

CLIFFS OF FONTANA

Amendment to PIP

February 24, 2011

Review

NEW FLOOR PLAN PROPOSAL

Design changes:

The proposed new model is called Brentwood.

Overall Size: 39'x62'

Floor Area: 1,627 SF

Garage: 465 SF

Exterior: cedar

Front elevation/Three versions: yes

Full basement: yes

There are no objections to the proposed new model locations provided all previously approved building setbacks and building separation distances are met. Allowing a wider range of floor plans, but staying committed to the quality exterior materials and design elements, is supported by Village Staff.

Note: The applicant did not indicate which sites this model could be built on; therefore it is assumed this model could be built on any available site located within the development.

Recommendations

Staff recommends the approval of the submitted PIP Amendment contingent upon the following:

- 1) The applicant shall pay in full all Village fees, including but not limited to, cost recovery, in regards to this amendment proposal within thirty (30) days.
- 2) In regards to proposed new floor plan:
 - a) The Brentwood plan shall be approved.
 - b) All units in the development shall continue to use previously approved exterior materials (i.e., cedar, stone, brick). Vinyl siding shall not be used as an alternative (as previously stated by the Village of Fontana).
 - c) All units shall have a basement. Crawl space foundations or slab-on grade foundations shall not be allowed.
 - d) All units shall conform to the originally approved building separation. Building separation shall not be decreased in any case.
- 3) The applicant acknowledges that a condominium plat amendment is required on an annual basis, per the original approval, and shall, from this point forward, be applied for no later than February 1 of each future year in regards to all completed units from January 1 of the previous year through December 31 of that year. (For example, a condominium plat amendment for all units completed between January 1, 2010 and December 31, 2010, shall be applied for no later than February 1, 2011.)