



Development Review Division

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

MEMORANDUM

TO: Alan Ruth, New Horizon Academy
David Scharzwelder, SHE Inc.

FROM: Carson Byerhof, Planner I

DATE: December 27, 2021

SUBJECT: Douglas 234; F6, AMD 1, L1 – 1A – Daycare facility (SP20-081 – Site Plan non-residential)
Review Comments 04

Listed below are the Planning Division's comments related to your land use 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: Carson Byerhof

EMAIL: cbyerhof@parkeronline.org

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:

[Parker 2035 Master Plan](#)

[Development Design Standards](#)

[Land Development Ordinance](#)

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. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name

of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to manage any prairie dogs on site as a condition of the land use application approval and site development. The applicant and developer will be required to acknowledge this code section and provide certification of required management efforts. Management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

- 1. **All planning comments have been addressed. Please see notes from outside referral agencies for revisions required.**

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 District
- Town of Parker – Civil (Site Plan)

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Douglas 234 Horse Creek HOA

All comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date