



Your kind of place.

TO: CVL Consultants
Attn: Brian Wilson
10333 E Dry Creek Ste 240
Englewood, CO, 80112
bwilsoncolorado@gmail.com

FROM: Stacey Nerger, Associate Planner

DATE: April 11, 2018

SUBJECT: Trails at Crowfoot Filing 5 – Final Plat
[Application SUB17-046]

The following are review comments regarding the first submittal of SUB17-046. All comments must be responded to and if there is disagreement with a comment please indicate the reasoning for the disagreement. Please sign and return this memo with the next submittal. A follow-up Development Review Team (DRT) meeting with reviewing agencies can be scheduled to provide additional guidance on these comments. Please contact case planner Stacey Nerger at snerger@parkeronline.org to schedule a DRT meeting.

TOWN OF PARKER PLANNING DEPARTMENT:
ATTN: STACEY NERGER
E-MAIL: snerger@parkeronline.org
FAX: 303-841-3223
PHONE: 303-805-3199

TRAILS AT CROWFOOT FILING NO. 5

Final Plat:

1. Filing No. 4 and Filing No. 5 are located within Planning Area 40. The Hess Ranch Planned Development allows for a total of 166 lots within Planning Area 40. Currently, Filing No. 4 has 90 lots which leaves a total of 76 lots for Filing No. 5. Filing No. 5 is proposing 77 lots which has 1 too many lots. Please amend the proposed Final Plat to ensure that proposed plat is consistent with the approved zoning for the property.

Complied: Yes No
Response:



Your kind of place.

Landscaping Plan:

2. Please revise the landscape plans with any changes that occur with the plat.

Complied: Yes No
Response:

General:

3. Please see the attached address plat redlines.

Complied: Yes No
Response:

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4. A draft subdivision agreement has been forwarded to the application. Please review and let us know if you have any changes or questions.

Complied: Yes No
Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-046, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.



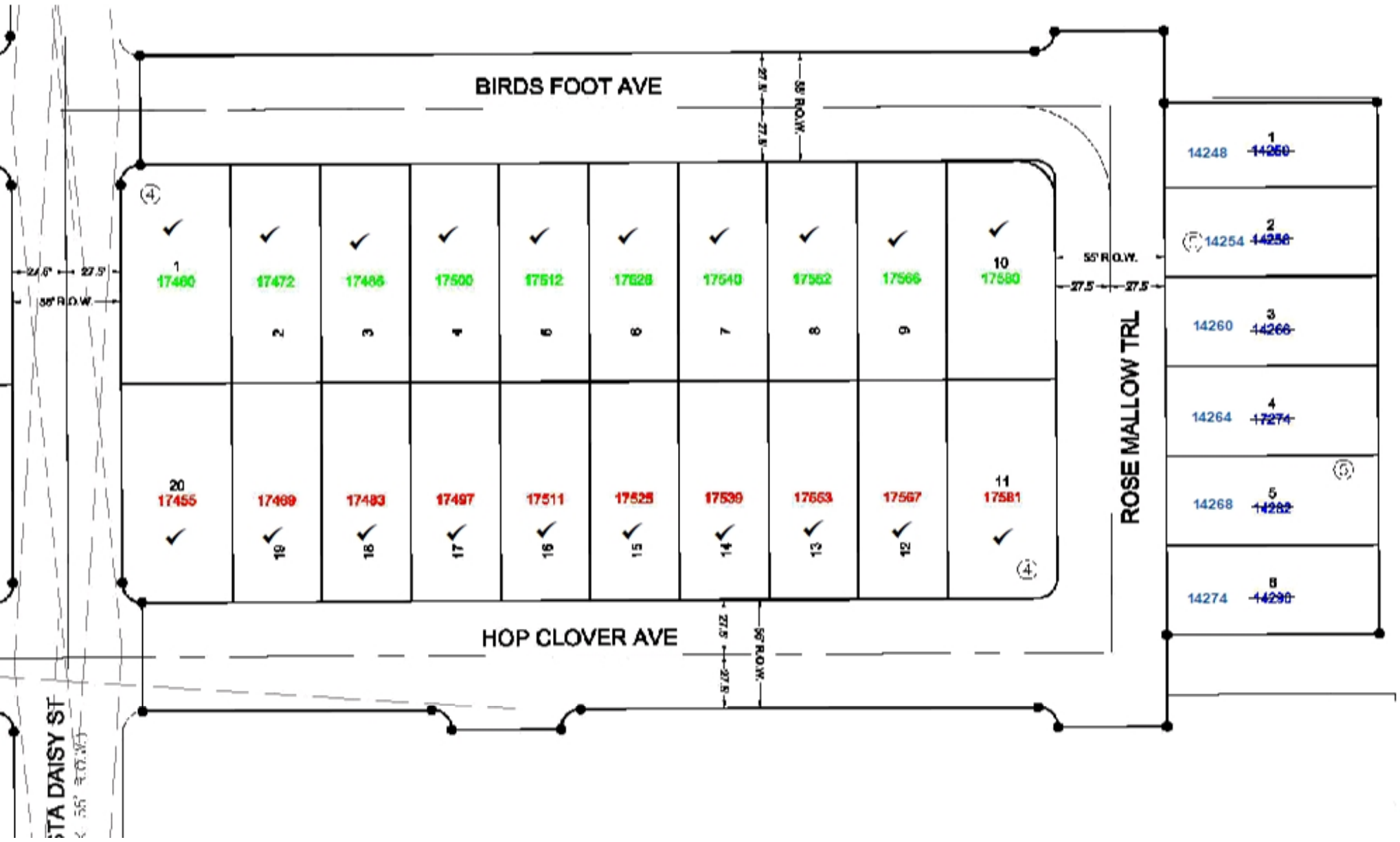


1 17330	2 17342	3 17358	4 17370	5 17382	6 17394	7 17408	8 17420	9 17434
18 17295	17 17311	16 17331	15 17351	14 17365	13 17381	12 17395	11 17411	10 17427

1 17480	2 17472
20 17455	19 17499

17294	17308	17328	17350	17366	17380	17396	17412	17426
8 17298	9 17306	10 17324	11 17340	12 17362	13 17376	14 17384	15 17400	18 17416





BIRDS FOOT AVE

HOP CLOVER AVE

ROSE MALLOW TRL

VITA DAISY ST

(4)

1
17460

2
17472

3
17488

4
17500

6
17512

6
17528

7
17540

8
17552

9
17566

10
17580

20
17455

19
17469

18
17483

17
17497

16
17511

15
17525

14
17539

13
17553

12
17567

11
17581

(4)

1
14248 -14260

2
14254 -14256

3
14260 -14266

4
14264 -14274

5
14268 -14282

8
14274 -14290

24.6' 27.5'
55' R.O.W.

55' R.O.W.
27.5' 27.5'

27.5' 27.5'
55' R.O.W.

27.5' 27.5'
55' R.O.W.