



## Development Review Division

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

### MEMORANDUM

**TO:** Craine Architecture, Confluence Companies  
**FROM:** Julia Duncan, Associate Planner  
**DATE:** October 21, 2024  
**SUBJECT:** SUB24-040; Compark Village South- Buildings 3 and 4 Initial Condo Plat 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:** Julia Duncan

**EMAIL:** [jduncan@parkeronline.org](mailto:jduncan@parkeronline.org)

**PHONE:** 303.805.3334

#### 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 additional information.
2. A note on one sheet applies to all similar elements on all sheets (i.e. Building 3 comments apply to Building 4).

See attached example.

Comments Addressed:  Yes  No  
Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

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

- Aztec

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No  
Response:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3

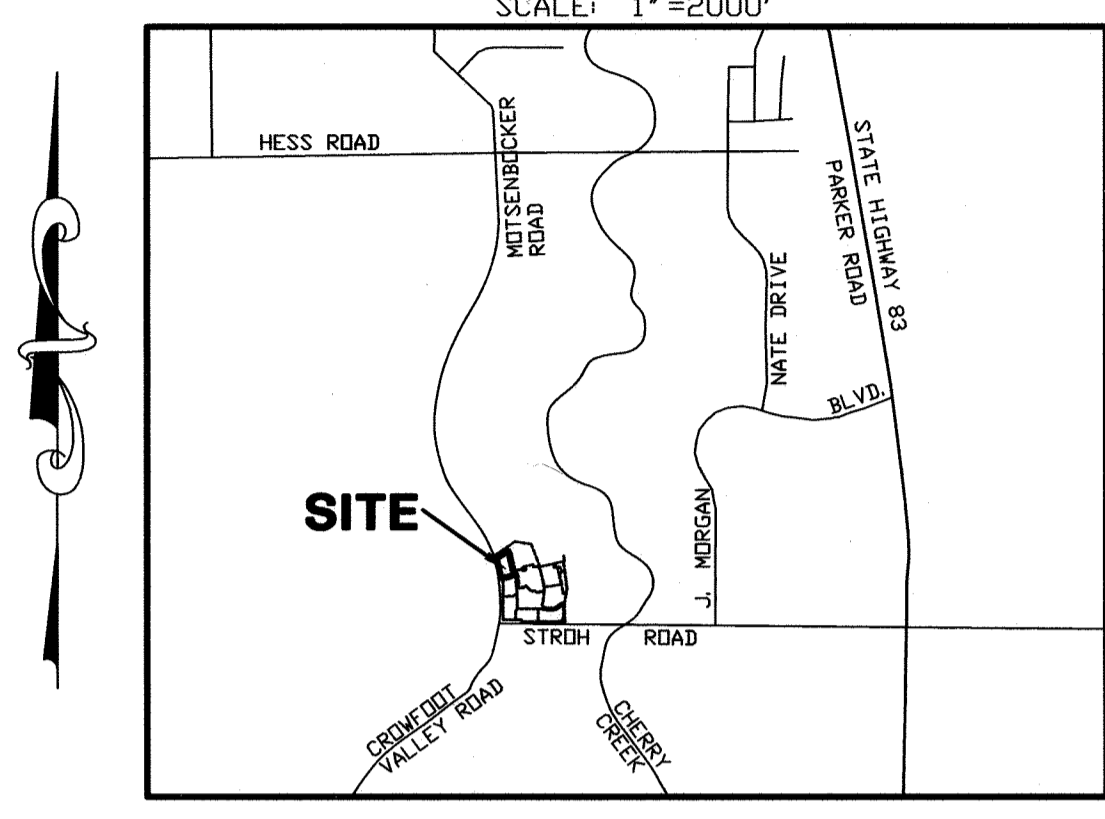
LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 1 OF 7

### LEGAL DESCRIPTION:

LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT, AS FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2023013551, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1 THE FOLLOWING (2) TWO COURSES AND DISTANCES:  
1) THENCE N82°15'25"E A DISTANCE OF 62.70 FEET;  
2) THENCE N69°42'20"E A DISTANCE OF 74.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 88.00 FEET, THE DELTA OF SAID CURVE IS 12°53'46", THE CHORD OF SAID CURVE BEARS S14°03'29"E, 19.77 FEET;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1 AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.81 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 1151.60 FEET, THE DELTA OF SAID CURVE IS 04°04'34", THE CHORD OF SAID CURVE BEARS S05°34'19"E, 81.91 FEET;  
THENCE ALONG SAID EASTERLY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.93 FEET TO THE END OF CURVE;  
THENCE S03°32'02"E ALONG SAID EASTERLY LINE, A DISTANCE OF 104.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, THE FOLLOWING (4) FOUR COURSES AND DISTANCES:  
1) THENCE S86°27'58"W A DISTANCE OF 17.51 FEET;  
2) THENCE S52°31'53"W A DISTANCE OF 26.51 FEET;  
3) THENCE S86°27'58"W A DISTANCE OF 59.37 FEET;  
4) THENCE N89°47'08"W A DISTANCE OF 44.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;  
THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 1, THE FOLLOWING (2) COURSES AND DISTANCES:  
1) THENCE N00°12'58"E A DISTANCE OF 50.82 FEET TO THE TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 997.00 FEET, THE DELTA OF SAID CURVE IS 08°04'42", THE CHORD OF SAID CURVE BEARS N03°49'22"W, 140.45 FEET;  
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.57 FEET TO THE POINT OF BEGINNING.  
CONTAINS 27,884 SQUARE FEET OR 0.64 ACRES MORE OR LESS.

### VICINITY MAP



SHEET #	DESCRIPTION
1	COVER SHEET/SIGNATURES
2	BOUNDARY/OVERALL SUBDIVISION(S)
3	SITE PLAN/ELEMENT DESIGNATION
4	UNITS - FIRST FLOOR PLAN/FIRE ROOM FLOOR PLAN
5	UNITS - SECOND FLOOR PLAN
6	UNITS - THIRD FLOOR PLAN
7	BUILDING ELEVATIONS

### 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, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3.

RIGHTS-OF-WAY - 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.

UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER, 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. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

DRAINAGE AND STORMWATER - 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 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).

SIGHT EASEMENTS - 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. SHOULD THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE TOWN MAY PERFORM OR CAUSE TO BE PERFORMED THE NECESSARY MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

SIDEWALKS - THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN HEREON, WHICH SIDEWALKS SHALL REMAIN OPEN FOR PUBLIC USE. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE ADJACENT PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE SIDEWALKS. THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALKS, AS DETERMINED BY THE TOWN.

CONDOMINIUM MAP - THIS CONDOMINIUM MAP REPRESENTS A DIVISION OF THE AIRSPACE CONTAINED WITHIN THE UNITS AND THAT THIS PLAT IS FOR THE PURPOSE(S) AS SET FORTH IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DECLARATION FOR HUNTER'S CHASE II CONDOMINIUMS ("THE DECLARATION") RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2024042132.

### OWNER:

HC LAND DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY:  
BY: [Signature]  
MICHAEL A. ZAHORIK  
TITLE: MANAGING MEMBER

### ATTEST:

NIA  
SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF July, 2024 BY MICHAEL A. ZAHORIK, MANAGING MEMBER, HC LAND DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/17/2026

### LIEN HOLDER:

CONSTRUCTION LOAN SERVICES II, LLC, A COLORADO LIMITED LIABILITY COMPANY:  
BY: [Signature]  
BETH GLEIN,  
TITLE: CHIEF OPERATING OFFICER  
DATE: 9/19/2024  
SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF September, 2024, BY BETH GLEIN, CHIEF OPERATING OFFICER, CONSTRUCTION LOAN SERVICES II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2027

### NOTES:

- NOTICE: 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 OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE OF RECORD, AND ENCUMBRANCES, R.W. BAYER & ASSOCIATES, INC. RELIED UPON COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, POLICY NO. M-9302-6510866, DATED APRIL 05, 2022.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS CONDOMINIUM MAP IS THE U.S. SURVEY FOOT AS DEFINED BY UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS FOR BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE S.W. CORNER IS A 3-1/4" ALUMINUM CAP, P.L.S. 17666, 1999 IN RANGE BOX AND THE S.E. CORNER IS A 3-1/4" ALUMINUM CAP, ILLEGIBLE FLUSH WITH GROUND) OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO BEARS SOUTH 89°52'44" WEST, TAKEN FROM THE PLAT OF STROH RANCH FILING NO. 16, 1ST AMENDMENT, RECORDED IN RECEPTION NO. 2003092241, DOUGLAS COUNTY RECORDS.
- BENCHMARK: DOUGLAS COUNTY GIS MONUMENT #1070030. LOCATED 18.4 FEET EAST OF THE NORTHEAST CORNER OF SECTION 33 AT THE INTERSECTION OF HESS ROAD AND MUTSENBOCKER ROAD. ELEVATION: 5912.52 FEET (NAVD 88 DATUM)
- DIMENSIONAL TIES FROM THE BUILDING CORNERS TO THE PROPERTY LINES AS SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES. EXTERIOR BUILDING DIMENSIONS AND THE BUILDING TIES ARE TO OUTSIDE OF THE CONCRETE FOUNDATIONS WALLS.
- THE REMAINDER OF STROH RANCH FILING NO. 16, 1ST AND 2ND AMENDMENTS WHICH IS LABELED FOR FUTURE DEVELOPMENT AS SHOWN HEREON IS SUBJECT TO FUTURE DEVELOPMENT BY THE DECLARANT AND THE DECLARANT UNDER THE DECLARATION HAS RESERVED THE RIGHT TO ADD ADDITIONAL CONDOMINIUM BUILDINGS, CREATE ADDITIONAL UNITS AND COMMON ELEMENTS AND MAKE OTHER IMPROVEMENTS WITHIN THAT PROPERTY.
- COMMON ELEMENTS ARE LABELED ON THIS CONDOMINIUM MAP AS CE AND LIMITED COMMON ELEMENTS ARE LABELED ON THIS CONDOMINIUM MAP AS LCE AND ARE FURTHER DEFINED IN THE CONDOMINIUM DECLARATION. THESE AREAS WILL BE MAINTAINED BY THE HOA.
- THE BOUNDARIES OF THE UNITS ARE AS DESCRIBED IN THE CONDOMINIUM DECLARATION AND AS SHOWN HEREON.
- DECLARANT RESERVES AS A SPECIAL DECLARANT RIGHT PURSUANT TO THE DECLARATION THE RIGHT TO ALLOCATE, OR CONVEY, AS LIMITED COMMON ELEMENTS APPURTENANT TO A PARTICULAR UNIT, WITH OR WITHOUT CONSIDERATION, THE EXCLUSIVE RIGHT TO USE ANY PARKING SPACE OR GARAGE WHICH IS DESIGNATED OR SHOWN ON THIS CONDOMINIUM MAP AND WHICH IS NOT ALLOCATED HEREON AS A LIMITED COMMON ELEMENT TO THE USE AND BENEFIT OF A PARTICULAR UNIT. ANY PARKING SPACE OR GARAGE SO ALLOCATED, ASSIGNED OR CONVEYED SHALL BE A LIMITED COMMON ELEMENT OF THE UNIT TO WHICH IT IS ALLOCATED, ASSIGNED OR IS CONVEYED. UPON SUCH DISPOSITION, THE PARKING SPACE OR GARAGE SHALL BE APPURTENANT TO AND FOR THE EXCLUSIVE USE AND BENEFIT OF THE UNIT TO WHICH IT HAS BEEN ALLOCATED.
- PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE PROPERTY FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND INTERNAL ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ON SITE IMPROVEMENTS ARE COMPLETED AND PROBABLY 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.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, FOR ANY DEVELOPMENT ON PROPERTY DESCRIBED HEREIN.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE CROSS-PARKING EASEMENT FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREIN (EXCEPT AS NOTED ABOVE) FOR THE SHARED USE OF ALL PARKING SPACES SITUATED ON THE PROPERTY DESCRIBED HEREIN. A MAINTENANCE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PARKING LOT(S) AND INTERNAL ACCESS DRIVES.
- WITHIN SIGHT DISTANCE TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED, BUT NO SOLID STRUCTURE OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THIS LOT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD), PER THE F.E.M.A, FLOOD INSURANCE RATE MAP, MAP NUMBER 08035C01826, MAP REVISED MARCH 16, 2016.

### SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT MARCH, 2023, 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, CONDOMINIUM MAPPING 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 MAP ACCURATELY AND PROPERLY SHOWS SAID CONDOMINIUM MAP AND THE SURVEY THEREOF.

I ATTEST TO THE ABOVE ON THIS 10th DAY OF July, 2024.



RAYMOND W. BAYER, P.S.L.S. NO. 6973  
FOR AND ON BEHALF OF R.W. BAYER & ASSOCIATES, INC.

### TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, 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 SHOWN HEREON.

[Signature]  
SIGNATURE

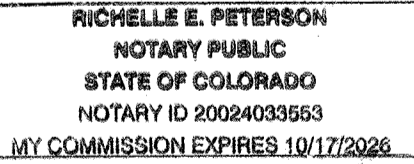
BY: Don Bohner

AS: V.P. Anselary Services OF STEWART TITLE GUARANTY TITLE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2024 BY Don Bohner AS V.P. Anselary Services

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/17/2026



### PLANNING DIRECTOR APPROVAL:

CONDOMINIUM UNIT MAP WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE 3rd DAY OF October, 2024, FOR FILING.

[Signature] 10/3/24  
PUBLIC WORKS DIRECTOR

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF DOUGLAS)

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 \_\_\_\_\_

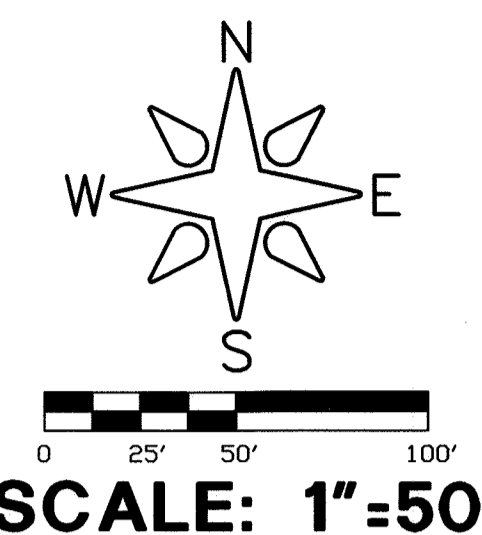
COUNTY CLERK AND RECORDER

Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwb@surveyingllc.com  
CAD FILE: 2300383/2300383-1.dwg  
Date Prepared: FEBRUARY 27, 2023  
REVISED: 03-12-24 1ST COMMENTS  
REVISED: 05-31-24 2ND COMMENTS

Do not include

# HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3

LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 2 OF 7



## LEGEND

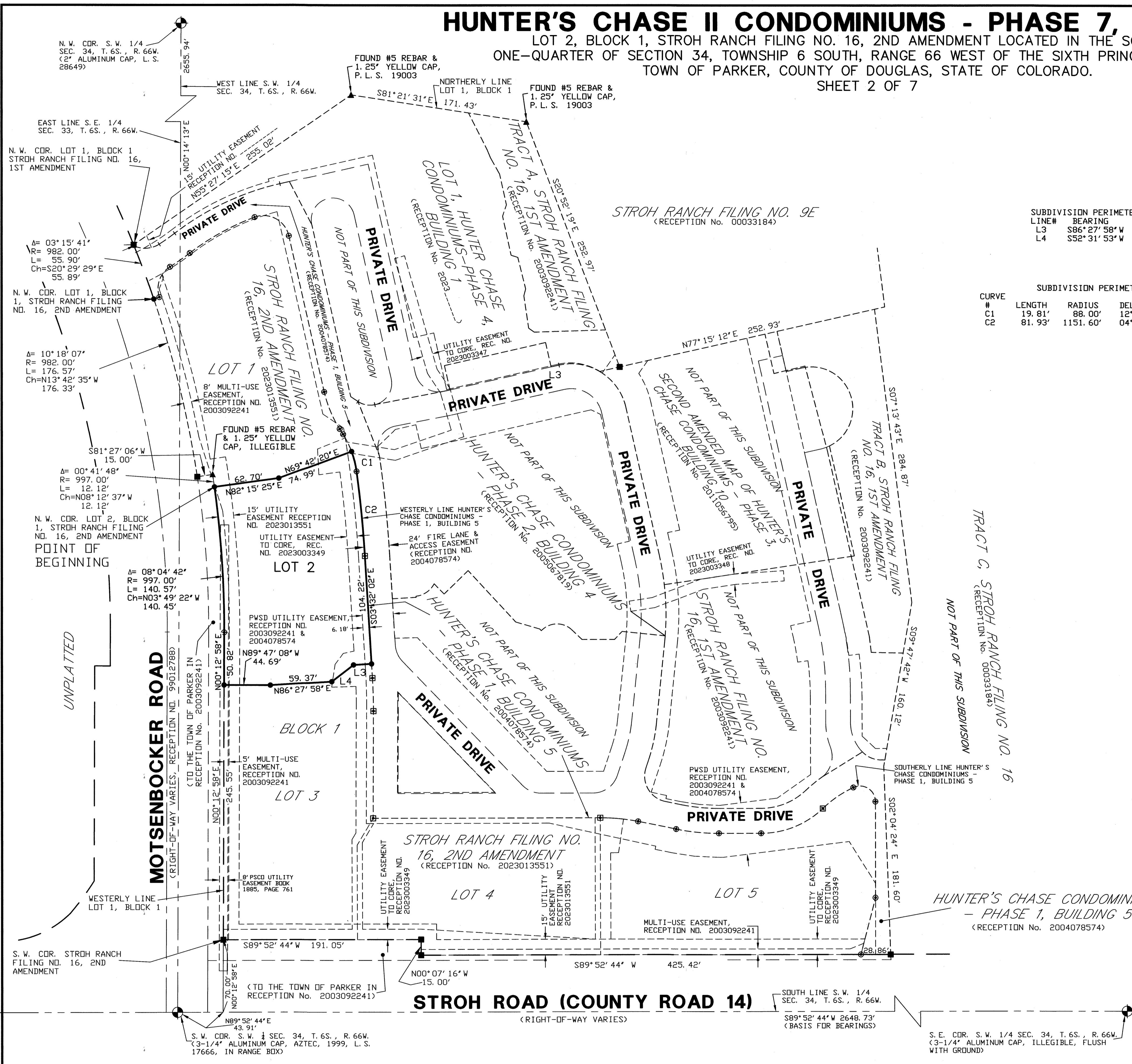
- DENOTES: FOUND #5 REBAR & 1.25" YELLOW CAP, FRONTIER, P. L. S. 36062
- ▲ DENOTES: FOUND MONUMENT AS SHOWN HEREDIN
- DENOTES: FOUND NAIL & 0.75" BRASS TAG, L. S. 30127
- DENOTES: SET #5 REBAR & 1.5" YELLOW CAP, STAMPED "BAYER, P. L. S. 6973" FLUSH
- ⊙ DENOTES: SET NAIL & 0.75" BRASS TAG, STAMPED "BAYER, L. S. 6973" IN CONCRETE

SUBDIVISION PERIMETER LINE TABLE

LINE#	BEARING	DISTANCE
L3	S86°27'58"W	17.51'
L4	S52°31'53"W	26.51'

SUBDIVISION PERIMETER CURVE TABLE

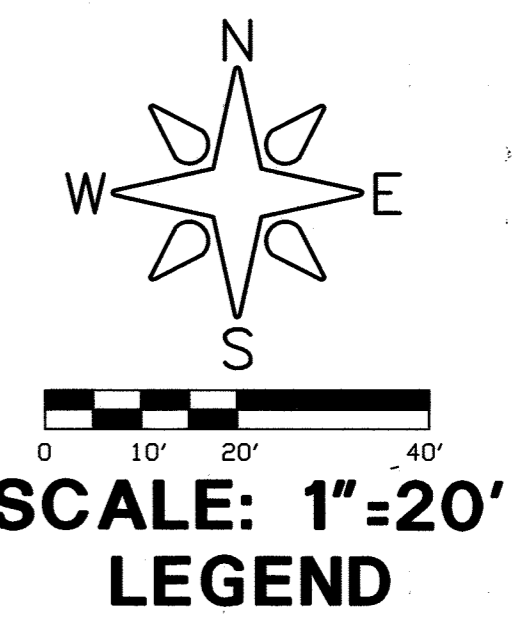
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	19.81'	88.00'	12°53'46"	19.77'	S14°03'29"E
C2	81.93'	1151.60'	04°04'34"	81.91'	S05°34'19"E



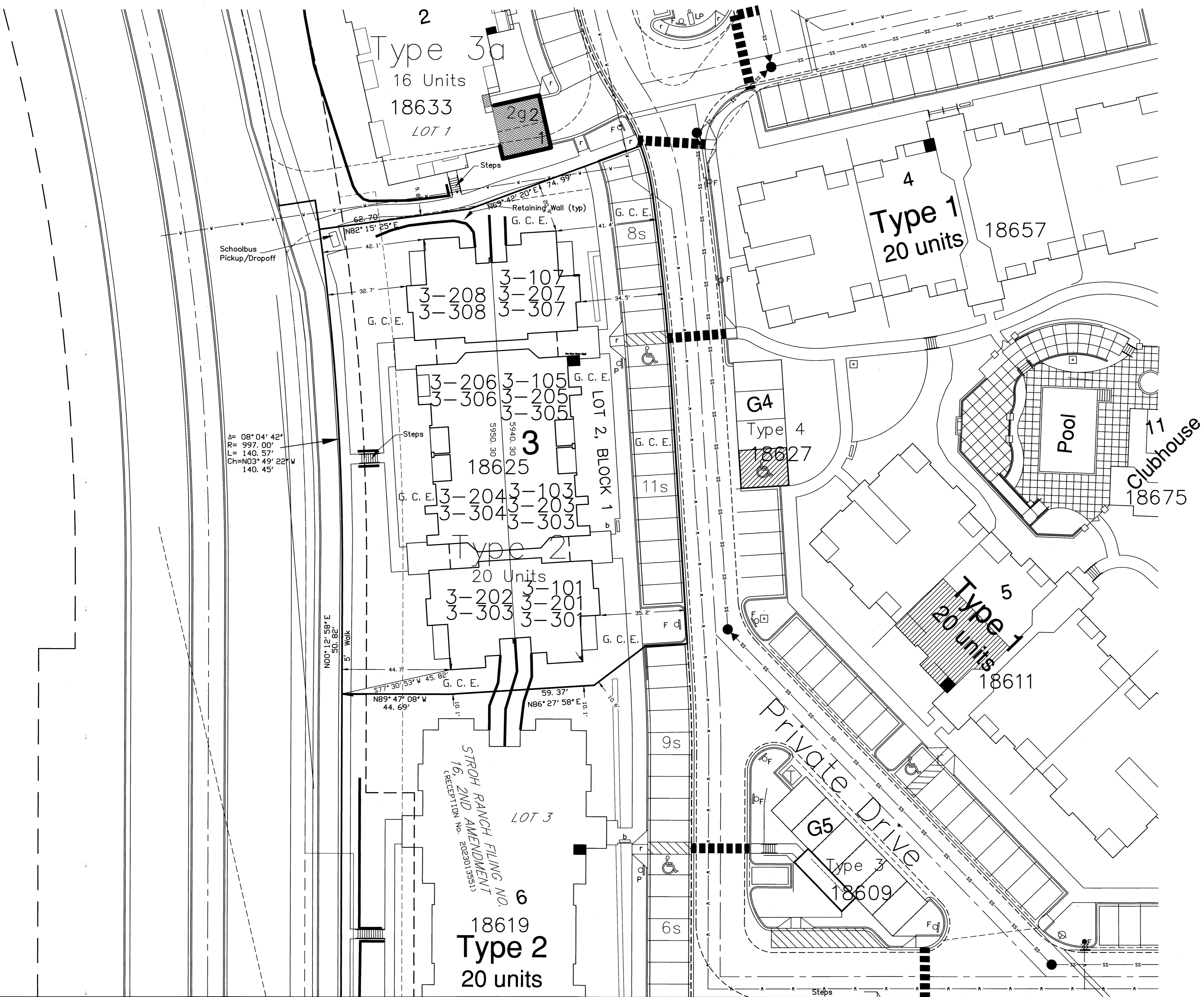
Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwbayer@rwa.com  
CAD FILE: 23003B2/23003B2-2.dwg  
Date Prepared: JANUARY 27, 2023  
REVISED: 03-12-24 1ST COMMENTS  
REVISED: 05-31-24 2ND COMMENTS

# HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3

LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 3 OF 7



1-108 DENOTES UNIT NUMBER  
G. C. E. DENOTES GENERAL COMMON ELEMENT  
L. C. E. DENOTES LIMITED COMMON ELEMENT



$\Delta = 08^{\circ} 04' 42''$   
 $R = 997.00'$   
 $L = 140.57'$   
 $Ch = N03^{\circ} 49' 22'' W$   
 $140.45'$

$N00^{\circ} 12' 58'' E$   
 $50.82'$   
5' Walk

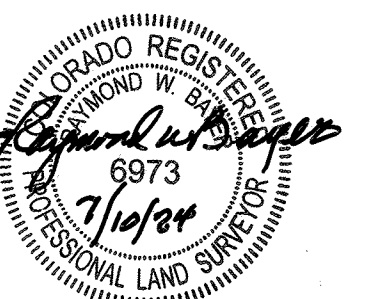
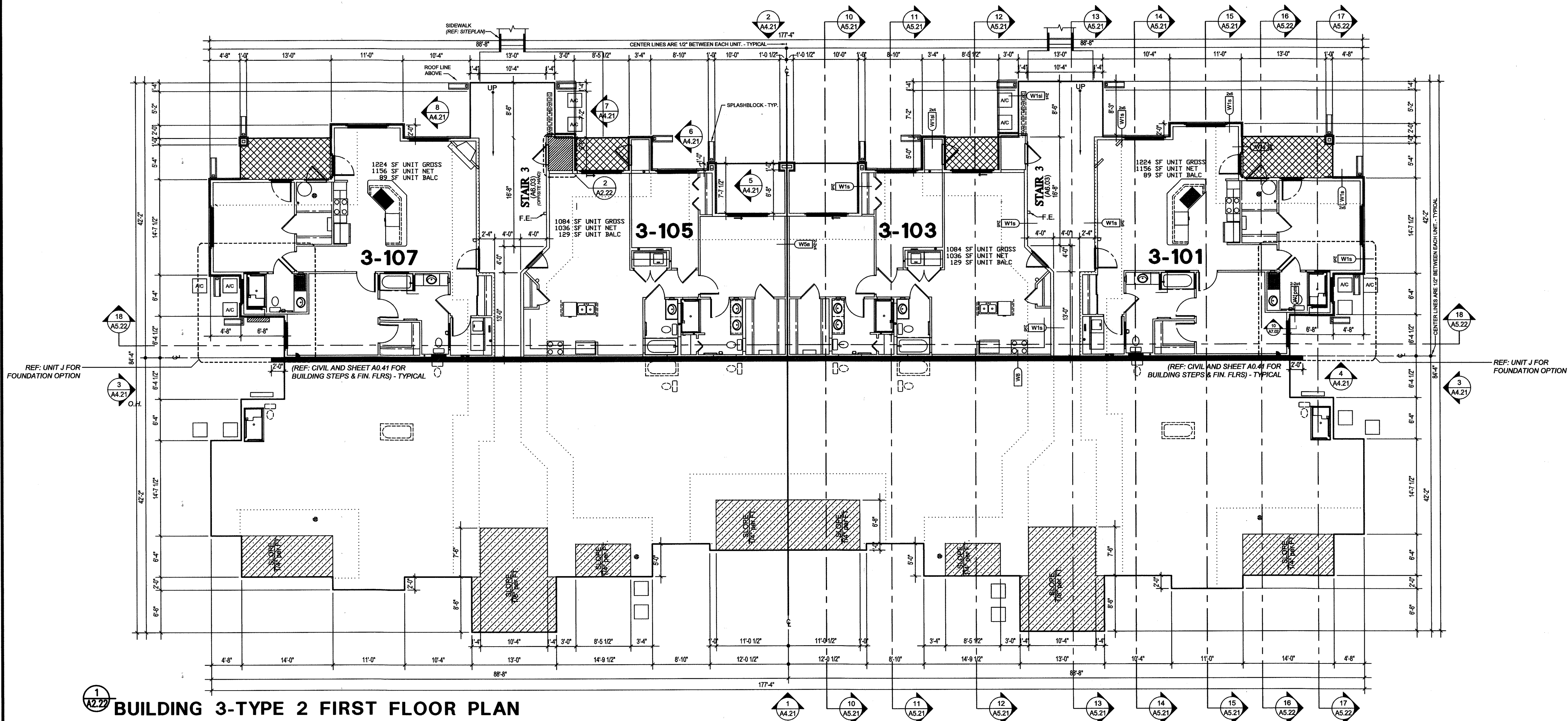
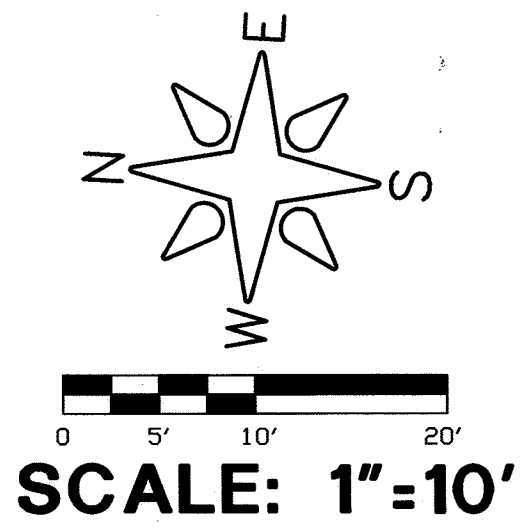
STROH RANCH FILING NO. 16, 2ND AMENDMENT (RECEPTION NO. 20230135513)



Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwb@surveying.com  
CAD FILE: 2300383/2300383-3.dwg  
Date Prepared: FEBRUARY 27, 2023  
REVISED: 03-12-24 1ST COMMENTS  
REVISED: 05-31-24 2ND COMMENTS

# HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3

LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 4 OF 7

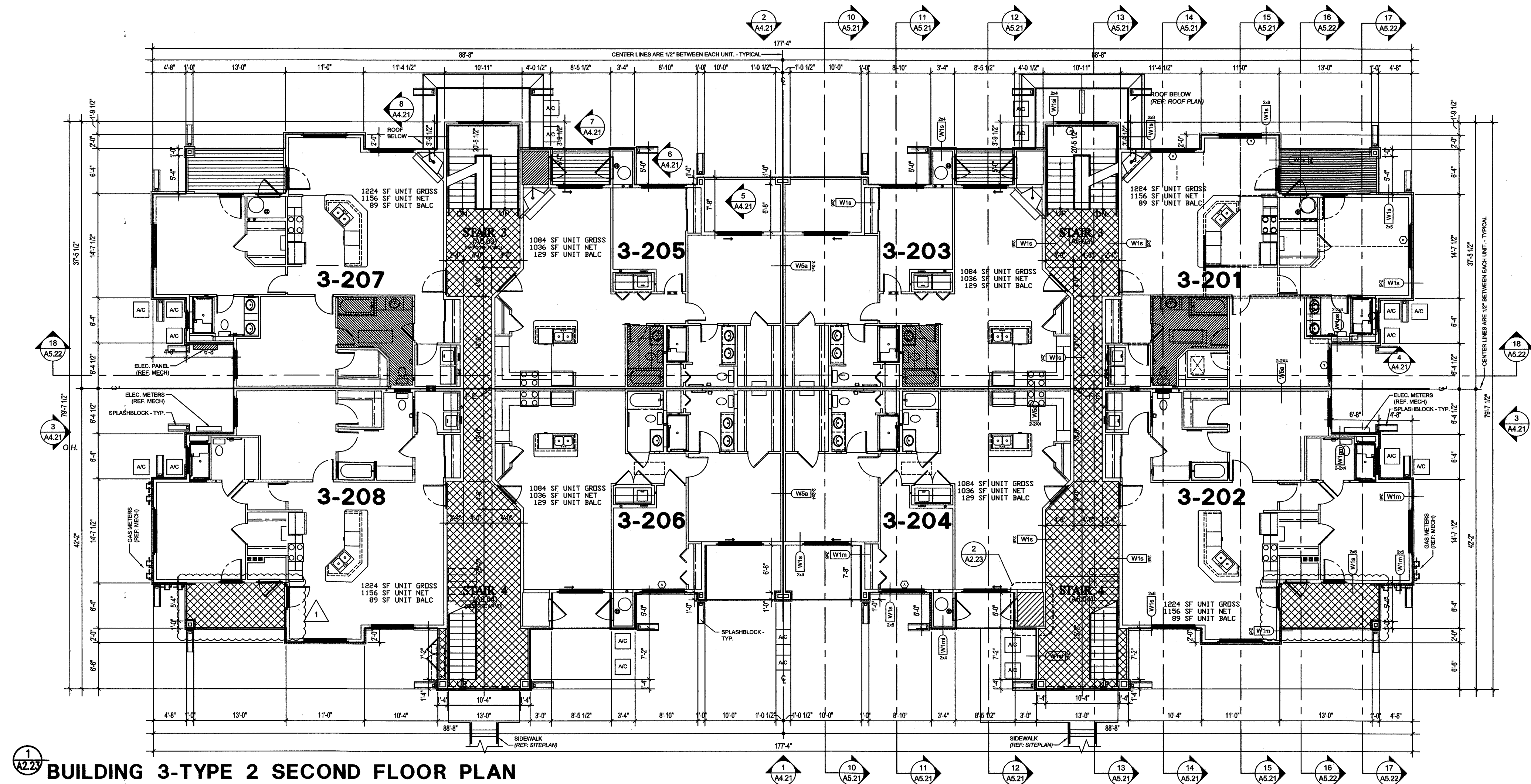
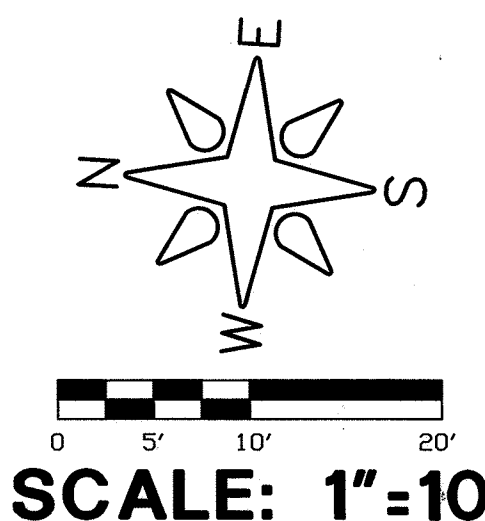


Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303)452-4433 rwb@surveying.com  
CAD FILE: 23003B3/23003B3-4.dwg

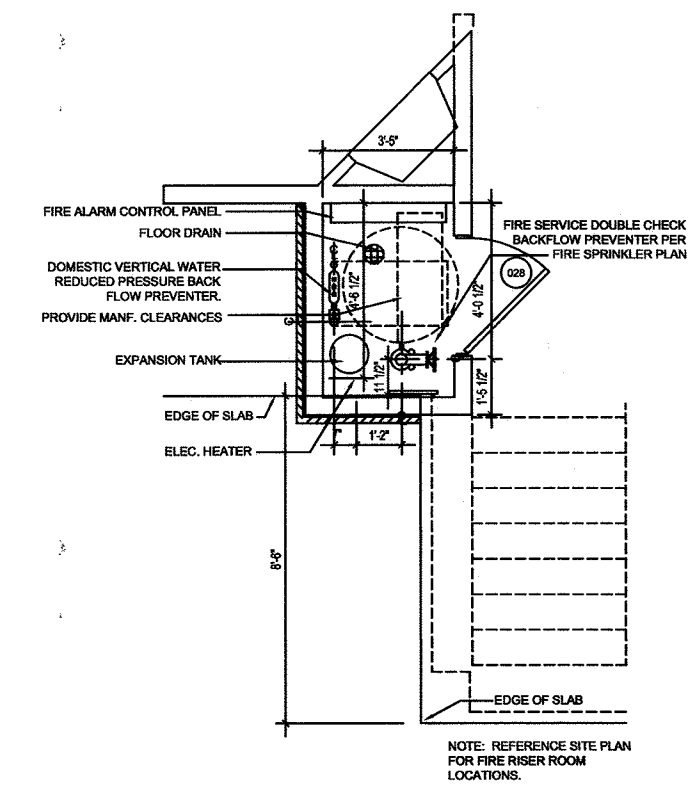
Date Prepared: FEBRUARY 27, 2023  
REVISED: 03-12-24 1ST COMMENTS  
REVISED: 05-31-24 2ND COMMENTS

# HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3

LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 5 OF 7

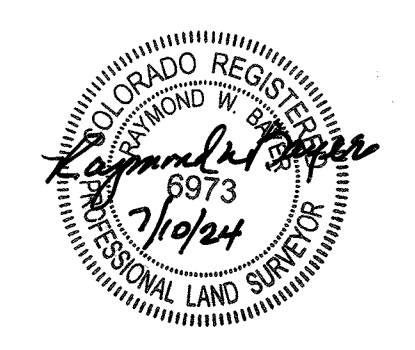


1 BUILDING 3-TYPE 2 SECOND FLOOR PLAN



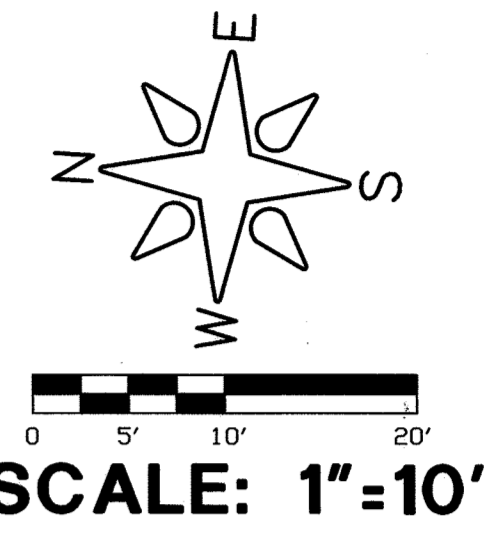
2 FIRE RISER ROOM

Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwb@surveying.com  
CAD FILE: 2300383/2300383-5.dwg  
Date Prepared: FEBRUARY 27, 2023  
REVISED: 03-12-24 1ST COMMENTS  
REVISED: 05-31-24 2ND COMMENTS

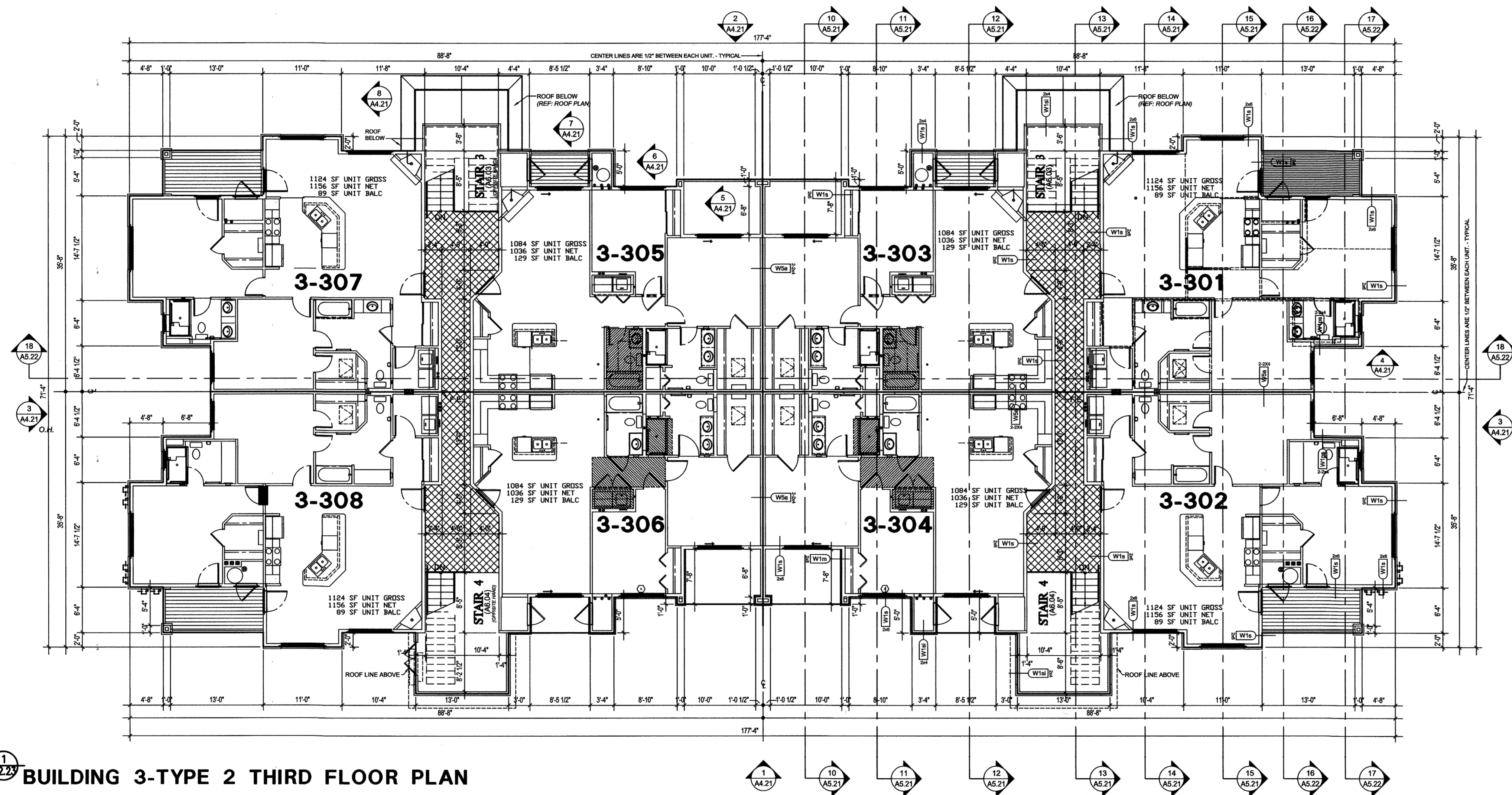


# HUNTER'S CHASE II CONDOMINIUMS - PHASE 7, BUILDING 3

LOT 2, BLOCK 1, STROH RANCH FILING NO. 16, 2ND AMENDMENT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 6 OF 7



SCALE: 1"=10'



1  
12.23 BUILDING 3-TYPE 2 THIRD FLOOR PLAN

Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwb@surveying.com  
CAD FILE: 23003B3/23003B3-6.dwg  
Date Prepared: FEBRUARY 27, 2023  
REVISED: 03-12-24 1ST COMMENTS  
REVISED: 05-31-24 2ND COMMENTS







# Project Reviews Town of Parker

**Project Number: SUB24-040**

**Description: Compark Village South- Buildings 3 and 4 Initial Condo Plat**

Applied: **8/1/2024**

Approved:

Site Address: **15101 BELFORD AVE**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 1**

Applicant: **CENTURY LIVING LLC**

Parent Project: **SP21-118**

Owner: **CENTURY LIVING LLC**

Contractor: **CENTURY LIVING LLC**

Details:

**The applicant, Century Living LLC, is proposing an Initial Condominium Plat for Buildings 3 and 4. The site is located on the north side of Belford Avenue west of Chambers Road.**

### LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/22/2024	9/12/2024	8/29/2024	COMPLETENESS REVIEW	Julia Duncan	REVISIONS REQUIRED	Incomplete

Notes:

From: Duncan, Julia <jduncan@parkerco.gov>  
 Sent: Monday, August 26, 2024 11:04 AM  
 To: Sean Palmer <Sean.Palmer@centurycommunities.com>  
 Subject: Re: Compark - Condo maps

Good Morning Sean,

Please let me know when those items have been uploaded. Fees have also been added, please let me know when those have been paid.

Sincerely,

Julia

From: Sean Palmer <Sean.Palmer@centurycommunities.com>  
 Sent: Tuesday, August 20, 2024 5:43 PM  
 To: Duncan, Julia <jduncan@parkerco.gov>  
 Subject: RE: Compark - Condo maps

Evening Julia

I have uploaded the Building 3 condo map, the land use application, legal description, vicinity map, and project narrative. My attorney will be back in the office tomorrow to review the Letter of Authorization and Disclosure Letter forms, and I should have an updated commitment from title as well.

Thanks



**PARKER**  
COLORADO

## Project Reviews Town of Parker



Sean Palmer????  
Senior Development Manager

Direct:  
Cell:  
303.557.4800  
720.352.8178

Email:  
Sean.Palmer@centurycommunities.com

8390 E Crescent Pkwy, Ste 650

Greenwood Village  
,  
CO

80111  
www.centurycommunities.com

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From: Sean Palmer <Sean.Palmer@centurycommunities.com>

Sent: Tuesday, August 20, 2024 9:25 AM

To: John Kirk <John.Kirk@centurycommunities.com>; Duncan, Julia <jduncan@parkerco.gov>; Robert Garcia <Robert.Garcia@centurycommunities.com>

Subject: RE: Compark - Condo maps

I'll be submitting this shortly, just need a signature on the land application.

One question Julia, we are expecting the condo maps for Building 5 and Building 2 next week. Can we pay the fees for all four buildings next week to minimize costs?

Thanks

From: John Kirk <John.Kirk@centurycommunities.com>

Sent: Tuesday, August 20, 2024 8:25 AM

To: Duncan, Julia <jduncan@parkerco.gov>; Robert Garcia <Robert.Garcia@centurycommunities.com>

Cc: Sean Palmer <Sean.Palmer@centurycommunities.com>

Subject: RE: Compark - Condo maps

Julia,



**PARKER**  
COLORADO

## Project Reviews Town of Parker



Does this packet apply, as we're building apartments and not condos? Also, I can't seem to find a permit with the title below.

Thank you,

John Kirk????

Senior Project Manager

Direct:

Cell:

720.913.8938

605.695.5289

Email:

John.Kirk@centurycommunities.com

8390 E. Crescent Parkway, Suite 650

Greenwood Village

,  
CO

80111

[www.centurycommunities.com](http://www.centurycommunities.com)

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From: Duncan, Julia <[jduncan@parkerco.gov](mailto:jduncan@parkerco.gov)>

Sent: Monday, August 19, 2024 4:51 PM



**PARKER**  
C O L O R A D O

## Project Reviews Town of Parker



To: Robert Garcia <Robert.Garcia@centurycommunities.com>  
Cc: John Kirk <John.Kirk@centurycommunities.com>  
Subject: Re: Compark - Condo maps

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Everything needs to be uploaded to project SUB24-040

Along with all required items on the application checklist:

<https://parkerco.gov/DocumentCenter/View/29015/Condominium-Plat-Packet-2024>

From: Robert Garcia <Robert.Garcia@centurycommunities.com>  
Sent: Monday, August 19, 2024 3:09 PM  
To: Duncan, Julia <jduncan@parkerco.gov>  
Cc: John Kirk <John.Kirk@centurycommunities.com>  
Subject: Compark - Condo maps

Hello Julia,

I was wondering where you wanted the condo maps uploaded for Compark Village South on Belford Ave. I have Buildings 3 and 4 to upload. Do you want it in the MF permit? And also do I just do a planning inspection to inform you to look at the maps are there?

Thanks

Robert Garcia????

Superintendent

Cell:

303.552.1387

Email:

Robert.Garcia@centurycommunities.com



**PARKER**  
COLORADO

# Project Reviews Town of Parker



8390 E Crescent Pkwy, Ste 650

Greenwood Village

,

CO

80111

[www.centurycommunities.com](http://www.centurycommunities.com)

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Fees paid and all outstanding items uploaded on 09.12.2024

Review Group: AUTO

8/1/2024			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

8/1/2024	8/26/2024	8/15/2024	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
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Notes:

Review Group: FP 1ST 20

9/12/2024		10/11/2024	FINAL PLAT 20	Julia Duncan		01 REVIEW 20
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Notes:

9/12/2024	10/5/2024	10/11/2024	SURVEY - AZTEC 20	Dean Cates	REVISIONS REQUIRED	01 REVIEW 20
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Notes: