

To: Stacy Nerger, Associate Planner, Town of Parker
RE: Douglas County
Aaron Repp, Douglas County Planning Services Division 20
Brooke Decker, Douglas County Assessor's Office 20
Steve Ormiston, Consultant to DCSD, SCO Consulting

Date: May 2nd, 2017

From: Gary Iwata, Manhard Consulting LLC

Subject: Compark Village Filing 3, Amendment 4 – Douglas County 1st Review Comment Response

Thank you for your review of the first submittal of the plans for Compark Village Filing 3, Amendment 4. Below are the responses to the comments received on April 14th, 2017.

Douglas County Planning Services Division 20

Addressing Comments:

Please furnish a one-page tif or jpg of both Compark Village Filing 3, 3rd Amendment, and Filing 3, 4th Amendment to use for assessment of street naming and preliminary addresses. The one page map should only include the lots (with no lot numbers or dimensions) and the street network with no names.

Also, you may begin proposing street names for approval to be placed on the final plat. Please follow these instructions to find possible names to propose:

In the Search box from www.douglas.co.us enter a query such as NAMING STREETS. The results should include a link called ADDRESS AND STREET NAMING - DOUGLAS COUNTY COLORADO. This will take you to a page with a link called DOUGLAS COUNTY STREET NAME REFERENCE which will open a spreadsheet of all the streets currently in our database. On the next screen, click on VIEW DATA. An associated instruction pdf for using this spreadsheet can be found by clicking on the red ABOUT box in the upper right corner, then scrolling down to the ATTACHMENT called HOW TO NAME STREETS IN DOUGLAS COUNTY.pdf.

The spreadsheet is easiest to use if downloaded to Excel by clicking on the light blue EXPORT button and choosing CSV FOR EXCEL.

The dark blue FILTER button may also be used. If filtering, click on ADD A NEW FILTER CONDITION and change STREET_EID to STREET_NAME. Then change IS to CONTAINS. From that point the proposed name can be typed into the query box and the Enter button will bring up existing results.

The instructions for addressing have been noted. Address and street names will be added to the plans on the next submittal.

Engineering Comments:

No comments

No engineering comments have been noted.

Planner Comments:

Site is within the incorporated Parker Municipal Planning Area, which supports urban level development. Planning Services has no comment on the application.

No Planning Services comments have been noted.

Douglas County Assessor's Office 20

1. This review is based on assumptions that Cottonwood Highlands 4 Amd 1 and Compark Village 3 Amd 3 are recorded with any corrections requested by this office. If there are any changes to the underlying plats, this may impact this project and our comments.

Comment noted.

2. Compark Land Company is an owner of Tract D and needs to sign as an owner on the plat.

A signature block has been added for Compark Land Company.

3. Tract Summary Table notes that HOA is owner of all lots, but there is no dedication statement nor acceptance by the HOA. If it is the intent to transfer ownership to the HOA at a later date via deed, please add a plat note to that effect.

A note has been added that the tracts will be conveyed by deed when required.

4. Lot 18 Block 4 labeling looks like it is handwritten - please consider cleaning up.

Duplicate text has been removed.

5. Please add street names to plat exhibit sheets.

Street names will be added to the next submittal after approval from Douglas County.

6. Many of the new lots will have mixed ownership. Recommend the recording of deeds to clean up the ownership.

Deeds will be recorded when necessary to clarify ownership.

DCSD

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. It is our understanding that the applicant proposes to re-plat Compark Village Filing No. 3 to permit 70 duplex units. DCSD estimates that this development will generate 52 students requiring 1.236--acres of land to be dedicated.

It is our understanding that this project is part of Compark Village PD Fifth Amendment and is therefore subject to the annexation agreement for that PD amendment. The Compark Village PD 3 rd Amendment Annexation Agreement

executed with the Town of Parker stipulates a \$200.00 per unit fee be paid to DCSD at the time of building permit.

The total payment for this subdivision would be \$14,000 (70 duplex units x \$200 per unit= \$14,000).

We would like to have this agreement as a condition of approval for the application to move forward. Once we receive that confirmation, DCSD fully supports this application for approval. Thank you for your support of our mutual constituents!

Comments have been noted.