



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 26, 2020

SUBJECT: SP19-062, Site Plan, Horseshoe Ridge Block 1 Lot 2 - Multi-Tenant Commercial 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:

We ask that this fee be waived. The only two comments received were from PWSD and Engineering. The PWSD comments were advisory, they provided their final comment letter (uploaded to etrakit 5/14/2020 by PWSD) stating that their review of the water and sewer plans is complete, the conditions are to provide final signed/executed documents when the Site Plan is approved through Town Planning. There are no further comments from PWSD to address for the site plan review.

The only engineering comment states that "staff is preparing the drainage easement agreement", which we now have a copy of that from Tyler and are under the impression that the executed easement is to be provided with the final documents when the Site Plan process is complete and we are instructed to submit final signed copies.

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)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

See our responses to these comments in General #1 above.

Scott Remphrey /Partner



Property Owner

June 18, 2020

Date

Jeanne M Shaffer

Project Representative

June 18, 2020

Date