



Your kind of place.

March 05, 2025

CENTURY LIVING LLC
8390 E CRESCENT PARKWAY SUITE 650
GREENWOOD VILLAGE, CO 80111

RE: Condo Plat
Compark Village South- Buildings 3 and 4 Initial Condo Plat
Site Location: Parcel 223306409001 15101 BELFORD AVE

CENTURY LIVING LLC;

This correspondence is provided to advise you that your request for a Condo Plat for Compark Village South- Buildings 3 and 4 Initial Condo Plat, has been administratively approved.

This approval has been evaluated against the criteria specified in the Town of Parker Land Development Ordinance (Section 13.03.040(q) Subdivision procedures), 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 Compark Village South- Buildings 3 and 4 Initial Condo Plat.

Pursuant to Section (Section 13.03.030(i) Post-decision actions and limitations) 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 13.08.040(e) Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.

On March 15, 2024, Governor Jared Polis signed SB24-005 prohibiting new non-functional turf, artificial turf and invasive plant species from being located in rights of way, on public properties and on any non-residential property. SB24-005 applies to any landscape and plant material installed after January 1, 2026. It is the applicant's responsibility to ensure compliance with SB24-005, compliance may require the applicant to amend the approved landscape plan and/or streetscape plan if said landscaping is not installed prior to October 15, 2025 or if it is determined to not be otherwise in compliance with SB24-005.



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If you have any questions, please contact this office at (303) 841-2332.

Sincerely,

Bryce Matthews
Assistant Director - Planning

: Julia Duncan

Enclosures

cc: Julia Duncan
John Fussa, Community Development Director