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June 11, 2020

Michael Vickers
Compark Business Campus Metro District
8390 E. Crescent Pkwy, Ste 300
Greenwood Village, CO 80111

Subject: Use by Special Review for the Compark Village South Water Line
[Case File Z19-026]

Mr. Vickers,

The Town of Parker is in receipt of the above referenced application for a Use by Special Review filed by Compark Business Campus Metro District. The applicant is requesting a Use by Special Review install a domestic water main from the north side of E-470 to the south side of E-470, including a direction bore under E-470. The proposed water main will tie into the existing water distribution system on Lot 2-C of Compark Filing No. 3, 1st Amendment on the north side and provide water service to Compark Village South on the south side.

This correspondence is to inform you that following referral agency review and staff evaluation of the above referenced application, your proposed Administrative Use by Special Review has been approved. This approval was evaluated against the criteria specified in the Town of Parker Land Development Ordinance, as amended, and other applicable standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance. Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

1. The Use by Special Review exhibit(s) submitted to the Community Development Department (via TRAKiT) on May 19, 2020 and signed by the water district dated April 3, 2020 shall be the approved Use by Special Review materials.

2. This approval has been based upon the review of information submitted to our office as part of your request for a Use by Special Review approval and **SHALL REMAIN IN EFFECT FOR SIXTEEN (16) MONTHS FROM THE DATE OF THIS APPROVAL LETTER.** Any approval of an application for which a grading permit or building permit has not been issued or for which the use by special review has not commenced within sixteen (16) months after approval of the site plan or use by special review shall be null and void.

3. An extension of time of up to ninety (90) days may be granted by the Planning Director for good cause. Any denial of the extension may be appealed to the Town Council. If denied, the applicant may resubmit a new application and fees for the same project.

4. Approval of this Use by Special Review **DOES NOT INCLUDE SIGNAGE**. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,

*Bryce Matthews*

Bryce Matthews, AICP
Planning Manager

: Stacey Nerger

cc: John Fussa, Community Development Director
File - G:\planning\Planning Case Files\Nerger\Case Folders\Compark Village South\Z19-026 Compark Village South Water Line UBSR\Approval letter Z19-026.doc