

Project Name: Trails at Crowfoot Filing No. 1 Final Plat

Project Number: SUB17-039 Trails at Crowfoot Filing No. 1 Plat

Date Received: 09/07/2017

Jurisdiction: Town of Parker

Due Date: 10/05/2017

Addressing Comments:

Addresses will be proposed at time of residential plat submittals.

Engineering Comments: CVL needs to coordinate the Bayou Gulch Road and intersection design with Atwell. Currently Atwell has the east two lanes designed to the boundary between Cielo and te Trails at Crowfoot. CVL is proposing a lane transition from the east lanes to west lanes at the intersection of Shasta Daisy St. The two sets of Engineering plans need to coordinate between themselves.

Planner Comments:

Thank you for providing the opportunity for Douglas County Community Development to provide comment. Douglas County Planning Services has reviewed the project for consistency with the Town of Parker and Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. The proposal is within Region 1 of the Town Urban Growth Area and is required to comply with Section 5.0 of the IGA. Following review of the development requirements within Section 5.1, the proposal appears compliant with the IGA requirements for development within the Urban Growth Area adjacent to a Community Separation Buffer Area.