



PARKER C O L O R A D O

Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Dennis Trapp, Town of Parker – Parks & Recreation Department

FROM: Mary Munekata, Associate Planner and Paul Workman, Senior Planner

DATE: September 18, 2017

SUBJECT: ANX17-003, SUB17-036 & Z17-017; Annexation, Exemption Plat and Rezoning Applications

Listed below are the Planning Division’s comments related to your applications, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:
 Mary Munekata and Paul Workman
 EMAIL: mmunekata@parkeronline.org or pworkman@parkeronline.org
 PHONE: 303.805.3337 (Mary) or 303.805.3327 (Paul)

GENERAL COMMENTS:

1. Please see redlined exhibits in eTRAKiT for all Planning comments as well as any referral agency comments.
2. The Planning Division has referenced certain section of the Land Development Ordinance (LDO). This document is available at: [LDO](#)

ANNEXATION MAP:

1. **Sheet 1: Please add the contiguous perimeter percentage (i.e. 43%) in the ‘Contiguity’ information where noted.**

Comment Addressed: Yes No
 Response:

Complied

2. **Sheet 1: Please move the ‘Notice’ language under the Surveyors Certification to the Notes section.**

Comment Addressed: Yes No
 Response:

Complied

3. Sheet 1: Please correct the Owner's (Town of Parker) zip code to 80138.

Comment Addressed: Yes No

Response:

Complied

4. Sheet 2: Please add hatching at all contiguous boundaries.

Comment Addressed: Yes No

Response:

The map had hatching already and a legend to indicate the particular annexation map. I revised the legend to list each as "contiguous town boundary"

5. Sheet 2: Please correct the Owner's (Town of Parker) zip code to 80138.

Comment Addressed: Yes No

Response:

Complied

EXEMPTION PLAT:

1. Sheet 1: Please add Dedication statement per section 13.07.130(h) 'Certifications'.

Comment Addressed: Yes No

Response:

Complied

2. Sheet 1: Town Council Certificate – Please correct signatory to Mayor and add Attest: Town Clerk.

Comment Addressed: Yes No

Response:

Complied

3. Sheet 1: Surveyor's Certificate - Please move the 'Notice' language under the Surveyors Certification to the General Notes section.

Comment Addressed: Yes No

Response:

Complied

4. Sheet 2: Please confirm that the identified easements are all of the existing easements.

Comment Addressed: Yes No

Response:

All the easements that are listed in the title commitment are shown on this plat.

5. **Sheet 2: The “Found conflicting monument” comment needs to be further explained and resolved.**

Comment Addressed: Yes No

Response:

This item does not need to be resolved. Per state law conflicting monuments (monuments that are deemed to be out of position) if found, are to be shown on the survey. I have deemed this monument to be out of position as it should have been set at the midpoint between the (2) quarter corners.

6. **Sheet 2: Please correct the Town's zip code to 80138.**

Comment Addressed: Yes No

Response:

Complied

7. **Sheet 2: Regarding the “Right of Way Easement – Rec. No. 2003021410”; please correct by re-labeling as depicted on the plat 1) Right of Way and 2) Slope/Utility Easement.**

Comment Addressed: Yes No

Response:

Complied

ZONING MAP:

1. **Sheet 1: Notes – Item #6; please correct proposed zoning to Open Space.**

Comment Addressed: Yes No

Response:

Complied

2. **Sheet 1: Surveyor's Certificate - Please move the 'Notice' language under the Surveyors Certification to the Notes section.**

Comment Addressed: Yes No

Response:

Complied

3. **Sheet 2: Please correct the 'Proposed Zoning' to 'OS' (versus OP).**

Comment Addressed: Yes No

Response:

Complied

Staff Comments

ANX17-003, SUB17-036 & Z17-017; Annexation, Exemption Plat and Rezoning

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4. **Sheet 2: Per Section 13.04.240 (b)(6)(c)(3); show contours at 20' intervals.**

Comment Addressed: Yes No

Response:

Complied

5. **Sheet 2: Existing zoning noted should be Villages of Parker.**

Comment Addressed: Yes No

Response:

Complied

OUTSIDE REFERRAL AGENCY COMMENTS:

Please address all outside referral agency comments with a written response. These comments are available on eTRAKiT.

Comment(s) Addressed: Yes No

Response:

Complied

Property Owner

Date

Project Representative

Date

MEMORANDUM

To: Mary Munekata & Paul Workman

From: Dennis Trapp

Date: October 10, 2017

Subject: Harvie Property, Response to Comments, ANX17-003, Z17-017, SUB17-036

See corrections and additions from AzTec Consultants (Dean Cates) dated October 9, 2017, addressing Planning comments in regards to the Annexation Plat, Zoning Map, and Subdivision Exemption Plat.

Comment: Brooks Kaufman - IREA

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association is requesting the Town of Parker notify the undersigned after approval of the proposed annexation has been finalized. This notification will allow our mapping department to make the necessary changes to keep our mapping system and Town of Parker franchise agreement updated.

Comment so noted. The Town will provide the requested notification.

Donna George - PSCo

PSCo is requesting that the Town of Parker send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Sandi Cardenas (303-571- 3635) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or sandra.cardenas@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Comment so noted. The Town will provide the requested notification.

Tri-County Health Department Comments – See letter dated 9/12/17 from Kathy Boyer, Environmental Health Specialist, TCH.

Community Design to Support Walking and Bicycling

Comment so noted. Project design will encourage more Parker residents to engage in physical activity.