



## Development Review Division

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

### MEMORANDUM

**TO:** Troy Bales, Rick Engineering  
**FROM:** Ashley Chasez, Planner I  
**DATE:** May 31, 2023  
**SUBJECT:** Douglas 234 F6, AMD 2  
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, 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:** Ashley Chasez

**EMAIL:** [achasez@parkeronline.org](mailto:achasez@parkeronline.org)

**PHONE:** 303.805.3331

#### 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:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
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.**
6. The Town of Parker has implemented a naming convention for all applications. 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.  
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

**Site Plan and Project Details**

**1. Please see the attached redlines for additional information.**

Comment Addressed:  Yes  No

Response:

See updated plat and redline responses with re-submittal package.

**2. Add all of the required language noted on the Plat set.**

Comment Addressed:  Yes  No

Response:

See revised plat included with re-submittal package. Requested language has been added to the plat.

**3. Previous discussions and your pre-application paperwork implied that there would be a shared access between all three lots. This must be shown on the Final Plat.**

Comment Addressed:  Yes  No

Response:

See revised plat included with re-submittal package. An access easement has been added to the plat

**4. Include an additional page that only includes the impacted three lots.**

Comment Addressed:  Yes  No

Response:

See revised plat included with re-submittal package. An additional sheet was added to the plat

5. Any existing easement that will remain should not be grayed out and should be shown in black.

Comment Addressed:  Yes  No

Response:

See revised plat included with re-submittal package. Format changes requested have been made to the plat.

## OUTSIDE REFERRAL AGENCY COMMENTS

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

- Aztec Survey
- Cherry Creek Water Basin
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Fire Life and Safety
- Town of Parker – Civil (Plat)
- Town of Parker – Civil (Traffic Impact Study)
- Parker Water and Sanitation
- Public Service Company of Colorado

Please keep an eye out in eTRAKiT for the comment to the following reviews:

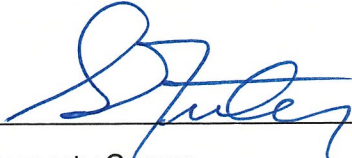
- Century Link
- Xcel
- South Metro Fire

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed:  Yes  No

Response:

Noted. Please see provided comment response letter addressing all comments listed in the printout from the 1st submittal review.

  
\_\_\_\_\_  
Property Owner

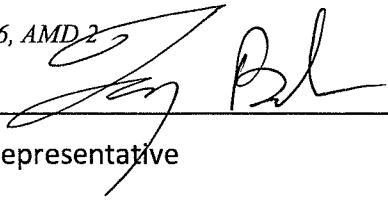
  
\_\_\_\_\_  
Date

Staff Comments 01

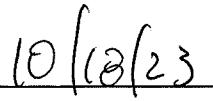
SUB23-012

Douglas 234 F6, AMD 2

05/31/2023

A handwritten signature in black ink, appearing to be "J. Bl", written over a horizontal line.

Project Representative

A handwritten date "10/18/23" in black ink, written over a horizontal line.

Date

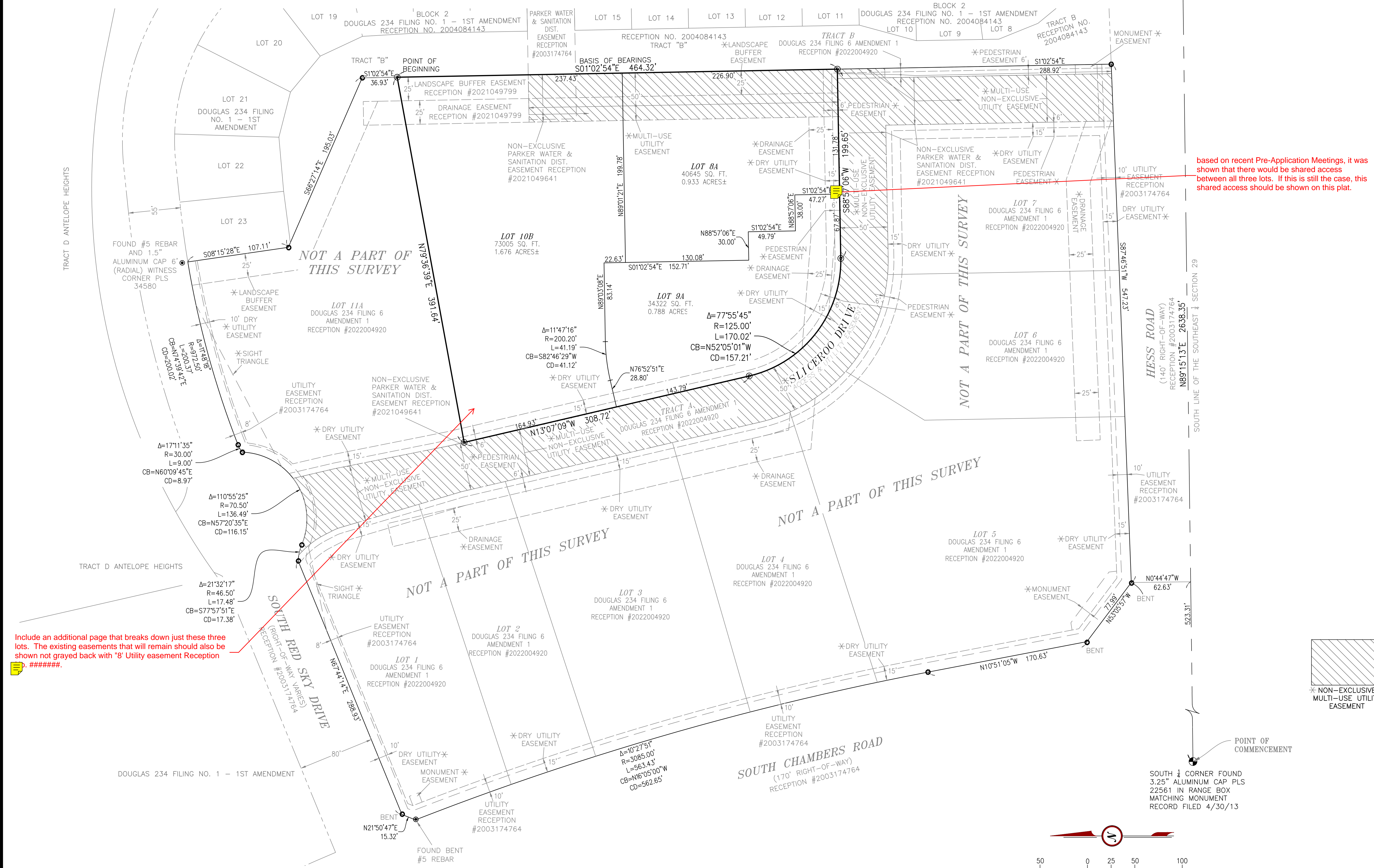


# DOUGLAS 234 FILING 6 AMENDMENT 2

## A REPLAT OF LOTS 8, 9 AND 10A, DOUGLAS 234 FILING NO. 6, AMENDMENT 1 BEING LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

### SHEET 2 OF 2

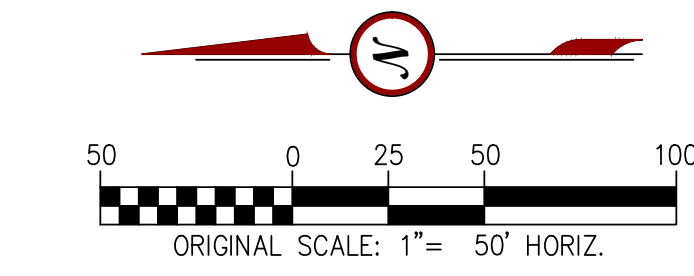
SOUTHEAST CORNER SECTION 29 FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05



based on recent Pre-Application Meetings, it was shown that there would be shared access between all three lots. If this is still the case, this shared access should be shown on this plat.

Include an additional page that breaks down just these three lots. The existing easements that will remain should also be shown not grayed back with '8" Utility easement Reception #2003174764

- LEGEND**
- FOUND ALIQUOT CORNER AS DESCRIBED
  - FOUND #5 REBAR & YELLOW PLASTIC CAP PLS 35593
  - ⊙ SET #5X18" REBAR AND 1.5" YELLOW PLASTIC CAP PLS 34580
  - BOUNDARY LINE
  - SECTION LINE
  - LOT LINE
  - ADJOINER LOT LINE
  - RIGHT-OF-WAY
  - EASEMENT
  - EXISTING EASEMENT
  - \* = PER RECEPTION #2021049799



**RICK**  
ENGINEERING COMPANY

9801 E EASTERN AVE.  
DENVER, CO 80112  
PH: (303) 537-9020



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# Project Reviews Town of Parker



**Project Number: SUB23-012**

Description: **Douglas 234 F6, AMD 2**

Applied: **3/17/2023**

Approved:

Site Address:

REC Response,  
See Comment response letter provided  
with resubmittal providing a point by  
point response to each comment listed  
within the details below.  
Troy Bales - 619-540-6848

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW 1**

Applicant: **Troy Bales**

Parent Project: **SUB21-022**

Owner: **Andy Trietley**

Contractor: **<NONE>**

Details:

The applicant, Andy Trietley, is proposing a replat to adjust lot lines in the Douglas 234 Filing 6 subdivision. The site is located on the northeast corner of Chambers Road and Hess Road.

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/21/2023	4/11/2023	3/28/2023	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes:						
Emailed applicant on 4/3 to ask for Title Commitment and to pay fees. Still waiting for fees to be paid 4/11						
4/11/2023	4/26/2023	4/25/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
3/17/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
3/17/2023	3/30/2023	3/31/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: FP 1ST 20						
4/26/2023		5/24/2023	ADDRESS PLAT 20	Ashley Chasez		
Notes:						
4/26/2023	5/5/2023	5/24/2023	BUILDING 20	Randy Sale	APPROVED	No bldg comments
Notes:						



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# Project Reviews Town of Parker



4/26/2023		5/24/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
Notes:						
4/26/2023	4/26/2023	5/24/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
Notes: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-012, Douglas 234 F6, AMD 2 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.						
4/26/2023		5/24/2023	COMCAST 20	Butch Buster		
Notes:						
4/26/2023	5/10/2023	5/24/2023	COMPREHENSIVE PLANNING 20	Mary Munekata	COMPLETED	01 Review. See Notes.
Notes: The proposed Douglas 234 F6 AMD2 replat of lots 8, 9 and 10A does not conflict with the Parker 2035 Master Plan.						
4/26/2023	5/18/2023	5/24/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	APPROVED	
Notes: No Environmental Concerns						
4/26/2023	5/31/2023	5/24/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
Notes: Provide construction plans with sheets formatted to the Town's standards as required per the Town's Roadway Design and Construction Criteria Manual (RDCCM). Please reference section 2.3 of the RDCCM for the required construction plan submittal requirements. Please note construction plans are needed to assure that the adequate easements are provided as part of the replat of the property.						
4/26/2023		5/24/2023	CONSTRUCTION PLANS - TRAFFIC	Alex Mestdagh		
Notes:						
4/26/2023	5/15/2023	5/24/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						



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# Project Reviews Town of Parker



4/26/2023		5/24/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
Notes:						
4/26/2023		5/24/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals		
Notes:						
4/26/2023		5/24/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		
Notes:						
4/26/2023	5/31/2023	5/24/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
Notes: A detailed review of the conformance letter will be provided following receipt of the proposed construction plans.						
4/26/2023	5/1/2023	5/24/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
4/26/2023		5/24/2023	FINAL PLAT 20	Ashley Chasez		
Notes:						
4/26/2023	5/15/2023	5/24/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: The northeast access (east of Lot 10 and north of lot 8) exceeds the max distance allowed per 503.1 of the 2021 International Fire Code. Measuring from the end of this access to the mid point of the intersection shows that the access is approximately 225 feet... about 75 feet longer than is allowed per code. This issue will need to be addressed for the current building configuration shown.						
4/26/2023	5/31/2023	5/24/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	NOT APPLICABLE	
Notes:						
4/26/2023	5/15/2023	5/24/2023	IREA 20	Brooks Kaufman	APPROVED	
Notes:						
4/26/2023		5/24/2023	LANDSCAPE COST ESTIMATE 20	Ashley Chasez		
Notes:						



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# Project Reviews Town of Parker



4/26/2023		5/24/2023	MASTER LANDSCAPE AND STREET TREE PLAN 20	Ashley Chasez		
Notes:						
4/26/2023	5/31/2023	5/24/2023	PLAT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
Notes: A detailed review of the Plat will be provided following receipt of the proposed construction plans.						
4/26/2023		5/24/2023	POLICE 20	Greg Epp		
Notes:						
4/26/2023		5/24/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		
Notes:						
4/26/2023	5/18/2023	5/24/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
4/26/2023		5/24/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
4/26/2023		5/24/2023	SUBDIVISION AGREEMENT 20	Ashley Chasez		
Notes:						
4/26/2023	5/16/2023	5/24/2023	SURVEY - AZTEC 20	Dean Cates	REVISIONS REQUIRED	
Notes:						
4/26/2023	5/22/2023	5/24/2023	TOWN OF PARKER RECREATION 20	Brett Collins	NO COMMENT	
Notes:						
4/26/2023	5/31/2023	5/24/2023	TRAFFIC IMPACT STUDY	Michael Walton	REVISIONS REQUIRED	See Notes
Notes: Provide a brief traffic conformance letter detailing how the proposed use matches the assumed use identified within the master study. If use varies from what was originally assumed, provide traffic generation information and identify any necessary mitigation if required.						



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# Project Reviews Town of Parker



4/26/2023	5/23/2023	5/24/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	
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Notes:  
We have no comments on the referenced project. Please let us know if you have any questions.

Review Group: FP 1ST 20 ADD

4/26/2023	5/22/2023	5/24/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	ADVISORY COMMENTS	See Notes
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Notes:  
Please note PWSD has Sanitary services installed into the existing lots, These services will need to be used or removed at the Main. Please provide a complete set of plans directly to PWSD.

Review Group: PROJECT

5/16/2023	5/16/2023	5/17/2023	SURVEY - AZTEC 10	Dean Cates	REVISIONS REQUIRED	
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Notes: