



Your kind of place.

February 10, 2023

Harris Kocher Smith
1120 Lincoln St. Suite 1000
Denver, CO 80203

Subject: Lincoln Professional Park F1 - Preliminary Site Plan
Site Plan [Case File SP21-107]

Harris Kocher Smith,

The Town of Parker has completed the review of the above referenced application for a Preliminary Site Plan filed by Harris Kocher Smith. The applicant, Harris Kocher Smith, is proposing a Preliminary Site Plan for the six commercial lots proposed as a part of the Lincoln Professional Park Filing No. 1 MDP. The site is located on the southeast corner of Dransfeldt Road and Lincoln Avenue.

This correspondence is to inform you that following referral agency review and Town staff evaluation of the above referenced application, your proposed Preliminary Site Plan has been **approved subject to the conditions set forth in this letter**. The Preliminary Site Plan was evaluated against the criteria specified in the Town of Parker Land Development Ordinance and applicable Town standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance.

NOTIFY YOUR CASE PLANNER OF ALL ALTERATIONS, MODIFICATIONS, SUBSTITUTIONS, OR REVISIONS FROM THE APPROVED SITE PLAN, ARCHITECTURE, LANDSCAPING, AND CONSTRUCTION PLAN DOCUMENTS - ALL CHANGES WILL NEED TO BE SUBMITTED THROUGH ETRAKIT AND WILL REQUIRE APPROVAL BY THE TOWN'S COMMUNITY DEVELOPMENT DEPARTMENT.

Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

Additional Conditions

1. The Lincoln Professional Park Filing No. 1 Minor Development Plat shall be recorded prior to issuance of any grading or building permit.
2. A Site Plan submission and approval is required prior to issuance of building permits. The Site Plans shall be in substantial conformance with the Preliminary Site Plan, SP21-107.

Standard Conditions

1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on February 10, 2023 and** uploaded to TRAKiT on **February 10, 2023**, shall be the approved plans.
2. **Approval Expiration** - This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR FIFTEEN (15) MONTHS FROM THE DATE OF THIS APPROVAL LETTER.** If a Site Plan is not approved within fifteen months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.

This approval does not entail a right to build. Submission and approval of future Site Plans in substantial compliance with the conditions of approval within this letter shall be required prior to issuance of grading or building permits.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,



Bryce Matthews
Assistant Director - Planning

: Stacey Nerger

cc: Stacey Nerger
John Fussa, Community Development Director