



## Legislation Text

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**File #:** CPC CU 17-00057, **Version:** 1

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A conditional use development plan for a 24,000-square foot office/warehouse development on a 5.26-acre property zoned PIP1 (Planned Industrial Park) with Streamside Overlay, located at 712 Clark Place.

(Quasi-Judicial)

**Presenter:**

Lonna Thelen, Principal Planner, Planning & Community Development

**Proposed Motion:**

Approve the conditional use development plan for 712 Clark Place, based upon the finding that the conditional use development plan complies with the review criteria in City Code Section 7.5.502.E and 7.5.704, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Preliminary Plat:

1. Prior to approval of the conditional use, a 16 foot easement must be granted to the Parks Department.
2. Include a note on the plans that the property owner will construct the 12 foot trail adjacent to the creek.
3. Receive approval of the drainage report from City Water Resources Engineering.
4. A 10 foot minimum separation is required between the water main and the wastewater service lines. Ensure a 10 foot separation from outside of pipe to outside of pipe. Additionally, ensure 15 foot separation from all permanent structures and the water main.