



Development Review Division

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

MEMORANDUM

TO: Jeanne Shaffer, Groundwork Entitlement Services, LLC
FROM: BrieAnna Simon, Associate Planner
DATE: May 20, 2020
SUBJECT: SP19-061, Site Plan, Horseshoe Ridge Block 1 Lot 1 – Learning Center Review Comments v4

Listed below are the Planning Division’s comments related to your application, 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: BrieAnna Simon
EMAIL: bsimon@parkeronline.org
PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

- The Planning Division has referenced certain sections of the Town Master Plan (TMP). A copy of this document is available at:
[Commercial Design Standards](#)
[Land Development Ordinance](#)
- 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.

General Comments

- Please note, that any additional referrals past the fourth referral period will result in a 50 percent fee of the application fee. This is per the Resolution 18-004, which can be found attached.**

Comment Addressed: Yes No

Response:

Because of the minor nature of the remaining comments, we ask that the cost of this fourth referral be waived as there is minimal to no review required to verify the minor changes requested.

Site Plan and Color Elevations

2. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No

Response:

The updated conservation plan is included in this submittal. The change was a very minor, to the total mitigation cost.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:


- Parker Water and Sanitation
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Drainage Report)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

PWSD - Comments were addressed directly with PWSD - only the grease interceptor needs to be added to the plan set and it has been added.
Civil - Only civil comment is that staff is preparing the the easement agreement. There is no revision to be made here. We now have the easement agreements and will execute those and provide them when we are instructed to provide all final sign documents.
Stormwater - The comment provided was advisory stating that the Type-13 inlet was shifted slightly, this has been corrected.

Scott Remphrey /Partner 
Property Owner

June 18, 2020
Date

Jeanne M Shaffer
Project Representative

June 18, 2020
Date

