



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

M E M O R A N D U M

TO: William (Billy) Edwards; Isaac Halling, Select Management Co. | Select Development Co.
FROM: Carson Byerhof, Planner I
DATE: April 5, 2022
SUBJECT: SP22-005 – Boondocks Ropes Course | L4A Crown Point F1 AMD20 | Site Plan – minor amendment
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Carson Byerhof

EMAIL: cbyerhof@parkeronline.org

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:

[Parker 2035 Master Plan](#)

[Development Design Standards](#)

[Land Development Ordinance](#)

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.

Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to manage any prairie dogs on site as a condition of the land use application approval and site development. The applicant and developer will be required to acknowledge this code section and provide certification of required management efforts. Management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. Please include landscape plan and demarcate relocated tree at a singular location
2. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No

Response:

SEE REVISED UPLOADED DOCUMENTS

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

Please see the following advisory comments:

- Cherry Creek Basin Water Quality Authority
- Town of Parker – Building

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Comcast
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Drainage Report (Civil)
- Town of Parker – Site Plan (Civil)
- Town of Parker Traffic Impact Study (Civil)

Staff Comments 01
SP22-005; LAA Crown Point F1 AMD 20
Boondocks Ropes Course
April 5, 2022

All comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No
Response:

SEE REVISED UPLOADED DOCUMENTS

RANDY FULLMER, MANAGER

06.01.2022

Property Owner

Date

06.01.2022

Project Representative

Date