



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Jerry Davidson, Perception Design Group
FROM: Paul Workman, Senior Planner
DATE: January 30, 2020
SUBJECT: SUB19-052; Minor Development Plat for Parker Pointe

Listed below are the Planning Division's comments related to your applications, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:

Paul Workman

EMAIL: pworkman@parkeronline.org

PHONE: 303.805.3327

GENERAL COMMENTS:

1. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
2. As a part of this Minor Development Plat a Subdivision Improvement Agreement (SIA) is required. Staff is currently updating the previously agreed to SIA and will provide you with a draft as soon as it is available.
3. The Town of Parker is implementing a naming convention for all applications moving forward. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
 - a. Example: "02 Minor Development Plat Parker Pointe"

FINAL PLAT

General Comments:

1. **Please add all reception numbers to the appropriate sheets. If they are not available at this time, they will need to be included in the final mylar set prior to recording.**

Comment Addressed: Yes No

Response:

Easements are recorded and reception numbers added

Sheet 1 of 3:

1. **Please revise the signatory for the "Owner" to reflect the current signatory.**

Comment Addressed: Yes No

Response:

Signatory is revised.

LANDSCAPE PLAN

The Planning Division has no comments on this plan set at this time. However, staff reserves the right to make comments on any future submittals.

CONSTRUCTION PLANS

The Planning Division has no comments on this plan set at this time. However, staff reserves the right to make comments on any future submittals.

PROJECT NARRATIVE

The Planning Division has no comments on the narrative at this time. However, staff reserves the right to make comments on any future submittals.

OUTSIDE REFERRAL AGENCY COMMENTS


Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant's best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- Aztec Consultants
- Colorado Parks and Wildlife Service
- Fire Life Safety
- Intermountain Rural Electric Association (IREA)
- Parker Water and Sanitation District
- Public Service of Colorado (Xcel)
- Town of Parker Building Division
- Town of Parker Public Works/Engineering – forthcoming
- Tri-County Health Department

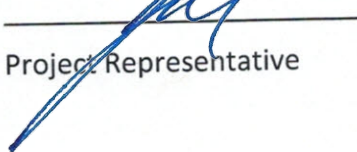
Comment(s) Addressed: Yes No

Response:

See attached letter for referral responses

 — manager
Property Owner Guy Carteng

2/5/2020
Date


Project Representative

02/07/2020
Date