



1 May 2022

Carson Byerhof
Planner
City of Parker Planning
20120 E. Main Street
Parker, CO 80138
Tel (303) 805-3331

RE: Project Narrative for Dunkin Donuts to be built at Lot 4 LOT 4 DOUGLAS 234 FILING NO. 6, Parker, Colorado

Dear Mr. Byerhof,

This project has been designed to comply with the comprehensive master plan, zoning codes, general design principles, and technical manuals for the city of Parker.

The project consists of a 2,178 sf single story retail building which will house a Dunkin Donuts store with drive thru and parking lot. This project will benefit the existing neighborhood by a providing high quality retail destination for coffee, beverages, and food with the added convenience of drive thru service.

The current zoning for this lot is Planned Development.

The general development schedule for this project is as follows:

Planning approval: 8/15/22
Building department approval: 11/15/22
Construction complete: 4/1/23

Sincerely,

John Sponseller (applicant)
Owner, Ethos Architecture Group LLC
8025 W. 25th Pl.
Lakewood, CO 80214