



October 8, 2020

BrieAnna Simon  
Associate Planner  
Town of Parker  
20120 E. Mainstreet  
Parker, CO 80138

RE: SUB20-002 Douglas 234 Filing 6 – Minor Development Plat Review Comments v2

Ms. Simon,

Please accept this letter as our response to public comments on the SUB20-002 Douglas 234 Filing 6 Minor Development Plat Review Comments v2 as provided in your letter dated June 3, 2020. Responses to these comments are included in blue beneath the original comments.

GC General Comments

- GC1. Once all comments have been addressed the Town can look at scheduling this item for public hearing. However, this item will not be scheduled for public hearing until a meeting with both Horse Creek HOA and Antelope Heights HOA boards has been scheduled. Please provide proof to the Town staff these meetings have been scheduled. Please note, these meetings must occur before any public hearing.  
**RESPONSE: We have reached out to the HOA management associations and haven't received a reply.**
- GC2. Please note, that no certificates of occupancy, temporary or otherwise, will be granted until Filing 6 has received probationary acceptance and all necessary onsite improvements have been constructed and accepted by the Town. This includes the installation of sidewalks along Sliceroo Drive and landscaping as approved within the master landscape plan.  
**RESPONSE: Acknowledged.**
- GC3. Please note, that any additional referrals past the fourth referral period will result in a 50 percent fee of the application fee. This is per the Resolution 18-004, which can be found attached in eTRAKiT.  
**RESPONSE: Acknowledged.**
- GC4. Please reference the redlines for additional comments/clarification.  
**RESPONSE: Acknowledged.**

ORA Outside Referral Agency Comments

- ORA1. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:
- AzTec Consultants
  - Douglas County Assessors Office
  - Fire Life Safety

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- Parker Water and Sanitation
- Town of Parker - Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Plat)
- Town of Parker – Civil (Traffic Impact Study)
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Traffic (Construction Plans)
- Town of Parker – Traffic (Traffic Impact Study)

**RESPONSE: We have addressed all outside referral agency comments and have coordinated directly with those outside referral agencies to confirm completion.**

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,  
RICK ENGINEERING COMPANY

Jack Scanlon, PE  
Principal Project Engineer