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Memorandum

To: Stacey Nerger, Associate Planner

Date: April 2, 2019

From: Alex Mestdagh, P.E., Engineering Services Manager

Cc: Tom Williams, P.E., Director of Engineering/Public Works
Dave Aden, P.E., Traffic Engineer

Subject: Jackalope Rezoning

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Traffic Report	February 2019

Thank you for the opportunity to review this application. Based on our review we have the following comments:

Traffic Impact Study

1. Cockriel Drive is classified as a non-residential collector roadway – please revise the reference on Page 2.
2. Please clarify discussion regarding the LOS for the westbound right turn from Cockriel Drive (Page 4). No new improvements are planned to Parker Road, so please clarify the statement regarding the continuous turn lane’s mitigation. If the deficient LOS is due to regional background traffic levels on Parker Road, please include this information.

An attempt has been made to identify all of the items that do not meet the Town of Parker’s design criteria; however, it remains the developer’s responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to contact the Engineering Department at (303) 840-9546.