

**2021-06 15 8:18 a.m. EES RESPONSES**

**Chris Mueller**

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**From:** Duncan, Julia <jduncan@parkeronline.org>  
**Sent:** Tuesday, June 8, 2021 4:21 PM  
**To:** mark.mapcm@gmail.com; Chris Mueller  
**Subject:** (SP21-064) for Douglas 234 F6 L2- Car Wash  
**Attachments:** CHARGE BACK AGMT FINAL FILLABLE PDF 20210429 Secure.pdf; Completeness Review Checklist SP21-064 Douglas 234 F6 L2 Car Wash.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 (SP21-064) for Douglas 234 F6 L2- Car Wash.

While the majority of the comments are similar please review and check each separately to ensure we have everything we need.

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:

▼	<b>Twin Star Energy, LLC OWNER</b>	<b>CORRECT, AS SHOWN ON PREVIOUSLY SUBMITTED TITLE REPORT.</b>
Address	7671 Shaffer Parkway, Building H Littleton, CO 80127	
Phone	(303)754-6020	Email <a href="mailto:preet@kgconoco.com">preet@kgconoco.com</a>
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.**

On eTrakit:

**I COULD NOT CHANGE THE ETRAKIT APPLICANT TO**

**MARK PERRINO, BUT IT SHOULD BE MARK PERRINO.**

**EES APPLICANT**

Address	501 S Cherry Street, Ste 300 Glendale, CO 80246	Email	chris.mueller@ees.us.com
Phone	(314)737-2758	Fax	( ) -
Cell	( ) -		

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, the undersigned, do hereby authorize~~  
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 (Before second referral-can wait for now) **FORTHCOMING WITH NEXT SUBMITTAL.**
- Pay the planning review fee (other Department fees may be added subsequently) of \$568.88 (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](http://www.parkeronline.org)



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

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

Project Narrative	X		Electronic PDF Document
Site Plan Exhibits:	X		24" x 36" size Electronic PDF Document (see note 3)
Cover Sheet	X		Electronic PDF Document
Site Plan	X		Reference 13.06.030(c)(1) for formatting requirements; Electronic PDF Document
Landscape Plan	X		Reference 13.06.030(c)(5) for formatting requirements; Electronic PDF Document
Building Elevations	X		Reference 13.06.030(c)(6) for formatting requirements - include rooftop mechanical structures
Photometric Plan	X		Include cut sheets on Photometric Plan; Electronic PDF Document
Civil Construction Documents	X		Refer to Construction Plan Requirements (see note 4)
Existing Conditions Map	X		24" x 36" size Electronic PDF Document
Tree Conservation Plan		X	24" x 36" size PDF Document
Colored Building Elevations - all sides	X		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	X		Electronic format in JPEG - 1MB max

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

Traffic Impact Study	X		Electronic PDF Document
Drainage Report	X		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	X		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		X	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