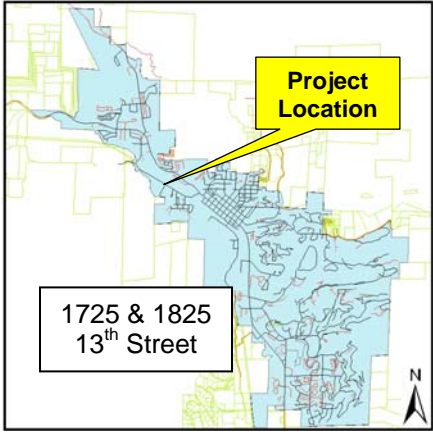


## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

| <b>PLANNING COMMISSION AGENDA ITEM # 2: PP-09-06</b> |  |   |
|--|--|---|
| <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<br>P.O. Box 775654<br>Steamboat Springs, CO 80477   |   |
| <b>Location:</b>                                     | 1725 & 1825 13 <sup>th</sup> Street  |   |
| <b>Request:</b>                                      | Preliminary Plat to reconfigure two existing lots and two existing outlots into 3 lots and to process 1 variance to subdivision standards in reference to an access easement exceeding 100 feet. |   |

| <b>Development Statistics - Overview</b> |   | <b>Staff Report - Table of Contents</b> |                               |           |
|--|---|---|-------------------------------|-----------|
| <b>Area:</b>                             | 148,104 square feet; 3.4 acres                                | <b>Section</b>                          |                               | <b>Pg</b> |
| <b>Number of Lots:</b>                   | 3 lots (Lot 1: 54,014 sf; Lot 2: 45,302 sf; Lot 3: 48,787 sf) | I.                                      | Staff Finding                 | 2-2       |
|  |   | II.                                     | Project Location              | 2-2       |
|  |   | III.                                    | Background Information        | 2-3       |
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**THE APPLICANT RESPECTFULLY REQUESTS THIS ITEM BE TABLED TO  
SEPTEMBER 23, 2010.**