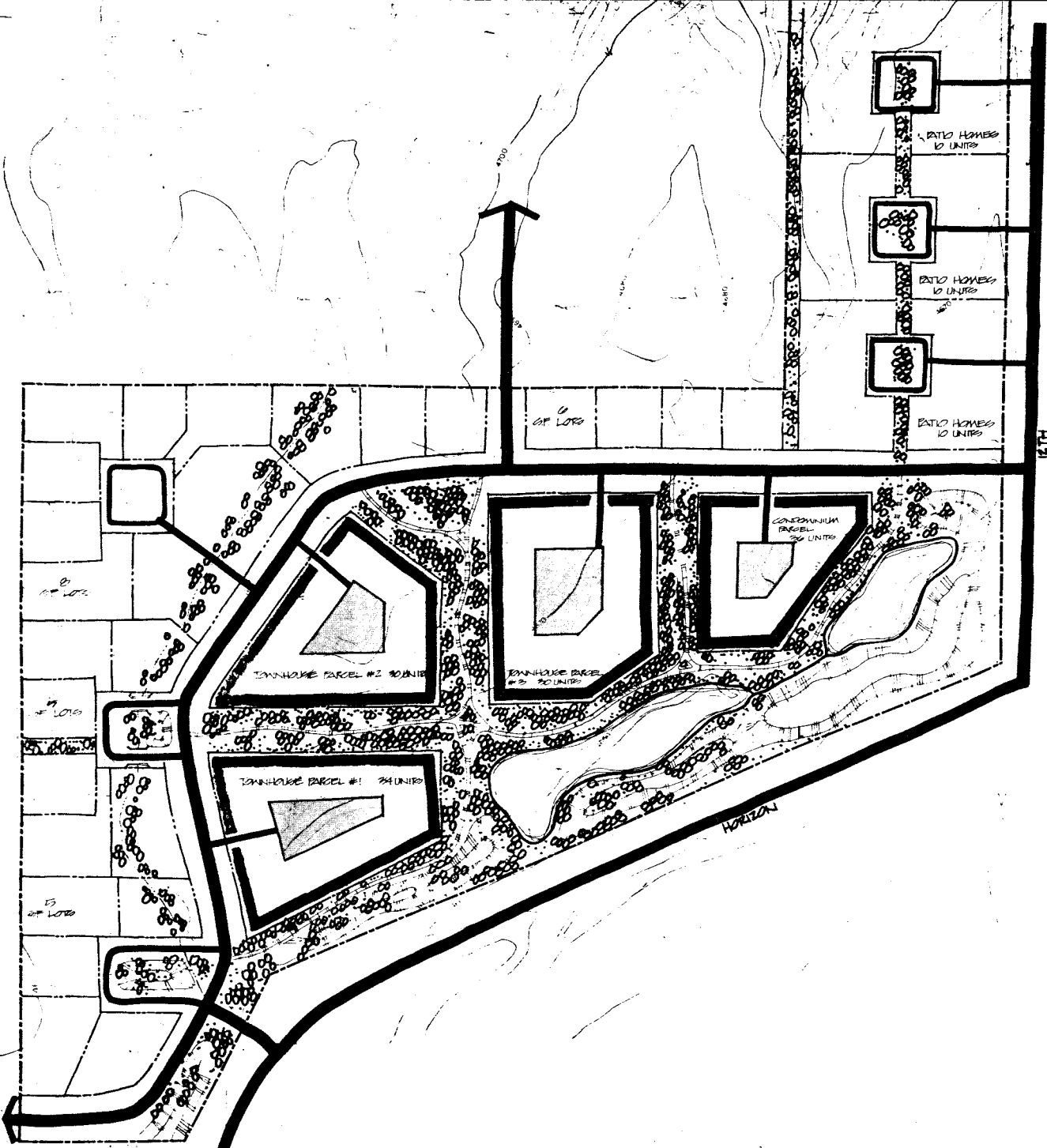
TIMING OF DEVELOPMENT PHASES

The overall site plan has been developed to allow construction of the site improvement in three phases.

- 1982 Phase One. This phase shall include all of the single family lots to the west and north. Excavation and grading for this area will be completed along with the construction of the main arterial road. Sewer and water line extensions will be constructed along with underground electric, gas, telephone and cable T.V. for the lots. The south entrance along Horizon Drive will be landscaped and will serve as the marketing entrance for the project. Cul-de-sacs serving the single family sites shall be constructed. Service utilities to serve the individual sites will be installed. The water line extension from G Road to 12th and Horizon will be included in this phase.

- 1983 Phase Two. This phase will encompass the two townhouse sites to the west and the patio home area to the northeast. Secondary roads and cul-de-sacs will be built along with service utilities and drainage for these areas.

- 1983-84 Phase Three. Phase Three will include the remaining two parcels of the project. One is a townhouse development parcel and the other a condominium site. Grading, drainage, and site utilities will be constructed for these sites in this phase. Landscaping of the common area to the south along Horizon Drive and the east entry will be completed. An amenity package which may include tennis courts and a water feature will be constructed.







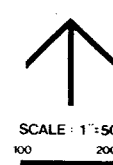
**12th & Horizon
Planned Community**

Developer:
Horizon Development Group Ltd.
% Interwest Inc.
710 Durant Street Aspen, Colo.

Planners:
Design Workshop Inc.
415 S. Spring Street
Aspen, Colorado

LEGEND

-  TOWNHOUSE BUILDING ZONE
-  CONDOMINIUM BUILDING ZONE
-  PARKING ZONE
-  OPEN SPACE



SCALE: 1"=50'

OFFICE COPY
#40-81

679 27 Rd.
Grand Junction, CO
81501
40-81

William E. Bull
320 Valley Federal Plaza
Grand Junction, CO
81501
40-81

R.A. Scheisswohl
570 Hall Ave.
Grand Junction, CO
81501
40-81

Horizon Joint Venture
P.O. Box 338
Grand Junction, CO
81502
40-81

T.D. Burleigh jr.
2137 N. 7th
Grand Junction, CO
81501
40-81

Kenneth L. Etter
697 27½ Rd.
Grand Junction, CO
81501
40-81

Margaret E. Foster
7101 Orchard Ave.
Grand Junction, CO
81501
40-81

40-81
Horizon Devel. Group
c/o Interwest
710 E. Durant Ave.
Aspen, CO. 81611

Vincent R. Gray jr.
2669 Sperber Ln.
Grand Junction, CO
81501
40-81

Ernest A. Jaros
674 26½ Rd.
Grand Junction, CO
81501
40-81

F.J. Prinster jr.
667 Round Hill Dr.
Grand Junction, CO
81501
40-81

John S. Emerson
662 Round Hill Dr.
Grand Junction, CO
81501
40-81

William A. Anderson
695 Round Hill Dr.
Grand Junction, CO
81501
40-81

Samuel T. Haupt
Box 363
Grand Junction, CO
81502
40-81

Jack L. Walker
2241 N. 7th St.
Grand Junction, CO
81501
40-81

REVIEW SHEET SUMMARY

FILE# 40-81

ITEM Rezone Annexation to PD8 (12th/Horizon DATE SENT TO REVIEW DEPT. _____

Planned Community) ODP DATE DUE 4/14/81

PETITIONER Horizon Development Group, Ltd., c/o Interwest, Inc., 710 E. Duran
Ave., Aspen, CO 81611

LOCATION NW Corner of 12th & Horizon

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/81	City Engineer	The ODP implies drainage detention and/or keepi structures uphill for Horizon Channel and that is good since Horizon Channel is in the 100 yea designated floodplain and also is an important drainway with opportunities for drainage system improvements. Can those 3 cul-de-sacs on 12th Street be reduced to say one? Except for that, the access concept seems good. I am not sure what those accesses to the north and to the west tie into (existing or future streets). Power of attorney for street improvements on Horizon Drive will be asked for and improvement on 12th Street should be coordinated with those proposed by the pending development to the east I generally like the layout shown. "Greenbelts seem to coincide with drainways and access is generally reasonable.
4/14/81	City Fire Dept.	We have no objections to this annexation.
4/14/81	City Utilities	None.
4/14/81	Mt. Bell	No comments.
4/14/81	Transportation Engineer	All access points onto 12th St. (27 Rd.) should be coordinated with those for the Victorio Development on the N.E. corner.
4/14/81	Flood Plain	This area has been determined to lie within a Flood Plain Hazard Area. It appears from the ODP that development occurs <u>very</u> close to the limitations of the 100 yr. Flood Plain of the Horizon Drive Flood Plain. Army COE indicates the Flood Plain extends to 4660 MSL (4662 on SE corner of proposed development). Prior the Prelim. - determination is necessary to the exact location of Flood Plain in relatio to proposed development. If it is within Flood Plain - applicant will be required to be subject to Grand Junction Flood Plain permit & (Army COE if necessary 404 Permit for wetland procedures if there is to be any building within the area.
4/15/81	Public Serv. Elec. & Gas	Electric: No objections to rezone. Need developer to contact P.S.CO. regarding points o service when preliminary plan submitted for review. DM 4/7/81. Gas: No objections to rezone. Will require developer to contact P.S.CO. regarding service locations. CB 4/7/81.
4/15/81	Ute Water	This development would be required to install, participate in installation costs by others of larger diameter water line from the existing 18 transmission line in G Rd.. This extension will originate from the intersection of 27 Road (12t St.) and G. Roads, be installed within the EAST half of the dedicated R.O.W. of 27 Road (12th S and extend to Horizon Drive. Contract policies, extension policies and fees effect at the time of application will apply.

DATE REC.

AGENCY

COMMENTS

Staff Comments

- Show adjacent property usage
- Define property lines, northern property line also
- Percent of open space/amenities
- Internal circulation
- Detailed landscaping on Horizon Drive/12th Street
- Height involved
- Flood Plain analysis
- F + Power of Attorney on 12th/Horizon
- City Street standards need to be met
- + Alignment of streets coordinated with adjacent uses
- P Combine accesses along 12th
- Dimensions needed

FL*Construction must begin within 1 year of approval.

4/28/81

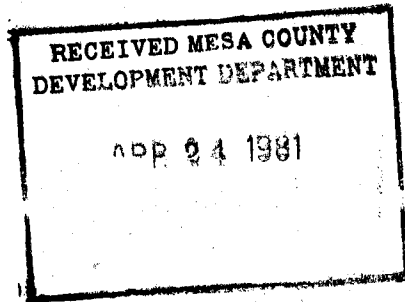
PRICE/DUNIVENT PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #40-81, ZONING OF ANNEXATION TO PR-8, THAT BEFORE THE OUTLINE DEVELOPMENT PLAN IS PRESENTED TO CITY COUNCIL THE PETITIONER IS TO MEET WITH THE RESIDENTS OF THE NEIGHBORHOOD IN AN EFFORT TO RESOLVE ANY ADVERSE IMPACTS THAT MIGHT BE CREATED BY THE PROPOSAL.

KAMICAR/PRICE PASSED UNANIMOUSLY A MOTION TO TABLE #40-81, 12th AND HORIZON PLANNED COMMUNITY, OUTLINE DEVELOPMENT PLAN, UNTIL THE PETITIONER AND THE NEIGHBORHOOD RESIDENTS HAVE MET IN AN EFFORT TO RESOLVE ANY ADVERSE IMPACTS UPON THE NEIGHBORHOOD; THAT THE OUTLINE DEVELOPMENT PLAN COME BACK BEFORE THE PLANNING COMMISSION BEFORE GOING ON TO CITY COUNCIL FOR APPROVAL.

5/26/81

QUIMBY/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #40-81, OUTLINE DEVELOPMENT PLAN, 12TH & HORIZON PLANNED COMMUNITY, FOR PR-8, SUBJECT TO REVIEW SHEET COMMENTS.

April 23, 1981



Mr. Bob Bright
Senior City Planner
City of Grand Junction
559 White Avenue Rm #60
Grand Junction, CO 81501



Dear Bob:

I received your review sheet summary yesterday and would like to respond to some of the comments and requests. In the order that they appear:

City Engineer The access to the West ties into the existing dedicated r.o.w. for Round Hill Road. Though it is not a major access point, we choose to show it as a potential route. The access to the north connects with the currently unimproved Cascade Drive dedicated r.o.w. This was also shown as a possible circulation connector. We agree to coordinate all street cuts with Vittorio to the east and Horizon Towers to the south. We would be willing to execute a P.O.A. for improvements on Horizon Dr. and 12th St. We may choose to do the improvements on 12th St. ourselves during the development phase. We feel that the three cul-de-sacs on 12th St. are essential to the design, circulation, and marketability of the project. We located the road cuts across from the Vittorio access points that apply. We feel that one access would adversely affect the lot layouts and degrade the open space amenity. A single access would also create undue circulation pressure. Finally, we feel that lots fronting on 12th St. would be less marketable than as currently designed.

Transportation Engineer We will coordinate all of our road cuts with Vittorio. We have seen their plan and our outline plan ties in with their proposed access points.

Flood Plain Our preliminary indications were that we were not developing in a flood plain area and that a 404 Permit was not required. If your studies indicate otherwise we would be willing to comply with the required Flood Plain permit procedures.

↪ If any development occurs w/in the floodplain, a permit shall be required - We need the exact lines of limitation of the floodway & 100 yr floodplain to verify the need for the permit BG.

Mr. Bob Bright
April 23, 1981
Page Two

Ute Water I spoke with Charlie Stockton on February 19, 1981 about the availability of service to our site. He advised me of Ute Water's requirements. We intend to install or participate in the installation of a line from G & 27th to the North side of Horizon Dr. We understand that contract policies, extension policies and fees in effect at time of application will prevail.

Staff Comments Some of the staff's comments are handled above. Generally, we will more fully address comments at the hearing and will present any additional information requested, i.e. % of open space, dimensions, etc. Since we are proposing to do the site development now, height requirements are premature and will be addressed during the building development stage. Landscaping details will be included in the preliminary and final plan submissions.

Thank you for your comments. If we can be of any further assistance, please don't hesitate to contact me or Rick Ferrell.

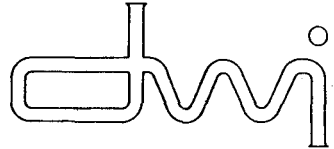
Sincerely,



Peter C. Coakley

cc: Alex Candelaria

PCC/ap



design workshop, inc.
710 e. durant
aspen, colorado 81611
303/925-8354

February 3, 1983

Mr. Karl Metzner
City-County Planning Office
Grand Junction-Mesa County
559 White Avenue
Room 60
Grand Junction, CO 81501

Dear Karl,

The Horizon Planned Community (File #40-81) located at 12th and Horizon in Grand Junction is comprised of the following elements:

24 Single Family Lots
93 Townhouse Sites
36 Condo Apartments
30 Patio Home Lots

183 Total Units

The project is targeted toward the primary residential market with growth anticipated as Western Colorado's involvement in oil shale, coal, natural gas, and other forms of energy exploration increased. With the shutdown of the Colony Oil shale project and Battlement Mesa, and its resulting effects of the economy, the developers of Horizon Planned Community chose to delay construction of the project. The general downturn in the national economy further reinforced this decision.

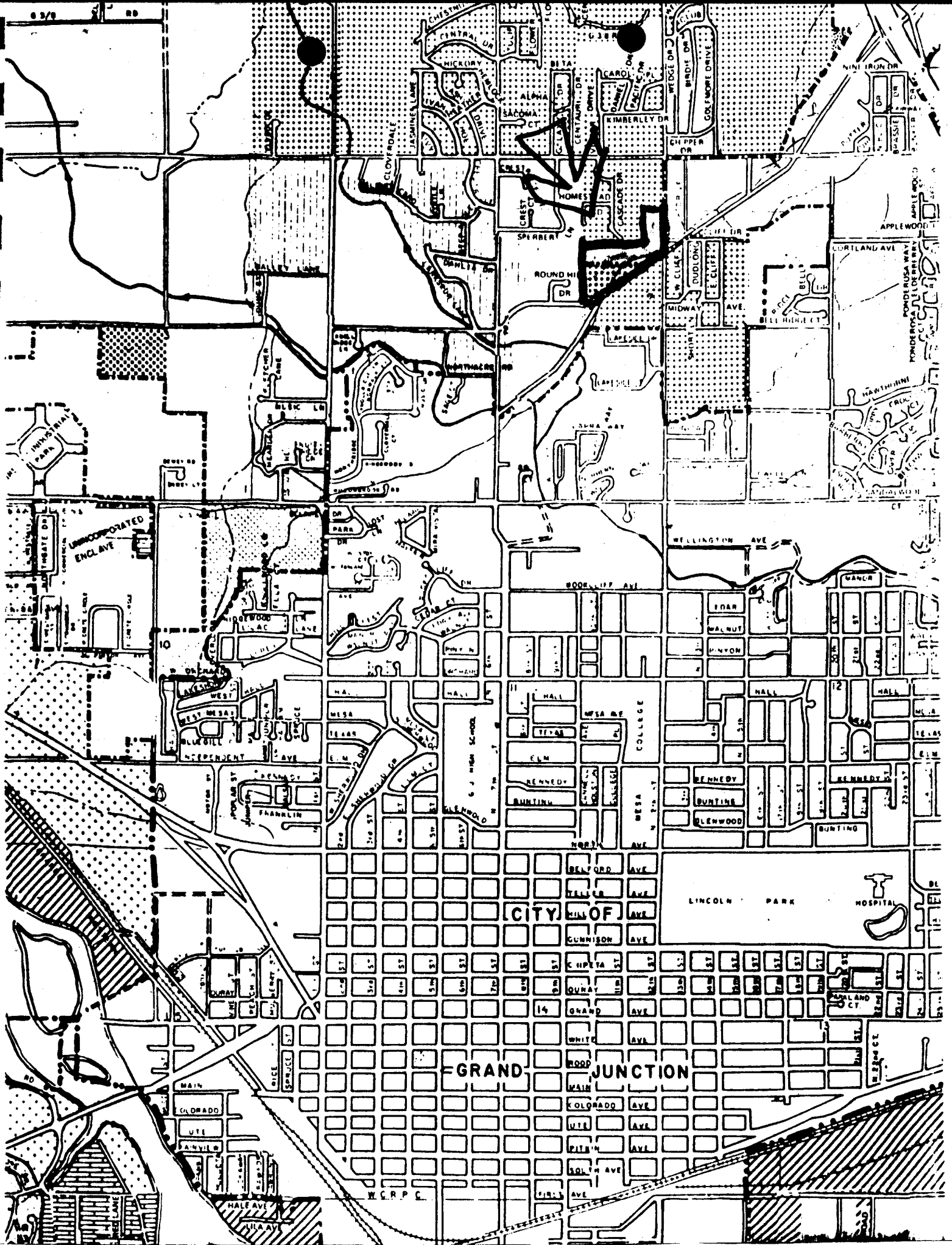
The owners of Horizon Planned Community strongly believe that the property is still compatible with the existing neighborhood and surrounding area, so much so that they have proceeded with detailed design of the patio homes in preparation for more stable economic times.

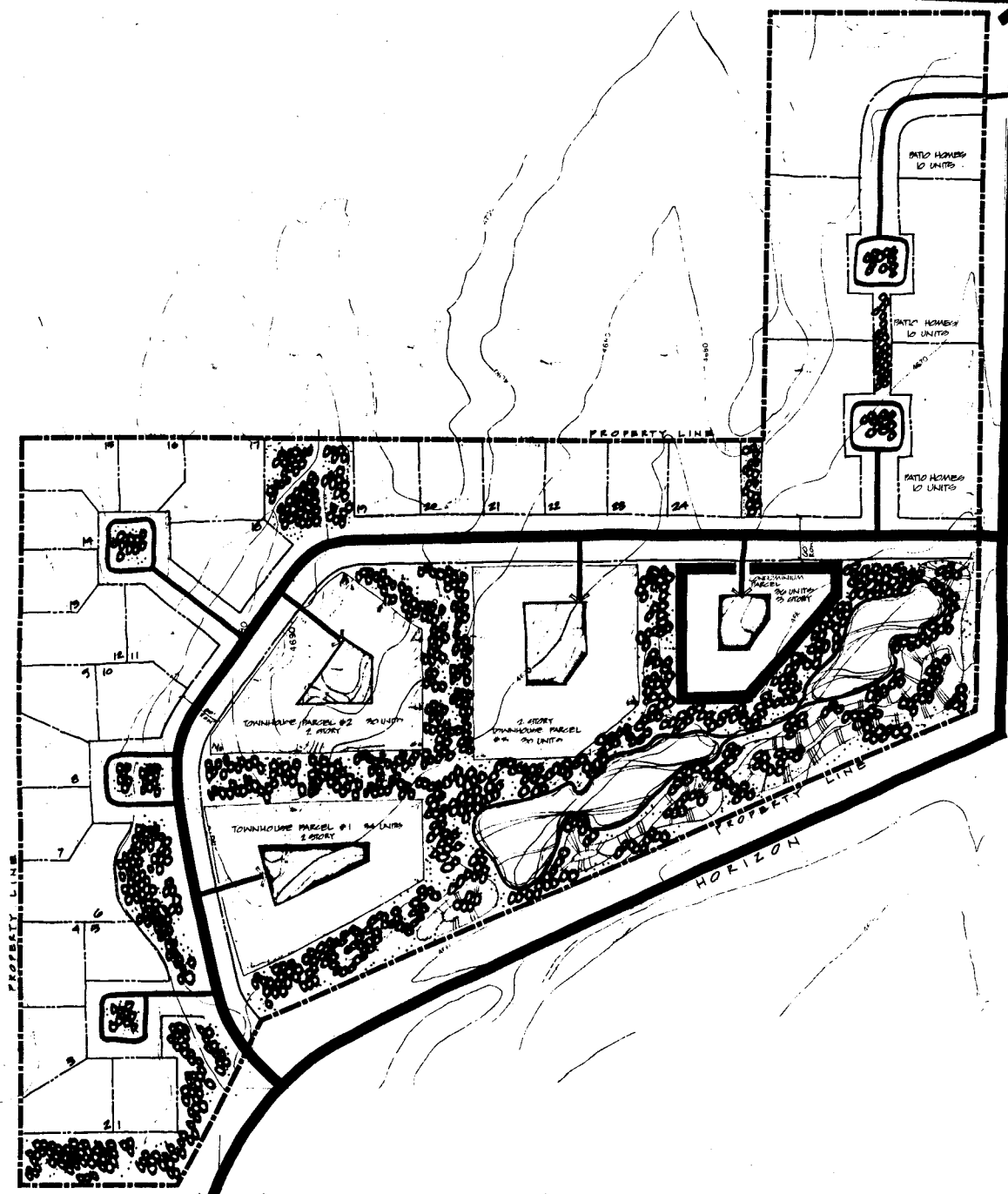
For this reason, we would like to request a one year extension of our development approval, with full buildout anticipated in five years. I have enclosed a copy of the re-advertising/hearing time fee, and look forward to meeting with you and the commission on the 8th.

Yours truly,






Kurt Culbertson

Kurt Culbertson





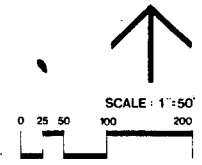
LEGEND

-  TOWNHOUSE BUILDING ZONE
-  CONDOMINIUM BUILDING ZONE
-  PARKING ZONE
-  OPEN SPACE (15 ACRES)
-  PROPERTY LINE

**12th & Horizon
Planned Community**
Grand Junction, Colorado

Developer:
Horizon Development Group Ltd.
% Interwest Inc.
710 Durant Street Aspen, Colo.
303 925-2772

Planners:
Design Workshop Inc.
415 S. Spring Street
Aspen, Colorado
303 925-8354



Horizon Planned Community

Project File 410#81



Interwest OWNER: HORIZON DEVELOPMENT GROUP

LOCATION: Northwest Corner of Intersection of 12th and Horizon

We still have a belief that the phased development as shown in our outline development plan is feasible when general market conditions improve. We called for a new appraisal in December and it has indicated that sales in Grand Junction have slowed considerably and that a delay in Phase I would be appropriate because of market conditions. We believe the likelihood of buildout will be phased over a 40 month period. Plans are to proceed with a development loan to provide roads, sewer and water at some time within the next few months.

Work completed to date toward the preliminary plan includes soils, engineering and plans by:

- 1) Nichols and Associates
- 2) Chen and Associates
- 3) Design Workshop

Included in this package is our preliminary work presentation for your information. We sincerely hope you will look favorably upon this request for a one year extension based upon the perceived difficulty for adequate financing and sales absorption rate.

HORIZON DEVELOPMENT GROUP

A handwritten signature in cursive script, appearing to read "John C. Ginn".

John C. Ginn
General Partner



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw

3. #40-81 HORIZON PLANNED COMMUNITY

STAFF PRESENTATION

Bob Goldin introduced the project, noting it had come in under the new regulations, giving them one year to submit a preliminary plan once the ODP had been approved. The submittal application has not yet been received so they are in violation of their development schedule.

Chairman Transmeier interjected an explanation to the developers present that the Planning Commission wishes to speed things up tonight by finding out if they are seriously planning to proceed. He requested all developers to refrain from providing technical information or duplicating "economic reasons."

PETITIONER'S PRESENTATION

Kirk Culbertson, Design Workshop, stated that:

1. They intend to build the project.
2. New topography has been prepared, flood plain has been recalculated, and soils/radiation reports have been obtained.
3. They have prepared 20 scale base maps and proceeded with additional detailed design and layout of the patio home and single-family home lot areas.
4. Lack of confidence in the market led them to stop proceedings -- until the market changes.
5. They still believe in the project (particularly its compatibility) and have tried to coordinate curb cuts to line up intersections. They do not foresee any engineering problems.
6. They are asking for a one-year extension to allow them to submit their preliminary plan.

Chairman Transmeier asked Mr. Culbertson if they thought they could do that in one year. Mr. Culbertson answered yes.

Commissioner Ott asked if they would be at final within one year.

Mr. Culbertson answered that he suspected they would submit a preliminary submission for the entire property and final plat for first phase, which would likely include some of the single-family lots and patio homes.

Commissioner O'Dwyer summarized that what he is saying is that one year would allow them to do this. Mr. Culbertson agreed.

PUBLIC COMMENTS. There were none.

Chairman Transmeier closed the public hearing and requested a motion.

MOTION: (COMMISSIONER RINKER) "MR. CHAIRMAN, ON ITEM #40-81, HORIZON PLANNED COMMUNITY, I MOVE WE GRANT A ONE-YEAR EXTENSION FOR SUBMITTAL OF THE PRELIMINARY PLAN."

Commissioner O'Dwyer seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried, 4-0.

==Chairman Transmeier indicated the next two agenda items would be considered simultaneously.==

- 4. #61-81 RLC - PR-27 CONDOS
- 5. #61-81 RLC - PB OFFICE BUILDINGS

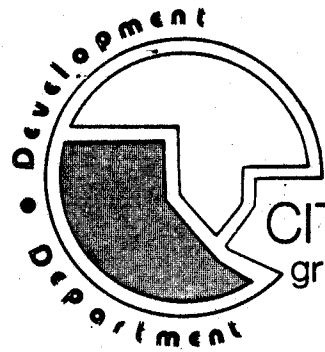
STAFF PRESENTATION

Bob Goldin stated that they are in violation of the time frame from the approval of the ODP to preliminary stage.

PETITIONER'S PRESENTATION

Levi Lucero made the following comments:

1. They have removed the dwelling from the site, as well as other out buildings.
2. They have been pursuing financing but the recession has not allowed them to continue.
3. They hope to have the preliminary plans submitted within six to nine months.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners
FROM: Grand Junction Planning Commission
Grand Junction Planning Department
RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project build of the project itself. Any project discussed without the presentative present at the special hearing will be automa reversion.


If an extension is requested by the Owner/Petitioner, the Commission may grant an extension for one year. If the O a reversion, the Grand Junction Planning Commission will that project and/or zone.

Enclosed is your project violation of the Grand Junction Code. Also enclosed is the required submittal information Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Plannin

Thank you.

BG/tt 

Enclosures

P 486 141 071
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

DESIGN WORKSHOP
HORIZON DEVELOPMENT CORP.
710 E. Durant Ave.
Aspen, CO 81611
#40-81

Postage	\$.20
Certified Fee	.75
Special Delivery Fee	.60
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 1.55
Postmark or Date	

PS Form 3800, Feb. 1982

This is to inform you that your project File # 40-81

Project Name Horizon Planned Community

approved on 6/17/81 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 7-5-3-B-4 (Preliminary Plan) A Preliminary Plan, including all required submittal material, shall be submitted within twelve months of acceptance of the Outline Development Plan by the Governing Body. If the developer desires an extension, the developer shall submit a letter stating the circumstances necessitating the extension. The Governing Body may for good cause extend the preliminary submittal deadline, or may otherwise withdraw its acceptance of the Outline Development Plan.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout:
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.