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December 3, 2019

Mark Pierson
RTA Architects
19 S. Tejon Street, Suite 300
Colorado Springs, CO 80903

Subject: Crown Point F1 AMD 18 - Parker Adventist Medical Office Building
Site Plan [Case File SP18-081]

Mr. Pierson,

The Town of Parker is in receipt of the above referenced application for a Site Plan filed by RTA Architects. The applicant, Parker Adventist Hospital, is requesting a Site Plan Amendment to add a new 4-story medical office building to their campus located in Crown Point, Filing No.1 Amendment 28. The site is located southeast of Parker Road and E-470 on Crown Crest Boulevard.

This correspondence is to inform you that following referral agency review and staff evaluation of the above referenced application, your proposed Site Plan has been approved. This approval was evaluated against the criteria specified in the Town of Parker Land Development Ordinance, as amended, and other applicable standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance. Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

1. The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on December 3, 2019, and** submitted to the Community Development Department (via TRAKiT) on **October 31, 2019**, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. Once the construction plan documents **dated October 25, 2019, and** submitted to the Community Development Department (via TRAKiT) on **October 31, 2019**, are modified as redlined by the Engineering Division, they shall be the approved construction plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
3. This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR TWELVE (12) MONTHS FROM THE DATE OF THIS APPROVAL LETTER.** If a Grading Permit or Building

Permit is not obtained within twelve months, this approval becomes null and void. The Community Development Director, upon written request, may grant a ninety (90) day extension.

4. Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
5. A Grading Permit is required prior to the start of any work on site.
6. A Building Permit is required prior to the start of any work on site.
7. An Electrical Permit is required prior to the start of any work on site.
8. All mechanical equipment shall be fully screened with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. Any rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may be subject to review by the Planning Commission and may require additional conditions for screening.
9. Utility boxes, meters and utility connections shall be located away from the public realm to the greatest extent possible. Utility boxes shall be screened with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be painted to match the building.
10. Freestanding lighting fixtures on site may not exceed the height of the principle building or in any case may not exceed 30'.
11. All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.
12. The Construction Plans must be modified as indicated by the Town of Parker Engineering Division.
13. Landscape inspections will not be conducted between October 31st and May 1st due to weather and plant material being dormant. In the event that a project is in need of final inspections during this timeframe, the Town will not issue a Certificate of Occupancy but may issue a *Temporary Certificate of Occupancy* subject to the following:
 - Submittal of a site completion deposit with the Town that equals one hundred twenty percent (120%) of the estimated cost of the landscape improvements based upon a professional landscape architect or contractor estimate. The deposit may be in the form of cash or a letter of credit in a form and from a financial institution acceptable to the Town, together with an administrative fee of one hundred dollars (\$100.00) if

the deposit is in the form of cash and two hundred fifty dollars (\$250.00) if the deposit is in the form of an irrevocable letter of credit. A cost estimate, in a form acceptable to the Town, which supports the amount of the deposit is required to be submitted.

- The property owner shall sign a site completion deposit agreement, which provides that the property owner shall complete the required landscape improvements within one hundred eighty (180) days or by June 1st, whichever occurs first.

14. The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a certificate of occupancy or temporary Certificate of Occupancy*;

- An as-built drawing of the individual lot which indicates the finished floor elevation(s), including high and low points, sufficient to show positive drainage away from all buildings.
- A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.

The approved Site Plan and conditions of approval will form the basis of Community Development's inspection of the site prior to release of a Certificate of Occupancy. The Certificate of Occupancy will not be released until inspection approvals have been granted and the above referenced conditions have been satisfied.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,



Bryce Matthews, AICP
Planning Manager

cc: John Fussa, Community Development Director
Jason Rogers, Deputy Community Development Director
Paul Workman, Senior Planner