

June 01, 2023

Town of Parker
Ms. Stacey Nerger
Senior Planner
20120 E. Mainstreet
Parker, CO 80138

Subject: Request for Site Plan Adjustment

Dear Stacey,

I am writing to formally request a site plan adjustment for a property located within the Parker and Pine Filing No.2 Lots 1-3. I am the owner representative of Echelon Parker, LLC. and I believe that a revision to the existing site plan is necessary to better align with the requirements and goals of the community for the new playground.

I have carefully reviewed the approved playground layout and have identified certain aspects that could be improved upon to enhance the overall functionality, aesthetics, and compliance with the local zoning and land use regulations. The proposed revisions aim to address these concerns and ensure that the development aligns with the town's long-term vision for the new playground located in the Baldwin Gulch.

Outlined below are the specific changes that I would like to propose to the playground area in Baldwin Gulch:

Due to existing conditions the approved Site Plan dated 07/16/2021 will require a 30" tall retaining wall along the north side of the playground area. The retaining wall may be eliminated by reconfiguring the playground. The reconfigured playground will maintain the same overall square footage and equipment specified as noted in the approved site plan while providing a safer play area for the children.

I have attached a copy of the existing site plan for your reference, along with a revised site plan highlighting the proposed changes.

I kindly request that the Planning Department review the proposed revisions and consider their merit for approval. If necessary, I am available to talk with you to discuss the revisions further and address any questions or concerns that may arise during the review process.

I am fully committed to complying with all applicable regulations and ensuring that the proposed revisions meet the high standards set by the Town of Parker. I believe that these revisions will ultimately enhance the project's compatibility with the surrounding area and contribute positively to the community.

Thank you for your attention to this matter. I look forward to your favorable response and the opportunity to collaborate with the Town of Parker to bring about these improvements. Should you require any additional information or have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



W. Karl Stout
Director of Civil Engineering