



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

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:

Redline comments have been addressed.

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:

A written response to referral agency comments has been provided.

Property Owner 08/21/2024

Date

Project Representative 08/21/2024

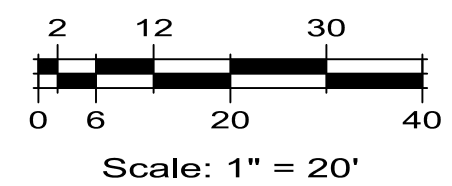
Date

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

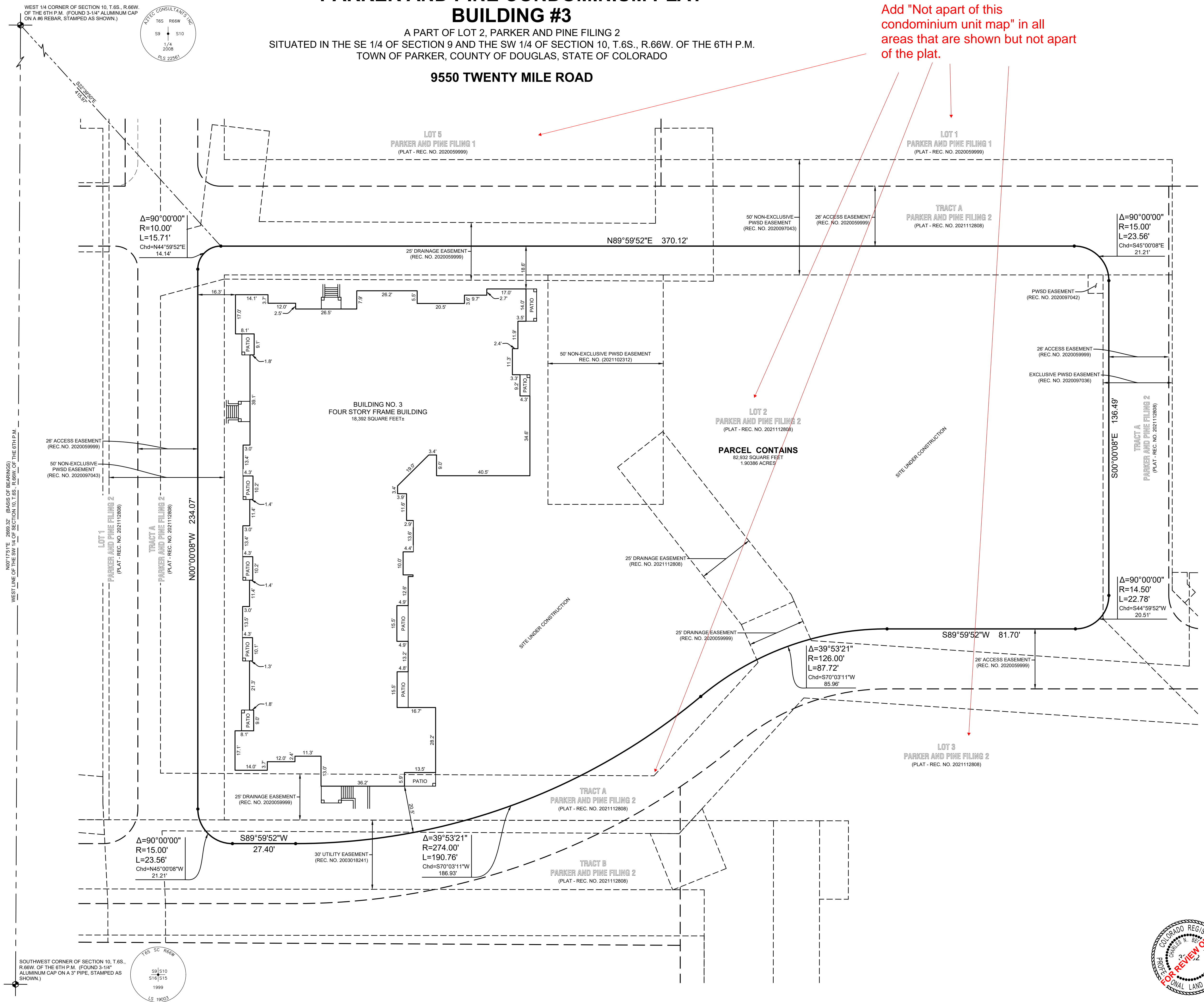
A PART OF LOT 2, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9550 TWENTY MILE ROAD

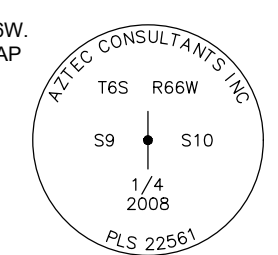
Add "Not apart of this
condominium unit map" in all
areas that are shown but not apart
of the plat.



LEGEND	
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	NO MONUMENT FOUND OR SET

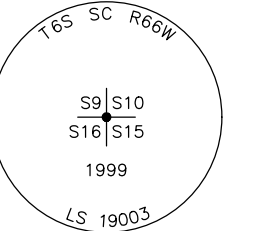


WEST 1/4 CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP ON A #6 REBAR, STAMPED AS SHOWN.)



NORTH 1/4 CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP ON A #6 REBAR, STAMPED AS SHOWN.)

SOUTHWEST CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP ON A 3" PIPE, STAMPED AS SHOWN.)



THE GARRETT COMPANIES 10375 PARK MEADOWS DRIVE, SUITE 125 LONG TREE, COLORADO 80124 ATTN: KARL STOUT	
Date:	10/2/2023
No.:	1 INITIAL CONDO MAP SUBMITTAL 2 SECOND CONDO MAP SUBMITTAL
Description:	INITIAL CONDO MAP SUBMITTAL SECOND CONDO MAP SUBMITTAL
ENGINEERING SERVICE COMPANY 14190 East Evans Avenue Aurora, Colorado 80014 engineering@eserviceco.com P 303.337.1393 F 303.337.7481 Creative Solutions Since 1954 CIVIL ENGINEERS LAND SURVEYORS T/F 1.877.273.0659	
70th Anniversary 	
LIMITED IMPROVEMENT SURVEY 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	
ESC Team:	CMB, JDP
Survey No.:	23-025-CM
Scale:	1" = 20'
Date:	8/24/2024
Sheet No.:	CM-2

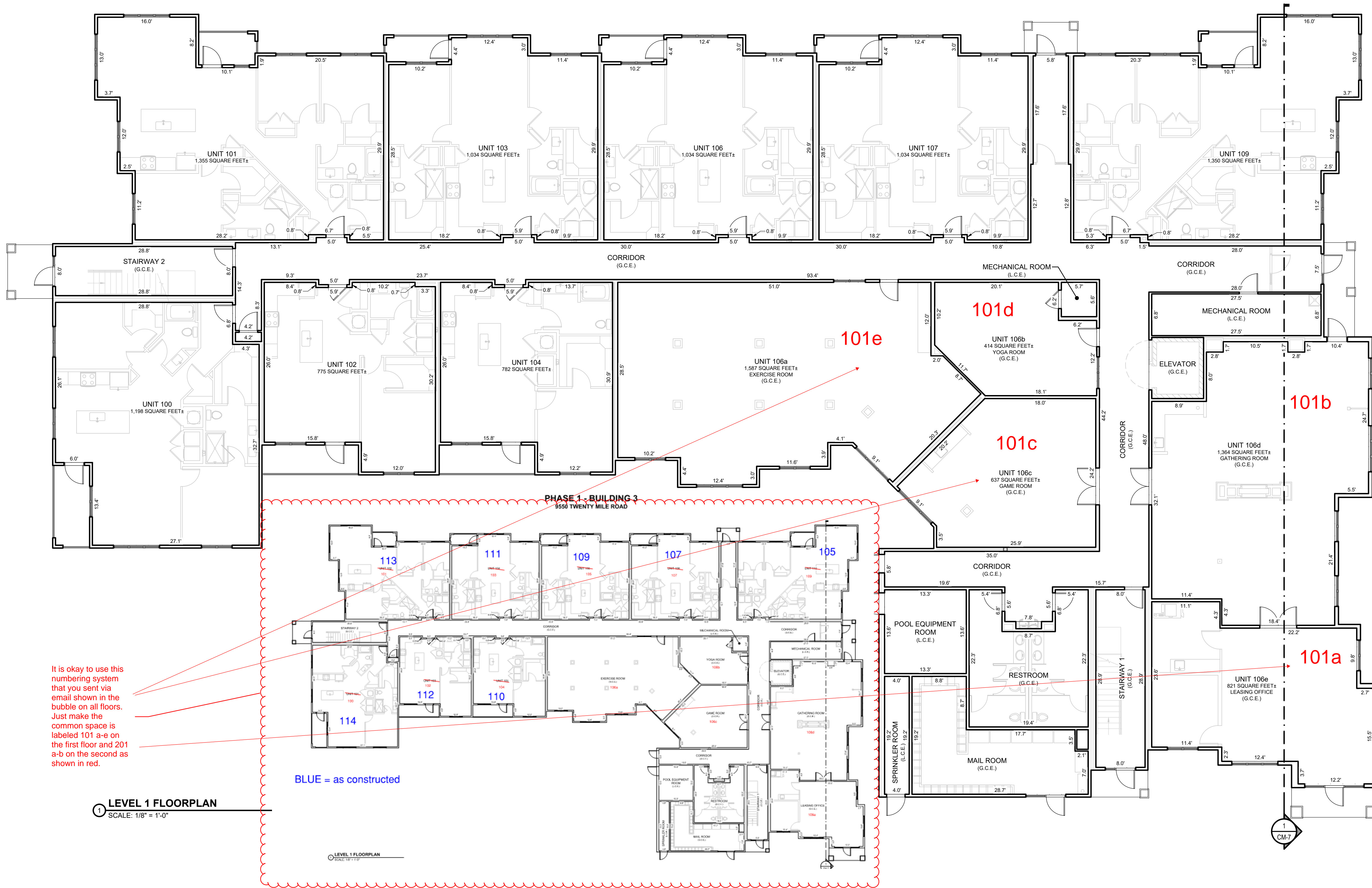


File Name: M:\Projects\The Garrett Companies\Plat Parker & Pine Condo Map\CAD\Condo Map\Plat 1 - Bldg 3 Survey.dwg Plot Date: 8/23/2024 Company: ESC

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 LINENWORK DESIGNING 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.

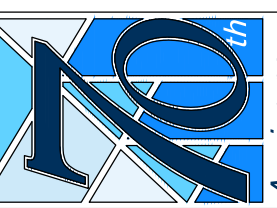


LEVEL 1 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
A PART OF LOT 2, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9550 TWENTY MILE ROAD

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

Sheet No.: **CM-3**

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Creative Solutions Since 1954
14190 East Evans Avenue
Aurora, Colorado 80014
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F 303.337.7481
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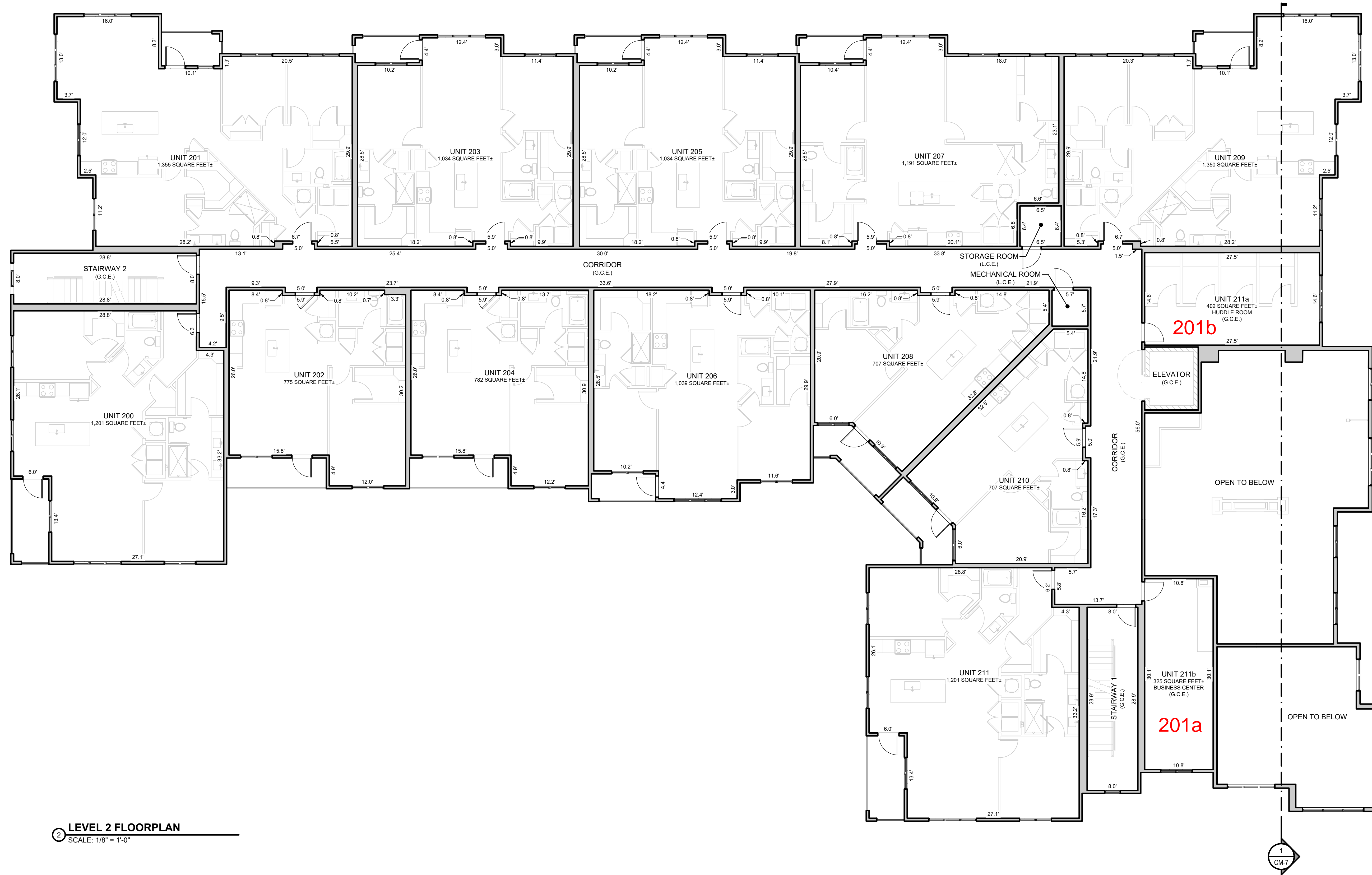
THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
LONG TREE, COLORADO 80124
P 303.337.2323
ATTN: KARL STOUT

No.	Description	Date
1	INITIAL CONDO MAP SUBMITTAL	10/2/2023
2	SECOND CONDO MAP SUBMITTAL	6/24/2024

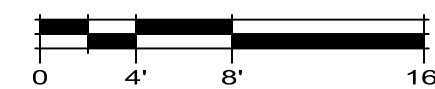
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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:

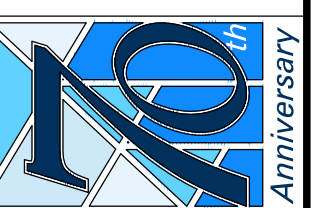
ALL LINEWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



LEVEL 2 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
A PART OF LOT 2, PARKER AND PINE FILING 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9550 TWENTY MILE ROAD

ES&C Team: CNB, JDP
Date: 8/24/2024
Survey No.: 23-025-CM
Scale: 1/8" = 1'-0"
Sheet No.: **CM-4**

ENGINEERING SERVICE COMPANY
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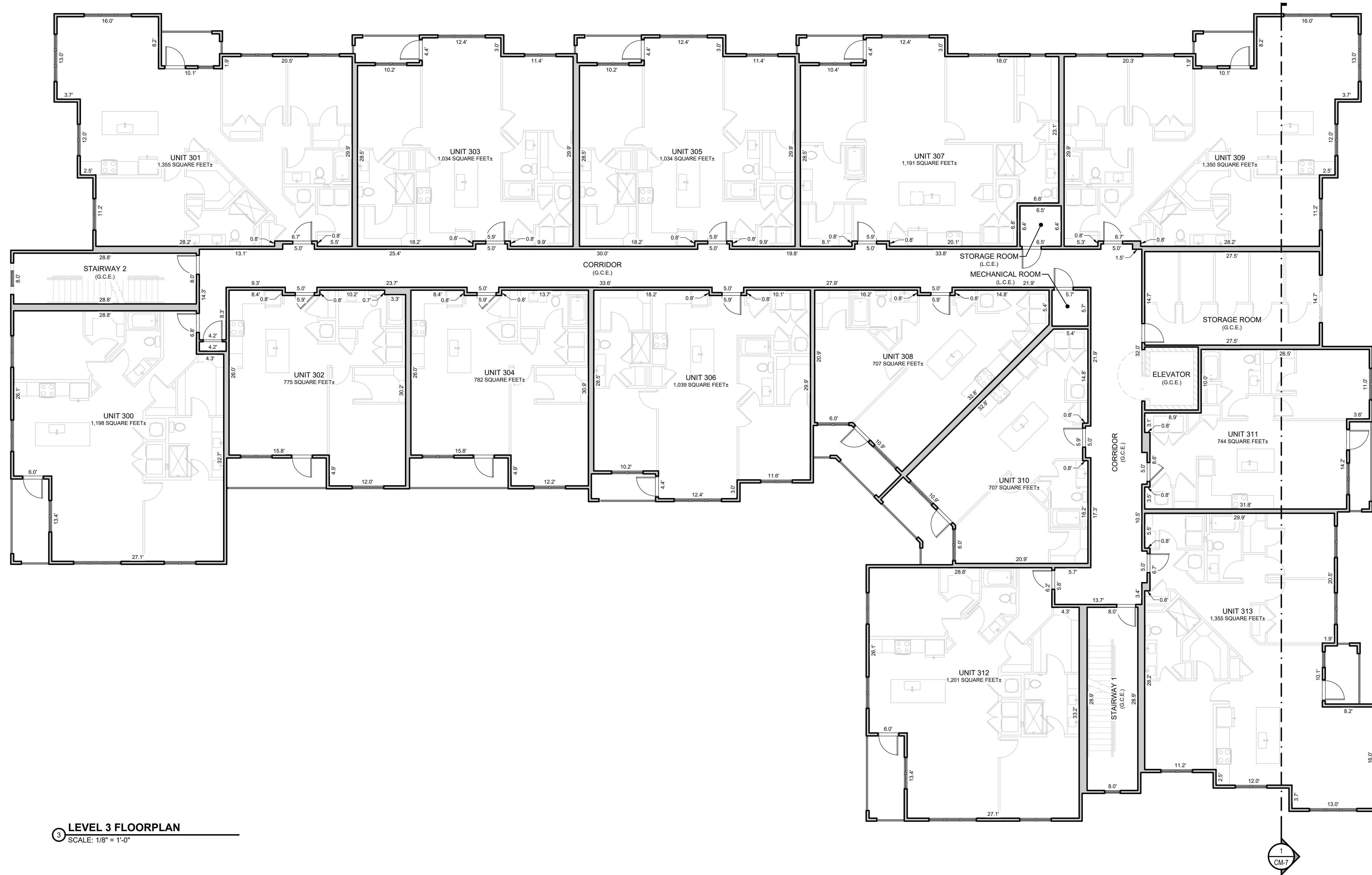
No.	Description
1	INITIAL CONDO MAP SUBMITTAL
2	SECOND CONDO MAP SUBMITTAL

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

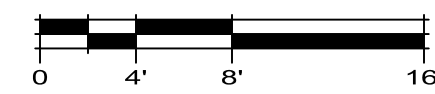
PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9550 TWENTY MILE ROAD



3 LEVEL 3 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 3 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
Date: 8/24/2024
Survey No.: 23-025-CM
Scale: 1/8" = 1'-0"
Sheet No.: **CM-5**

70th Anniversary

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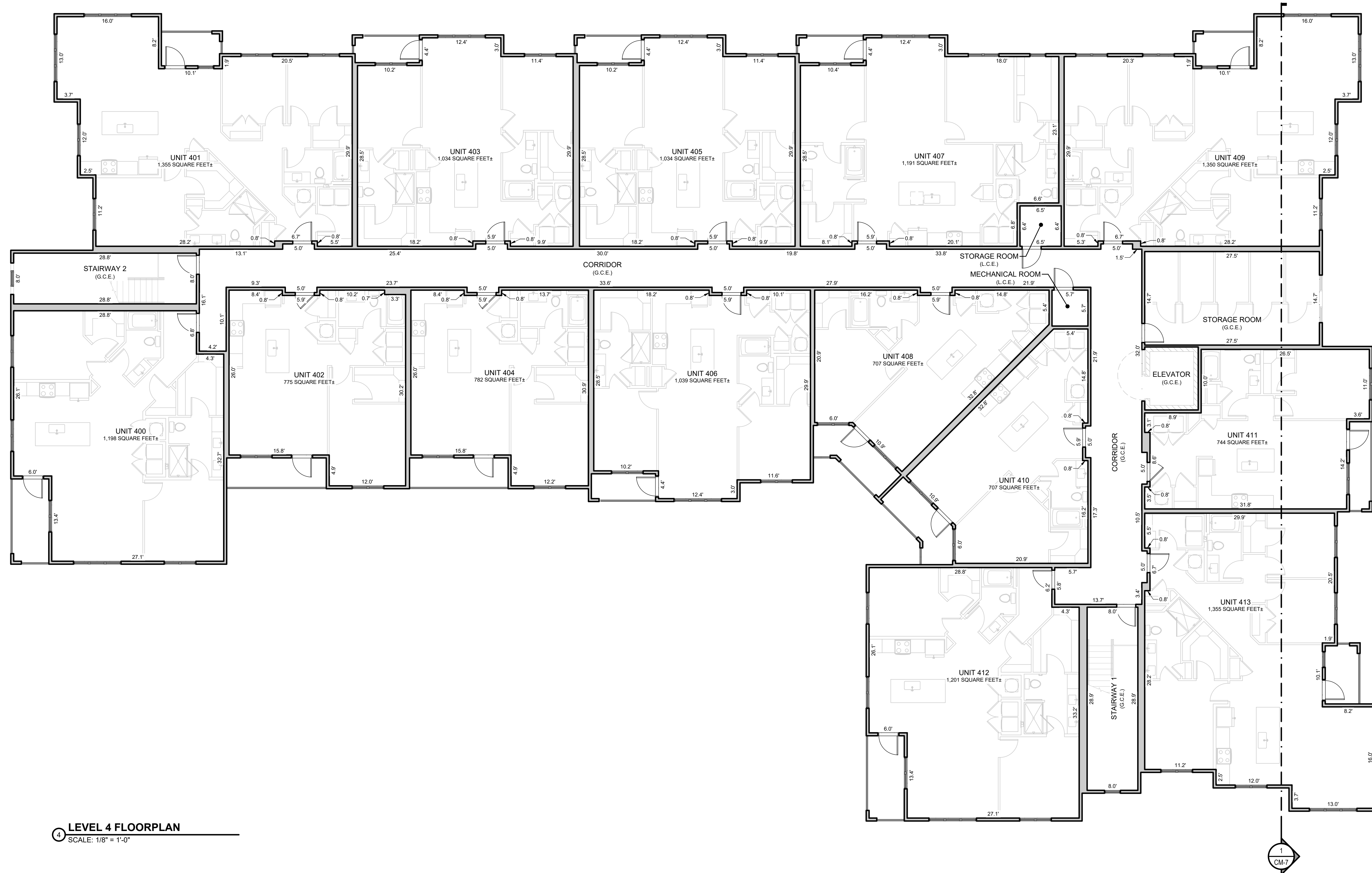
No.	Description
1	INITIAL CONDO MAP SUBMITTAL
2	SECOND CONDO MAP SUBMITTAL

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

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

A PART OF LOT 2, PARKER AND PINE FILING 2
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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
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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**

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CIVIL ENGINEERS | LAND SURVEYORS

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

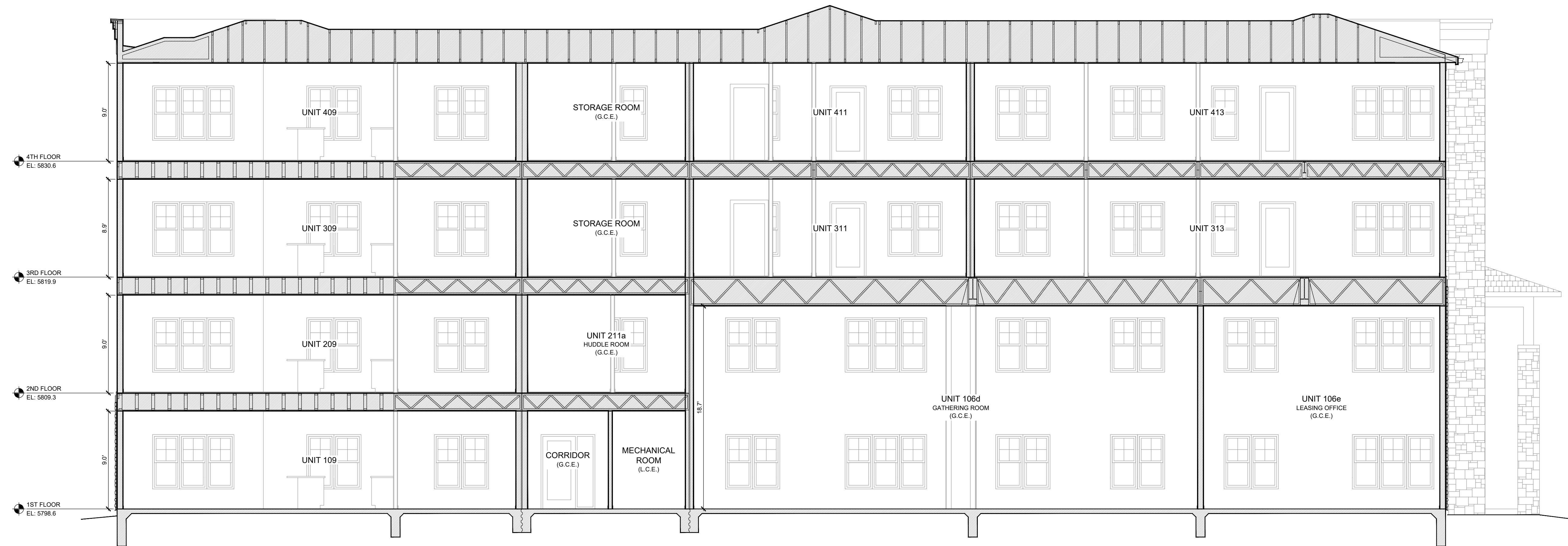
No.	Description
1	INITIAL CONDO MAP SUBMITTAL
2	SECOND CONDO MAP SUBMITTAL

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

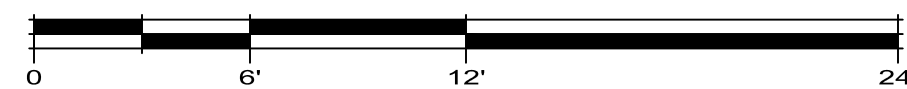
P:\Projects\23-025-CM\23-025-CM-01-Parker and Pine Building 3 Floorplan.dwg 11/15/2023 10:54:00 AM

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



BUILDING SECTION
SCALE: 3/16" = 1'-0"



LEGEND

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

GENERAL NOTES:

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BUILDING SECTION
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
A PART OF LOT 2, PARKER AND PINE FILING 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9550 TWENTY MILE ROAD

ES&C Team:
CMB, JDP
Survey No.:
23-025-CM
Date:
8/24/2024
Scale:
3/16" = 1'-0"
Sheet No.:

ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1383
F 303.337.7481
T/F 1.877.273.0659

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

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

Date: 10/2/2023
Client:



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@cbbwqa.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						



PARKER
COLORADO

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:						



PARKER
COLORADO

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:						



PARKER
COLORADO

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.