



12-6-17

Stacey Nerger
Associate Planner
Town of Parker
20120 E. Mainstreet
Parker, Co 80138

Re: Trails at Crowfoot Filing 1 – Project Narrative

Dear Stacey,

CVL Consultants of Colorado Inc. (CVL) is submitting this project narrative in association with the Filing 1 Final Plat for the Trails at Crowfoot Project. This narrative is on behalf of HR 935 LLC.

Project Location

The Trails at Crowfoot Development is located within the Town of Parker, Douglas County, Colorado. The boundary of the development spans several sections, all of which are located within Township 7 South, Range 66 west of the 5th principal meridian.

The site is bounded by N. Crowfoot Valley Rd. to the northwest, Rich Lawn Estates to the north, Hungry Horse open space to the east and the Town of Parker city limits to the south.

Final Plat and Construction Plans

- Filing 1 Final Plat is a portion of the Trails at Crowfoot Preliminary Plan. This final plat establishes 12 lots and 9 tracts.
- These lots are “unbuildable” until re-platting by future filings.
- Filing 2 through Filing 8 Final Plats will replat these lots into buildable lots.
- A drainage report and traffic study have been completed for the entire Trails at Crowfoot Project.

Intent

Trails at Crowfoot Filing 1 Final Plat encompasses the west portion of the Trails at Crowfoot site. The final plat contains 12 lots and 9 tracts. The associated Street and Storm Construction Plans and Water and Sanitary Construction Plans contain the main infrastructure for the west half of the site including the arterial Bayou Gulch Road, and the boulevard collector N. Pinery Parkway. These plans also include the overlot grading for the entire west portion of the site. Plans for landscape improvements for the main infrastructure are also included.

Applicant / Property Owner

Matt Janke
HR 935 LLC
7353 South Alton Way
Englewood, CO 80112
303-770-9111

Engineering Consultant

Brian Wilson
CVL Consultants of Colorado, Inc.
10333 E Dry Creek Rd Ste 240
Englewood, CO 80112
720-249-3588

Planning Consultant

John Prestwich
PCS Group, Inc.
1001 16th Street, #3-B-180
Denver, CO 80265
720-259-8246

Present Zoning

Filing 1 is zoned for single family and multi-use per the Hess Ranch Planned Development Amendment No. 1.

Surrounding Land Use

North – residential – Richlawn Estates Subdivision
East – open space – Hungry Horse Open Space
South – residential – Pradera Subdivision
West – open space and grazing

Development Schedule

Construction Plans, Landscape Plans, and Final plats are being submitted together. Construction is anticipated to begin early 2018.

Consistency with Town of Parker Master Plan

Residential uses are consistent with the approved Hess Ranch Planned Development Amendment No. 1.