



Development Review Division

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

MEMORANDUM

TO: Ryanne Sass, Plaza Street Partners
FROM: Stacey Nerger, Senior Planner
DATE: February 12, 2021
SUBJECT: Lincoln Professional Park – Annexation, Zoning and UBSR
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, 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: Stacey Nerger

EMAIL: snerger@parkeronline.org

PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
 - a. Example: "02 Annexation Plat"

Annexation Plat

1. Please see the attached redlines on the Annexation Map for additional information.

Comment Addressed: Yes No

Response:

The annexation map has been updated in response to this comment and the attached redlines. Please see the attached redline responses to the Annexation map.

2. There is a gap at the southern edge of the property that has been identified. This means that there should be a gap also in the contiguity. Attached to this memo is a previous Annexation Plat that was processed but never finalized. They chose to include the entire gap within their proposed Annexation. You can choose to do this or only what you are showing, but the map should be updated to show that there is a gap in the contiguity.

Comment Addressed: Yes No

Response:

The gap at the southern edge of the property has been included in the proposed Annexation. The legal description containing the gap was included in the Annexation Petition. Therefore, there no longer is a gap in the contiguity.

Zoning Plat

1. Please see the attached redlines on the zoning map for additional information.

Comment Addressed: Yes No

Response:

The zoning map has been updated in response to this comment and the attached redlines. Please see the attached redline responses to the Zoning map.

2. If you change the amount of property annexed with regards to the gap, you will need to update the zoning map to match.

Comment Addressed: Yes No

Response:

The zoning map has been updated in response to this comment.

3. Please add the following Planning Commission Certificate to the first page of the map:

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON _____.

**COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE PLANNING COMMISSION**

Comment Addressed: Yes No

Response:

The zoning map has been updated in response to this comment.

4. Please add the following Planning Commission Certificate to the first page of the map:

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS _____ DAY OF _____, 2021, FOR THE PROPERTY DESCRIBED HERERON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

Comment Addressed: Yes No

Response:

The zoning map has been updated in response to this comment.

Use by Special Review

Staff has no comments on the Use by Special Review.

OUTSIDE REFERRAL AGENCY COMMENTS

1. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Annexation Application:

- Aztec
- Douglas County Assessor's Office
- Douglas County
- IREA
- Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Staff Comments 01
ANX20-006, Z20-017 & Z20-019; Lincoln Professional Park
Annexation, Zoning and UBSR
February 12, 2021

Response:

See attached.

2. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Rezoning Application:

- Aztec
- Douglas County Assessors
- Douglas County

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

See attached.

3. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Use by Special Review Application:

- Parker Authority for Reinvestment
- Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

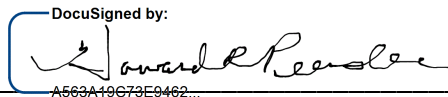
- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

See attached.

DocuSigned by:

 A563A19G73E9462...

3/17/2021

Property Owner

Date

DocuSigned by:

 61F68A395C8B48D...

3/19/2021

Project Representative

Date

Staff Comments 01
ANX20-006, Z20-017 & Z20-019; Lincoln Professional Park
Annexation, Zoning and UBSR
February 12, 2021

Response:

See attached.

2. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Rezoning Application:
- Aztec
 - Douglas County Assessors
 - Douglas County

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

See attached.

3. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Use by Special Review Application:
- Parker Authority for Reinvestment
 - Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

See attached.

DocuSigned by: <u>Steven Sawyer Trustee Leila May Residuary Trust</u> <small>10C95C21415D43C...</small>	<u>3/17/2021</u>
Property Owner	Date
DocuSigned by: <u>Ryanne Sass</u> <small>61F68A395C8B48D...</small>	<u>3/19/2021</u>
Project Representative	Date

March 19th, 2021

Stacey Nerger, Senior Planner
Community Development Department
Town of Parker
20120 E. Mainstreet
Parker, Colorado 80138

Re: Lincoln Professional Park – Annexation, Zoning and UBSR
Review Comments 01

Dear Stacey,

Our team is in receipt of your February 12, 2021 memorandum containing a compilation of comments received during the initial referral period for the above referenced Applications. As requested, we provided responses to the matters raised by the Planning Division directly in the memorandum.

We provided responses to the referral agency comments below. We have organized our responses in sequence with the items raised in your memorandum.

We look forward to our continued cooperation in connection with the Applications. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Ryanne Sass
on behalf of Plaza Street Partners

Project #ANX20-006

Aztec Comments on Project #ANX20-006

1. *Redline revisions to the Town Council Certificate on the Annexation Plat.*

Response. The Annexation Plat has been revised to include the Town Council Acceptance.

Douglas County Assessor's Office Comments on Project #ANX20-006

2. *Please add the surveyed description/measurements as shown on the sheet 2 exhibit as an AKA description to the property description on sheet 1. I submitted comments for ANX20-006 based on a review of the annexation plat labeled "13. Annexation Plat_1.pdf." It appears that another version of the annexation plat was uploaded under the name of "Parker CO (Lincoln Darnsfeldt)_Annexation Plat_1-13-21.pdf. The comments I made that were based on "13. Annexation Plat_1.pdf" were addressed by the 1.13.21 file. However, since I have no idea which document is the one intended for recording/approval, I submitted comments on the one that I had concerns about. If the 1.13.21 file is the one intended to be recorded, I have no further comments and my original comments can be disregarded.*

Response. The version of the Annexation Plat intended for recording and approval is "Parker CO (Lincoln Darnsfeldt)_Annexation Plat_1-13-21.pdf." No action is required at this time.

Douglas County Comments on Project #ANX20-006

3. *Addressing Comments: Upon recordation of the annexation and rezoning and/or demolition of the residences, the existing addresses will be deleted.*

Response. The Applicant has taken note of this comment. No action is required at this time.

4. *Engineering Comments: No Comments*

Response. No response needed.

5. *Planner Comments: No Comments*

Response. No response needed.

IREA Comments on Project #ANX20-006

6. *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.*

Response. The Applicant has taken note of this comment. No action is required at this time.

Public Service Company of Colorado Comments on Project #ANX20-006

7. *Please be advised that Public Service Company has an existing natural gas service line within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.*

Response. The Applicant has taken note of this comment. No action is required at this time.

8. *The Town of Parker must send us notification after approval of the proposed annexation has been finalized.*

Response. The Applicant has taken note of this comment. No action is required at this time.

9. *The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.*

Response. The Applicant has taken note of this comment. No action is required at this time.

10. *As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.*

Response. The Applicant has taken note of this comment. No action is required at this time.

Engineering/Public Works Comments on Project #ANX20-006

11. *The property owner will be required to construct all public improvements necessary to support proposed development on the property, as determined through the Town-approved Traffic Study, Drainage Study, and Construction Plans for the development. Specific obligations will be codified in the Annexation Agreement for the property.*

Response. The Applicant will comply with Town requirements pertaining to the construction of public improvements. No action is required at this time.

12. *The ultimate widening of Lincoln Avenue adjacent to the site will require the construction of an additional eastbound auxiliary lane. The Town will ask that the Property dedicate*

the additional right-of-way needed to accommodate this lane along with the ultimate sidewalk location.

Response. The Applicant will comply with Town requirements pertaining to the right-of-way expansion. The Applicant will continue working with the Town to dedicate the appropriate amount of right-of-way, as needed.

13. *The property owner shall dedicate to the Town the right-of-way necessary to accommodate all improvements required to Dransfeldt Road.*

Response. The Applicant will comply with Town requirements pertaining to the right-of-way expansion. The Applicant will continue working with the Town to dedicate the appropriate amount of right-of-way, as needed.

14. *Please provide discussion regarding potential mitigation for the Dransfeldt/Lowe's intersection (LOS F). A traffic signal may not be appropriate at this intersection due to the lack of spacing from Lincoln Avenue.*

Response. The Traffic Study has been updated to include a discussion of potential mitigation options for the Dransfeldt/Lowe's intersection.

15. *Because the recommendation for a second westbound left turn lane at Lincoln/Dransfeldt is being driven by the site generated traffic, the developer will be responsible for installing or funding this improvement. It is anticipated that this can be accomplished within the existing pavement width through restriping and signal/signage modifications.*

Response. The Traffic Study has been updated to include a discussion of this potential turn lane.

16. *The high number of anticipated southbound left turns into the site are concerning from a queueing/turn bay storage perspective in the long term as background traffic on Dransfeldt increases. The Town anticipates that an additional southbound lane (three total) may be needed long term on Dransfeldt to allow for two through lanes and one full southbound left between Lincoln and the Lowe's access. While this is a potential long-term improvement that will be completed by the Town if needed, the Town may ask that a portion of the right-of-way needed for this lane be dedicated by the developer.*

Response. The Applicant will comply with Town requirements pertaining to the right-of-way expansion. The Applicant will continue working with the Town to dedicate the appropriate amount of right-of-way, as needed.

Project #Z20-017

Aztec Comments on Project #Z20-017

17. *Redline revision: Add Planning Commission Certificate to the Zoning Plat.*

Response. The Zoning Plat has been revised in response to this comment.

18. *Redline revision: Add Town Council Acceptance to the Zoning Plat.*

Response. The Zoning Plat has been revised in response to this comment.

19. *Redline revision: Add Owner Acceptance to the Zoning Plat.*

Response. Please provide the correct language for the Owner Acceptance for inclusion, previous recent zoning plats have not included this acceptance block. Once provided, the Applicant will add the Owner Acceptance to the Zoning Plat.

Douglas County Assessor's Office Comments on Project #Z20-017

20. *Several approval signatures appear to be missing on the zoning exhibit.*

Response. The Zoning Plat has been revised in response to this comment.

Douglas County Comments on Project #Z20-017

21. *Addressing Comments: Upon recordation of the annexation and rezoning and/or demolition of the residences, the existing addresses will be deleted.*

Response. The Applicant has taken note of this comment. No action is required at this time.

22. *Engineering Comments: No Comments*

Response. No response needed.

23. *Planner Comments: No Comments*

Response. No response needed.

Engineering/Public Works Comments on Project #Z20-017

Response. See response above to comments on Project #ANX20-006.

Project #Z20-019

Comprehensive Planning 20 Comments on Project #Z20-019

24. *This property is located in the Central Commercial Character Area as described in the Parker 2035 Master Plan. Recommended uses in this area include retail, commercial services, entertainment and lodging. This use is generally compatible with the surrounding commercial uses (existing and proposed). Since the site is to be located on an important corner of Lincoln and Dransfeldt, architecture and site layout are important and will need to comply with the Town's Development Design Standards.*

Response. The Applicant has taken note of this comment. The Applicant will comply with the Town's Development Design Standards. No action is required at this time.

Parker Authority for Reinvestment Comments on Project #Z20-019

25. *It is the opinion of P3 that the use proposed, "Gas Station with Convenience Store" is not a use compatible with the surrounding area. The proposed use is not the highest and best use for this corner.*

Response. The development of a gas station and convenience store on a portion of the Property is compatible with the character of the surrounding area. The Property subject to the Application is located in an automobile-oriented area at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The area surrounding the Property is predominantly commercial and includes an auto parts store, used car dealership, and tire store, a pharmacy with a drive-thru component, and big-box commercial uses, among the other automobile-oriented uses. The intersection at which this Property is located is bounded by a car wash, a large church, and the back side of a retail store. There is demand for a gas station and convenience store in this area. As such, the proposed use is compatible with the surrounding area, and offers an opportunity to improve the character of the surrounding area, as it will incorporate architectural design in conformance with the Town's updated design standards.

Moreover, although market conditions for retail sales and restaurant uses are currently challenging, because of the strong demand for the gas station/convenience store use, the gas station will be able to provide necessary infrastructure improvements and anchoring to support additional retail and restaurant development on the remainder of the Property.

Public Service Company of Colorado Comments on Project #Z20-019

26. *The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to the existing natural gas service line via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.*

Response. The Applicant has taken note of this comment. No action is required at this time.

27. *As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.*

Response. The Applicant has taken note of this comment. No action is required at this time.

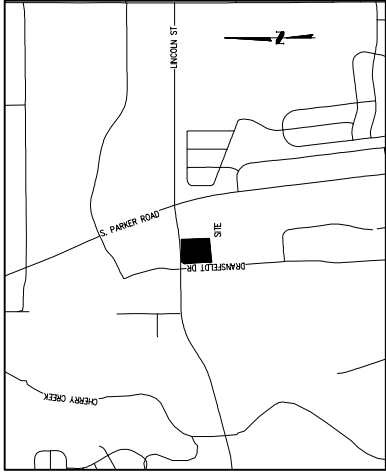
Conclusion

Consistent with the foregoing responses, with this letter, we have supplied revised documentation reflecting the above-referenced revisions to the Application. We look forward to continuing to work with you and other members of Town staff toward a successful completion of the Project.

**APPLICANT'S RESPONSES TO
PLANNING REDLINES**

LINCOLN PROFESSIONAL PARK

ANNEXATION MAP TO THE TOWN OF PARKER
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2



SUMMARY TABLE	
TOTAL ANNEXATION AREA	18,643.52 FT. (4.3 AC.)
TOTAL ANNEXATION PERMETER	750.89 FT.
ANNEXATION PERCENTAGE TO PRESENT TOWN OF PARKER	(100%)

COMMENT
ADDRESS
Change to Origin Description

PROPERTY DESCRIPTION:

THE PROPERTY IS A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°14'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°20'00" EAST, A DISTANCE OF 271.45 FEET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°20'00" EAST, A DISTANCE OF 467.10 FEET TO A POINT ON THE NORTH LINE OF LOT 1, E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2020080891;
THENCE ALONG SAID NORTH LINE WEST 83°14'03" EAST, A DISTANCE OF 228.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANWELDT DR;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 250.71 FEET, SAID CURVE HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 110°00'00" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
2) NORTH 01°13'27" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 430.00 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 110°00'00" WEST, A DISTANCE OF 271.83 FEET TO A POINT OF CURVATURE;
4) NORTH 04°32'29" WEST, A DISTANCE OF 271.83 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 110°00'00" WEST, A DISTANCE OF 43.89 FEET;
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 110°00'00" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING;
6) NORTH 04°32'29" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 18,643.52 SQUARE FEET OR 4.3 ACRES, MORE OR LESS.

PROFESSIONAL LAND SURVEYOR CERTIFICATION:

I, HARRIS KOEHLER SMITH, A LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP ACCURATELY DEPICTS THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO, AND THAT AT LEAST ONE (1/8) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

AARON MARRIOTT, P.L.S. 30662
TOWNSHIP CLERK OF
HARRIS KOEHLER SMITH

DATE _____

COMMENT
ADDRESS

Please change this to read as follows:
Accepted by the _____ day of _____, 2021.

TOWN COUNCIL CERTIFICATE:

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING. THE DESIGNATIONS ARE HEREBY ACCEPTED.
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNAGE, AND OTHER NECESSARY IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE ANNEXING PROPERTY OWNER AND NOT THE TOWN OF PARKER, THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE SAID IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.
THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ~~DO NOT~~ SUPPORT THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER _____

ATTN: TOWN CLERK _____

PROJECT CONTACTS:

DESIGNER:
FLAZA STREET FUND 104, LLC A KANSAS LIMITED LIABILITY COMPANY,
1120 LINCOLN STREET, SUITE 1000,
DENVER, COLORADO 80202.

OWNER:
HARRIS KOEHLER SMITH,
428 FREEDOM DR,
DENVER, CO 80202.

PREPARED BY:
HARRIS KOEHLER SMITH,
1120 LINCOLN STREET, SUITE 1000,
DENVER, COLORADO 80202.

NOTES:

- THE CURVE DATA NOTED ON THIS SURVEY ARE U.S. SURVEY FEET.
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ANNEXATION MAP TO THE TOWN OF PARKER

PROJECT # 2020

HARRIS KOEHLER SMITH

1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80202
P: 303.733.6000 F: 303.733.6311
harris@hksurvey.com

PREPARED BY: _____

SHEET INDEX

SHEET 1	COVER
SHEET 2	SITE

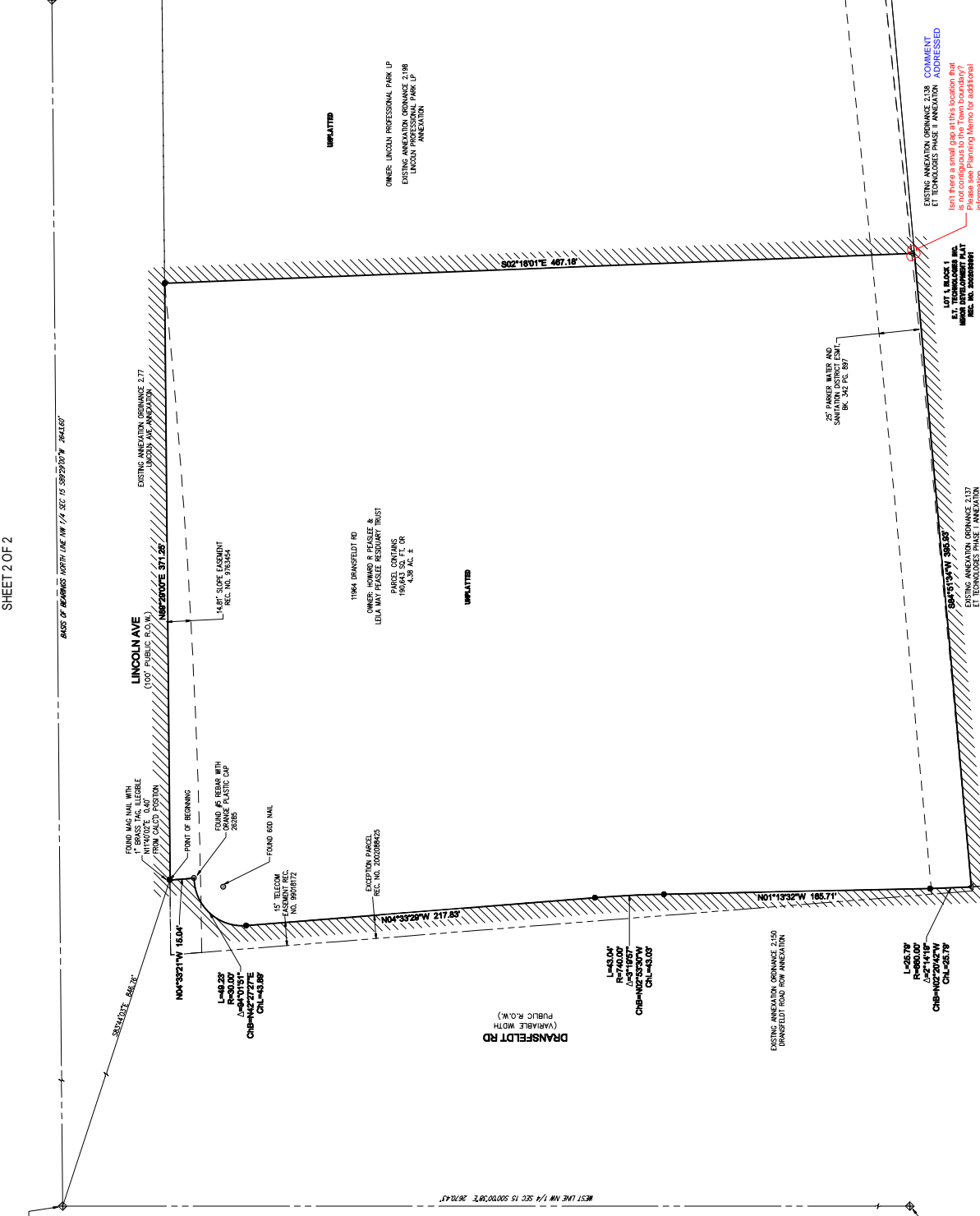
LINCOLN PROFESSIONAL PARK

ANNEXATION MAP TO THE TOWN OF PARKER
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2

NORTH ORN. CORNER SECTION 15
FOUND 1/4 SEC. 15 3000'00" E
STAMPED: 185 8669 500 500
1/4 510 515 30109

POINT OF COMMENCEMENT
NW CORNER SECTION 15
FOUND 1/4 SEC. 15 3000'00" E
STAMPED: 185 8669 500 500
1/4 510 515 30109

WEST ORN. COR. SECTION 15
FOUND 1/4 SEC. 15 3000'00" E
STAMPED: 185 8669 500 500
1/4 510 515 30109



BASES OF BEARINGS NORTH LINE 1/4 SEC. 15 3000'00" E 262.43'

LINCOLN AVE
(100' PUBLIC R.O.W.)
EXISTING ANNEXATION ORNANCE 2177
LINCOLN AVE ANNEXATION

1194 DRANSFELDT RD
OWNER: HOWARD R. FRASER &
LELA WAT FERRIS RESIDENT TRUST
10443 S. WILLOW
10443 S. WILLOW
ALB, AC. 3

OWNER: LINCOLN PROFESSIONAL PARK LP
EXISTING ANNEXATION ORNANCE 2116
LINCOLN PROFESSIONAL PARK LP
ANNEXATION

EXCEPTION PARCEL
REC. NO. 200208045

15' W. ELEC. M.
NO. 8907872

1" BRASS TAG, ALLESTRE
FROM USED POSTION

FOUND AS REBAR WITH
ORANGE PLASTIC CAP
20025

FOUND 600' NAL.

1" BRASS TAG, PLS. 30822

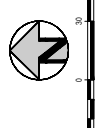
25' PARKER WATER AND
SEWER MAIN (30" DIA.)
BK. 242, PL. 897

25' PARKER WATER AND
SEWER MAIN (30" DIA.)
BK. 242, PL. 897

25' PARKER WATER AND
SEWER MAIN (30" DIA.)
BK. 242, PL. 897

25' PARKER WATER AND
SEWER MAIN (30" DIA.)
BK. 242, PL. 897

25' PARKER WATER AND
SEWER MAIN (30" DIA.)
BK. 242, PL. 897



PROJECT NO. 2008
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 200
P.O. Box 172, Littleton, CO 80120
hks@hksksmith.com

- LEGEND:
- FOUND MONUMENT AS DESCRIBED
 - △ FOUND MONUMENT AS DESCRIBED PLASTIC CAP
 - SET AS REBAR WITH 2.0" BLUE PLASTIC CAP OR CONCRETE WALL WITH 1" BRASS TAG PLS. 30822
 - ▨ ANNEXATION CONTIGUOUS TO TOWN OF PARKER

EXISTING ANNEXATION ORNANCE 2118 COMMENT
ET TECHNOLOGIES PHASE I ANNEXATION ADDRESSSED
Item there a small gap at this location that is not contiguous to the town boundary? Please provide a plan showing the information.

25' PARKER WATER AND SEWER MAIN (30" DIA.) BK. 242, PL. 897

25' PARKER WATER AND SEWER MAIN (30" DIA.) BK. 242, PL. 897

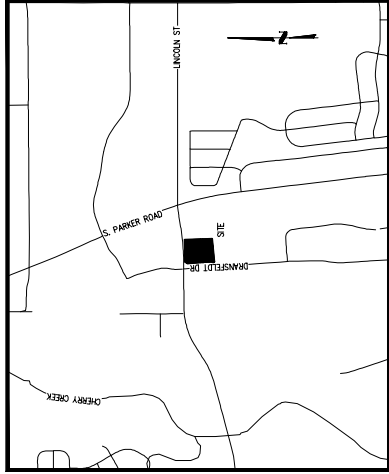
25' PARKER WATER AND SEWER MAIN (30" DIA.) BK. 242, PL. 897

25' PARKER WATER AND SEWER MAIN (30" DIA.) BK. 242, PL. 897

25' PARKER WATER AND SEWER MAIN (30" DIA.) BK. 242, PL. 897

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP
SCALE 1" = 500'

Change to Legal Description

COMMENT ADDRESSED

PROPERTY DESCRIPTION:

SECTION 15, TWP. 6S, R. 66W, S. 15E, THIS BOUNDARY LINE BETWEEN PARCELS 1 AND 2, BEGINNING AT INTERSECTION OF N. LINE SAID SECTION 15 AND EASTERN LINE OF COUNTY ROAD, WHICH CORNER IS 785' E OF NE CORNER SAID SECTION 15; THENCE S 0°23'07" E ALONG EASTERN LINE SAID COUNTY ROAD 604', THENCE N 88°18'15" E TO POINT ON WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 160, THENCE S 88°18'15" E ALONG WESTERN LINE SAID HIGHWAY 160 TO POINT OF BEGINNING; THENCE S 88°18'15" E ALONG WESTERN LINE SAID HIGHWAY 160 AS 517' TO A LINE SAID SECTION 15; THENCE N 89°50'00" W ALONG N. LINE SAID SECTION 15, 1006'6", MORE OR LESS, TO POINT OF BEGINNING, EXCEPT CONVEYANCE TO BOARD OF COUNTY COMMISSIONERS, COUNTY OF DOUGLAS, COLORADO FOR A ROAD AND TO DELIA WATY PEARSE AND WATY PEARSE IN BOOK 4077, PAGE 179, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED AUGUST 30, 2004, AT RECEPTION NO. 2000288465.

Need to add the following to Planning Commission Certificate
Town Council Certificate

PROFESSIONAL LAND SURVEYOR CERTIFICATION:
I, HARRIS KOCHER SMITH, A LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DEMONSTRATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

AARON MARRITT, P.L.S. 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
DATE _____

COMMENT ADDRESSED

PLANNING COMMISSION CERTIFICATE
I, _____, CLERK OF THE PLANNING COMMISSION, HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DEMONSTRATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

COMMENT ADDRESSED

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK P.M., IN A PUBLIC HEARING HELD AT THE TOWN OF PARKER, COLORADO. THE BOARD OF COUNTY COMMISSIONERS HAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAJOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

COMMENT ADDRESSED
Add Douglas County

ZONING SUMMARY TABLE	
EXISTING ZONING	PROPOSED ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH, LICENSED PROFESSIONAL LAND SURVEYOR, OR HIS EMPLOYER, HARRIS KOCHER SMITH & ASSOCIATES, P.C., FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD. HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 1002-100388-1001 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT THE TIME OF THIS SURVEY. THE SURVEYOR HAS BEEN ADVISED BY THE TITLE INSURANCE COMPANY THAT THERE ARE NO EASEMENTS, RIGHTS-OF-WAY OR OTHER INTERESTS IN THE SURVEY, WHICH THESE BEARS AFTER YOU FIRST DISCOVER SUCH INTERESTS, IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE BASIS OF BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MAINTAINED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.32" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°00'00" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THERE IS AN APPARENT GAP BETWEEN THE PARCEL OF LAND DESCRIBED IN THE TITLE COMMITMENT AND THE PLAT OF E.T. TECHNOLOGIES INC., AS SHOWN HEREON.
- THIS WAS PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED AS A BOUNDARY SURVEY OR LAND SURVEY PLAT.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

I, HERSHEY GIBNEY, CLERK OF COUNTY, HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SHEET 1 OF 2
COUNTY OF DOUGLAS PROJECT # 2008

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 200
Parker, CO 80134
P: 303.747.6300 F: 303.703.0311
harris.kocher.smith.com

**APPLICANT'S RESPONSES TO
AZTEC REDLINES OF ANNEXATION
PLAT**

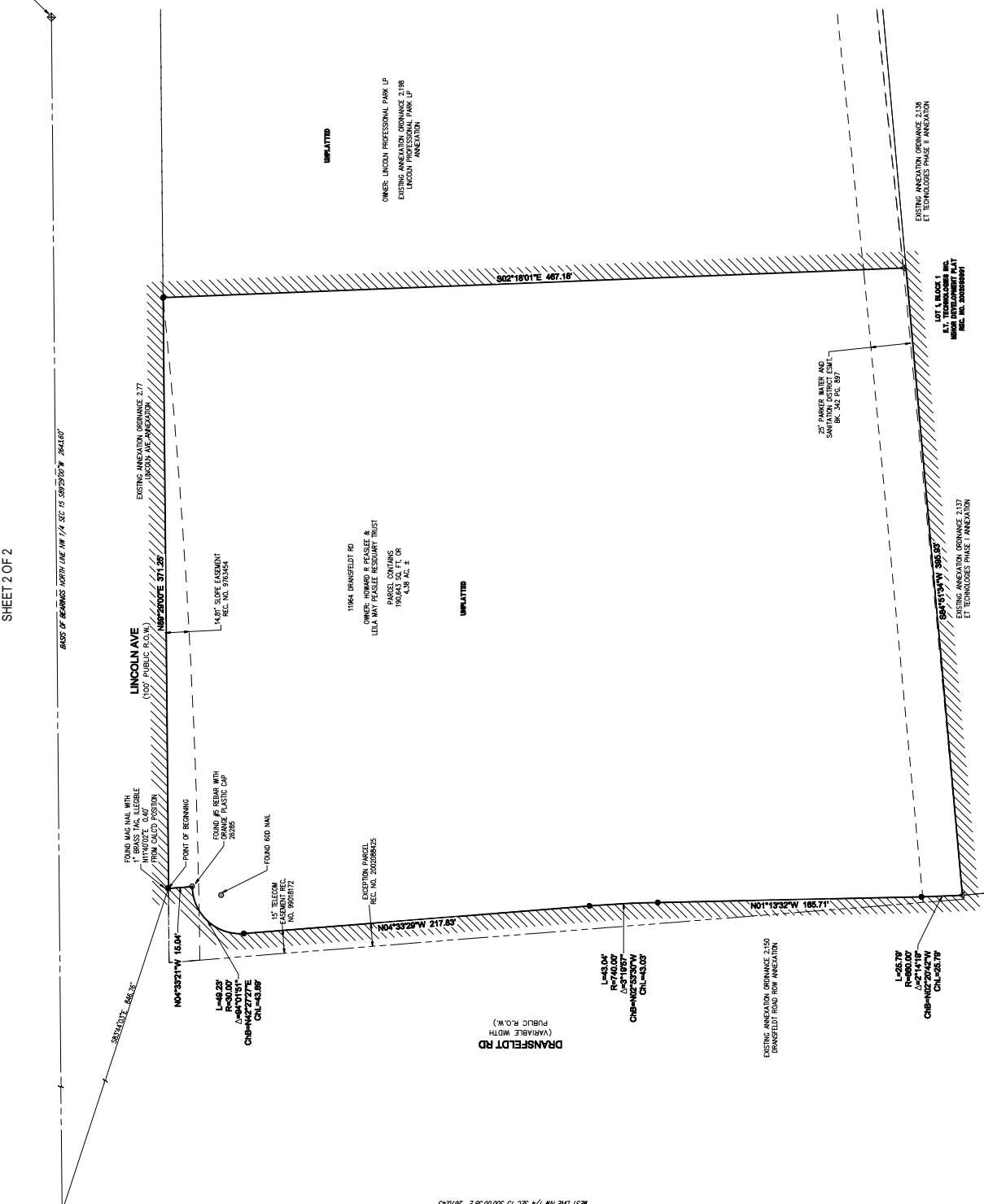
LINCOLN PROFESSIONAL PARK

ANNEXATION MAP TO THE TOWN OF PARKER
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2

NORTH ORN. CORNER SECTION 15
FOUND 1.25" ALUM. CAP
STAMPED: JR. DAVIS 185 860W
1/4 510 S15 L5 30109

POINT OF COMMENCEMENT
NW CORNER SECTION 15
FOUND 1.25" ALUM. CAP
STAMPED: JR. DAVIS 185 860W
1/4 510 S15 L5 30109

WEST ORN. COR. SECTION 15
FOUND 1.25" ALUM. CAP
STAMPED: JR. DAVIS 185 860W
1/4 510 S15 L5 30109



BASES OF BEARINGS NORTH LINE NW 1/4 SEC. 15, S05°29'30\"/>

EXISTING ANNEXATION ORNANCE 2177
LINCOLN P.S. ANNEXATION

LINCOLN AVE
(100' PUBLIC R.O.W.)

FOUND 1/2\"/>

POINT OF BEGINNING

FOUND 1/2\"/>

FOUND 1/2\"/>

15' B.ELECT. WIRE
NO. 890787Z

EXCEPTION PARCEL
REC. NO. 200208045

1194 DRAUSFELDT RD
OWNER: HOWARD R. FRASER &
LELA WAT. FERRIS RESORT TRUST
10443 S.W. 114TH ST.
ALBANY, MO. 64401

UNPLATTED

OWNER: LINCOLN PROFESSIONAL PARK LP
EXISTING ANNEXATION ORNANCE 2118
LINCOLN PROFESSIONAL PARK LP
ANNEXATION

UNPLATTED

EXISTING ANNEXATION ORNANCE 2137
ET TECHNOLOGIES PHASE I ANNEXATION

UNPLATTED

EXISTING ANNEXATION ORNANCE 2118
ET TECHNOLOGIES PHASE II ANNEXATION

UNPLATTED

25' PARKER WATER AND
SEWER SERVICE AREA
BK. 242, PL. 897

LOT 1, BLOCK 10
ET. TECHNOLOGIES PHASE II
ANNEXATION
REC. NO. 200208041

UNPLATTED

DRANSFELDT RD
(VARIABLE WIDTH)
PUBLIC R.O.W.

EXISTING ANNEXATION ORNANCE 2130
DRAUSFELDT ROAD ROW ANNEXATION

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**APPLICANT'S RESPONSES TO
AZTEC REDLINES OF ZONING PLAT**

