

# **COMPARK VILLAGE SOUTH FILING NO. 2**

## **PROJECT NARRATIVE**

### **FINAL PLAT**

The Compark Village South Filing No. 2, project pertains to the following:

- A Replat of Tract H from Compark Village South Filing No. 1
- The Replat includes 93 lots and 13 tracts.

### **INTENT**

Compark Village South Filing No. 2, will be a Replat of Tract H from the Compark Village Filing No. 1, Final Plat. The purpose of this Replat is to plat 21 single family lots, 72 duplex lots and 13 tracts.

This Replat will require the submittal of construction documents in the support of the replat and are included in the submittal.

### **PROPERTY OWNER/APPLICANT**

470 Compark

Michael Vickers, Manager

290 Filmore St., Suite 1A

Denver, CO 80206

### **PROJECT REPRESENTATIVE**

Manhard Consulting

Gary Iwata

808 East Arapahoe Court, Suite 110

Centennial, CO 80112

### **VICINITY**

The Compark Village South Filing No. 2, project is located within the Town of Parker's E-470 growth corridor. The site is generally located between Chambers Road and Peoria Street, south of E-470, and north of Grandview Estates.

### **PRESENT ZONING AND LAND USE OF THE SURROUNDING AREA**

The Compark Village Filing No. 2, property is part of Planning Area 17 and 18 of the Compark Village PD – Fifth Amendment. Following are the developments that surround this project.

North – Compark Village PD Mixed Use and Neighborhood Commercial Zone

## **COMPARK VILLAGE SOUTH FILING NO. 2**

West -- Airport 320 PD

South – Grandview Estates (Douglas County)

East – Compark Village PD Mixed Use Zone