



Your kind of place.

July 16, 2024

Perception Design Group, Inc.
6901 S. Pierce Street
Littleton, CO 80123

RE: Replat
Parker Pointe F1 AMD 1
Site Location: Parcel 234903000019 6940 STROH RD

Perception Design Group, Inc.;

This correspondence is provided to advise you that your request for a Replat for Parker Pointe F1 AMD 1, has been administratively 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. All public and private improvements shall be constructed according to the approved construction plans, approved landscape plans and as outlined within the Subdivision Agreement for Parker Pointe F1 AMD 1.

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 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,

Stacey Neger
Acting Assistant Director - Planning

: Amber Wood Hicken

Enclosures

cc: Amber Wood Hicken
John Fussa, Community Development Director