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May 29, 2020

Luis Tovar
Mulhern MRE, Inc.
188 Inverness Drive West, Suite 140
Englewood, CO 80112

Subject: Use by Special Review for the Cottonwood Water Well Re-drill
[Case File Z20-003]

Mr. Tovar,

The Town of Parker is in receipt of the above referenced application for a Use by Special Review filed by Mulhern MRE, Inc. The applicant, on behalf of Cottonwood Water and Sanitation District, is requesting a Use by Special Review to re-drill a water well (Re-Development of Arapahoe Aquifer Well D-1RR) located within Tract A Cottonwood Filing No. 1 on the east side of Cherry Creek, west of Cottonwood Way and north of Cottonwood Drive.

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 March 26, 2020 and dated March 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.

5. This Use by Special Review is subject to the conditions outlined within the Public Works/Engineering Review Letter dated May 20, 2020.
6. A Building Permit is required prior to the installation of the sound wall.

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\Cottonwood Water and Sanitation District\Z20-003 Cottonwood F1 Tract A Cottonwood Water Well\Approval Documents\Approval letter Z20-013.doc