



*Your kind of place.*

July 12, 2023

Galloway and Company  
5500 Greenwood Plaza Blvd, Ste200  
Greenwood Village, CO 80111

Subject: Parker & Pine F1 L1 - In-n-Out Burger  
Site Plan [Case File SP22-143]

Galloway and Company,

The Town of Parker has completed the review of the above referenced application for a Site Plan filed by Galloway and Company. The applicant, Galloway and Company, is proposing a Site Plan for a fast-food restaurant with a drive-thru. The site is located at the southwest corner of Parker Road and Pine Lane.

This correspondence is to inform you that following referral agency review and Town staff evaluation of the above referenced application, your proposed Site Plan has been **approved subject to the conditions set forth in this letter**. The 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. Prior to the issuance of any Temporary Certificate of Occupancy or Certificate of Occupancy, the applicant shall submit and receive approval of a Site Plan Adjustment amending the landscape plan to show that no more than 15% of the total landscaped area containing traditional turf grass (sod) and providing

landscaping in areas where sod is removed that meets the Town Land Development Ordinance.

The landscape plans in the current site plan set show 17,210 square feet of turf grass, which covers 62% of the landscaped area on the site. The Town of Parker's Land Development Ordinance allows traditional turf grass to be planted on a maximum of 15% of the landscaped area (4,182 square feet of traditional turf grass).

2. Prior to the issuance of any Temporary Certificate of Occupancy or Certificate of Occupancy, the applicant shall submit and receive approval of an opening day traffic control plan from the Town of Parker Engineering Department.

### **Standard Conditions**

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1. **Approved Site Plan** - The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on July 12, 2023 and** uploaded to TRAKiT on July 12, 2023, shall be the approved plans.
2. **Approved Construction Plan Documents** - The construction plan documents signed by Engineering, the water and sanitation district and Fire Life Safety, shall be the approved construction plans.
3. **Removal of Public Notice Signs** - All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.
4. **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 Grading Permit or Building Permit is not obtained within twelve months, this approval becomes null and void. The Community Development Director, upon written request, may grant a one hundred eighty (180) day extension.
5. **Prairie Dog Certification Required** - A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.
6. **Permits Required** - It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.

7. **Screening of Mechanical Equipment and Utility Boxes Required** - All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
  1. Above ground on-site utilities for the provision of service to nonresidential use(s) may not be located in the front-yard between the building and the public or private street and can only be located in a rear-yard or side-yard. Any above ground **UTILITY EQUIPMENT SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be located away from the public realm to the greatest extent possible and be painted to match the building. Location of all utility equipment shall be reviewed and approved by the Community Development Department prior to installation. Any deviation from this standard may result in the relocation of the equipment.
  2. **Landscape Inspections or Security Required** - Landscape inspections will not be conducted between October 31<sup>st</sup> and May 15<sup>th</sup> due to weather and plant material being dormant. In the event that a non-residential project is in need of final inspections during this timeframe, the Town will not issue a Certificate of Occupancy. The Town may issue a *Temporary Certificate of Occupancy* subject to the property owner signing a site completion deposit agreement and submitting security with the Town. Security shall equal one hundred twenty percent (120%) of the estimated cost of the landscape improvements that are based upon a professional landscape architect or contractor estimate that is in a form acceptable to the Town. The security may be cash or an irrevocable letter of credit in a form and from a financial institution acceptable to the Town. In addition, there is an administrative fee of one hundred dollars (\$100.00) if the deposit is in the form of cash and two hundred fifty dollars (\$250.00) if the deposit is a letter of credit.
  3. **Final Grading Certificate Required** - The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;
    - An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.

- A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.
4. **Signage Not Included** - Approval of this site plan **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

The approved Site Plan and conditions of approval will form the basis of Community Development's inspection of the site prior to release of a Certificate of Occupancy or Completion. The Certificate of Occupancy or Completion will not be released until inspection approvals have been granted and the above referenced conditions have been satisfied.

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

Sincerely,



Bryce Matthews  
Assistant Director - Planning

: Amber Wood Hicken  
cc: Amber Wood Hicken  
John Fussa, Community Development Director