



Development Review Division

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

MEMORANDUM

TO: Ryanne Sass, Plaza Street Partners
FROM: Stacey Nerger, Senior Planner
DATE: February 12, 2021
SUBJECT: Lincoln Professional Park – Annexation, Zoning and UBSR
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: Stacey Nerger

EMAIL: snerger@parkeronline.org

PHONE: 303.805.3199

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. 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.
 - a. Example: "02 Annexation Plat"

Annexation Plat

1. Please see the attached redlines on the Annexation Map for additional information.

Comment Addressed: Yes No

Response:

2. There is a gap at the southern edge of the property that has been identified. This means that there should be a gap also in the contiguity. Attached to this memo is a previous Annexation Plat that was processed but never finalized. They chose to include the entire gap within their proposed Annexation. You can choose to do this or only what you are showing, but the map should be updated to show that there is a gap in the contiguity.

Comment Addressed: Yes No

Response:

Zoning Plat

1. Please see the attached redlines on the zoning map for additional information.

Comment Addressed: Yes No

Response:

2. If you change the amount of property annexed with regards to the gap, you will need to update the zoning map to match.

Comment Addressed: Yes No

Response:

3. Please add the following Planning Commission Certificate to the first page of the map:

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON _____.

**COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE PLANNING COMMISSION**

Comment Addressed: Yes No

Response:

4. Please add the following Planning Commission Certificate to the first page of the map:
TOWN COUNCIL CERTIFICATE
THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS
____ DAY OF _____, 2021, FOR THE PROPERTY DESCRIBED HERERON. THE ZONING
INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO.
_____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

Comment Addressed: Yes No

Response:

Use by Special Review

Staff has no comments on the Use by Special Review.

OUTSIDE REFERRAL AGENCY COMMENTS

1. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Annexation Application:
- Aztec
 - Douglas County Assessor's Office
 - Douglas County
 - IREA
 - Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

2. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Rezoning Application:
- Aztec
 - Douglas County Assessors
 - Douglas County

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

3. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Use by Special Review Application:
- Parker Authority for Reinvestment
 - Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

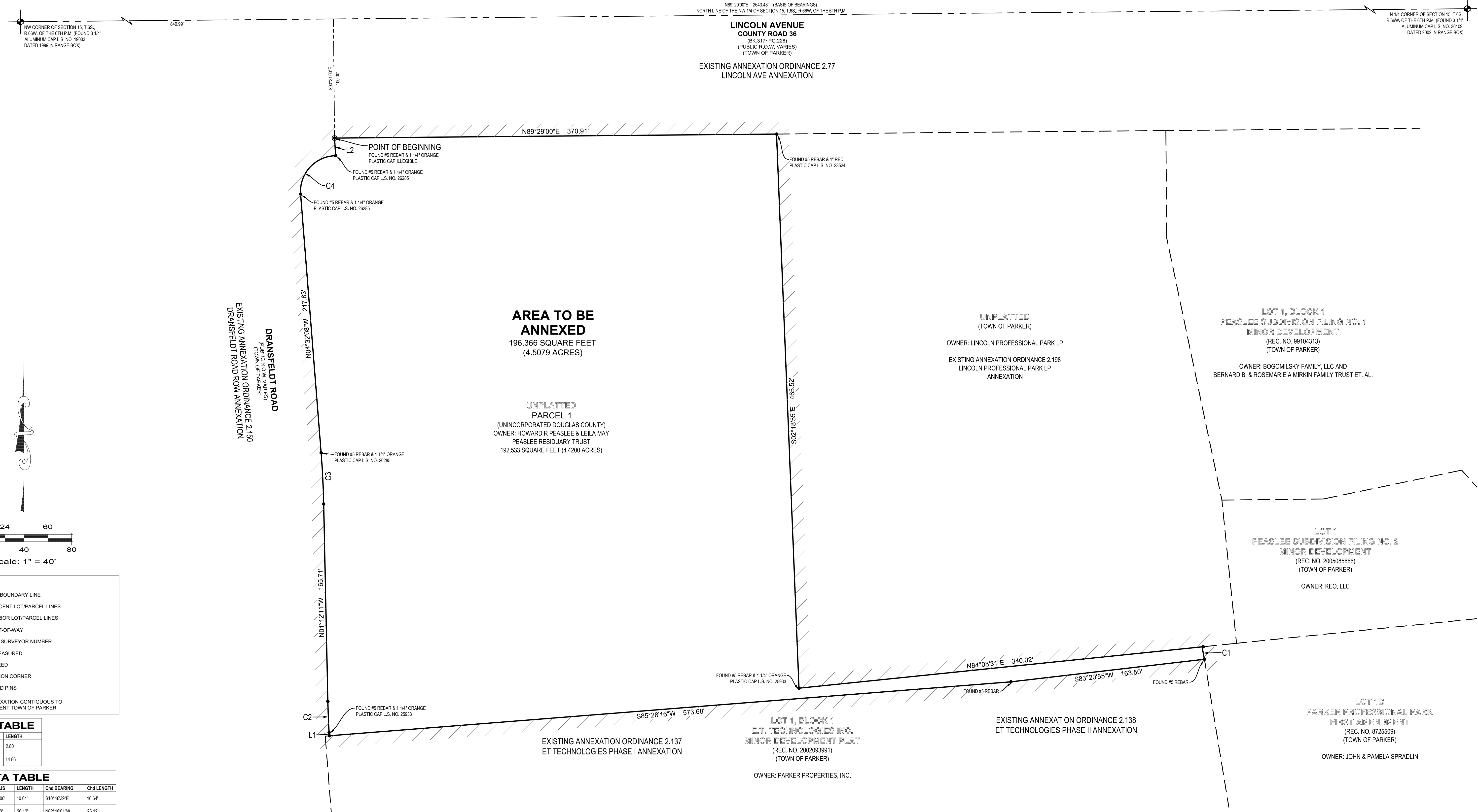
Date

Example of gap included in previous Annexation submittal.

LINCOLN PROFESSIONAL PARK ANNEXATION MAP TO THE TOWN OF PARKER

A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 15,
T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2



LEGEND

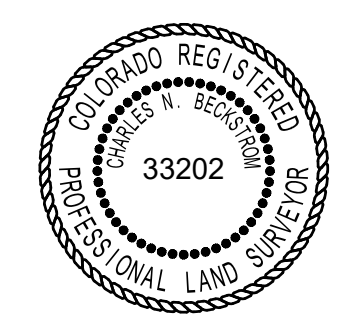
- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- INTERIOR LOT/PARCEL LINES
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- (A.M.) AS MEASURED
- (D.) BY DEED
- SECTION CORNER
- FOUND PINS
- ANNEXATION CONTIGUOUS TO PRESENT TOWN OF PARKER

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N04°31'14"W	2.87
L2	N03°34'21"W	14.86'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	00°07'33"	4841.00'	10.64'	S10°46'39"E	10.64'
C2	02°16'04"	660.00'	26.12'	N02°18'01"W	26.12'
C3	03°19'56"	740.00'	43.04'	N02°52'10"W	43.03'
C4	93°20'02"	30.00'	48.87'	N42°21'05"E	43.64'



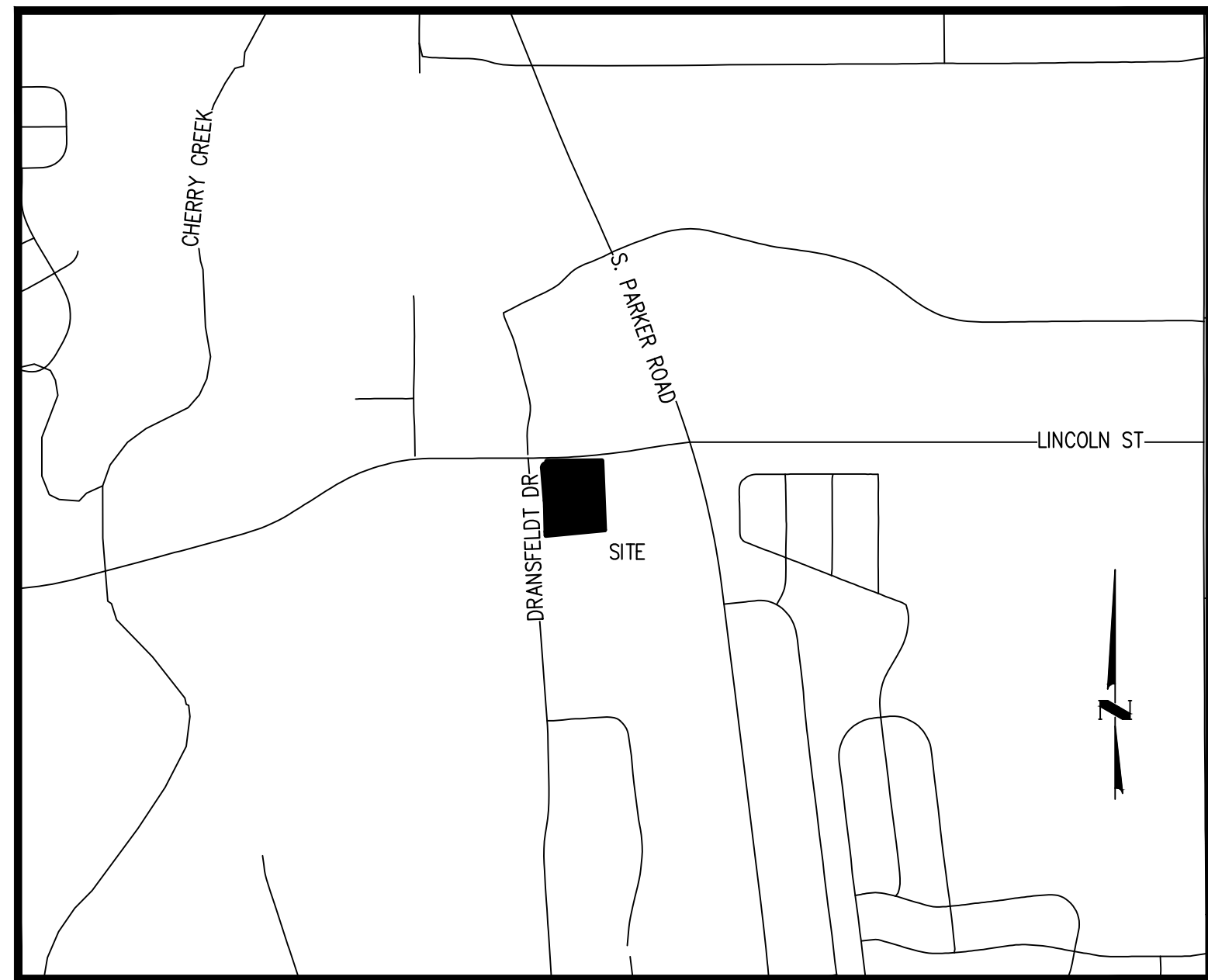
**LINCOLN PROFESSIONAL PARK
ANNEXATION MAP
TO THE TOWN OF PARKER**

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No. 17173-S | Project No. 698.003 | Date: 2018-04-30 | Revised: 2018-06-28 | Sheet: 2 OF 2

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 1 OF 2



VICINITY MAP
 SCALE: 1" = 1000'

ZONING SUMMARY TABLE

EXISTING ZONING	A1 - AGRICULTURAL ONE
PROPOSED ZONING	COMMERCIAL

Add Douglas County

PROFESSIONAL LAND SURVEYOR CERTIFICATION:

I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO.

AARON MURPHY, PLS 38162 _____ DATE _____
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH

Need to add the following
 Certificates to this map:
 Planning Commission
 Certificate
 Town Council Certificate

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON _____.

 COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
 OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS _____ DAY OF _____, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

 MAYOR, TOWN OF PARKER

ATTEST:

 TOWN CLERK

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
) SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS MAP 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

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN N/2 NW/4 SEC. 15, T6S, R66W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT INTERSECTION OF N LINE SAID SECTION 15 AND EASTERLY LINE OF COUNTY ROAD, WHICH POINT IS 785' E OF NW CORNER SAID SECTION 15;
 THENCE S 03°52'30" E ALONG EASTERLY LINE SAID COUNTY ROAD 604', THENCE NORTHEASTERLY TO POINT ON WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83, WHICH IS 513' SOUTHEASTERLY FROM INTERSECTION OF N LINE SAID SECTION 15 AND WESTERLY RIGHT-OF-WAY STATE HIGHWAY NO. 83 AND MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG WESTERLY RIGHT-OF-WAY LINE STATE HIGHWAY NO. 83 513' TO N LINE SAID SECTION 15, THENCE N 89°50'30" W ALONG N LINE SAID SECTION 15, 1026.6', MORE OR LESS, TO POINT OF BEGINNING, EXCEPT CONVEYANCE TO BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, COLORADO FOR A ROAD AND TO LEILA MAY PEASLEE AND RAY PEASLEE IN BOOK 407, PAGE 779, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED AUGUST 30, 2002 AT RECEPTION NO. 2002088425.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT 5:00 P.M. **THE SURVEYED PROPERTY IS A PORTION OF THE ABOVE REFERENCED TITLE COMMITMENT.**
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THERE IS AN APPARENT GAP BETWEEN THE PARCEL OF LAND DESCRIBED IN THE TITLE COMMITMENT AND THE PLAT OF E.T. TECHNOLOGIES INC., AS SHOWN HEREON.
- THIS WAS PREPARED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED AS A BOUNDARY SURVEY OR LAND SURVEY PLAT.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

Change to Legal Description.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\200829\SURVEY\ZONING\DWG\LAYOUT.LAYOUT
 NO AREA
 PLOT DATE: MON 10/22/20 11:10:49 AM BY: JEREMY FELDER

SHEET 1 OF 2
 COVER

PREPARED BY: PROJECT #: 200829

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2

POINT OF COMMENCEMENT
 NW CORNER SECTION 15
 FOUND 3.25" ALUM. CAP
 STAMPED: T6S S.C. R66W
 S9 S10 S15 S16
 LS 19003 1999

NORTH QTR. CORNER SECTION 15
 FOUND 3.25" ALUM. CAP
 STAMPED: JR. ENG T6S R66W
 1/4 S10 S15 LS 30109

BASIS OF BEARINGS NORTH LINE NW 1/4 SEC 15 S89°29'00"W 2643.60'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\020829\SURVEY\ZONING\DWG\LAYOUT\LAYOUT2
 NO AREA
 PLOT DATE: MON 01/22/20 11:02:10 P.M. BY: JEREMY FELDER

WEST QTR COR SECTION 15
 FOUND 3.25" ALUM. CAP
 STAMPED: T6S R66W S16 S15
 PLS 12405 1997

WEST LINE NW 1/4 SEC 15 S00°00'36"E 2670.43'

N04°33'21"W 15.04'
 L=49.23'
 R=30.00'
 Δ=94°01'51"
 ChB=N42°27'27"E
 ChL=43.89'

L=43.04'
 R=740.00'
 Δ=3°19'57"
 ChB=N02°53'30"W
 ChL=43.03'

L=25.79'
 R=660.00'
 Δ=2°14'19"
 ChB=N02°20'42"W
 ChL=25.79'

LINCOLN AVE
 (100' R.O.W.)

N89°29'00"E 371.25'

POINT OF BEGINNING

14.81' SLOPE EASEMENT
 REC. NO. 9763454

15' TELECOM
 EASEMENT REC.
 NO. 99018172

EXCEPTION PARCEL
 REC. NO. 2002088425

DRANSFELDT RD
 (VARIABLE WIDTH R.O.W.)

N04°33'23"W 217.83'

N01°13'32"W 165.71'

11964 DRANSFELDT RD
 PARCEL CONTAINS
 190,312 SQ. FT. OR
 4.37 AC. ±
 EXISTING ZONING: A1 - AGRICULTURAL ONE
 PROPOSED ZONING: COMMERCIAL

Add Douglas County
 to th

UNPLATTED

18900 E. LINCOLN AVE.
 OWNER: LINCOLN PROFESSIONAL PARK LP
 EXISTING ZONING: COMMERCIAL

UNPLATTED

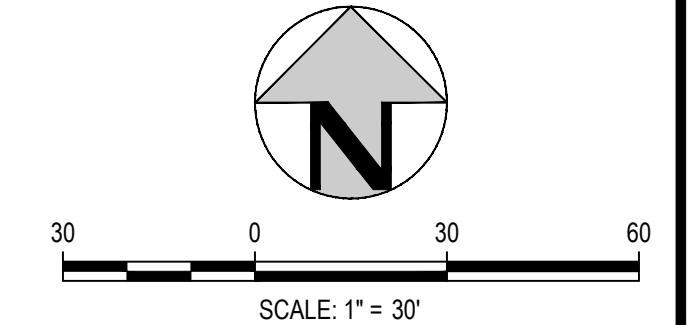
S02°18'01"E 468.50'

Depending on what
 you do with the gap
 on the Annexation
 Map, you will need to
 match it here.

25' PARKER WATER AND
 SANITATION DISTRICT ESMT.
 BK. 342 PG. 897

APPARENT GAP
 BETWEEN PARCELS

LOT 1, BLOCK 1
 E.T. TECHNOLOGIES INC.
 MINOR DEVELOPMENT PLAT
 REC. NO. 2002088991



SHEET 2 OF 2
 SITE

PREPARED BY: PROJECT #: 200829

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com