

Chris Mueller

From: Duncan, Julia <jduncan@parkeronline.org>
Sent: Tuesday, June 8, 2021 3:36 PM
To: Chris Mueller
Subject: (SP21-063) for Douglas 234 F6 L1- Gas and Convenience Store
Attachments: Completeness Review Checklist SP21-063 Douglas 234 F6 L1 Gas and Convenience Store.pdf

Good afternoon,

There will be two separate emails for the two associated cases in order to keep things in order and not confuse the two.

This email refers to the site plan application (SP21-063) for Douglas 234 F6 L1- Gas and Convenience Store. I will be the case manager for this application. I have finalized the completeness review for this application and have determined the following items are required in order to be deemed complete:

- Application (filled out and signed by all appropriate parties) **DONE.**

County Assessor website states Owner is:

~~Owner Info
VR SLICEROO LLC
5750 DTC PKWY STE 160
GREENWOOD VILLAGE, CO 80111
[Update Mailing Address](#)~~

Application States:

Property Owner of Record:	
Name:	DBSI CHAMBERS AND HESS LL
Company:	SPASCO OF COLORADO LLC
Address:	12426 W EXPLORER DR. BOISE, ID 83713
Phone:	Fax:
Email:	
Project Representative or Consultant:	

And eTrakit states:

▼ **Twin Star Energy, LLC OWNER** **CORRECT, AS SHOWN ON PREVIOUSLY SUBMITTED TITLE REPORT.**

Address 7671 Shaffer Parkway, Building H Littleton, CO 80127

Phone (303)754-6020 Email preet@kgconoco.com

Cell () - Fax () -

Please rectify the discrepancies on all forms to show consistency.

Same goes for the Applicant. On the Application:

Applicant (if different from Property Owner):	
Name:	MARK PERRINO
Company:	MAP Construction Management LLC
Address:	6415 S CHEROKEE DRIVE SEDALIA, CO 80135
Phone:	(303)537-8020 Fax:
Email:	mark.mapcm@gmail.com

For Subject Property, List Utility Providers

CORRECT.

I COULD NOT CHANGE THE ETRAKIT APPLICANT TO MARK PERRINO, BUT IT SHOULD BE MARK PERRINO.

On eTrakit:

▼ **EES APPLICANT**

Address 501 S Cherry Street, Ste 300 Glendale, CO 80246

Phone (314)737-2758 Email chris.mueller@ees.us.com

Cell () - Fax () -

Please ensure consistency between the submitted documents.

- Pay Fees **FORTHCOMING FROM TWIN STAR ENERGY.**
- Notarized Letter of Authorization (Exhibit C) **CORRECT AND PROVEN VIA ARTICLES OF INCORPORATION.**

I, P. Singh Puri, hereby certify that I am the legal owner of record of the land described in the attached

Name of Property Owner

Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize Mark A. Perrino

Name of Applicant/Applicant's Representative

- ~~To process this land use application on behalf of the subject property, I hereby authorize the undersigned to execute all necessary documents.~~
The Title document submitted does not reference P. Singh Puri as an entity of the "owner," Twin Star Energy, LLC. Can you provide documentation showing P. Singh Puri is authorized by the LLC to sign on its behalf, Articles of Incorporation or the like. **SEE ARTICLES OF INCORPORATION.**
- Sign and return the Charge Back Agreement (Attached) – note there is no deposit for the Charge Back Agreement at this time. **DONE.**
- Public Noticing Requirement- a sign posting is due during referral period. I will send a follow-up email to connect with our sign vendor to initiate that posting. **IN PROCESS.**
- Tree Conservation Plan- Please indicate just indicate on Landscape plan in any subsequent revisions (wait until after first referral in order to incorporate all notes) that there are no existing trees on site to conserve. **FORTHCOMING WITH NEXT SUBMITTAL.**
- Need physical Materials Board submitted. **FORTHCOMING WITH NEXT SUBMITTAL.**
- We need a water and sanitation report to be reviewed by the Water & Sanitation District. These documents need to be separate from your CD's and must show all water and sewer related details. **PWSD PLANS HAVE BEEN SUBMITTED.**
- Pay the review fee of \$2,803.38 (fees can be paid online or send/delivered to the address below). **FORTHCOMING FROM TWIN STAR ENERGY.**

Please see the attached completeness review checklist for more information. Once all of the above information has been uploaded to the project file on TRAKiT, **please email me** so I can take the appropriate next steps.

Let me know if you have any questions in the meantime.

Sincerely,

Julia



Julia Duncan, Associate Planner - Development Review

20120 E. Mainstreet Parker, CO 80138-7335

303.805.3334 www.parkeronline.org



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SP21-063 Douglas 234 F6 L1 Gas and Convenience Store



Town of Parker Community Development Department

Town Hall / 20120 East Mainstreet, Parker, CO 80138



Application Submittal Checklist - Site Plan

Checklist
Missing

Submittal Item

Notes: Trakit located online at: <https://lms.parkeronline.org/etrakit3/>

General Submittal Requirements - Electronic Submittals to be uploaded into Trakit

Application (see note 1)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Form enclosed; completed and signed; electronic PDF document
Submittal Fees Paid		<input checked="" type="checkbox"/>	Refer to Fee Schedule
Legal Description of Property (see note 2)	<input checked="" type="checkbox"/>		Electronic PDF Document (Exhibit A)
Title Commitment/Policy	<input checked="" type="checkbox"/>		Current to within 30 days (Exhibit B); electronic PDF Document
Notarized Letter of Authorization	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Exhibit C enclosed; completed, signed. Electronic PDF Document
Disclosure Letter	<input checked="" type="checkbox"/>		Exhibit D enclosed; completed, signed. Electronic PDF Document
Vicinity Map of Project Site	<input checked="" type="checkbox"/>		Electronic format in JPEG - 1MB max (Exhibit E)
Charge Back Agreement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Form enclosed; Completed and signed; electronic PDF Document
Public Notice Requirements Apply		<input checked="" type="checkbox"/>	Refer to Public Notice Matrix

Specific Submittal Requirements - Section 13.06.030 - Electronic Submittals to be uploaded into Trakit

Project Narrative	<input checked="" type="checkbox"/>		Electronic PDF Document
Site Plan Exhibits:	<input checked="" type="checkbox"/>		24" x 36" size Electronic PDF Document (see note 3)
Cover Sheet	<input checked="" type="checkbox"/>		Electronic PDF Document
Site Plan	<input checked="" type="checkbox"/>		Reference 13.06.030(c)(1) for formatting requirements; Electronic PDF Document
Landscape Plan	<input checked="" type="checkbox"/>		Reference 13.06.030(c)(5) for formatting requirements; Electronic PDF Document
Building Elevations	<input checked="" type="checkbox"/>		Reference 13.06.030(c)(6) for formatting requirements - include rooftop mechanical structures
Photometric Plan	<input checked="" type="checkbox"/>		Include cut sheets on Photometric Plan; Electronic PDF Document
Civil Construction Documents	<input checked="" type="checkbox"/>		Refer to Construction Plan Requirements (see note 4)
Existing Conditions Map	<input checked="" type="checkbox"/>		24" x 36" size Electronic PDF Document
Tree Conservation Plan		<input checked="" type="checkbox"/>	24" x 36" size PDF Document
Colored Building Elevations - all sides	<input checked="" type="checkbox"/>		11" x 17" and electronic format in JPEG - 1MB max
Public Improvement Cost Estimates	N/A at this point		Electronic PDF Document
Copies of Development Plan and Guide	N/A		Electronic PDF Document
Executed Covenants	N/A at this point		Electronic PDF Document
Colors and Material Board	N/A at this point		9" x 12" maximum; Submitted to the Planning Office
Color Exhibits for PowerPoint	<input checked="" type="checkbox"/>		Electronic format in JPEG - 1MB max

Reports and Studies - Section 13.06.030 - Electronic Submittals to be uploaded into Trakit

Traffic Impact Study	<input checked="" type="checkbox"/>		Electronic PDF Document
Drainage Report	<input checked="" type="checkbox"/>		Electronic PDF Document
Geology Report	N/A at this point		Electronic PDF Document
Soils Report	N/A at this point		Electronic PDF Document
Water & Sanitation Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic PDF Document
Other Additional Information			As required by the Town

For Approval - To be submitted upon staff's request

Final Site Plan Set			
Public Notice Requirements		<input checked="" type="checkbox"/>	Sign posting affidavit
Electronic Deliverables - CD's			See Roadway Design and Construction Criteria manual Appendix TOC_Revised_2014

Notes:

- 1: Application must include all exhibit attachments.
- 2: Legal descriptions are required to be attached to signed authorization and disclosure letters.
- 3: Provide (1) 24"x36" and (1) 11"x17" PDF document sets with consistent page orientation.
- 4: Roadway Design and Construction Criteria Manual, Appendix B, Plan Sheet Submittal List