



## Development Review Division

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

### MEMORANDUM

**TO:** Mercedes Schermann, The Garrett Companies  
**FROM:** Ashley Chasez, Planner I  
**DATE:** August 19, 2024  
**SUBJECT:** Parker and Pine F2 L21-3 - Initial Condo Plat Bldg 3  
Review Comments 02

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:

### OUTSIDE REFERRAL AGENCY COMMENTS

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

- CORE
- Douglas County Assessors Office

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:

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Property Owner

---

Date

---

Project Representative

---

Date

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

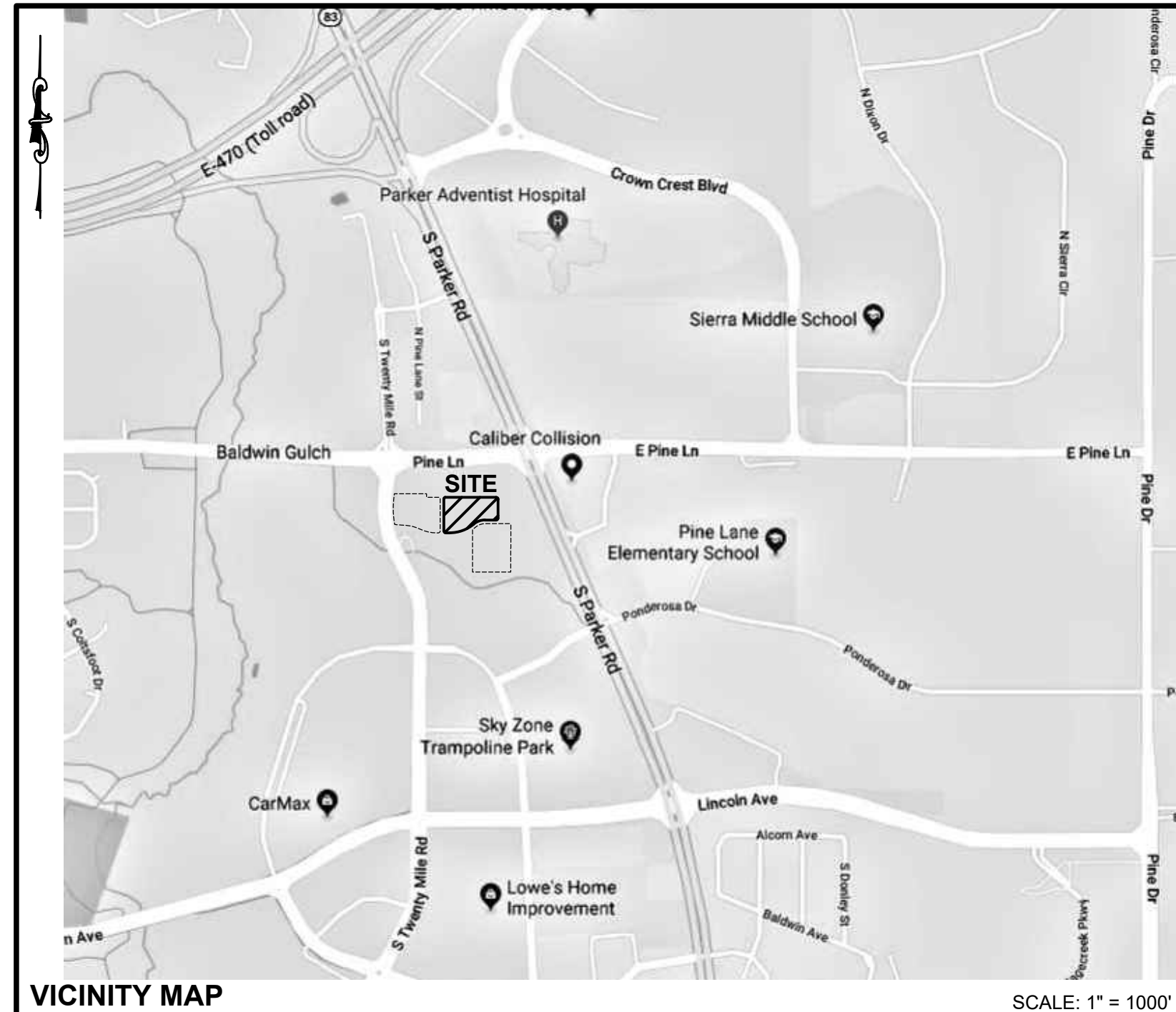
A PART OF LOT 2, PARKER AND PINE FILING 2  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

**9550 TWENTY MILE ROAD**

Use this language for the Surveyor's Certification:  
I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said [plat type] and the survey thereof.  
I attest the above on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(Signature) \_\_\_\_\_  
(Name) \_\_\_\_\_ P.L.S. # \_\_\_\_\_  
For and on behalf of (Company Name)

Add in number of units and then page numbers. Below is an example:

OPEN MEADOWS CONDOMINIUM PLAT  
BUILDING #1  
A PORTION OF LOT 1, BLOCK 1, SKY VIEW FILING 1  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN  
OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
25 UNITS  
PAGE 1 OF 3



VICINITY MAP SCALE: 1" = 1000'

### SHEET INDEX

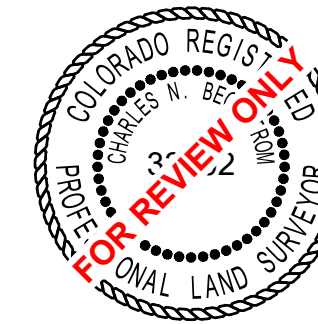
SHEET	TITLE
CM-1	COVER SHEET
CM-2	LIMITED IMPROVEMENT SURVEY
CM-3	LEVEL 1 FLOORPLAN
CM-4	LEVEL 2 FLOORPLAN
CM-5	LEVEL 3 FLOORPLAN
CM-6	LEVEL 4 FLOORPLAN
CM-7	BUILDING SECTION

### SURVEYOR'S CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOREGOING CONDOMINIUM MAP FOR PARKER AND PINE CONDOMINIUMS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING DEPICTING THE BUILDING AND UNIT LOCATIONS, UNIT DESIGNATIONS, UNIT DIMENSIONS AND ELEVATIONS SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF THE BUILDING AND UNITS. FURTHER, ALL IMPROVEMENTS SHOWN ON THIS CONDOMINIUM MAP HAVE BEEN SUBSTANTIALLY COMPLETED, ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS THAT CONTAIN OR COMPRISE ANY UNITS SHOWN ON THIS CONDOMINIUM MAP ARE SUBSTANTIALLY COMPLETED, AND THIS CONDOMINIUM MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33.3-209 OF THE COLORADO COMMON INTEREST OWNERSHIP ACT.

DATE OF SURVEY MAP: AUGUST 22, 2023

CHARLES N. BECKSTROM  
COLORADO P.L.S. NO. 33202  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY



### GENERAL NOTES:

- THIS SURVEY WAS BASED ON INFORMATION SHOWN AND/OR DEDICATED ON THE PLAT OF PARKER AND PINE FILING 2 AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND.
- PER THE CLIENT'S REQUEST, NO TITLE COMMITMENT WAS PROVIDED AND ANY EASEMENTS SHOWN ON THIS SURVEY MAY, OR MAY NOT, BE AN ACCURATE DEPICTION OF ALL EXISTING EASEMENTS.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND FLOOD ZONE "AE" WITH BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH A MAP REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A RECORD BEARING OF N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING 2 AND MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A 3" PIPE, WITH APPROPRIATE MARKINGS AND STAMPED "SC, 1999, LS 19003" FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR, WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC CONSULTANTS INC, 2008, PLS 22561" FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL UNITS SHOWN HEREON ARE COMMERCIAL UNITS AS DEFINED IN THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUMS DATED \_\_\_\_\_, AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE DOUGLAS COUNTY, COLORADO RECORDS.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE ENTIRE CONDOMINIUM COMMUNITY IS SUBJECT TO RESERVED DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION.
- ALL INTERIOR HORIZONTAL MEASUREMENTS ARE BETWEEN THE FACE OF THE BLOCK AND/OR STUD WALLS; ALL INTERIOR VERTICAL MEASUREMENTS ARE FROM TOP OF CONCRETE FLOORING TO THE BOTTOM OF THE CEILING RAFTERS.
- GENERAL COMMON ELEMENTS (G.C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE DEFINED IN THE DECLARATION.
- ALL PORTIONS OF THIS CONDOMINIUM NOT SHOWN AS UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) SHALL BE GENERAL COMMON ELEMENTS (G.C.E.)
- THE REAL ESTATE DESCRIBED ON THIS CONDOMINIUM MAP IS SUBJECT TO DEVELOPMENT RIGHTS (AS DEFINED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. 38-33.3-10, et. seq.) INCLUDING THE RIGHT TO CONSTRUCT ADDITIONAL UNITS AND COMMON ELEMENTS AND TO ANNEX EXPANSION PROPERTY, MORE SPECIFICALLY DESCRIBED IN THE DECLARATION.
- ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 16-4-508 OF THE COLORADO REVISED STATUTES

### LEGAL DESCRIPTION:

LOT 2, PARKER AND PINE FILING 2,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

### OWNER'S CERTIFICATION:

ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR PARKER AND PINE CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUMS DATED \_\_\_\_\_ AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE DOUGLAS COUNTY, COLORADO RECORDS.

ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_ PRINT NAME AND TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ ) SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### PLANNING DIRECTOR APPROVAL:

THIS CONDOMINIUM UNIT MAP WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR FILING.

PLANNING DIRECTOR \_\_\_\_\_

### CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO )

COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER \_\_\_\_\_

THE GARRETT COMPANIES  
10375 PARK MEADOWS DRIVE, SUITE 125  
LONG TREE, COLORADO 80124  
ATTN: KARL STOUT

Date: 10/2/2023  
6/24/2024

Description: 1 INITIAL CONDO MAP SUBMITTAL  
2 SECOND CONDO MAP SUBMITTAL

No.: 1  
2

14190 East Evans Avenue  
Aurora, Colorado 80014  
engineering@esc-co.com  
P 303.337.1383  
F 303.337.7481  
T/F 1.877.273.0659

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COVER SHEET  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3  
A PART OF LOT 2, PARKER AND PINE FILING 2  
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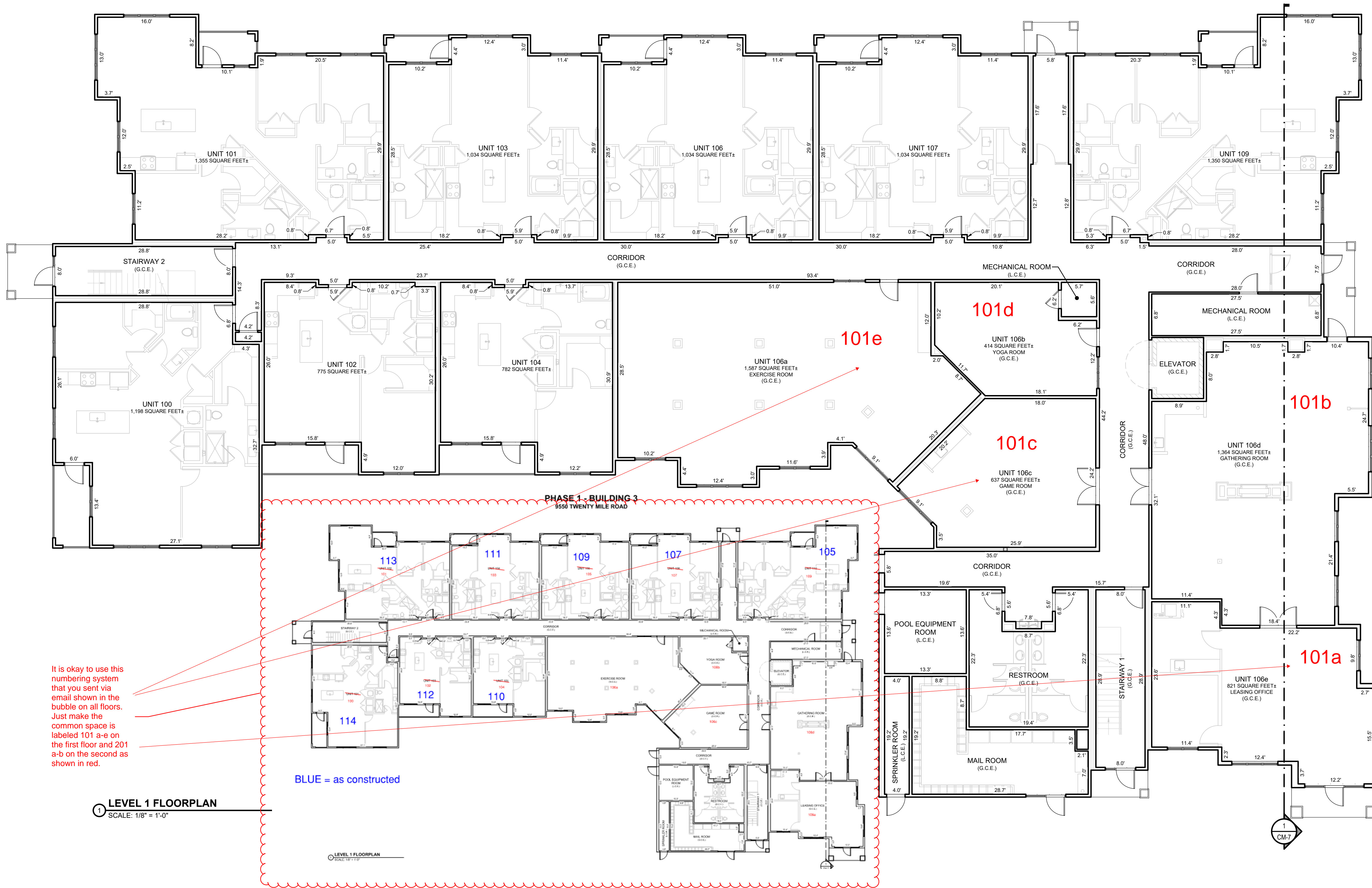
ESC Team: CNB, JDP  
Date: 8/24/2024  
Survey No.: 23-025-CM  
Scale: N.A.  
Sheet No.: CM-1



# PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

A PART OF LOT 2, PARKER AND PINE FILING 2  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9550 TWENTY MILE ROAD



It is okay to use this numbering system that you sent via email shown in the bubble on all floors. Just make the common space is labeled 101 a-e on the first floor and 201 a-b on the second as shown in red.

BLUE = as constructed

**1 LEVEL 1 FLOORPLAN**  
SCALE: 1/8" = 1'-0"



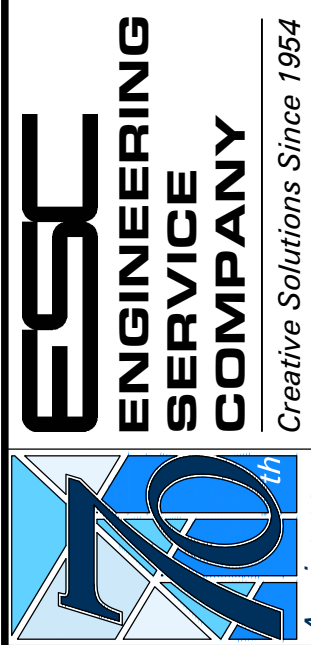
**LEGEND**

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

**GENERAL NOTES:**  
ALL LINWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBRE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.

**LEVEL 1 FLOORPLAN**  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3  
A PART OF LOT 2, PARKER AND PINE FILING 2  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
9550 TWENTY MILE ROAD

ES&C Team: CNB, JDP  
Survey No.: 23-025-CM  
Date: 6/24/2024  
Scale: 1/8" = 1'-0"  
Sheet No.: CM-3



14190 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659

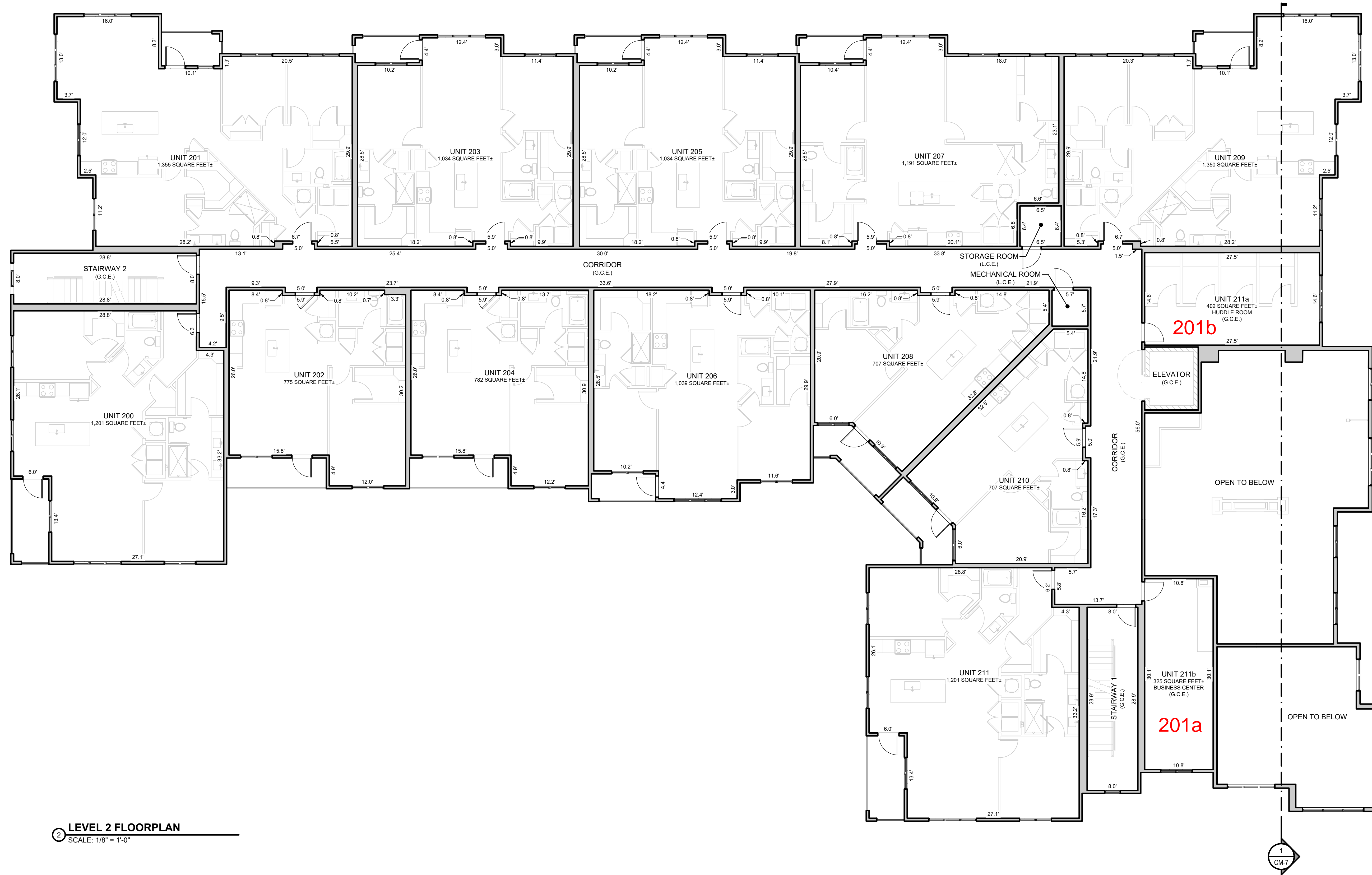
No.	Description
1	INITIAL CONDO MAP SUBMITTAL
2	SECOND CONDO MAP SUBMITTAL

Date: 10/2/2023  
Client: THE GARRETT COMPANIES  
10375 PARK MEADOWS DRIVE, SUITE 125  
LONG TREE, COLORADO 80124  
ATTN: KARL STOUT

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9550 TWENTY MILE ROAD



**2 LEVEL 2 FLOORPLAN**  
SCALE: 1/8" = 1'-0"



**LEGEND**

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

**GENERAL NOTES:**  
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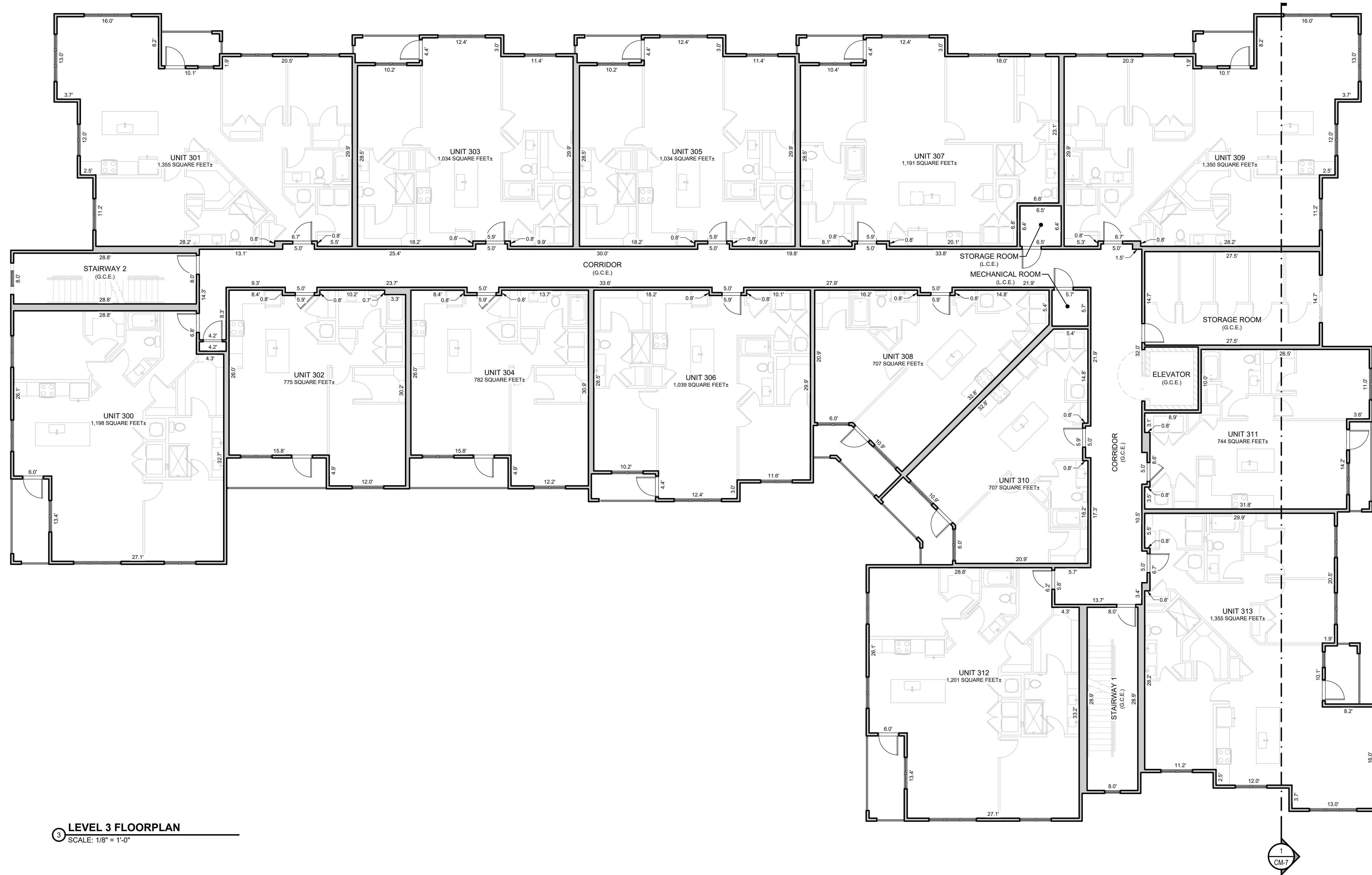


<b>LEVEL 2 FLOORPLAN</b> PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3 A PART OF LOT 2, PARKER AND PINE FILING 2 SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO 9550 TWENTY MILE ROAD	
<p>ES&amp;C ENGINEERING SERVICE COMPANY Creative Solutions Since 1954 CIVIL ENGINEERS   LAND SURVEYORS</p> <p>14190 East Evans Avenue Aurora, Colorado 80014 engineering@esandc.com P 303.337.1383 F 303.337.7481 T/F 1.877.273.0659</p>	<p><b>Client:</b> THE GARRETT COMPANIES 10375 PARK MEADOWS DRIVE, SUITE 125 LONG TREE, COLORADO 80124 ATTN: KARL STOUT</p> <p><b>Date:</b> 10/2/2023</p> <p><b>Description:</b> INITIAL CONDO MAP SUBMITTAL</p> <p><b>No.:</b> 1 INITIAL CONDO MAP SUBMITTAL 2 SECOND CONDO MAP SUBMITTAL</p>
<p>ES&amp;C Team: CNB, JDP Survey No.: 23-025-CM Scale: 1/8" = 1'-0" Sheet No.: <b>CM-4</b></p>	

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9550 TWENTY MILE ROAD



**3 LEVEL 3 FLOORPLAN**  
SCALE: 1/8" = 1'-0"



**LEGEND**

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

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**LEVEL 3 FLOORPLAN**  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
9550 TWENTY MILE ROAD

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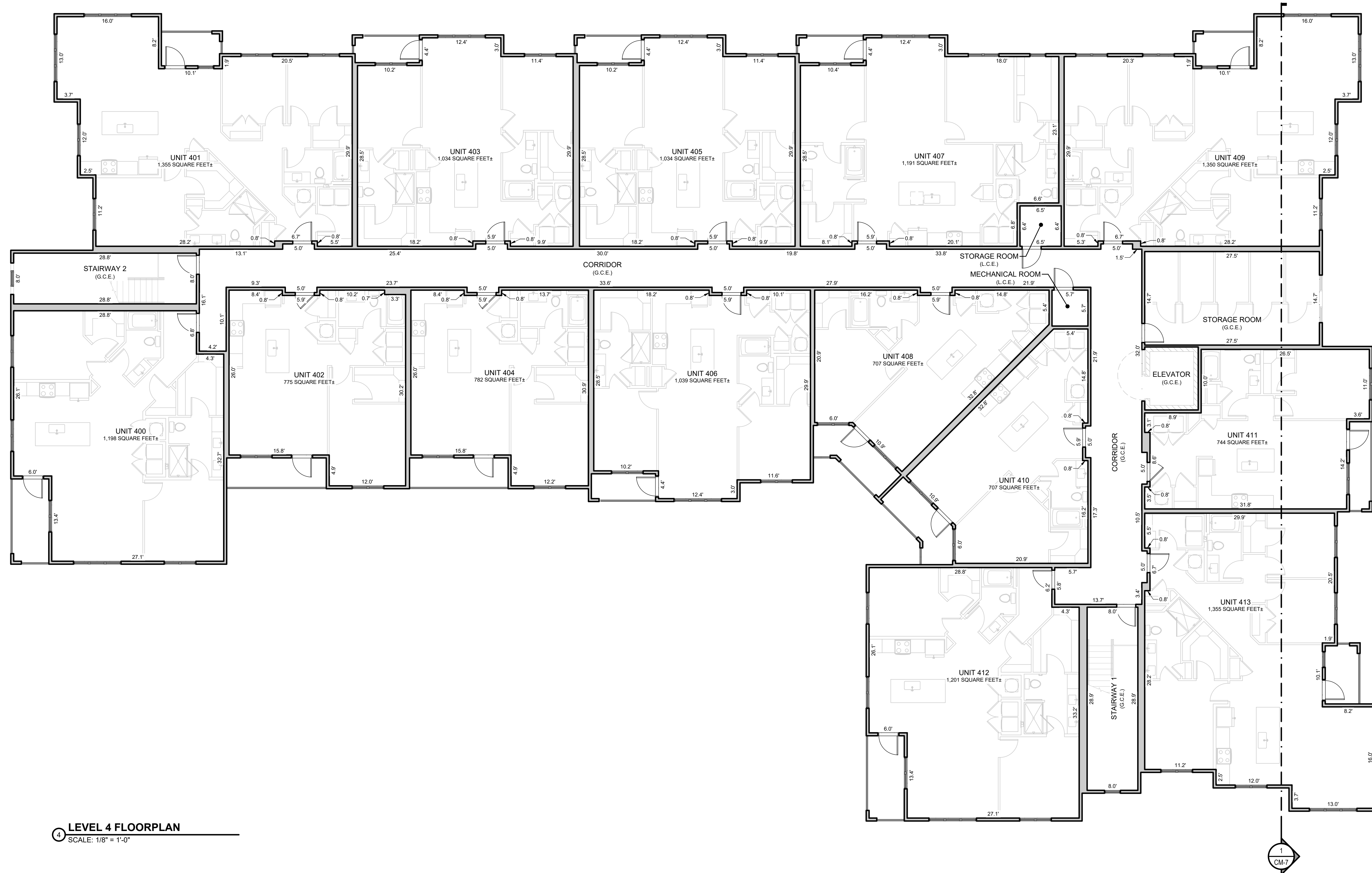
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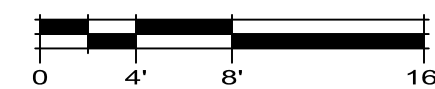
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9550 TWENTY MILE ROAD



**4 LEVEL 4 FLOORPLAN**  
SCALE: 1/8" = 1'-0"



**LEGEND**

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

**GENERAL NOTES:**

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**LEVEL 4 FLOORPLAN**  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
9550 TWENTY MILE ROAD

ES&C Team: CNB, JDP  
Survey No.: 23-025-CM  
Scale: 1/8" = 1'-0"  
Sheet No.: **CM-6**

**ES&C ENGINEERING SERVICE COMPANY**  
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14190 East Evans Avenue  
Aurora, Colorado 80014  
engineering@esandc.com  
P 303.337.1383  
F 303.337.7481  
T/F 1.877.273.0659

No.:

Date:

Client:  
**THE GARRETT COMPANIES**  
10375 PARK MEADOWS DRIVE, SUITE 125  
LOUISVILLE, COLORADO 80124  
ATTN: KARL STOUT

Date:

10/2/2023

Date:

6/24/2024

Description:

1 INITIAL CONDO MAP SUBMITTAL

2 SECOND CONDO MAP SUBMITTAL





# Project Reviews Town of Parker

**Project Number: SUB23-027**

**Description: Parker and Pine F2 L21-3 - Initial Condo Plat Bldg 3**

Applied: **10/6/2023**

Approved:

Site Address: **9550 TWENTY MILE RD**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 2**

Applicant: **The Garrett Companies**

Parent Project: **SP20-084**

Owner: **The Garrett Companies**

Contractor: **The Garrett Companies**

Details:

**The applicant, Garrett and Companies, is proposing an initial condo plat for Building 3 which is under construction. The site is located southwest of the intersection of Parker Road and Pine Lane.**

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/6/2023	11/20/2023	11/14/2023	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes: Reached out to applicant to upload Charge back agreement.						
11/20/2023	11/21/2023	11/29/2023	COMPLETENESS REVIEW	Ashley Chasez	APPROVED	
Notes:						
Review Group: AUTO						
10/6/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
10/6/2023	11/27/2023	10/20/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: FP 1ST 20						
11/21/2023	1/8/2024	12/21/2023	ADDRESS PLAT 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes:						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



11/21/2023	11/22/2023	12/21/2023	BUILDING 20	Randy Sale	NO COMMENT	01 Review 20
Notes:						
11/21/2023		12/21/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 Review 20
Notes:						
11/21/2023	11/21/2023	12/21/2023	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 SUB-027 - Parker and Pine F2 L21-3 - Initial Condo Plat Bldg 3 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@ccbwwqa.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.						
11/21/2023		12/21/2023	COMCAST 20	Butch Buster		01 Review 20
Notes:						
11/21/2023	12/7/2023	12/21/2023	COMPREHENSIVE PLANNING 20	Mary Munekata	COMPLETED	01 Review 20
Notes: No Comment.						
11/21/2023	12/18/2023	12/21/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	COMPLETED	01 Review 20 Reference SP20-084
Notes: Civil plan approved, reference SP20-084.						
11/21/2023	12/28/2023	12/21/2023	CONSTRUCTION PLANS - CIVIL	Alex Mestdagh	NOT APPLICABLE	01 Review 20
Notes:						
11/21/2023	12/12/2023	12/21/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	01 Review 20
Notes: 12/12/2023 Please be aware of the following comments and concerns: 1. Future phases and exterior GCE or LCE are not identified on the map. 2. There is no sq footage listing on any of the units or large GCE areas.  Regards, Jeremy Hirsch						



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# Project Reviews Town of Parker



11/21/2023	12/4/2023	12/21/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	01 Review 20
Notes:						
11/21/2023	12/6/2023	12/21/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	NO COMMENT	01 Review 20
Notes:						
11/21/2023		12/21/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 Review 20
Notes:						
11/21/2023	1/2/2024	12/21/2023	DRAINAGE REPORT - CIVIL	Michael Walton	NOT APPLICABLE	01 Review 20
Notes:						
11/21/2023	11/27/2023	12/21/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						
11/21/2023	1/8/2024	12/21/2023	FINAL PLAT 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes:						
11/21/2023	12/13/2023	12/21/2023	FIRE LIFE SAFETY 20	Randy Capra	NO COMMENT	01 Review 20
Notes:						
11/21/2023	12/17/2023	12/21/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 Review 20
Notes: CORE will require the applicant to grant a 10-foot easement by separate CORE document for the existing underground electric facilities. Applicant may contact Brooks Kaufman - bkaufman@core.coop						
11/21/2023	1/5/2024	12/21/2023	LANDSCAPE COST ESTIMATE 20	Ashley Chasez	NOT APPLICABLE	01 Review 20
Notes:						



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# Project Reviews Town of Parker



11/21/2023	1/5/2024	12/21/2023	MASTER LANDSCAPE AND STREET TREE PLAN 20	Ashley Chasez	NOT APPLICABLE	01 Review 20
Notes:						
11/21/2023	12/28/2023	12/21/2023	PLAT - CIVIL	Alex Mestdagh	NO COMMENT	01 Review 20
Notes:						
11/21/2023		12/21/2023	POLICE 20	Greg Epp		01 Review 20
Notes:						
11/21/2023	6/17/2024	12/21/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 Review 20
Notes:						
11/21/2023	12/20/2023	12/21/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
11/21/2023	4/8/2024	12/21/2023	SOUTH METRO FIRE 20	South Metro Fire		01 Review 20
Notes:						
11/21/2023	1/5/2024	12/21/2023	SUBDIVISION AGREEMENT 20	Ashley Chasez	NOT APPLICABLE	01 Review 20
Notes:						
11/21/2023	2/2/2024	12/21/2023	SURVEY - BASELINE 20	Baseline	COMPLETED	01 Review 20
Notes:						
11/21/2023	12/18/2023	12/21/2023	TOWN OF PARKER RECREATION 20	Brett Collins	NO COMMENT	01 Review 20
Notes:						
11/21/2023	12/28/2023	12/21/2023	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh	NOT APPLICABLE	01 Review 20
Notes:						



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# Project Reviews Town of Parker



11/21/2023	12/20/2023	12/21/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 Review 20
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Notes:  
We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features.

Review Group: FP 1ST 20 ADD

11/21/2023	11/21/2023	12/21/2023	PARKER WATER AND SANITATION DISTRICT 20	Drayton Sanderson	APPROVED	01 Review 20
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Notes:

Review Group: FP 2ND 15

7/24/2024		8/14/2024	ADDRESS PLAT 15	Ashley Chasez		02 Review 15
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Notes:

7/24/2024	8/13/2024	8/14/2024	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	ADVISORY COMMENTS	02 Review 15
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Notes:  
8/13/2024 Please be aware of the following comments and concerns:  
  
1. The various units labled as Unit 106a, Unit 106b, ect are also identified as GCE on the condo map. It is unclear if these are all a single condo Unit 106 or if each "subunit" is a separate unit. Are these individual condo units or GCE, as they cannot be both Units and General Common Elements.  
  
Regards,  
Jeremy Hirsch

7/24/2024		8/14/2024	FINAL PLAT 15	Ashley Chasez		02 Review 15
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Notes:

7/24/2024	8/14/2024	8/14/2024	IREA 15	Brooks Kaufman	DENIED	02 Review 15
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Notes:  
CORE Electric Cooperative does not approve the Plat. CORE has an existing blanket easement on the subject property, to release the CORE blanket easement the applicant will be required add the existing CORE easement on the plat. The existing CORE facilities will be required to be surveyed, and a new CORE easement will be granted via separate document.