



## Development Review Division

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

### MEMORANDUM

**TO:** Jerry Davidson, Perception Design Group  
**FROM:** Paul Workman, Senior Planner  
**DATE:** July 19, 2018  
**SUBJECT:** ANX17-008, SUB17-058, and Z17-024 Annexation, Minor Development Plat, and Zoning for Parker Pointe

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:

Paul Workman

EMAIL: [pworkman@parkeronline.org](mailto:pworkman@parkeronline.org)

PHONE: 303.805.3327

#### GENERAL PROJECT COMMENTS:

1. 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.
2. Staff is preparing a Subdivision Improvement Agreement (SIA). The applicant can expect the SIA to include things like, but not limited to, security for public improvements and payment of fees (including fees associated with the removal of existing trees). A draft of this document cannot be finalized until there is a determination as to what improvements will be necessary for Kinney Creek.

#### MINOR DEVELOPMENT PLAT

##### General Comment(s):

1. **The provided plat does not align with the provided construction plans. Specifically, there are no access easements shown on the plat. In addition to the note of the first page, the shared access easement needs to be shown on this plat.**

Comment Addressed:      X Yes       No

Response:

See Sheet 3 of 3 for Access Easement shown thereon

**Repeat Comment(s):**

1. **Please revise the notary information in the dedication statement. The property owner cannot notarize their own signature.**

Comment Addressed:  Yes  No

Response:

Revised

2. **Staff has added notes to this sheet that need to be incorporated by the applicant. Please revise.**

Comment Addressed:  Yes  No

Response:

Notes Added.

3. **The Surveyor's Certificate needs to match the language in 13.07.130.c of the LDO.**

Comment Addressed:  Yes  No

Response:

Surveyors Certificate Revised.

4. **The Town Council signature needs to match the language in 13.07.130.e.2 of the LDO and the references to the Planning Director and Director of Public Works/Engineering need to be removed.**

Comment Addressed:  Yes  No

Response:

Revised

**Sheet 2 of 2:**

**Comment(s) Based on Revisions:**

1. **Please note that the existing lot line is being removed via this plat.**

Comment Addressed:  Yes  No

Response:

Noted on graphic portion of Plat.

2. **The plat needs to describe the purpose of the "Multi-Use Easement".**

Comment Addressed:  Yes  No

Response:

Description added to General Notes.

3. **This sheet needs to show the Magellen Pipeline easement or the applicant needs to confirm that the property is not encumbered by this easement.**

Comment Addressed:  Yes  No

Response:

No Magellen Pipeline Easement was provided in Title Commitment reviewed. Please provide.

**4. Please ensure that the easement(s) for the Parker Water and Sanitation District are dedicated via this plat.**

Comment Addressed:  Yes  No

Response:

Parker Water and Sanitation District requires easements to be dedicated by separate documents.

## CIVIL CONSTRUCTION PLANS

### Comment(s) Based on Revisions:

**1. The accesses on the construction plans do not align with the provided plat. Shared access areas need to be dedicated via easement on the plat.**

Comment Addressed:  Yes  No

Response:

Easements should align now.

## LANDSCAPE PLANS

### Comment(s) Based on Revisions:

#### Sheet 1 of 9:

**1. Staff has made some minor clarifications for clarity. Please revise as redlined.**

Comment Addressed:  Yes  No

Response:

Duly Noted

#### Sheet 2 of 9:

### Repeat Comment(s):

**1. This document needs to provide fence elevations.**

Comment Addressed:  Yes  No

Response:

I have reached out to the Golf Club for the original fence design so that it will match. I will forward when I get it.

### Comment(s) Based on Revisions:

**1. Please relocate the tree that is located on the sight distance triangle into the landscaping to the east.**

Comment Addressed:  Yes  No

Response:

Revised

Sheet 6 of 9:

**Comment(s) Based on Revisions:**

1. **Please relocate the tree that is located in the sight distance triangle to the east.**

Comment Addressed:  Yes  No

Response:

Revised

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date