

# COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT No. 1

## PROJECT NARRATIVE

### FINAL PLAT

The Compark Village South Filing No. 2, Amendment No. 1 project pertains to the following:

- A Replat of Tract M from Compark Village South Filing No. 2
- The Replat includes 99 lots and 8 tracts.

### INTENT

Compark Village South Filing No. 2, Amendment No. 1 will be a Replat of Tract M from the Compark Village Filing No. 2 Final Plat. The purpose of this Replat is to plat 51 single-family lots, 48 duplex lots and 8 tracts on 19.712 acres.

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, Amendment No. 1 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, Amendment No. 1 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, AMENDMENT No. 1

West -- Airport 320 PD

South – Grandview Estates (Douglas County)

East – Compark Village PD Mixed Use Zone