

Planning Project Review by Building Division

DATE OF REVIEW: 12.18.2025
PROJECT NUMBER: SP25-138
PLANNING STAFF: Elizabeth Steward
PROJECT NAME: Parker Pointe F1 AMD 1 L3A - Huntington Bank
PROJECT ADDRESS: Must be obtained prior to Building Permit Applications. This is through Douglas County and the Town of Parker approval process.
BUILDING REVIEWER: Randy Sale

BUILDING DIVISION REVIEW NOTES

Building has no issues with this site plan submittal, **except as noted above for the address.** Please see below general comments. If future discussion is needed for permit application, please reach out to Brian Cook, Senior Plans Examiner, 303.805.3160.

BUILDING DIVISION GENERAL NOTES

Pre-Application Meetings for Building permit submittal

- Building Division offers pre-application meetings before a building permit is submitted, if desired by the applicant.
- Topics that can be discussed include:
 - Construction access requirements
 - Construction type and occupancy classification
 - Allowable building areas
 - Mechanical, Electrical, and Plumbing (MEPs)
 - Energy compliance
 - Other separate plans and permits are required such as pools, park structures, etc...
- Applicants should review the plan submittal requirements and current code adoptions on the [Town of Parker Plan Review page](#).

Charge Back Agreement

- A Charge Back Agreement specifically with the Building Division may be required.
- The form is sent:
 - Before the Building Pre-App meeting, or
 - When the building permit application is submitted.

- The full plan review process begins only after:
 1. All required documents are accepted.
 2. The charge back agreement form is returned to the Building Division.

General Comments & Requirements

1. Site Plan Approval
 - Building permit applications cannot be reviewed or accepted until the site plan is approved (or otherwise addressed with staff). **PDG Response: Acknowledged.**
2. Adopted Codes
 - All plans must comply with the most current codes at the time of submittal, including:
 - International Code Council (ICC) family of codes
 - Accessibility Code
 - National Electrical Code
 - State Model codes**PDG Response: Plans comply with codes.**
3. Fire Permits
 - Fire permits are reviewed/inspected by South Metro Fire Rescue.
 - Applicants should contact them prior to submitting construction documents.
PDG Response: Fire has reviewed Site Plan and given approval with no further comments.
4. Plan Submittals Must Include:
 - NFRC certificates
 - Interior and exterior lighting information
 - Mechanical and Building envelope compliance path
PDG Response: Acknowledged.
5. Colorado Model Electric & Solar Ready Code (HB22-1362):
 - May apply depending on project scope.
 - If a permit application is received before June 30, 2026, or before the next code cycle adoption, modifications to site plan or building documents are not required.
PDG Response: Acknowledged.
6. Accessibility Requirements
 - Accessible parking spaces must be shown in building permit documents.
 - Approved site plan sheets showing:



Your kind of place.

- Property lines
 - Buildings
 - Accessible routes
 - Accessible parking spaces
 - Entrances to the building
- PDG Response: Plans show above items.**

7. Other Required Approvals

- Land use applications and associated Grading Permits must be approved/issued before a Building Permit can be issued.

PDG Response: Acknowledged.

8. Retaining Walls

- Retaining walls over 4' (from base of footing or bottom course) requires separate building permits.
- Plans must be engineer-stamped.
- Tiered, staggered, or stepped retaining walls require permits regardless of individual wall height.

PDG Response: No walls are proposed as part of this submittal.

As part of the site plan review, please verify that you have read and understood the above requirements.

If you have any questions, please let us know.

Thank you,
Randy S