



12-29-17

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

Re: Trails at Crowfoot Filing 13 – Project Narrative

Dear Stacey,

CVL Consultants of Colorado Inc. (CVL) is submitting this project narrative in association with the Filing 13 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.

Filing 13 is in the NE  $\frac{1}{4}$  of Section 9.

### **Final Plat and Construction Plans**

- Filing 13 Final Plat is a re-plat of Trails at Crowfoot Filing 9 Tract L. This final plat is a total acreage of 10.062 acres and establishes 51 lots and no tracts.
- A Drainage Report and Traffic Study have been completed for the entire Trails at Crowfoot Project.

### **Intent**

Trails at Crowfoot Filing 13 Final Plat encompasses a portion of the Trails at Crowfoot site east of Bayou Gulch Road and south of N Pinery Parkway. The final plat contains 51 lots. The associated Street and Storm Construction Plans and Water, and Sanitary Construction Plans contain the infrastructure for the site. Landscape improvements are shown in Filing 9 Construction Plans.

**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 16<sup>th</sup> Street, #3-B-180  
Denver, CO 80265  
720-259-8246

**Present Zoning**

Filing 13 is within Planning Area 46 and is zoned for single family (SFe) 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.