



July 20, 2021

Ms. BrieAnna Simon  
Associate Planner  
Town of Parker Planning Dept.  
20120 East Mainstreet  
Parker, CO 80138

RE: SUB21-022, Douglas 234 Filing 6 AMD 1  
Minor Development Plat  
Review Comments v1

**Ms. Simon,**

Please find below our responses to the review comments received from Town of Parker Planning Division. Responses are shown in blue beneath staff's comments.

**General Project Comments:**

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
<https://www.parkeronline.org/DocumentCenter/View/22818/Parker-2035-Master-Plan-Updated-December-3-2018>  
<http://www.parkeronline.org/DocumentCenter/View/26253/Development-Design-Standards---Final-Version?bidId=>  
[https://library.municode.com/co/parker/codes/municipal\\_code?nodeId=TIT13LADEOR\\_CH13.10DES\\_TPR\\_13.10.110TRSHCORE](https://library.municode.com/co/parker/codes/municipal_code?nodeId=TIT13LADEOR_CH13.10DES_TPR_13.10.110TRSHCORE)  
**RESPONSE: Acknowledged.**
2. 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.  
**RESPONSE: Acknowledged.**
3. Please contact the referral agencies if you have questions regarding their review comment(s).  
**RESPONSE: We have coordinated any questions regarding comments.**
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.  
**RESPONSE: We have revised the replat in accordance with redline markups, please see the revised replat attached.**

5. Final plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District must be exactly the same as the approved Site Plan set.

**RESPONSE: We have made no changes to the approved site plan set.**

**General Comments:**

1. Please note, that no certificates of occupancy, temporary or otherwise, will be granted until Filing 6 and Filing 6 AMD 1 has received probationary acceptance and all necessary onsite improvements have been constructed and accepted by the Town. This includes the installation of sidewalks along Rosebud Drive and landscaping as approved within the master landscape plan.

**RESPONSE: Acknowledged.**

**Replat:**

2. Please reference the redlines for additional comments/clarification.

**RESPONSE: We have revised the replat in accordance with all redlines, please see the revised replat attached.**

3. Please upload title work for all lots that have been sold to date. All owners within this development need to sign the replat. Note, any lot that sells from today to the recordation of the replat will need to sign this replat.

**RESPONSE: We have uploaded the latest title report for the property. We have updated the plat to include all owners signature blocks.**

4. A plat correction is required for Douglas 234 Filing 6 before we can record with the replat. The plat correction will be adding "VR Sliceroo, LLC" below the dedication statement. Grant will need to sign the plat correction for VR Sliceroo, LLC. This will fix both of the issues outlined in the attached email from Douglas County. This email was provided to the applicant on May 6, 2021.

In order to complete a plat correction, please fill out the attached application and apply in eTRAKiT. This is a shorter process than our normal review so we will be able to get this corrected quickly. Please let me know if you have any questions on what is required or this process.

**RESPONSE: We have completed the plat correction and processed it through eTrakit.**

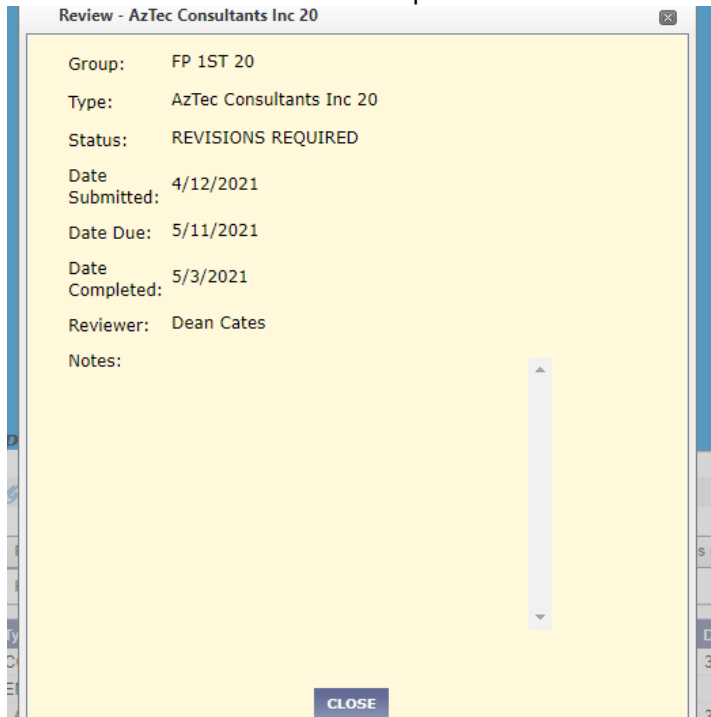
5. Please work with the owner of Lot 11 to address the ownership concerns with moving the lot line. This deed will need to be recorded right after the recordation of the plat in order to avoid an illegal subdivision.

**RESPONSE: VR Sliceroo will provide a notice of closing on the reconfigured lots. The sellers will issue title policies for the reconfigured lots. VR Sliceroo will coordinate with the Town for recordation and timing of the closing.**

**Outside Referral Agency Comments:**

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- AzTec Consultants: No comments posted to eTrakit



**RESPONSE: We have responded to all plat redlines.**

- CenturyLink



**RESPONSE: Acknowledged.**

- Cherry Creek Basin Water Quality Authority

Type: Cherry Creek Basin Water Quality Authority 20

Status: ADVISORY COMMENTS

Date Submitted: 4/12/2021

Date Due: 5/11/2021

Date Completed: 5/7/2021

Reviewer: Rich Borchardt

Notes: 5/7/2021 9:38:19 AM  
1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).  
2. No exceptions taken with the proposed construction and post construction BMPs  
3. No exceptions taken with the proposed subdivision replat.

**RESPONSE: This replat application does not propose construction improvements. The construction plans for Douglas 234 Filing No. 6 provide erosion control improvements and a downstream regional stormwater detention pond provides the permanent BMPs for this property. Acknowledged.**

- Town of Parker – Comprehensive Planning

Group: FP 1ST 20

Type: Comprehensive Planning 20

Status: ADVISORY COMMENTS

Date Submitted: 4/12/2021

Date Due: 5/11/2021

Date Completed: 5/11/2021

Reviewer: Bryce Matthews

Notes: 5/11/2021 9:13:13 AM  
The proposed replat does not conflict with the Parker 2035 Master Plan

**RESPONSE: Acknowledged.**

- Douglas County Assessors Office

Status: REVISIONS REQUIRED

Date Submitted: 4/12/2021

Date Due: 5/11/2021

Date Completed: 5/11/2021

Reviewer: Marian Woodward

Issues:

1. There is an outstanding issue with the original Douglas 234 Filing 6 plat that will need to be resolved prior to this plat being recorded. VR Sliceroo LLC was not identified as the owner signing on the original Filing 6 plat. See letter to VR Sliceroo LLC dated May 5, 2021.

2. Is this Douglas234 Filing 7 or Douglas 234 Filing 6 Amendment 1 as indicated in the project description? Please update the plat title, dedication and other references if

necessary.

3. Ownership to the following lots within Filing 6 have been conveyed, these entities will need to sign on plat as owners.  
Lot 1 - Twin Star Energy LLC  
Lot 2 - Twin Star Energy LLC  
Lot 11 - New Horizon Real Estate Development 6 LLP

4. Lot 10 and Lot 11 are changing configuration with Lot 11 gaining acreage. Subdivision plats do not change ownership, therefore the owners of Lot 10 will need to deed the portion changing hands to owners of Lot 11. Without a deed, Lot 11 will be setup with multiple owners.

5. Recommend changing the name of Lot 10 to Lot 10A and the name of Lot 11 to Lot 11A, to indicate these lots have a different configuration than originally

different configuration than originally established on the Filing 6 plat.

Regards,  
Jeremy Hirsch  
303-660-7450 #4228

CLOSE

Ms. BrieAnna Simon

July 20, 2021

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**RESPONSE: We have processed a replat to address the Douglas 234 Filing No. 6 plat signature information. This is Douglas 234 Amendment 1, please see the updated replat attached. We have added the owner signature blocks for lots 1, 2 and 11. VR Sliceroo will provide a notice of closing on the reconfigured lots. The sellers will issue title policies for the reconfigured lots. VR Sliceroo will coordinate with the Town for recordation and timing of the closing. We have made the recommended name change to Lots 10A and 11A.**

- **Public Service Company of Colorado:**

submitted.

Date Due: 5/11/2021

Date Completed: 5/11/2021

Reviewer: Donna George

Notes: 5/11/2021 10:46:00 AM  
Please be aware PSCo has existing natural gas along South Red Sky Drive. The property owner/developer/contractor must complete the application process for any new natural gas service or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

**RESPONSE: Acknowledged. The property owner will process an application at the time of construction. This replat is not requesting construction at this time.**

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

cc: