

April 25, 2023

Town of Parker
20120 E Mainstreet
Parker, CO 80138

RE: Parker and Pine F1 L1: In-N-Out Burger
Formal Site Plan Application – 1st Submittal Review Comments – SP22-143

Plan Review Summary:

1 st Formal Submittal	-	12/21/22
1 st Review Comments	-	02/06/23

The Following letter summarizes our responses and plan changes made regarding your 1st review comments for the Parker and Pine F1 L1, In-N- Out Burger Formal Site Plan Application. Our responses are shown below each comment in [blue](#). In addition, a blue-line comment response has been provided with responses to the redlined plans.

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
[Response: Acknowledged](#)
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.
[Response: Acknowledged](#)
3. Please contact the referral agencies if you have questions regarding their review comment(s).
[Response: Acknowledged](#)
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
[Response: Acknowledged](#)
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.
[Response: Acknowledged](#)
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"
[Response: Acknowledged](#)



Prairie Dog Management: The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

[Response: Acknowledged](#)

Site Plan and Project Details

1. Please see the attached redlines for all comments

[Response: Please see attached blueline responses to all comments.](#)

Outside Referral Agency Comments

1. The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- Building 20
- Douglas County Planning
- Fire Life Safety
- Cherry Creek Basin Water Quality

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

- Construction plans – civil
- Construction plans – environmental
- Drainage report
- IREA
- Plat – civil
- Site plan – civil
- Site plan – stormwater
- Traffic impact study
- Urban drainage

These comments are available on eTRAKiT. Please address accordingly.

[Response: Responses for comments by the above listed entities have been provided where required.](#)

Please feel free to reach out with any additional comments or questions you may have.

Sincerely,
GALLOWAY

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