



# 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](mailto:mmunekata@parkeronline.org) or [pworkman@parkeronline.org](mailto: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**

**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