



*Your kind of place.*

September 21, 2018

Matt Janke  
E5X Management  
7353 South Alton Way  
Centennial, CO 80112

RE: Final Plat - Trails at Crowfoot Filing No. 16  
Site Location: [Southwest corner of Bayou Gulch Road and N. Pinery Parkway]

Mr. Janke,

This correspondence is provided to advise you that your request for a Final Plat for Trails at Crowfoot Filing No. 16, has been approved. This administrative approval has been based upon the review of the Sketch and Preliminary Plan dated July 2, 2018. All public improvements shall be constructed according to the approved construction plans and as outlined within the Subdivision Agreement for the Trails at Crowfoot Filing No. 16. Please be advised that the Community Development Director and the Public Works/Engineering Director have approved the Final Plat for the Trails at Crowfoot Filing No. 16 in accordance with the Parker Municipal Code, subject to the following conditions:

1. Submittal of two sets of fully executed Final Plats on mylar.
2. Submittal of a fully executed Subdivision Agreement including all exhibits.
3. Submittal of the Construction Drawing mylars and confirmation that they contain all information and signatures required.

Pursuant to Section 13.07.080 (h) of the Town of Parker Land Development Ordinance, you have ninety (90) days from the date of this letter to provide all required documentation including applicable security. Once all required documentation including applicable security is received, the Town will record the Final Plat and associated Subdivision Agreement. Failure to provide the required information in the timeline specified shall render approval of the final plat null and void. If you have any questions, please contact this office at (303) 841-2332.

Sincerely,

Bryce Matthews, AICP  
Planning Manager

cc: Stacey Nerger, Planner  
John Fussa, Community Development Director  
Jason Rogers, Deputy Community Development Director  
File - G:\planning\Planning Case Files\Nerger\Case Folders\Trails at Crowfoot\Trails at Crowfoot Filing No. 16\Approved Documents\Plat Approval Letter\_Trails at Crowfoot Filing No. 16.docx