

April 8, 2025

Amber Wood Hicken, Planner
Town of Parker Development Services
20120 E. Mainstreet
Parker, CO 80138

RE: Referral Response for Parker Pointe Filing 1, Lot 1 – O’Reilly Auto Parts Site Plan
Project File: SP25-025 / RE2025-042

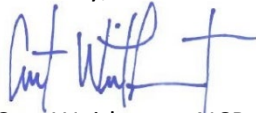
Dear Amber,

Thank you for an opportunity to review the Parker Pointe Filing 1, Lot 1 – O’Reilly Auto Parts Site Plan. Douglas County has concerns about the proposed development of the eastern portion of the Reata Ridge right-of-way.

Per the Kinney Creek Conservation Easement recorded at reception number 2007100500, no construction or road paving is permitted in Tract A-2-A of Reata South Filing 1, 3rd Amendment without permission of the County. Please provide documentation that such permission was granted by the County who holds the conservation easement.

Planning and Engineering Services cannot recommend approval of the site plan in Parker Pointe at this time.

Sincerely,



Curt Weitkunat, AICP, Long Range Planning Manager

cc: Brad Jackson, P.E., Development Review Supervisor

TAIT Response: Coordinated with Town regarding Reata Ridge Access issue. Town stated they will be resolving the issue with the County.