



Development Review Division

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

M E M O R A N D U M

TO: Jerry Davidson, Perception Design Group
FROM: Amber Wood Hicken, Planner I
DATE: 2/8/24
SUBJECT: Parker Pointe F1 AMD1, Replat, SUB23-016
Review Comments 02

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: Amber Wood Hicken

EMAIL: ahicken@parkeronline.org

PHONE: 303.805.3338

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. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. 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.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed: ☐ Yes ☐ No

Response:

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OUTSIDE REFERRAL AGENCY COMMENTS

The following agencies have "Advisory Comments" or "Revisions Required" listed in eTRAKiT:

- Fire Life Safety
- Traffic impact study – civil
- Aztec

Please keep an eye out in eTRAKiT for the following reviews:

- Construction plans – civil
- Drainage report
- Traffic impact study
- Parker Water and Sanitation
- Plat civil

These comments are available on eTRAKiT. Please address accordingly.

Staff Comments 02
SUB23-016; Parker Pointe
Replat
2/8/24

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Property Owner

Date

Project Representative

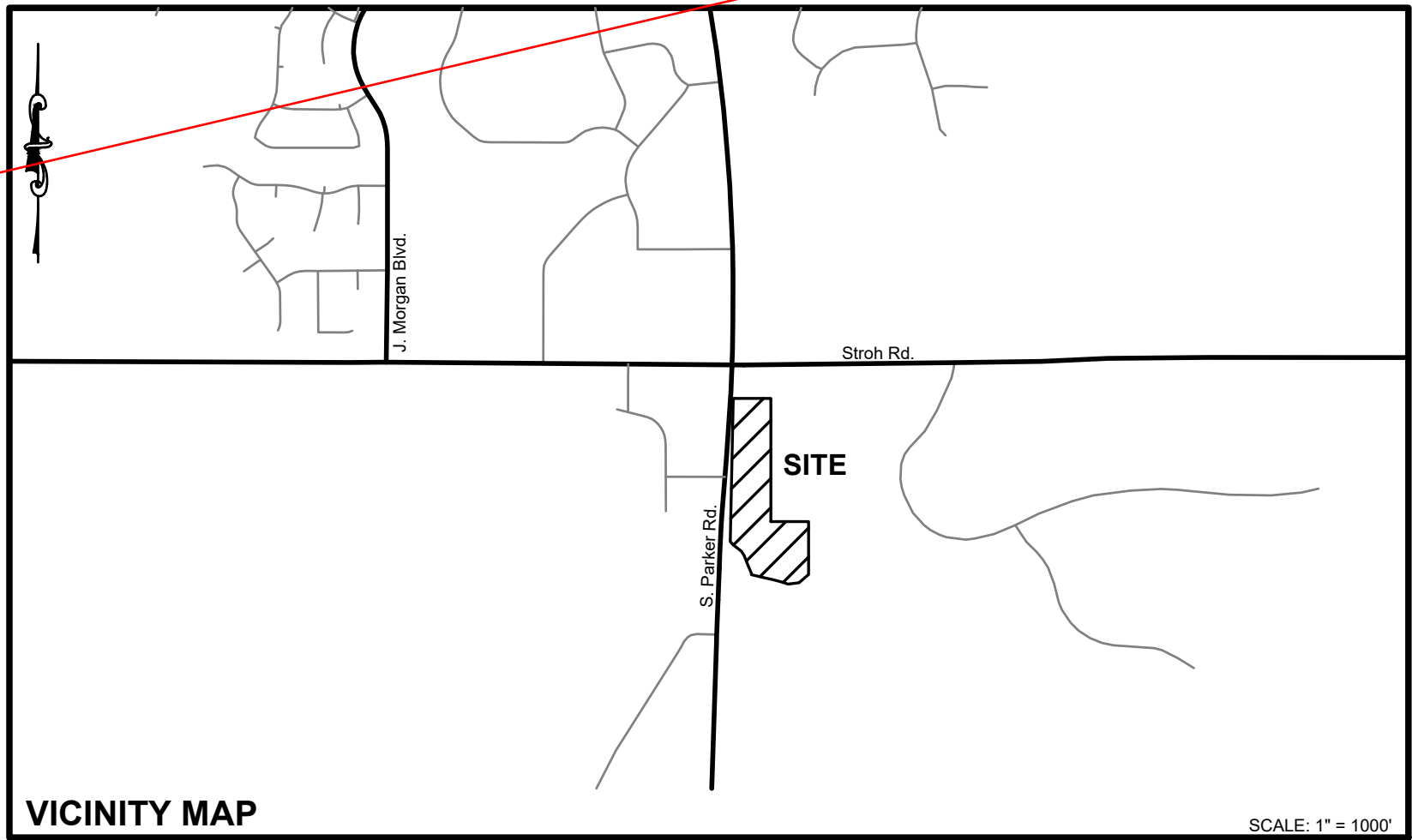
Date

PARKER POINTE SUBDIVISION FILING NO. 2

A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE ALLIUM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 4

7.45526 ACRES 4 LOTS

COVER SHEET



SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	LOT AND EASEMENT VACATION SHEET
3	PLAT SHEET
4	ADDITIONAL EASEMENTS SHEET

GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT IS TO RE-SUBDIVIDE LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1 INTO FOUR FEE SIMPLE LOTS AND TO DEDICATE NEW EASEMENTS.
- THIS PLAT WAS BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER NCS-1153865P-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF MARCH 30, 2023 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2008, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0182G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABATIONALLY ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
- ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNERS OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- AN ACCESS AGREEMENT TO THE BENEFIT OF THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2019025163. THIS AGREEMENT CODIFIES THE OFFSITE ACCESS ROAD ON THE ADJACENT PROPERTY SERVING THIS DEVELOPMENT.
- A DRAINAGE CULVERT AND DETENTION POND EASEMENT AFFECTING THIS PROPERTY HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2019014604. THIS AGREEMENT OBLIGATES THE PROPERTY OWNER, AND SUCCESSORS, TO OPERATE AND MAINTAIN THE OFFSITE DETENTION POND AND ASSOCIATED APPURTENANCES THAT SERVE THIS PROPERTY. THE TOWN OF PARKER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITHIN THIS EASEMENT SHOULD THE PROPERTY OWNER FAIL TO DO SO, IN ACCORDANCE WITH THIS EASEMENT.

Please include a site data table with acreage, zoning, and ownership for each lot / tract

Acknowledged & added

replace dedication statement with newly adopted language (see staff email)

Acknowledged & updated

LEGAL DESCRIPTION:

LOTS 7 THROUGH 14, INCLUSIVE, PARKER POINTE SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PARKER POINTE SUBDIVISION FILING NO. 2, THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER:

PARKER AND STROH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BRADLEY C. WILLETT, MANAGER

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY BRADLEY C. WILLETT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER:

AMERICAN NATIONAL TRUST & BANK, A NATIONAL BANKING ASSOCIATION

SIGNATURE _____ PRINT NAME AND TITLE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Got confirmation from Amber Hicken with the Town of Parker that this is to remain

Got confirmation from Amber Hicken with the Town of Parker that 4 is correct

Title is F1 AMD1

Acknowledged & updated

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PARKER POINTE SUBDIVISION FILING NO. 2 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 11TH DAY OF FEBRUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____.

CHARLES N. BECKSTROM
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



TITLE VERIFICATION:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIRST AMERICAN TITLE INSURANCE COMPANY DATE

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN COUNCIL:

LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1 IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND THE DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2022001733.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY 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 ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT 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

Acknowledged, note has been added

Add the following note:

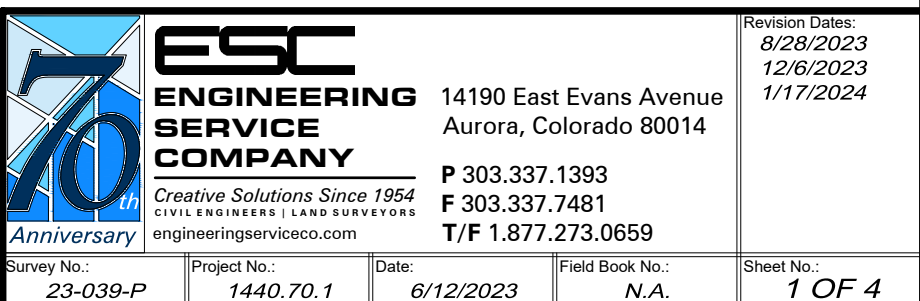
PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPOERY SHOWN HEREIN.

as of 2024, the county has changed how they record plats, please remove this signature block

Acknowledged & removed.

OWNER / APPLICANT:

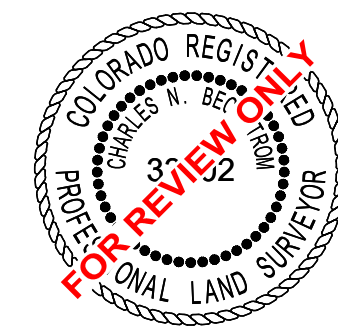
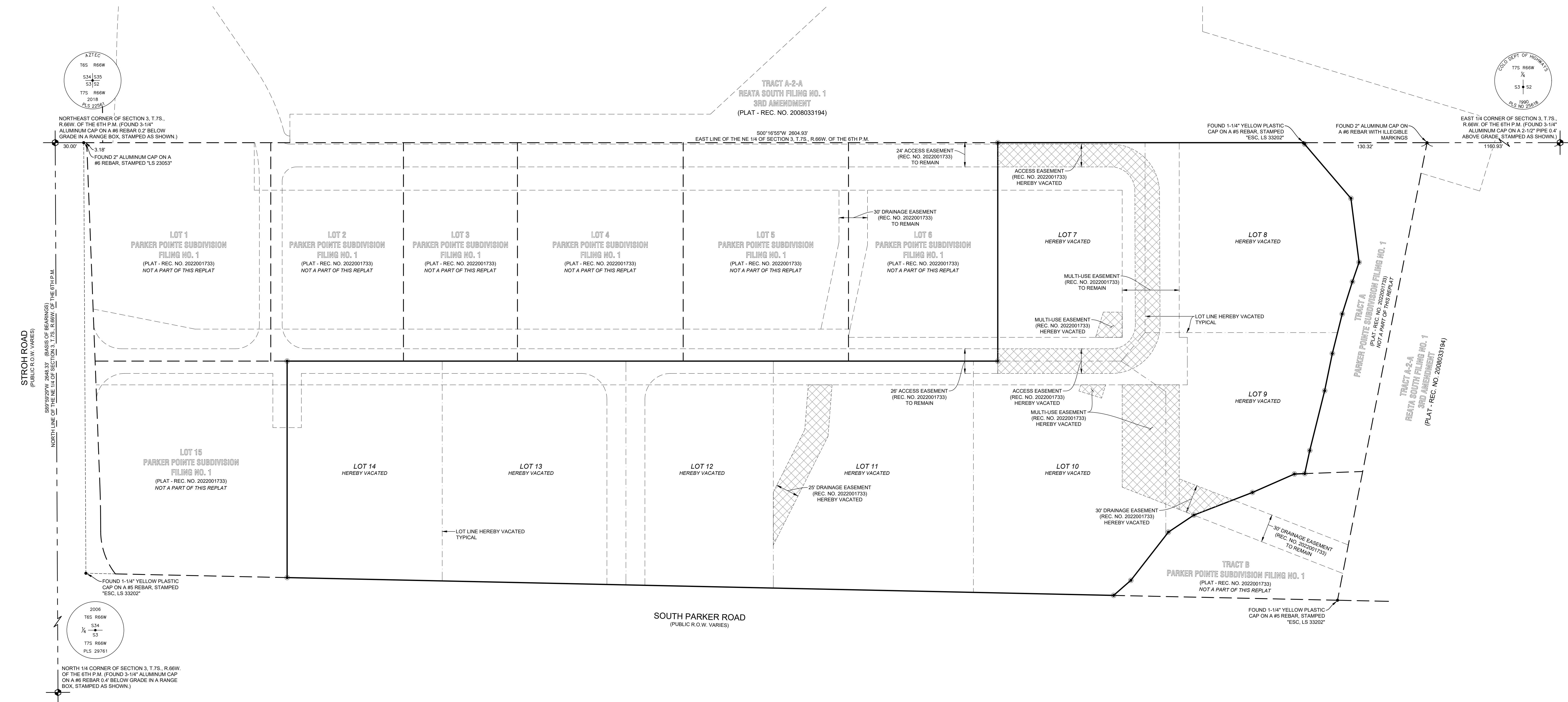
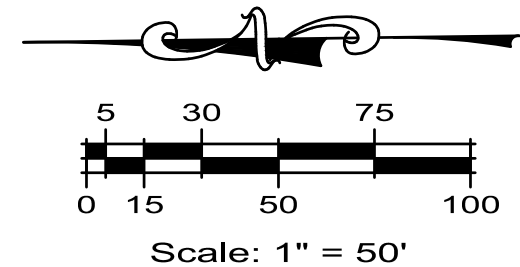
PARKER AND STROH, LLC
ATTN: BRADLEY WILLETT
PO BOX 867
CRESTED BUTTE, COLORADO 81224
PHONE: (970) 966-1271



A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 4

LOT AND EASEMENT VACATION SHEET

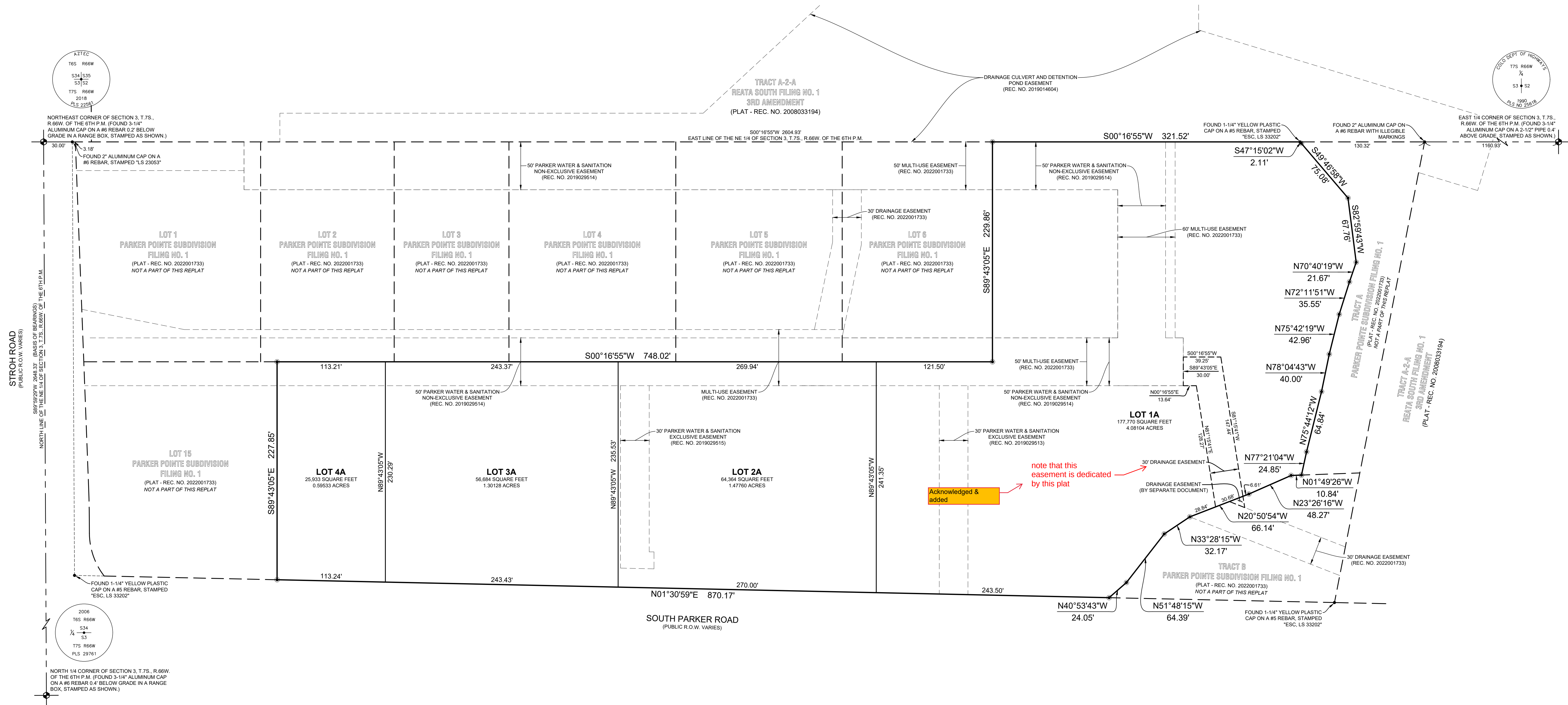
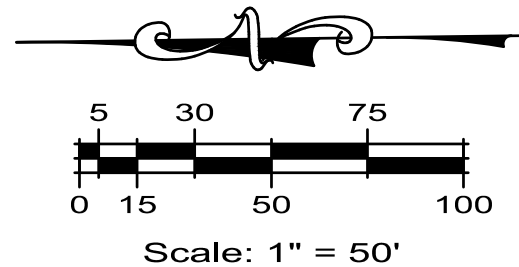
PLAT BOUNDARY LINE
 ADJACENT LOT/PARCEL LINES
 SECTION LINE
 EXISTING LOT LINE HEREBY VACATED
 NEW LOT LINE
 EXISTING EASEMENT LINE
 EXISTING EASEMENT HEREBY VACATED
 NEW EASEMENT LINE
 NEW EASEMENT CENTERLINE
 C.D.O.T. RIGHT-OF-WAY
 I.R.E.A. RIGHT-OF-WAY
 R.O.W. RIGHT-OF-WAY
 BK. PG. BOOK AND PAGE
 REC. NO. RECEPTION NUMBER
 ALIQUOT CORNER
 SET 5/8" x 24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
 FOUND MONUMENT AS DESCRIBED



A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 4

PLAT SHEET

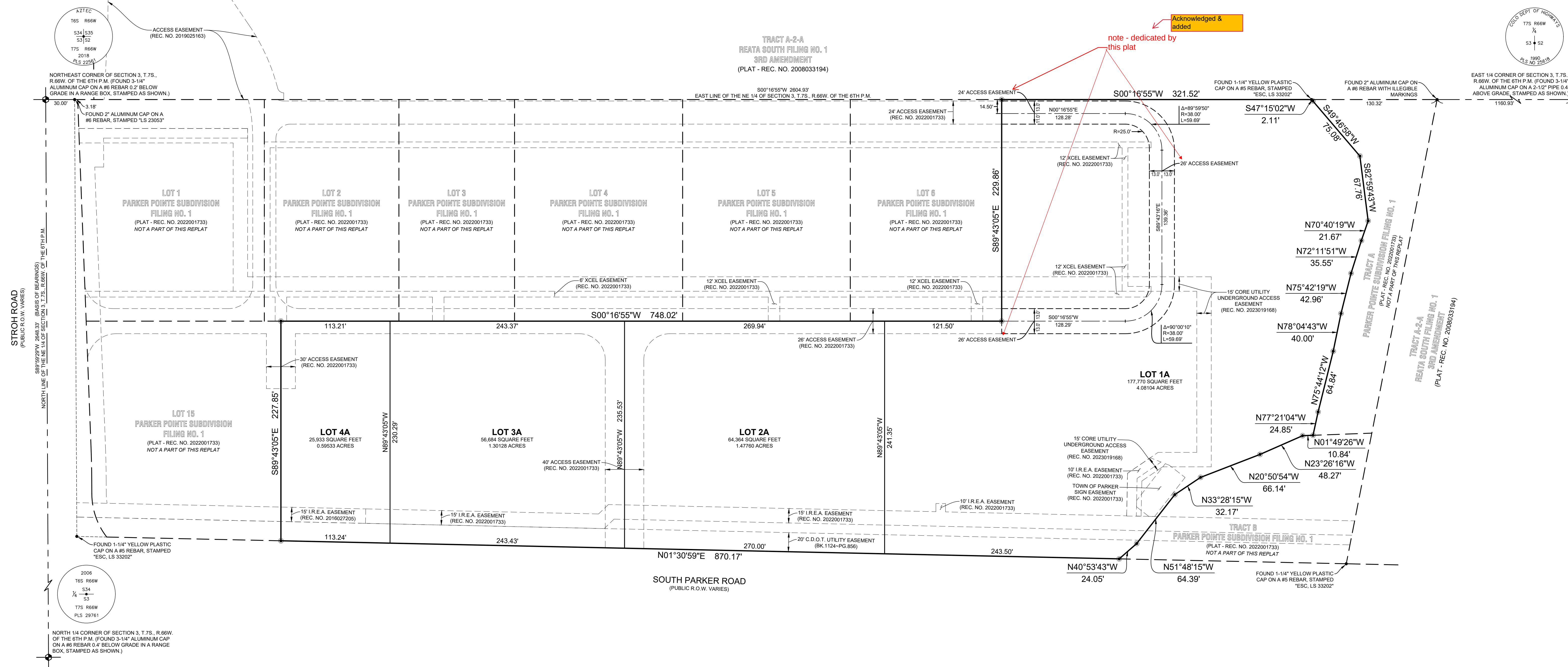
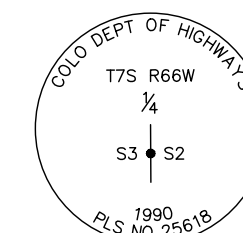
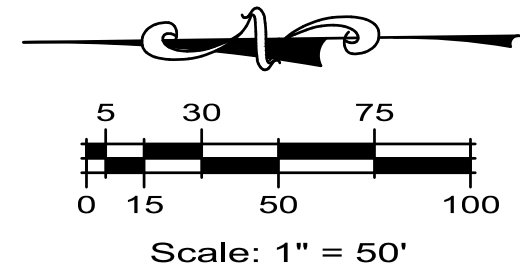
- # LEGEND
- | | |
|---|---|
|  | PLAT BOUNDARY LINE |
|  | ADJACENT LOT/PARCEL LINES |
|  | SECTION LINE |
|  | EXISTING LOT LINE HEREBY VACATED |
|  | NEW LOT LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING EASEMENT HEREBY VACATED |
|  | NEW EASEMENT LINE |
|  | NEW EASEMENT CENTERLINE |
| C.D.O.T. | RIGHT-OF-WAY |
| I.R.E.A. | RIGHT-OF-WAY |
| R.O.W. | RIGHT-OF-WAY |
| BK. PG. | BOOK AND PAGE |
| REC. NO. | RECEPTION NUMBER |
|  | ALIQUOT CORNER |
|  | SET 5/8"X24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33502" |
|  | FLIND MONUMENT AS DESCRIBED |



A REPLAT OF LOTS 7 THROUGH 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 4

ADDITIONAL EASEMENTS SHEET

	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	EXISTING LOT LINE HEREBY VACATED
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT HEREBY VACATED
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE
C.D.O.T.	COLORADO DEPARTMENT OF TRANSPORTATION
I.R.E.A.	INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
R.O.W.	RIGHT-OF-WAY
B.K. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	SET 5/8"X24 REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 3302"
	FOUND MONUMENT AS DESCRIBED





Project Number: SUB23-016

Description: Parker Pointe F1 AMD 1

Applied: 6/13/2023

Approved:

Site Address: 6940 STROH RD

Closed:

Expired:

City, State Zip Code: PARKER, CO 80134

Status: UNDER REVIEW 2

Applicant: Perception Design Group, Inc.

Parent Project: SUB19-052

Owner: Parker Stroh LLC

Contractor: <NONE>

Details:

The applicant, Perception Design Group, is proposing a replat of Parker Pointe Filing 1 to move commercial lot lines. The site is located on the southeast corner of Parker Road and Stroh Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/15/2023	6/22/2023	6/22/2023	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
6/13/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
6/13/2023	6/15/2023	6/28/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: FP 1ST 20

6/22/2023	6/30/2023	7/20/2023	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

Buildings

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal.

All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

6/22/2023		7/20/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

6/22/2023	6/26/2023	7/20/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-016, Parker Pointe F1 AMD 1 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted

6/22/2023		7/20/2023	COMCAST 20	Butch Buster		
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Notes:

6/22/2023	7/24/2023	7/20/2023	COMPREHENSIVE PLANNING 20	Mary Munekata	COMPLETED	01 Review. See notes.
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Notes:

This replat application does not conflict with the Parker 2035 Master Plan.



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6/22/2023	7/17/2023	7/20/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	NO COMMENT	
Notes:						
6/22/2023	7/19/2023	7/20/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
6/22/2023		7/20/2023	CONSTRUCTION PLANS - TRAFFIC	Alex Mestdagh		
Notes:						
6/22/2023	6/26/2023	7/20/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	
Notes: 6/26/2023 Please be aware of the following comments and concerns: 1. The legal description of the property does not match the exhibits. It should be Lots 7-14 Parker Pointe Subdivision Filing 1. General Note 1 also needs to be revised. Regards, Jeremy Hirsch						
6/22/2023		7/20/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
Notes:						
6/22/2023	7/14/2023	7/20/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	NO COMMENT	
Notes:						
6/22/2023		7/20/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		
Notes:						
6/22/2023	7/19/2023	7/20/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
6/22/2023	6/22/2023	7/20/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						



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6/22/2023	7/21/2023	7/20/2023	FINAL PLAT 20	Amber Wood Hicken	REVISIONS REQUIRED	see planning comments 01
Notes:						
6/22/2023	6/30/2023	7/20/2023	FIRE LIFE SAFETY 20	Randy Capra	ADVISORY COMMENTS	See Notes
Notes: While the proposed Subdivision modifications to the site are approved by Fire Life Safety, hydrant distribution cannot be affected; the applicant shall contact Fire Life Safety should this be the case.						
6/22/2023	7/19/2023	7/20/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	NOT APPLICABLE	
Notes:						
6/22/2023	7/19/2023	7/20/2023	IREA 20	Brooks Kaufman	APPROVED	
Notes:						
6/22/2023	7/19/2023	7/20/2023	PLAT - CIVIL	Michael Walton	ADVISORY COMMENTS	See Notes
Notes: Continue to update plat as needed to address all construction plan related comments.						
6/22/2023		7/20/2023	POLICE 20	Greg Epp		
Notes:						
6/22/2023		7/20/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		
Notes:						
6/22/2023	7/14/2023	7/20/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	see New Notes
Notes: 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. If additional easements need to be acquired by separate PSCO document, a Right-of-Way Agent will need to be contacted by the Designer.						
6/22/2023		7/20/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
6/22/2023	7/5/2023	7/20/2023	SURVEY - AZTEC 20	Dean Cates	REVISIONS REQUIRED	
Notes:						



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6/22/2023	7/10/2023	7/20/2023	TOWN OF PARKER RECREATION 20	Brett Collins	NO COMMENT	
Notes:						
6/22/2023		7/20/2023	TRAFFIC IMPACT STUDY	Alex Mestdagh		
Notes:						
6/22/2023	7/19/2023	7/20/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
6/22/2023	7/18/2023	7/20/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	
Notes:						
We have no comment on the proposed changes. Our previous design approval letter is still valid for this project. Please reach out with any questions. Katie Kerstiens, MHFD						
Review Group: FP 1ST 20 ADD						
6/22/2023	7/18/2023	7/20/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	ADVISORY COMMENTS	See Notes
Notes:						
Please note the existing Water and Sanitary Sewer mains that have been installed must be relocated into new PWSD easements. Prior to probationary acceptance. All PWSD Easement's must be recorded prior to moving existing mains or Fire Hydrants.						
Review Group: FP 2ND 15						
1/18/2024	1/19/2024	2/8/2024	BUILDING 15	Randy Sale	COMPLETED	
Notes:						
no building comments at this time.						
1/18/2024		2/8/2024	CONSTRUCTION PLANS - CIVIL 15	Michael Walton		
Notes:						
1/18/2024	1/29/2024	2/8/2024	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	NO COMMENT	
Notes:						
1/18/2024		2/8/2024	DRAINAGE REPORT - CIVIL 15	Michael Walton		
Notes:						



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1/18/2024		2/8/2024	FINAL PLAT 15	Amber Wood Hicken		
Notes:						
1/18/2024	2/1/2024	2/8/2024	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: The Concept plan is incorrect and does not match with the Plat documents; the eastern, north-south access is to run across all sites and not just the southerly two sites. Clan up the concept plan to address this issue.						
1/18/2024		2/8/2024	PLAT - CIVIL 15	Michael Walton		
Notes:						
1/18/2024	2/5/2024	2/8/2024	SURVEY - AZTEC 15	Dean Cates	ADVISORY COMMENTS	
Notes: 2 minor labeling comments on sheet 4 which can be addressed prior to mylar DEC						
1/18/2024		2/8/2024	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton		
Notes:						
Review Group: FP 2ND 15 ADD						
1/18/2024		2/8/2024	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey		
Notes:						