

May 30<sup>th</sup>, 2024

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

RE: Property Owner Project Authorization  
Project Address & Description: 11964 DRANSFELDT RD, PRELIM SITE PLAN ADJUSTMENT TO SP21-107  
eTRAKIT Number: #SP24-060

To whom it may concern:

We are submitting this Preliminary Site Plan Adjustment to incorporate minor landscaping changes within Tract B of the Lincoln Professional Park Filing No. 1 (Ref #2023025447).

These changes stemmed from on-going coordination with the existing Walgreens and the Easement Agreement dated December 3<sup>rd</sup>, 1999 (Book 1830, Page 2074), which is also attached for reference. The agreement outlines that the owner of the Walgreens parcel is responsible for maintaining the area within Tract B (defined as the "Drainage Easement Area" in Section 1.b. and Exhibit D of the Easement Agreement.

With this in mind, we are proposing to change the irrigated sod along Lincoln Ave right-of-way to rock mulch to match Walgreen's existing rock mulch along the ROW. This way the landscaping is consistent and doesn't create additional landscaping maintenance obligations to the Walgreens outside of their current landscaping maintenance plans.

Sincerely,



Bret A. Elliott, Manager/Member



Date