



PARKER
C O L O R A D O

Check Request

- Do not use this check request if you have an invoice from the vendor.
- Send check request along with any attachments to ap@parkeronline.org

Date of request: 1.28.26

Date due: 1.6.26

Requested by: Cparkinson

Department: Planning

Agreement is fully executed:

YES

NO

N/A (response required)

Do you want the check held in Finance for you to pick up?

YES

Do you want the attachments to this request included when mailed?

YES

Checks Payable to:

Legal Name: Century Communities INC

Attn (if applicable): Sean Palmer

Street Address: 8390 E Crescent Pkwy STE 650


City: Greenwood Village State: CO Zip: 80111-2940

Description and/or itemized lines that will appear on the check

Site Plan items have been completed and approved.	\$	42,845.00
	\$	
	\$	
	\$	
	\$	
TOTAL	\$	42,845.00

Additional information for Finance

GL CODE	AMOUNT
10122701140	\$42,845.00
TOTAL	42,845.00

 1/28/26
Approval Signature Date

Wet signatures are not required if approval is in the email.



Your kind of place.

January 28, 2026

Century Communities
c/o Sean Palmer
8390 E. Crescent Parkway STE 650
Greenwood Village, CO 80111

Subject: Acceptance and Approval of Site Plan Completion Items
Compark Village South F1 Amd 2 Building 2
Case Number: SP21-118/MF23-0119

Dear Mr. Palmer:

The Town of Parker Planning Division has performed an inspection of the site plan completion items secured on 1.24.25. (Trex Mechanical Screening and Exterior Stone Trim) This correspondence is to inform you that the site plan items are in compliance with the approved plans. Therefore, the Security in the amount of \$42,845.00 may now be refunded.

Please feel free to contact me at 303.805.3334 should you have any questions.

Sincerely,

Stacey Nerger
Senior Planner

cc: Bryce Matthews, Interim Planning Director



PARKER
COLORADO

Cash Register Receipt

Town of Parker

Receipt Number
R35000

DESCRIPTIONS	ACCOUNT	QUANTITY	PAID
PermitTRAK			(\$42,845.00)
MF23-0119 Address: 15085 BELFORD AVE	Apn: 223306409001		(\$42,845.00)
BUILDING			(\$42,845.00)
1/28/2026: Site Plan items secured are complete.	901-702-2280-2000		(\$42,845.00)
TOTAL FEES PAID BY RECEIPT: R35000			(\$42,845.00)

Date Paid: Wednesday, January 28, 2026

Paid By: CENTURY COMMUNITIES INC

Pay Method: Refund Check

**SITE COMPLETION DEPOSIT AGREEMENT FOR SITE PLAN IMPROVEMENTS
(Other Residential, Mixed-Use, and Nonresidential Development –
Cash or Letter of Credit)**

THIS SITE COMPLETION DEPOSIT AGREEMENT FOR SITE PLAN IMPROVEMENTS (OTHER RESIDENTIAL, MIXED-USE, AND NONRESIDENTIAL DEVELOPMENT – CASH OR LETTER OF CREDIT) (the “Agreement”) is entered into on 01/21/2025, by and between the Town of Parker, Colorado, a home rule municipal corporation (the “Town”), and Century Living at Compark LLC., a (the “Property Owner”).

RECITALS

WHEREAS, the Parker Municipal Code (the “Code”) requires an individual site plan/Property Owner to comply with the requirements contained in Sections 13.03.040(p) and 13.03.050, which address all improvements that are subject to a site plan approval, which includes landscaping and irrigation improvements, Subsection 13.08.050(b), which concerns soil erosion and sediment control, and Subsection 13.08.130(a)(5), which concerns construction activities and their disruption of rights-of-way, prior to the issuance of a certificate of occupancy (“Site Completion Improvements”);

WHEREAS, due to extreme weather conditions between the months of October and May, a Property Owner may not be able to complete the Site Completion Improvements, which are necessary for the issuance of a certificate of occupancy;

WHEREAS, the Town will issue a temporary certificate of occupancy between the months of October and May, when a Property Owner is not able to complete the Site Completion Improvements because of extreme weather conditions, if the Property Owner agrees to comply with the requirements contained in Subsections 13.03.050(c) and (d) of the Code, including the deposit of the security to guarantee the completion of the Site Completion Improvements and the payment of the administrative fee; and

WHEREAS, the Town and the Property Owner desire to agree upon the form of security for the performance and completion of the Site Completion Improvements for the real property described in **Exhibit A**, which is attached hereto and incorporated by this reference (the “Property”).

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and the covenants contained, the sufficiency of which is mutually acknowledged, the parties hereto agree as follows:

1. **Site Completion Improvements**. The Site Completion Improvements, as described in the cost estimate attached as **Exhibit B** and incorporated herein by this reference, shall be completed within a reasonable period of time or no later than October 1, 2025 (the “Completion Date”), with the exception of soil erosion and sediment control measures, which shall be installed within a reasonable period of time, at the discretion of the Town's Designated Town Authority, as defined in the Town of Parker Roadway Design and Construction Criteria Manual.

2. Security. In order to secure the performance and completion of the Site Completion Improvements by the Completion Date, the Property Owner shall, upon the execution of this Agreement, submit to the Town cash or a letter of credit, in a form approved by the Town Attorney, in the amount of Forty-two Thousand Eight Hundred Forty-Five Dollars (\$42,845.00) (the “Security”), together with an administrative fee of One Hundred Dollars (\$100.00). The Town may retain the Security until the Site Completion Improvements are completed and the Town issues a final certificate of occupancy for the Property.

3. Remedies. In the event the Property Owner fails to complete the Site Completion Improvements by the Completion Date, the Property Owner acknowledges and agrees that the Town shall have all of the remedies described in Subsection 13.03.050(f) of the Code.

4. Modifications. This Agreement shall not be amended except by subsequent written agreement of the parties.

5. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns as the case may be.

6. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of the Property Owner under this Agreement without the prior written approval of the Town. The Property Owner agrees to provide the Town with at least fourteen (14) days' advance written notice of the transfer or assignment of any of the rights and obligations of the Property Owner under this Agreement.

7. Title and Authority. The Property Owner expressly warrants and represents to the Town that it is the record owner of the Property, and further represents and warrants that the undersigned individual has full power and authority to enter into this Security Agreement. The Property Owner understands that the Town is relying on such representations and warranties in entering into this Agreement.

8. Execution by Counterparts; Electronic Signatures. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The parties approve the use of electronic signatures for execution of this Agreement. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§24-71.3-101 to -121.

[Remainder of page intentionally left blank. Signatures on following page.]

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

By: 
Community Development Director (if applicable)

Date: 1/24/25

PROPERTY OWNER:

By:  [Print name/title]
Savannah Clewley

Date: 1-23-25

Exhibit A

Lot 1 Compark Village South Filing 1, 2nd Amendment

Compark Village South Filing No. 1 Amendment 2

Site Completion Improvements Estimate

Century Living

Date: 1/23/2025

Trex Mechanical Screening	LF	VALUE
Building 1	67	\$ 2,500.00
Building 2	71	\$ 2,600.00
Building 3	37	\$ 1,400.00
Building 5	55	\$ 2,000.00
Building 6	37	\$ 1,400.00
Building 7	71	\$ 2,600.00
Building 8	55	\$ 2,000.00
Trex Mechanical Screening SUBTOTAL		\$ 14,500
Exterior Stone Trim	LF	VALUE
Building 1	104	\$ 2,600.00
Building 2	137	\$ 3,400.00
Building 3	219	\$ 5,400.00
Building 4	104	\$ 2,600.00
Building 5	66	\$ 1,650.00
Building 6	219	\$ 5,400.00
Building 7	137	\$ 3,400.00
Exterior Stone Trim SUBTOTAL		\$ 24,450
SUBTOTAL		\$ 38,950
Security Escelation - 110%		\$ 42,845
Administrative Fee		\$ 100
TOTAL		\$ 42,945