



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.ThorntonCO.gov

January 30, 2024

Andrew Chapin
Maiker Housing Partners
3033 West 71st Avenue, Suite 1000
Westminster, CO 80030

RE: First review of submittal materials Clarice PUD (Amendment) –
PLMDP202302483

Dear Mr. Chapin:

Staff has completed the initial review of the Clarice PUD located at 647 West 91st Avenue. This review letter intends to help you effectively revise the plans, and provide direction regarding any supplemental information, as needed. When the requested revisions are complete, please resubmit the required documents for review. To avoid delays, please ensure that your submittal is complete by including the following:

1. A cover letter with specific responses to each comment.
2. Please return all red-lined plans with your resubmittal.

Please let me know if you would like to meet to discuss any of the red-lines within the attachments. Additional comments shown below.

CURRENT PLANNING
Planner I (Erinn Rogowski 303-538-7301)

1. See attached red-lines for Planning comments.

DEVELOPMENT ENGINEERING (DE)
Project Manager I (Jake McDermott, 303-538-7583)

1. See attached red-lines for engineering comments.

LANDSCAPE ARCHITECT (LA)
Senior Landscape Architect (Paul McMahon, 303-538-7663)

1. Please reference the attached red-lines for LA Comments.

THORNTON FIRE DEPARTMENT

Fire Protection Specialist III (Mario Acosta, mario.acosta@thorntonco.gov)

1. See attached red-lines.

XCEL ENERGY

(Donna George, Right of Way and Permits, 303-571-3306)

1. Please see attached letter.

END OF COMMENTS

When submitting your response to these comments, please include the following:

- PDF of the revised drawings.
1. Please submit via email at developmentsubmittals@ThorntonCO.gov or, if the size is too large you can use our FTP site by using this handout: <https://www.thorntonco.gov/government/citydevelopment/Documents/development-services/planning-zoning/electronic-submittal-handout.pdf>
 2. If you use the FTP site, be sure to send an email to developmentsubmittals@ThorntonCO.gov informing us that you have made a submittal.
 3. It is important to respond to all questions and concerns provided by the referral comments. Not responding will delay your next review.

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We look forward to working with you to bring your development plans to completion. Please feel welcome to call me at 303-538-7301 or email me at erinn.rogowski@thorntonco.gov with any questions.

Sincerely,



Erinn Rogowski
Planner I

ER/gv

cc: Andrew Chapin, achapin@maikerhp.org
Marcel van Garderen, marcel@workshop8.us
Willa Paterson, wpaterson@proofcivil.com
Mike Garrott, Planning Director
Warren Campbell, Current Planning Manager
Cassie Free, Development Engineering Manager
Collin Wahab, Principal Planner
Jake McDermott, Project Manager I
Paul McMahon, Senior Landscape Architect
Mario Acosta, Fire Protection Specialist III