



Project Narrative

Date: 6/29/2026

Project: Black Rock Coffee

Address: 13135 Declan Drive / SE Corner of S. Parker Road and Stroh Road

Parcel No.: APN 234903104014

Record Number: SP24-128

Dear Plan Review Team,

We are submitting this Site Plan Amendment to revise the previously approved Site Plan (SP24-128) for the proposed Black Rock Coffee Bar located at 13135 Declan Drive in the Town of Parker, Colorado.

This amendment includes updates to the previously approved site plan package and associated supporting documents to reflect current field conditions, utility and electrical coordination, photometric design, exterior elevations, and related plan revisions. The submitted revisions include updates to the Site Plan (Sheet C.200), Electrical Site Plan (Sheet E1.0), Photometric Site Plan (Sheet E1.1), IECC Report (Sheet E1.3), Exterior Elevations (Sheet A6.1), and any other supporting documents necessary to document the proposed revisions.

The intent of this Site Plan Amendment is to align the approved plans with the current project design and field conditions. The proposed use and overall development intent remain consistent with the previously approved Site Plan.

Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,

Nicholas Salazar

Project Manager

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A handwritten signature in black ink, appearing to read "N. Salazar", is placed over the printed name and title.