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May 31, 2024

Julia Duncan,
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Re: SUB22-005 Salisbury North Minor Development Plat, 2nd Amendment Replat Referral Response

Dear Ms. Duncan,

The Town of Parker's Parks, Recreation, and Open Space Department has addressed referral comments on the Salisbury North Minor Development Plat, 2nd Amendment Replat. Written responses to the referral comments are below. See the uploaded revised plat map for corrections.

Town of Parker Planning

1. Prairie Dog Management-**There are no prairie dogs on the site.**

Aztec Consultants

1. Add "which" to the dedication statement paragraph under Sight Easements- **Complete on the revised plat map.**
2. Show chord bearing for a non-tangent curve on new right-of-way- **Complete on the revised plat map.**
3. Show the plat name "Salisbury Equestrian Park" on REC NO. 2007021306- **Complete on the revised plat map.**
4. Match sheet title in Surveyor's Certificate paragraph. "Salisbury North Minor Development Plat, 2nd Amendment" .- **Complete on the revised plat map.**

CORE

1. Label 10' CORE Easement REC NO. 2009096862
 - a. Per Aztec surveying, this is a utility easement dedicated from a prior plat. It is not only a CORE easement, so this note is not included on the revised plat.
2. Label 15' CORE Franchise Easement
 - a. Based on the Franchise Agreement, CORE has the right to occupy the Town-owned park property. A call-out is not necessary. Staff will work with CORE on a way to map their facilities. Public Works indicated they would like to be involved with this, too.

Public Service Company of Colorado

1. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the replat for Salisbury North Minor Development Plat 2nd Amd. To ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that 10-foot-wide utility easements are dedicated abutting Motsenbocker Road and Dransfeldt Road.

- a. Utility easements are not needed. An existing Franchise Agreement between the Town of Parker and the Public Service Company of Colorado, executed on February 22, 2009, allows the use of "Other Town Property" to install "Utility Service within and through the Town." The agreement extends to February 21, 2029, unless extended by mutual consent.

Please let me know if any additional information is needed to continue the process of approving this plat request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Collins".

Brett Collins

Park Project Manager

Encl.

Revised Plat Map