



## Development Review Division

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

### MEMORANDUM

**TO:** Kurt Maes, 3K1 Consulting Services, LLC., Applicant  
**FROM:** Jeremiah Fettig, Associate Planner  
**DATE:** February 23, 2023  
**SUBJECT:** SP20-118; Parker and Pine F1 L4 - Car Wash  
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:** Jeremiah Fettig

**EMAIL:** [jfettig@parkeronline.org](mailto:jfettig@parkeronline.org)

**PHONE:** 303.805.3336

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO), the Development Design Standards, and Modified Commercial Zoning District. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)  
[Douglas 234 Planned Development](#)
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 includes a comprehensive detailing of comments.
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.**

#### Site Plan and Project Details

##### 1. Site Plan Review:

- a. Seed mix
- b. Remaining planning comments have been addressed. Any remaining comments from other Town departments and referral agencies may impact the site and require additional planning review. Please address referral agency comments and let me know when you resubmit.

- c. Address: the preliminary address (assuming no changes to building location) is **9572 TWENTY MILE ROAD**. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.

Comment Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

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

- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Fire/Life Safety Division

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

- Town of Parker – Civil (Site Plan)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date