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October 20, 2022

Jeremiah Fettig, Associate Planner
Town of Parker
Planning and Development
20120 E Mainstreet
Parker, CO 80138

Re: CEI Response to Review Comments 03 dated September 12, 2022
QNC – SP20-118
Parker and Pine F1 L4
Parker, Colorado

Dear Mr. Fettig,

Please find below our responses to the Planning Division's comments from September 12, 2022.

Town of Parker - Review Comments 03:

Site Plan Review:

Comment 1a. Photometrics not resubmitted. Please address comments from first review and resubmit.

[CEI Response: Revised Photometrics are now included in the Site Plan Set.](#)

Comment 1b. For parking spaces adjacent to landscaping islands please include either 10-foot-wide spaces or 18-inch concrete curb for vehicle occupants to exit onto. Code reference: 16.06.050 – Off-street parking and internal circulation.

[CEI Response: The parking spaces on our site should have 12.5ft from center of striping. There should be enough room for passengers to exit next to landscape islands. Please let us know if this does not suffice.](#)

Comment 1c. Originally submitted site plan document not resubmitted. Site plan missing sheets, indexes, tables, etc. Plan to be a comprehensive plan set, inclusive of architectural, photometric, landscaping, plus sheets originally submitted in document 31672 Site Plan Application PKG. Please revise the previously submitted site plan document per these comments and previously submitted review comments. Applicant continues to resubmit the preliminary site plan document for review.

[CEI Response: Site Plan Set should now be complete and include necessary civil, architectural, photometric, and landscaping sheets. Sheets from Site Plan Application PKG should now be represented](#)

in the Site Plan Set. Please note that the final location of the vacuum enclosure is still being coordinated for the site.

Comment 1d. General note, staff is acknowledging that the landscape and architectural sheets have been revised since the first review, after not being resubmitted with the second submittal.

CEI Response: Noted. Thank you.

Comment 1e. Next review (4th review) will be subject to additional fees. Fees must be paid prior to sending application out for referral.

CEI Response: Noted.

Comment 2. Please reference the redlines for all comments/clarification.

CEI Response: No redlines appeared to have been provided with this document. All comments listed in review document should be addressed. Previous redlines regarding photometrics should also be addressed now too.