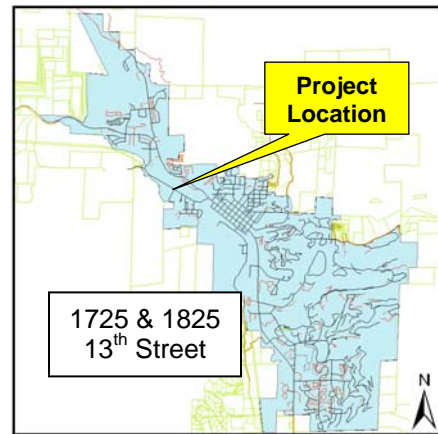




# DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM # 3: FDP-09-03	
<b>Project Name:</b>	Clear Water Studios at Betterview Business Park Subdivision Lots 4 & 5
<b>Prepared By:</b>	Seth Lorson, City Planner (Ext. 280)
<b>Through:</b>	Jonathan Spence, Interim Planning Director (Ext. 224)
<b>Planning Commission (PC):</b>	August 26, 2010
<b>City Council (CC):</b>	October 19, 2010
<b>Zoning:</b>	Industrial (I)
<b>Applicant:</b>	Gerencser, LLC C/O Ben Spiegel P.O. Box 775654 Steamboat Springs, CO 80477
<b>Location:</b>	1725 & 1825 13th Street
<b>Request:</b>	Final Development Plan to construct 5 mixed-use buildings in three phases.



Development Statistics – Overview	
<b>Lot Area:</b>	3 lots (Lot 1: 54,014 sf; Lot 2: 45,302 sf; Lot 3: 48,787 sf)
<b>Lot Coverage:</b>	43,752 square feet (30%)
<b>Floor Area Ratio:</b>	.47 (6,601.6 gross SF)
<b>Units:</b>	18 light industrial 30 residential

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**THE APPLICANT RESPECTFULLY REQUEST THIS ITEM BE TABLED TO  
SEPTEMBER 23, 2010.**