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June 5, 2023

Harris Kocher Smith  
1120 Lincoln St. Suite 1000  
Denver, CO 80203

RE: Minor Development Plat  
Lincoln Professional Park Filing No. 1 MDP  
Site Location: Parcel 223315200077 11964 DRANSFELDT RD

Harris Kocher Smith;

This correspondence is provided to advise you that your request for a Minor Development Plat for Lincoln Professional Park Filing No. 1 MDP, has been approved.

This approval has been evaluated against the criteria specified in the Town of Parker Land Development Ordinance (Section 13.07.120), as amended, and the other applicable standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance. In addition, in a public hearing on May 11, 2023 the Town of Parker Planning Commission recommended unanimous approval. Then on June 5, 2023, the Parker Town Council approved the Minor Development Plat and Subdivision Agreement within a public hearing. All public improvements shall be constructed according to the approved construction plans and as outlined within the Subdivision Agreement for Lincoln Professional Park Filing No. 1 MDP.

Pursuant to Section 13.07.080 (h) of the Town of Parker Land Development Ordinance, you have one hundred eighty (180) 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 Plat and associated Subdivision Agreement. Failure to provide the required information in the timeline specified shall render approval of the Minor Development Plat null and void.

A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site. If you have any questions, please contact this office at (303) 841-2332.

Sincerely,

Bryce Matthews  
Assistant Director - Planning

: Stacey Nerger

Enclosures

cc: John Fussa, Community Development Director