



July 27, 2021

BrieAnna Simon
Associate Planner - Development Review
20120 E. Mainstreet
Parker, CO 80138-7335
303.805.3338
bsimon@parkeronline.org

**RE: Lot 2 Block 1 Horseshoe Ridge – Multi Tenant Commercial Building SP
Site Plan Case Fil SP19-062
90 -day Extension Request**

We would like to formally request a 90-day extension to the 12-month approval period for the site plan application SP19-062 for the Multi-Tenant Commercial Building. The site plan approval was issued on August 4, 2020. Due to challenges in 2020 relating to COVID, the project was put on hold for the rest of 2020 until the spring/early summer of 2021. Since this time, the property owner has been working to move towards addressing outstanding items to obtain a grading permit and building permit. The grading permit issuance requires signed and approved civil construction plans. In order for the Town of Parker to sign off the civil construction plans and issue the grading permit, Parker Water and Sanitation must sign the plans. For Parker Water and Sanitation to sign the plans the SIA, Letter of Credit, wet stamped and signed engineers estimate, easement documents, engineering review fees, and domestic tap fees must all be submitted or paid for. The payment of the tap fees and the execution of the letter of credit cannot occur until the loan on the property closes. This closing was slated to occur more than a month ago and has been delayed. The closing is expected to occur any day and once it does, the LOC can be put up with Parker Water and Sewer so they can provide final approval signatures.

Because of the reasons above, we request a 90-day extension to the site plan approval. We do not anticipate needing the full 90 days, we hope to complete the closing, PWSD requirements, and grading permit issuance in the next couple weeks. Please let us know if you have any questions or need additional information.

Sincerely,
Jeanne Shaffer, AICP, PMP
Entitlement Services Director
Groundwork Entitlement Services, LLC
720-220-8396
jeanne@groundworkus.com