



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Mark Pierson, RTA Architects
FROM: Paul Workman, Senior Planner
DATE: October 2, 2019
SUBJECT: SP18-081 Site Plan for Medical Office Building at Parker Adventist

Listed below are the Planning Division's comments related to your applications, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:

Paul Workman

EMAIL: pworkman@parkeronline.org

PHONE: 303.805.3327

GENERAL PROJECT COMMENTS:

1. For your reference, any future approvals of this Site Plan are final. The Planning Division will use this plan set to determine compliance at the time of inspection for Certificate of Occupancy. Therefore, any changes to an approved Site Plan need to be reviewed and approved by the Planning Division through the appropriate process prior to inspection.
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Signage was not reviewed, nor was it approved as part of this review. All signage will need to obtain a separate sign permit for all signage.

SITE PLAN:

Sheet 1 of 12 (Cover Sheet):

Repeat Comment(s)

1. Please update the legal description on this sheet for accuracy (this lot was a part of the 28th Amendment per plat correction certificate 2018066809).

Comment Addressed: Yes No

Response:

The legal description has been amended to reflect the correct Plat Amendment.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant's best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- **Town of Parker Building Division**
- **Fire Life Safety**
- **Town of Parker Public Works/Engineering – potentially forthcoming**

Comment(s) Addressed: Yes No

Response:

See the 16-R1-Fourth Submittal Comment Responses document for responses to Outside Referral Agency Comments. Please distribute these responses to the following agencies: Building (Randy Capra), Fire Life Safety (Randy Capra), Construction Plans – Civil (Tyler Sandt), and Site Plan – Civil (Tyler Sandt). Thanks.

Parker Adventist Hospital, Jonathan Fisher

October 30, 2019

Property Owner

Date

RTA Architects

October 30, 2019

Project Representative

Date