

TOWN OF PARKER COUNCIL AGENDA

December 13, 2021

Notes:

Town Council meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Councilmembers eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of Council.

Ordinances listed for first reading are being approved to introduce them. Public comment will be held upon second reading.

Start times for regular agenda items are tentative; some items may be held earlier than scheduled time.

Public comment for items that are not on the agenda may be made in person, by Zoom or electronically at <http://parkeronline.org/CouncilPublicComment>. For those unable to provide comments in person, electronically through the website or via Zoom, please contact the Clerk's Office to make alternative arrangements. The Town Clerk can be reached at 303-805-3198. Public comments provided electronically through the website that are provided by 5:00 p.m. on the day of the regular or special Town Council meeting will be provided to the Town Council and will be included with the approved minutes of the Town Council meeting.

Virtual Public Participation by Zoom Webinar: Instructions on how to participate in the public comment or public hearing part of the meeting are available by viewing the individual Town Council meeting listings on the Town's online calendar at www.parkeronline.org/calendar.

Public Viewing Only - Facebook Live: Town Council meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

PLEASE NOTE: Public participation is NOT available through Facebook Live.

1. TOWN COUNCIL MEETING SCHEDULE

A. 7:00 P.M. – Call to Order Town Council Meeting and Roll Call

2. SPECIAL PRESENTATIONS

- **2021 5A State Cross Country Champion - Tanner Brown**

3. PUBLIC COMMENTS (No action will be taken on these items.) *Public Comment is an opportunity for Town residents and other interested individuals to speak about items that are NOT on the agenda. This comment period is limited to 30 minutes total time, with each individual allowed a maximum of 3 minutes to speak. You must sign up ahead of time in order to comment, and that sign up begins 30 minutes before the start of the meeting. The Council will accommodate as many speakers as possible during this time—with preference to Town residents—but if public comment extends beyond the allotted 30 minutes, Town Council will continue the comment period at the end of the meeting, prior to adjourning for those who signed up before the meeting.*

4. REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

5. **CONSENT AGENDA**

Consent Agenda Items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless Council votes to remove an item for individual discussion. Ordinances on the Consent Agenda are for introduction only and will not be removed for discussion.

A. **ORDINANCE NO. 1.555 First Reading**

A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Making Roadway Improvements to North Parker Road, a Town Roadway, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply With All Pertinent Provisions of C.R.S. § 38-1-101, et seq., Relating to Good Faith Negotiations

Department: Engineering and Public Works, Alex Mestdag

Second Reading: January 3, 2022

B. **ORDINANCE NO. 4.116 - First Reading**

A Bill for an Ordinance Establishing the Vertical and Horizontal Alignment and the Grade of the Dransfeldt Road Extension from Motsenbocker Road to Twenty Mile Road and Motsenbocker Road from Todd Drive to Longland Parkway

Department: Engineering and Public Works, Chris Hudson

Second Reading: January 3, 2022

C. **CONTRACTS OVER \$100,000**

Preliminary Design Contract for Pikes Peak Drive Sidewalks (Sulphur Gulch Bridge to Mainstreet)

Amount: \$154,550

Contractor: Felsburg Holt & Ullevig

Department: Engineering and Public Works, Bob Exstrom

6. **PUBLIC HEARINGS**

A. **STONEGATE VET CLINIC - Use by Special Review**

Applicant: PetWell Clinic

Location: 17021 Lincoln Avenue, Unit C

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-018

B. **ORDINANCE NO. 3.193.6 – Second Reading (Continued from 11-15-21)**

A Bill for an Ordinance Amending the Parker Auto Plaza Development Guide Pursuant to the Town of Parker Land Development Ordinance

Department: Community Development, Julia Duncan

7. **ORDINANCES**

ORDINANCE NO. 3.01.127 – Second Reading

A Bill for an Ordinance to Amend Section 13.02.010 of the Parker Municipal Code Concerning the Definition of Dwelling and Dwelling Unit, and Section 13.04.180 of the Parker Municipal Code Concerning Home Occupations

Department: Town Attorney, Jim Maloney

8. **RESOLUTIONS**

A. RESOLUTION NO. 21-046

A Resolution to Exempt Certain Real Property Commonly Known as Parker Central Area Filing No. 1, Second Amendment, from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance

Department: Community Development, Julia Duncan

B. RESOLUTION NO. 21-057

A Resolution to Allow a Partial Waiver of Subsections 13.07.080(g)(2) and 13.07.080(h)(1) of the Parker Municipal Code to Extend the Expiration Date of the Cottonwood Highlands Filing No. 2C, Amendment No. 1, Replat

Department: Community Development, Stacey Nerger

C. RESOLUTION NO. 21-059

A Resolution to Allow Continued Service and Billing for School Resource Officers During Intergovernmental Agreement Negotiations

Department: Town Attorney, Jamie Wynn

D. RESOLUTION NO. 21-058

A Resolution Finding Satisfaction of Requirements Under the Carousel Farms Metropolitan District Service Plan Regarding Inclusion of Property

Department: Town Attorney, Kristin Hoffmann

9. **PUBLIC COMMENTS CONTINUED IF NECESSARY**

10. **ADJOURNMENT**



Request for Town Council Action

Date: December 13, 2021

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.555 First Reading**
A Bill for an Ordinance Stating the Intent of the Town of Parker to Acquire Certain Property Interests for the Purpose of Making Roadway Improvements to North Parker Road, a Town Roadway, Through the Utilization of the Town's Power of Eminent Domain, and Directing the Town's Staff and Town Attorney to Notify All Persons Affected Thereby of the Above-Stated Intent of the Town, and Thereafter to Comply With All Pertinent Provisions of C.R.S. § 38-1-101, *et seq.*, Relating to Good Faith Negotiations
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: January 3, 2022

EXECUTIVE SUMMARY

This ordinance provides notice of the Town's intent to acquire easements and right-of-way necessary to construct the North Parker Road Operational Improvements project (the "Project").

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker is currently in the design phase for the Project. This Project proposes to make roadway and sidewalk improvements to Parker Road between Parkglenn and E-470. The Project's primary goal is to increase vehicular mobility along this stretch of Parker Road, mainly through intersection improvements and by repurposing existing turn lanes into shared thru/turning lanes. The Project will also include improvements to pedestrian facilities in the corridor, by adding new sidewalks and by expanding existing walks.

In order to accommodate the roadway widening, sidewalks, and associated grading and utilities proposed for the Project, right-of-way and easements will need to be acquired from nine (9) commercial properties along the Project corridor. This includes one area of permanent right-of-way, one permanent easement split between two properties, and ten separate temporary construction easements. Exhibits depicting the necessary easements and right-of-way are

attached to the ordinance for reference. Further description of the permanent acquisitions are as follows:

- Approximately 12 feet of additional right-of-way is needed on the south side of Ponderosa Drive east of Parker Road. This is necessary to allow Ponderosa Drive to be widened to the south to accommodate additional turning lanes needed at the Parker Road intersection. The property that would be impacted is a tract containing a stormwater detention pond that serves the overall commercial development at that corner. The pond would be redesigned and reconstructed with the Project to ensure its continued operation.
- A 20-foot permanent easement is needed on the east side of Parker Road at Venture Court, which is the private access road into the commercial development at the southeast corner of Parker Road and Pine Lane. This easement is needed to accommodate a new storm sewer line that will be installed with the Project.

Town staff and our consultants will utilize good-faith negotiations with the affected property owners. As with all Town acquisitions, staff is optimistic that agreements can be reached with the property owners, particularly with the majority of these acquisitions being temporary in nature. The ordinance authorizes staff and consultants to initiate the acquisition of the needed right-of-way and easements.

FINANCIAL IMPACT

The cost of the acquisitions is part of the approved funding for this capital improvement project. The majority of the cost of the project is being funded via state and federal funding.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY



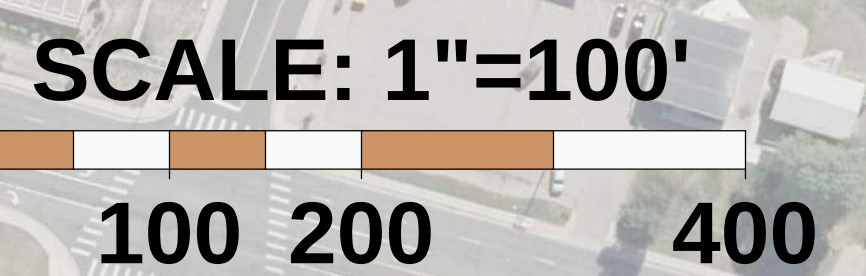
INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

1. Vicinity Map
2. Ordinance 1.555

RECOMMENDED MOTION

I move to approve Ordinance No. 1.555 on first reading and to schedule second reading for January 3, 2022, as part of the consent agenda.



ORDINANCE NO. 1.555, Series of 2021

TITLE: A BILL FOR AN ORDINANCE STATING THE INTENT OF THE TOWN OF PARKER TO ACQUIRE CERTAIN PROPERTY INTERESTS FOR THE PURPOSE OF MAKING ROADWAY IMPROVEMENTS TO NORTH PARKER ROAD, A TOWN ROADWAY, THROUGH THE UTILIZATION OF THE TOWN'S POWER OF EMINENT DOMAIN, AND DIRECTING THE TOWN'S STAFF AND TOWN ATTORNEY TO NOTIFY ALL PERSONS AFFECTED THEREBY OF THE ABOVE-STATED INTENT OF THE TOWN, AND THEREAFTER TO COMPLY WITH ALL PERTINENT PROVISIONS OF C.R.S. § 38-1-101, ET SEQ., RELATING TO GOOD FAITH NEGOTIATIONS

WHEREAS, the Town of Parker, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Section 15.5 of the Town of Parker Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, and C.R.S. § 38-6-101, *et seq.*;

WHEREAS, the Town of Parker wishes to acquire certain property interests including a fee acquisition as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, permanent easement acquisitions as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, and certain temporary construction easements as more particularly described in **Exhibit C**, attached hereto and incorporated herein by this reference, for the purpose of making certain roadway improvements on North Parker Road, a Town roadway, as generally depicted on **Exhibit D**; and

WHEREAS, the Town Council of the Town of Parker wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including, but not limited to, the notice and negotiation requirements and provisions thereof.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the Town of Parker, Colorado intends to acquire the property interests in fee simple as more particularly described in **Exhibit A**, certain permanent easements as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, and certain temporary construction easements as more particularly described in **Exhibit C**, attached hereto and incorporated herein by this reference (collectively, the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the Town's ability to provide public streets, roadways, and associated sidewalks for the residents of the Town of Parker.

Section 3. The Town Attorney is hereby directed to provide a copy of this Ordinance to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the Town of Parker to acquire such property through the use of the Town's power of eminent domain.

Section 4. The staff of the Town, together with the Town Attorney, and any and all persons retained or employed by the Town of Parker in the prosecution of this matter, are directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the Town shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the Town of Parker Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two (2) public places two (2) days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 7. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: PA-1

November 22, 2021

DESCRIPTION

A PERMANENT ACQUISITION NO. PA-1 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, MACLACHLAN SUBDIVISION FILING NO. 1 RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES:

1. NORTH 24°23'55" WEST, A DISTANCE OF 78.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'53", AN ARC LENGTH OF 13.05 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 75°15'26" WEST, A DISTANCE OF 27.80 FEET;

THENCE SOUTH 67°42'48" WEST, A DISTANCE OF 74.32 FEET;

THENCE SOUTH 60°19'47" WEST, A DISTANCE OF 37.26 FEET;

THENCE SOUTH 53°49'42" WEST, A DISTANCE OF 30.20 FEET;

THENCE SOUTH 10°17'37" WEST, A DISTANCE OF 37.11 FEET TO THE EASTERLY LINE OF THAT CERTAIN THIRTY (30) FOOT WIDE ACCESS AND UTILITY EASEMENT AS DEPICTED ON SAID MACLACHLAN SUBDIVISION FILING NO. 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 115.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°11'57" WEST;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°59'09", AN ARC LENGTH OF 26.06 FEET;
2. NORTH 48°47'12" WEST, A DISTANCE OF 7.71 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 270.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°35'53" EAST;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}11'58''$, AN ARC LENGTH OF 99.90 FEET;
2. NORTH $65^{\circ}36'05''$ EAST, A DISTANCE OF 75.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $65^{\circ}04'07''$, AN ARC LENGTH OF 34.07 FEET TO THE **POINT OF BEGINNING**.

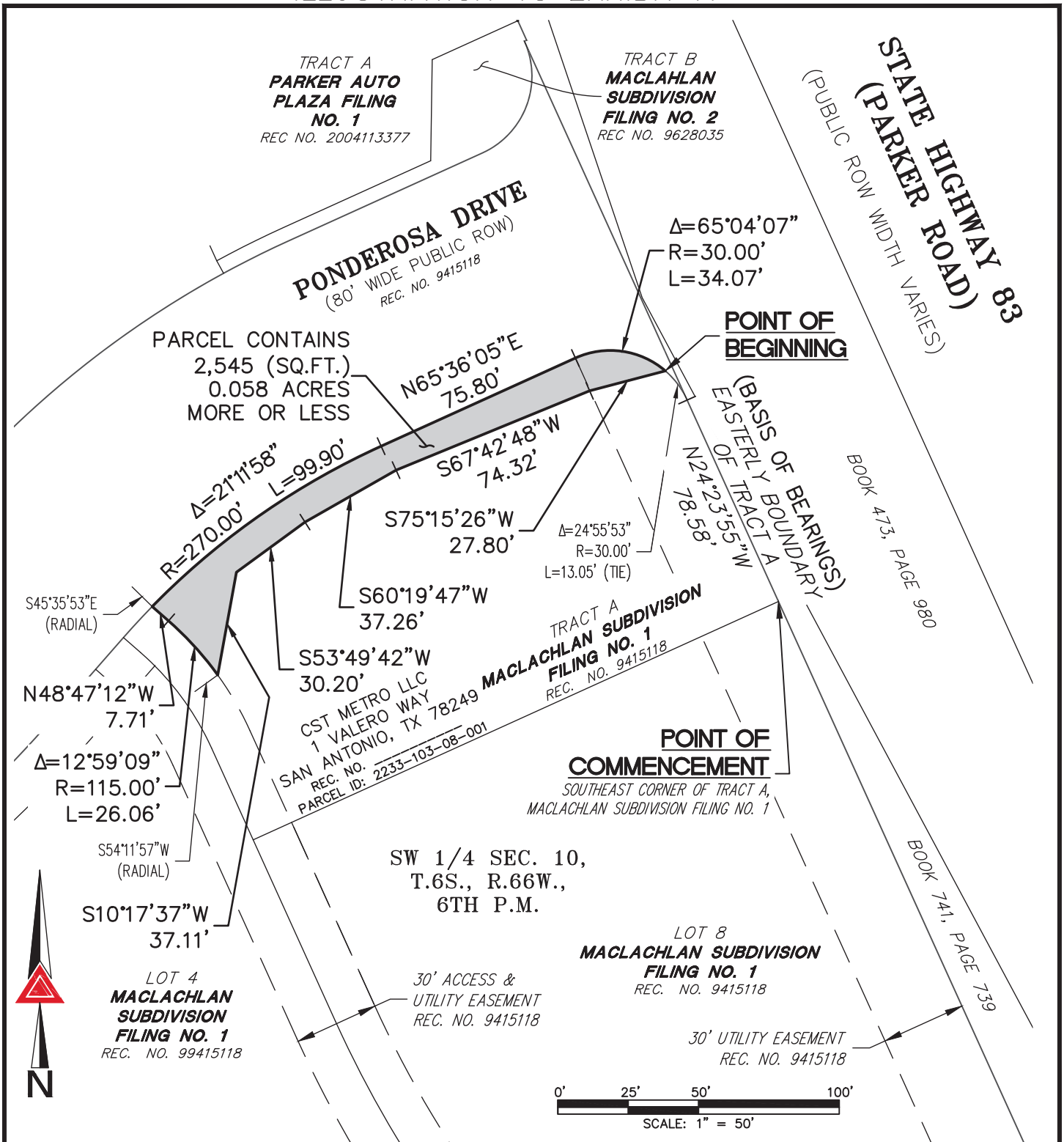
THE ABOVE DESCRIBED PERMANENT ACQUISITION CONTAINS AN AREA OF 0.058 ACRES, (2,545 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - PE-1.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 50'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

PERMANENT ACQUISITION 1
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

4 OF 4 SHEETS

EXHIBIT B

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: PE-2

November 22, 2021

DESCRIPTION

A PERMANENT EASEMENT NO. PE-2 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4A-2, PEAKVIEW CENTER THIRD AMENDMENT RECORDED AUGUST 04, 1995 AT RECEPTION NO. 9535900 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-2;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4A-2, NORTH 65°36'56" EAST, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN TWENTY (20) FOOT WIDE UTILITY EASEMENT AS DEPICTED ON SAID PEAKVIEW CENTER THIRD AMENDMENT;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY LINE, SOUTH 24°23'04" EAST, A DISTANCE OF 32.42 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 65°36'56" WEST, A DISTANCE OF 20.00 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4A-2;

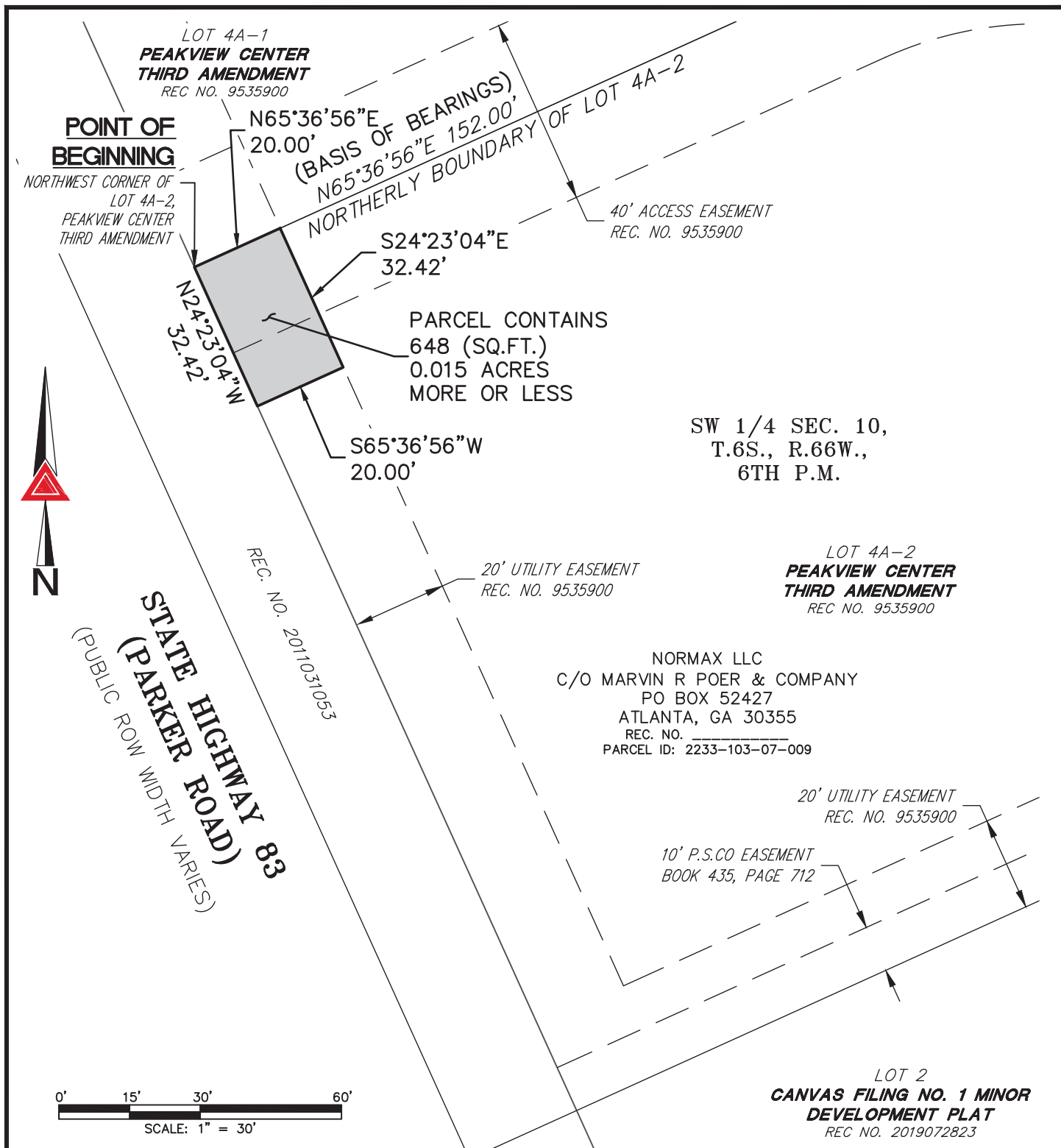
THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 24°23'04" WEST, A DISTANCE OF 32.42 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.015 ACRES, (648 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - PE-2.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



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Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

PERMANENT EASEMENT 2
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: PE-3

November 22, 2021

DESCRIPTION

A PERMANENT EASEMENT NO. PE-3 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4A-1, PEAKVIEW CENTER THIRD AMENDMENT RECORDED AUGUST 04, 1995 AT RECEPTION NO. 9535900 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4A-1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 4A-1, NORTH 24°23'04" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN FORTY (40) FOOT WIDE ACCESS EASEMENT AS DEPICTED ON SAID PEAKVIEW CENTER THIRD AMENDMENT;

THENCE ALONG SAID NORTHERLY LINE, NORTH 65°36'56" EAST, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN TWENTY (20) FOOT WIDE UTILITY EASEMENT AS DEPICTED ON SAID PEAKVIEW CENTER THIRD AMENDMENT;

THENCE DEPARTING SAID NORTHERLY LINE AND ALONG SAID EASTERLY LINE, SOUTH 24°23'04" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 4A-1;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY BOUNDARY, SOUTH 65°36'56" WEST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PERMANENT EASEMENT CONTAINS AN AREA OF 0.009 ACRES, (400 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

LOT 1-B
**PEAKVIEW CENTER
SECOND AMENDMENT**
REC NO. 9512316

10' UTILITY EASEMENT
REC. NO. 9535900

LOT 4A-1
**PEAKVIEW CENTER
THIRD AMENDMENT**
REC NO. 9535900

SW 1/4 SEC. 10,
T.6S., R.66W.,
6TH P.M.

S & JABEZ LLC
6230 PINE LN
PARKER, CO 80134
REC. NO. _____
PARCEL ID: 2233-103-07-008

**STATE HIGHWAY 83
(PARKER ROAD)**
(PUBLIC ROW WIDTH VARIES)

WESTERLY BOUNDARY OF LOT 4A-1
(BASIS OF BEARINGS)
N24°23'04"W 239.00'

PARCEL CONTAINS
400 (SQ.FT.)
0.009 ACRES
MORE OR LESS

40' ACCESS EASEMENT
REC. NO. 9535900

N65°36'56"E
20.00'

N24°23'04"W
20.00'

S24°23'04"E
20.00'

S65°36'56"W
20.00'

LOT 4A-2
**PEAKVIEW CENTER
THIRD AMENDMENT**
REC NO. 9535900

20' UTILITY EASEMENT
REC. NO. 9535900

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 4A-1,
PEAKVIEW CENTER THIRD AMENDMENT

0' 20' 40' 80'
SCALE: 1" = 40'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - PE-3.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 40'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
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Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

PERMANENT EASEMENT 3
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

EXHIBIT C

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-1

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-1 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, BLOCK 1, DIREZZA MINOR DEVELOPMENT PLAT RECORDED AUGUST 12, 2004 AT RECEPTION NO. 2004084139 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 80°29'20" WEST, A DISTANCE OF 19.52 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 26°22'36" EAST, A DISTANCE OF 33.62 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 09°06'15" EAST, A DISTANCE OF 27.24 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.006 ACRES, (266 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

DW PARTNERSHIP LP &
BPD PARTNERSHIP ETAL
1600 GOLDEN MILE HWY
MONROEVILLE, PA 15146
REC. NO. _____
PARCEL ID: 2233-152-11-001

20' UTILITY EASEMENT
REC. NO. 2004084139

NW 1/4 SEC. 15,
T.6S., R.66W.,
6TH P.M.

LOT 1
BLOCK 1
**DIREZZA MINOR
DEVELOPMENT PLAT**
REC. NO. 2004084139

PARCEL CONTAINS
266 (SQ.FT.)
0.006 ACRES
MORE OR LESS

10' UTILITY EASEMENT
REC. NO. 2004084139

N26°22'36"E
33.62'

BOOK 843, PAGE 540

S09°06'15"E
27.24'

STATE HIGHWAY 83
(PARKER ROAD)
(PUBLIC ROW WIDTH VARIES)

POINT OF BEGINNING

SOUTHEAST CORNER OF LOT 1, BLOCK 1
DIREZZA MINOR DEVELOPMENT PLAT

SOUTHERLY BOUNDARY OF LOT 1, BLOCK 1
S80°29'20"W 347.15'
(BASIS OF BEARINGS)

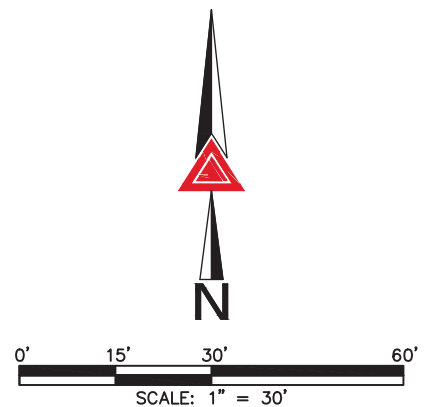
S80°29'20"W
19.52'

PARKGLENN WAY
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2004084139

REC. NO. 2006035185

LOT 2
BLOCK 2
**PARKGLENN WEST
SUBDIVISION, FILING NO. 1,
1ST AMENDMENT**
REC. NO. 2007006262

BOOK 869, PAGE 1199



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - TCE-1.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 1
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-2

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-2 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, BLOCK 1, DIREZZA MINOR DEVELOPMENT PLAT RECORDED AUGUST 12, 2004 AT RECEPTION NO. 2004084139 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 09°06'15" EAST, A DISTANCE OF 18.45 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 83°03'52" WEST, A DISTANCE OF 15.71 FEET;

THENCE NORTH 08°59'28" WEST, A DISTANCE OF 19.11 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

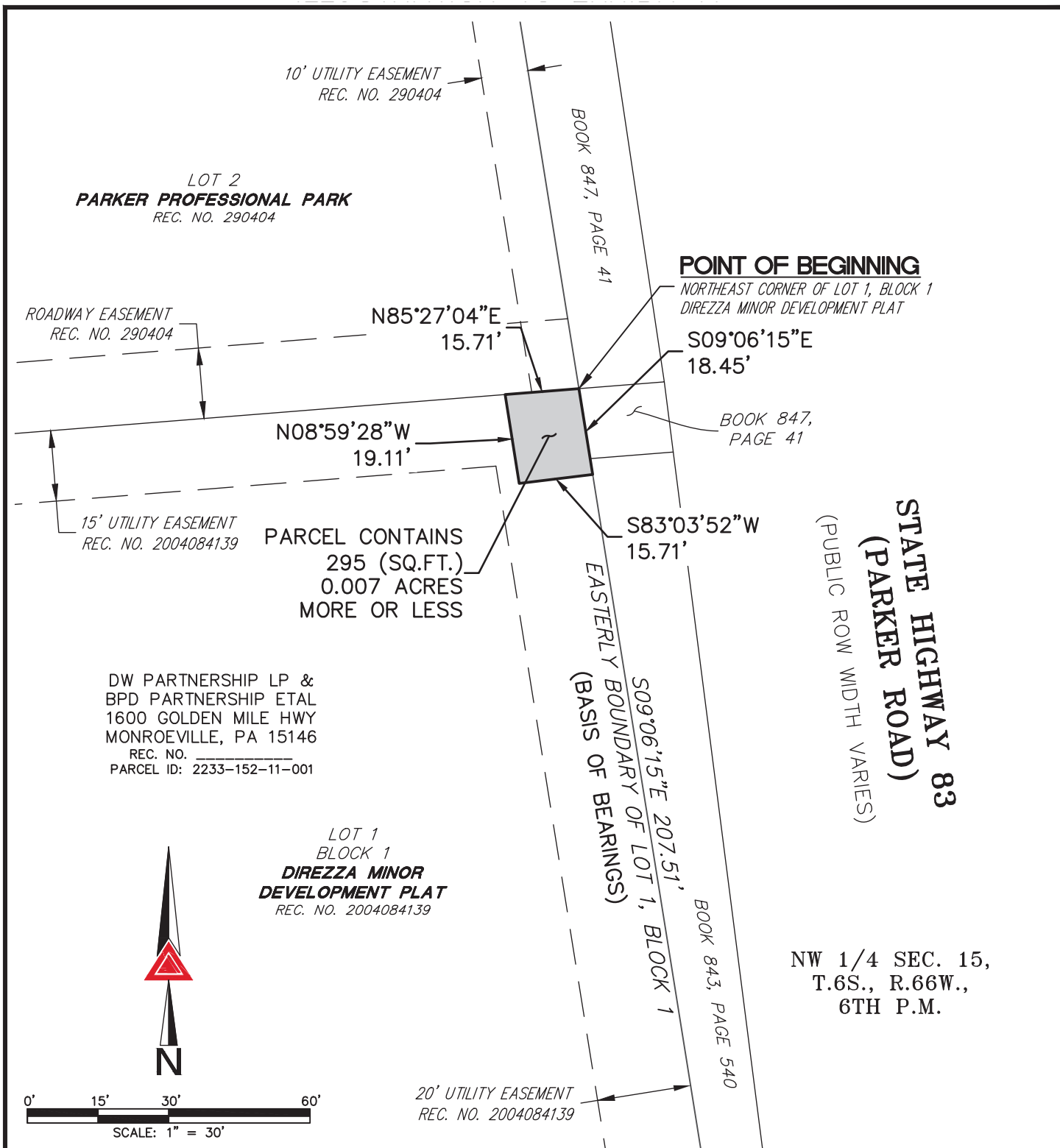
THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 85°27'04" EAST, A DISTANCE OF 15.71 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.007 ACRES, (295 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



PATH:
DWG NAME: NORTH PARKER ROAD - TCE-2.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



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Q: 24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 2
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-3

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-3 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 2, PARKER PROFESSIONAL PARK RECORDED AUGUST 26, 1982 AT RECEPTION NO. 290404 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 8907109 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND THE SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, SOUTH 85°27'04" WEST, A DISTANCE OF 18.17 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2, SOUTH 85°27'04" WEST, A DISTANCE OF 15.71 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 08°59'28" WEST, A DISTANCE OF 15.01 FEET;

THENCE NORTH 81°01'22" EAST, A DISTANCE OF 15.63 FEET TO THE WESTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 09°06'15" EAST, A DISTANCE OF 16.22 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.006 ACRES, (244 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



LONGS PEAK PROPERTY INVESTMENTS INC &
PRO GROUP INVESTMENTS LLC
8480 E ORCHARD RD STE 1100
GREENWOOD VILLAGE, CO 80111

REC. NO. _____
PARCEL ID: 2233-152-06-005

LOT 2
PARKER
PROFESSIONAL PARK
REC. NO. 290404

10' UTILITY EASEMENT
REC. NO. 290404

N81°01'22"E
15.63'

ROADWAY EASEMENT
REC. NO. 290404

N08°59'28"W
15.01'

SOUTHERLY BOUNDARY OF LOT 2
S85°27'04"W 358.92'
(BASIS OF BEARINGS)

15' UTILITY EASEMENT
REC. NO. 2004084139

PARCEL CONTAINS
244 (SQ.FT.)
0.006 ACRES
MORE OR LESS

NW 1/4 SEC. 15,
T.6S., R.66W.,
6TH P.M.

LOT 1
BLOCK 1
DIREZZA MINOR
DEVELOPMENT PLAT
REC. NO. 2004084139

20' UTILITY EASEMENT
REC. NO. 2004084139

REC. NO. 8907109

S09°06'15"E
16.22'

POINT OF BEGINNING

POINT OF COMMENCEMENT

SOUTHEAST CORNER OF LOT 2,
PARKER PROFESSIONAL PARK &
SOUTHEAST CORNER OF SPECIAL WARRANTY DEED
REC. NO. 8907109

BOOK 847,
PAGE 41

S85°27'04"W
15.71'

BOOK 843, PAGE 540

STATE HIGHWAY 83
(PARKER ROAD)
(PUBLIC ROW WIDTH VARIES)



0' 15' 30' 60'
SCALE: 1" = 30'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: _____
DWG NAME: NORTH PARKER ROAD - TCE-3.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



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Q: 24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 3
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-4

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-4 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1 RECORDED OCTOBER 04, 1999 AT RECEPTION NO. 99104313 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH $11^{\circ}49'42''$ WEST, A DISTANCE OF 123.06 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH $78^{\circ}10'18''$ WEST, A DISTANCE OF 22.96 FEET;

THENCE NORTH $45^{\circ}01'10''$ WEST, A DISTANCE OF 7.00 FEET;

THENCE NORTH $25^{\circ}33'12''$ WEST, A DISTANCE OF 8.43 FEET;

THENCE NORTH $12^{\circ}41'23''$ WEST, A DISTANCE OF 8.21 FEET;

THENCE NORTH $75^{\circ}34'50''$ EAST, A DISTANCE OF 28.94 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

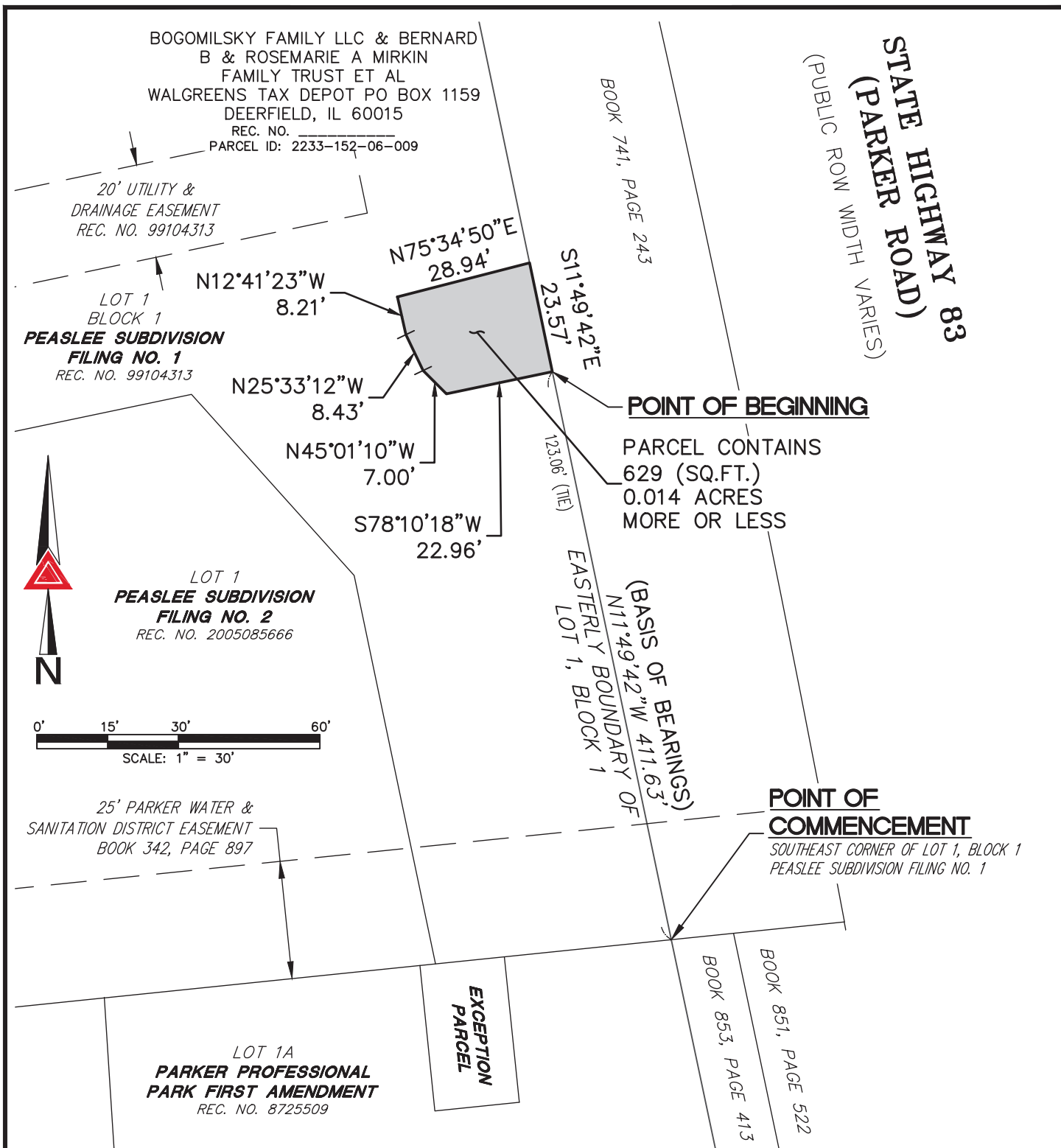
THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH $11^{\circ}49'42''$ EAST, A DISTANCE OF 23.57 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.014 ACRES, (629 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122





NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - TCE-4.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
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Q: 24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 4
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-5

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-5 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 8, MACLACHLAN SUBDIVISION FILING NO. 1 RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 8, SOUTH 24°23'55" EAST, A DISTANCE OF 29.25 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 66°14'44" WEST, A DISTANCE OF 190.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN THIRTY (30) FOOT WIDE ACCESS AND UTILITY EASEMENT AS DEPICTED ON SAID MACLACHLAN SUBDIVISION FILING NO. 1;

THENCE ALONG SAID EASTERLY LINE, NORTH 24°23'55" WEST, A DISTANCE OF 27.11 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 8;

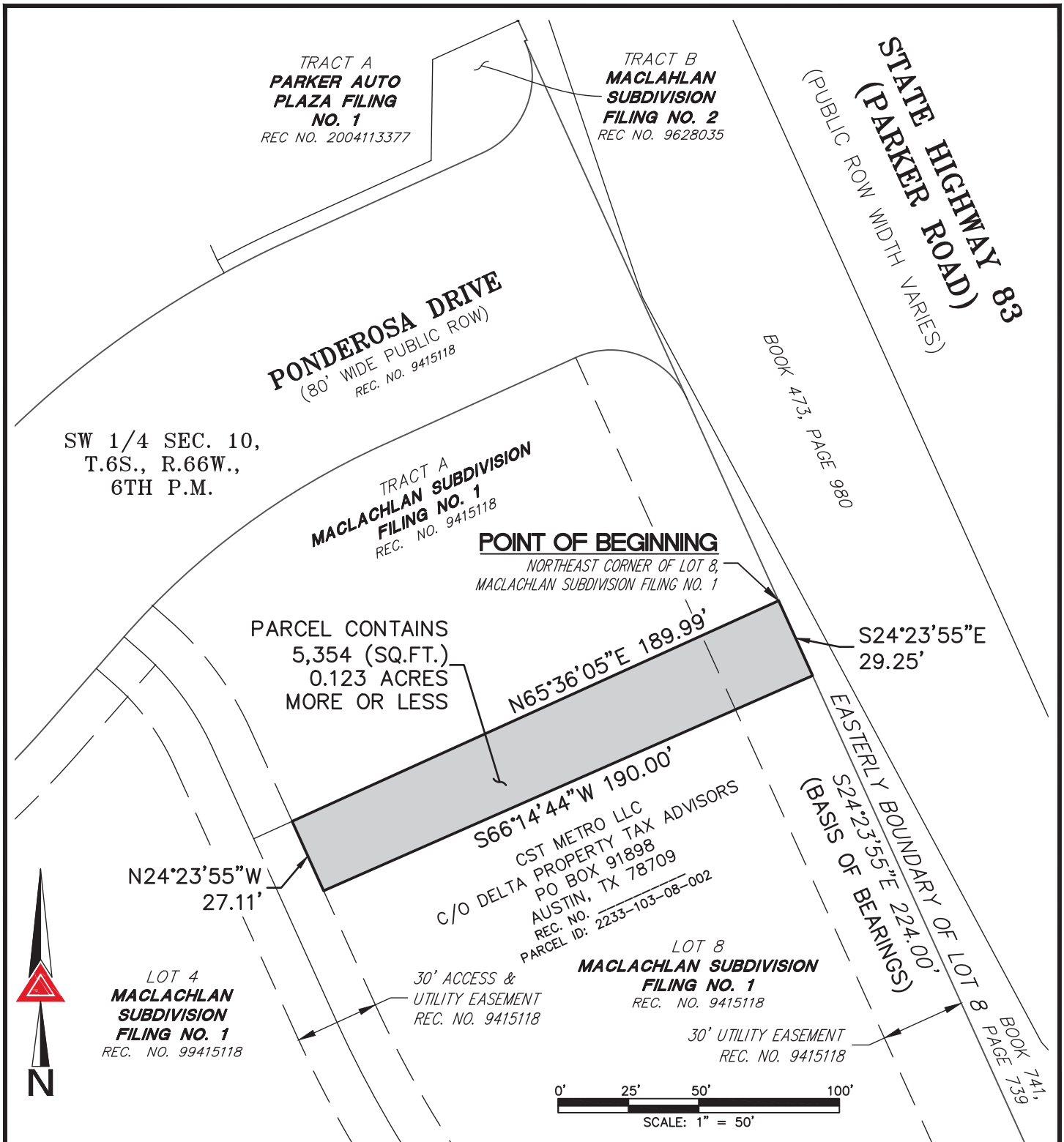
THENCE DEPARTING SAID EASTERLY LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8, NORTH 65°36'05" EAST, A DISTANCE OF 189.99 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.123 ACRES, (5,354 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-6

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-6 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF TRACT A, MACLACHLAN SUBDIVISION FILING NO. 1 RECORDED MARCH 15, 1994 AT RECEPTION NO. 9415118 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, SOUTH 65°36'05" WEST, A DISTANCE OF 189.99 FEET TO THE EASTERLY LINE OF THAT CERTAIN THIRTY (30) FOOT WIDE ACCESS AND UTILITY EASEMENT AS DEPICTED ON SAID MACLACHLAN SUBDIVISION FILING NO. 1;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 24°23'55" WEST, A DISTANCE OF 35.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 115.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'08", AN ARC LENGTH OF 22.89 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 10°17'37" EAST, A DISTANCE OF 37.11 FEET;

THENCE NORTH 53°49'42" EAST, A DISTANCE OF 30.20 FEET;

THENCE NORTH 60°19'47" EAST, A DISTANCE OF 37.26 FEET;

THENCE NORTH 67°42'48" EAST, A DISTANCE OF 74.32 FEET;

THENCE NORTH 75°15'26" EAST, A DISTANCE OF 27.80 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 40°40'12" WEST;

THENCE ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

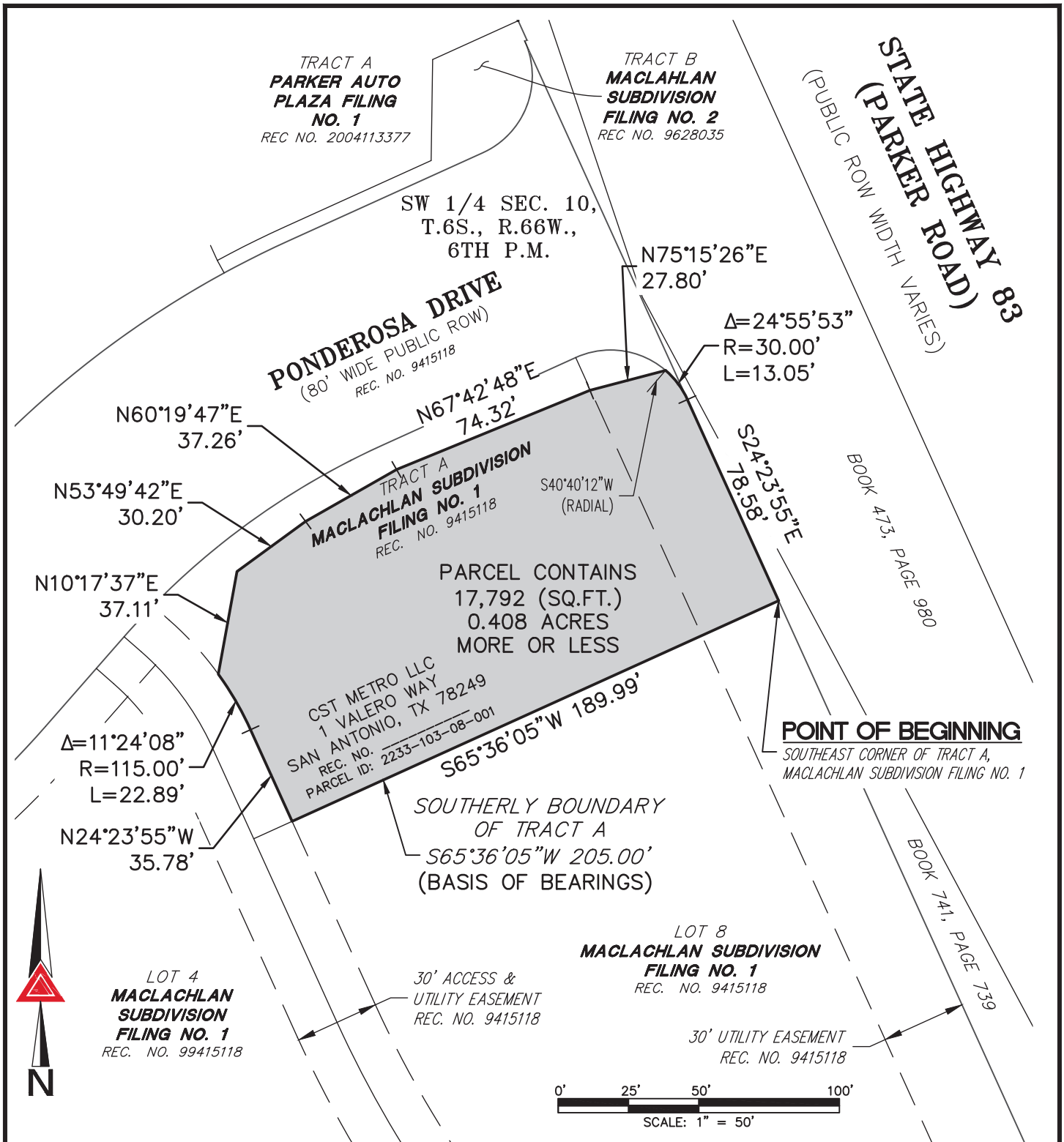
1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}55'53''$, AN ARC LENGTH OF 13.05 FEET;
2. SOUTH $24^{\circ}23'55''$ EAST, A DISTANCE OF 78.58 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.408 ACRES, (17,792 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - TCE-6.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 50'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
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Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 6
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

4 OF 4 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-7

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-7 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4A-2, PEAKVIEW CENTER THIRD AMENDMENT RECORDED AUGUST 04, 1995 AT RECEPTION NO. 9535900 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4A-2;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 4A-2, NORTH 24°23'04" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY, NORTH 24°23'04" WEST, A DISTANCE OF 154.18 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 65°36'56" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 24°23'04" EAST, A DISTANCE OF 154.18 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TEN (10) FOOT WIDE PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED IN BOOK 435 AT PAGE 712 IN SAID OFFICIAL RECORDS;

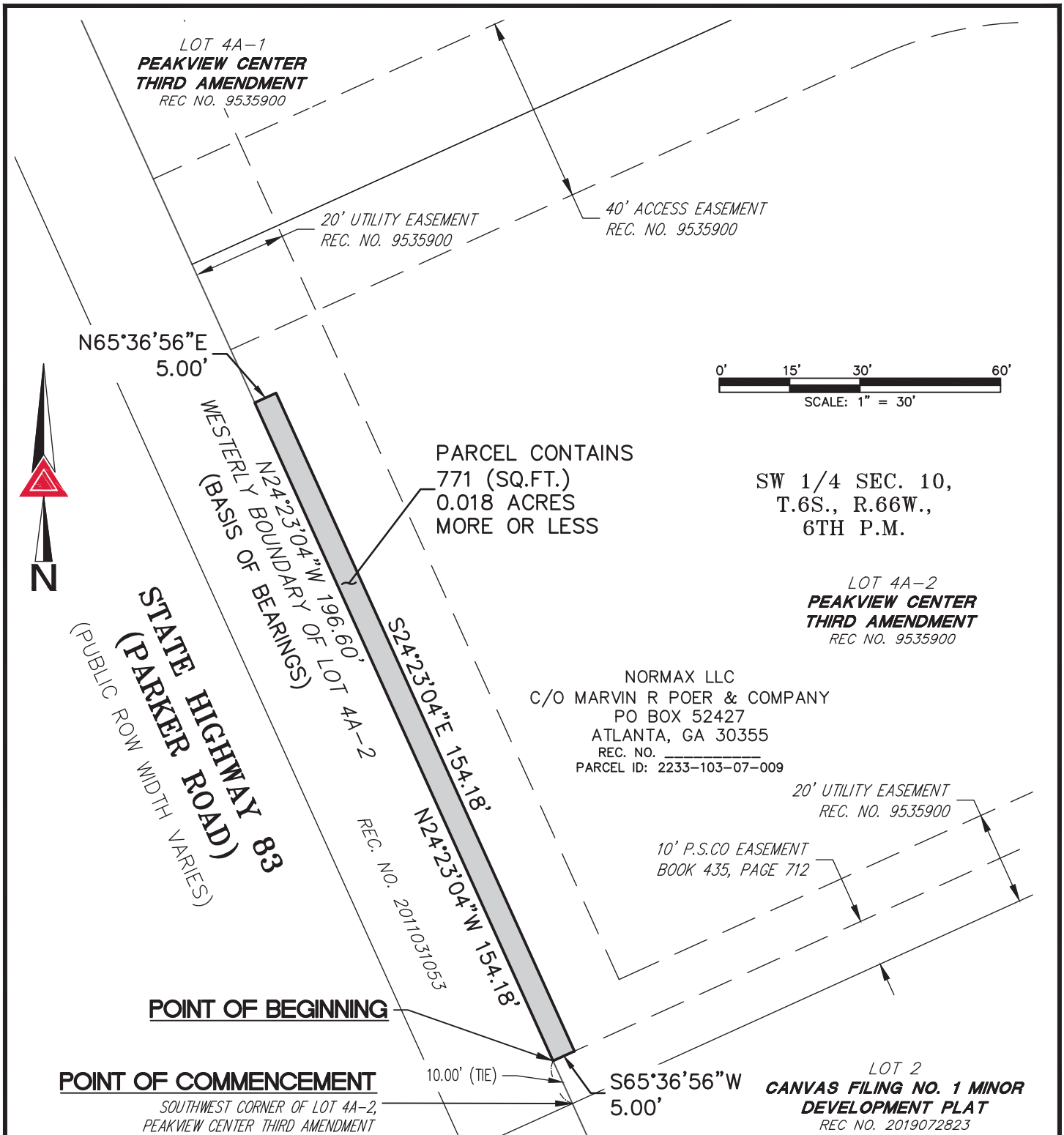
THENCE ALONG SAID NORTHERLY LINE, SOUTH 65°36'56" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.018 ACRES, (771 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - TCE-7.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



AZTEC
CONSULTANTS, INC.

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www.aztecconsultants.com

Q: 24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 7
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-8

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-8 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 4A-1, PEAKVIEW CENTER THIRD AMENDMENT RECORDED AUGUST 04, 1995 AT RECEPTION NO. 9535900 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4A-1, NORTH 79°57'41" EAST, A DISTANCE OF 5.16 FEET;

THENCE SOUTH 24°23'04" EAST, A DISTANCE OF 217.72 FEET TO THE NORTHERLY LINE OF THAT CERTAIN FORTY (40) FOOT WIDE ACCESS EASEMENT AS DEPICTED ON SAID PEAKVIEW CENTER THIRD AMENDMENT;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 65°36'56" WEST, A DISTANCE OF 5.00 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 4A-1;

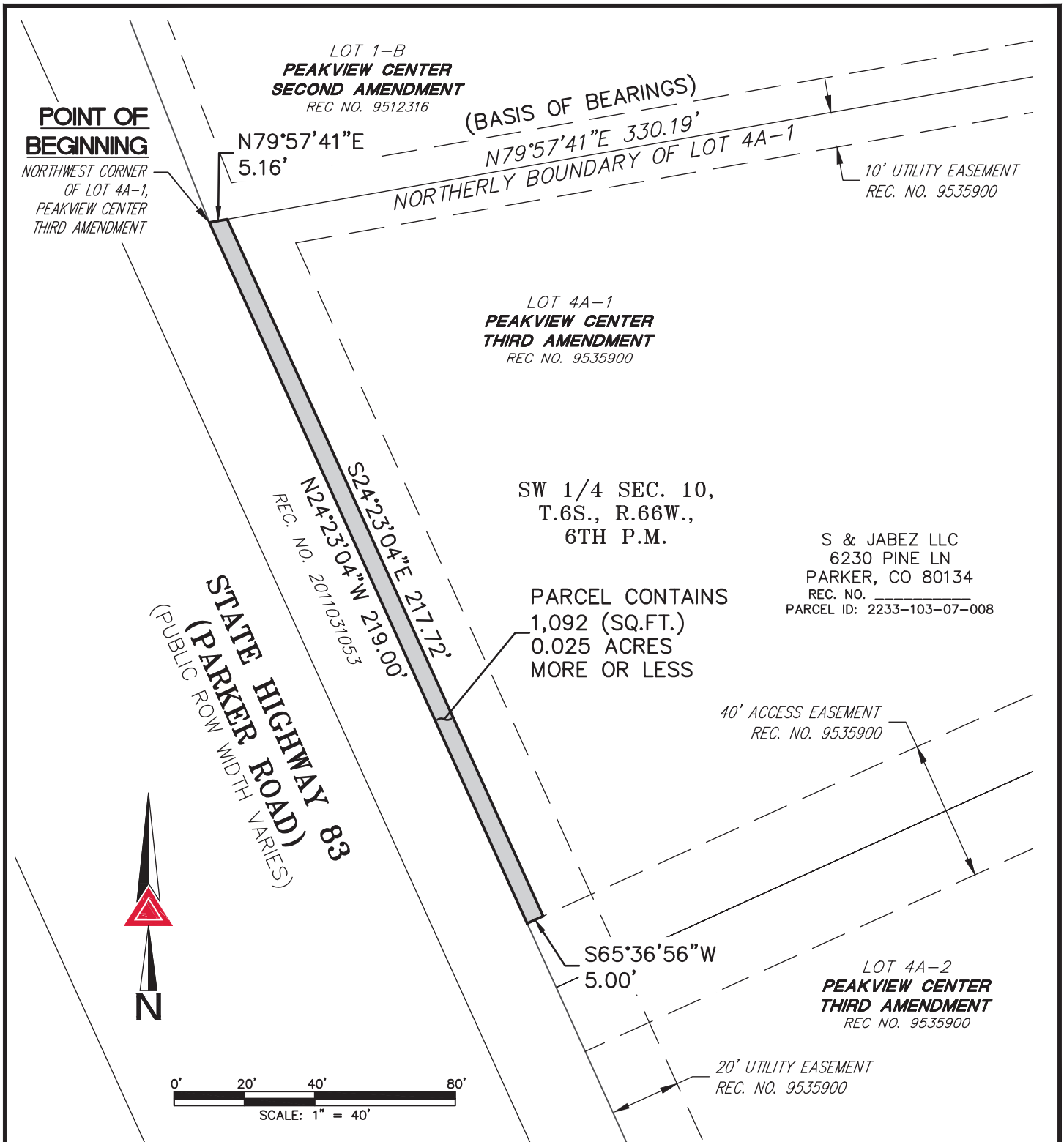
THENCE DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY BOUNDARY, NORTH 24°23'04" WEST, A DISTANCE OF 219.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.025 ACRES, (1,092 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
 DWG NAME: NORTH PARKER ROAD - TCE-8.DWG
 DWG: BAM CHK: KDS
 DATE: 2021-11-22
 SCALE: 1" = 40'



AZTEC
 CONSULTANTS, INC.

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Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 8
 UNINCORPORATED DOUGLAS COUNTY
 STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-9

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-9 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1-B, PEAKVIEW CENTER SECOND AMENDMENT RECORDED MARCH 20, 1995 AT RECEPTION NO. 9512316 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1-B;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1-B, NORTH 21°27'04" WEST, A DISTANCE OF 163.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1-B, NORTH 89°16'50" EAST, A DISTANCE OF 5.35 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 21°27'04" EAST, A DISTANCE OF 161.34 FEET;

THENCE SOUTH 24°23'04" EAST, A DISTANCE OF 1.15 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1-B;

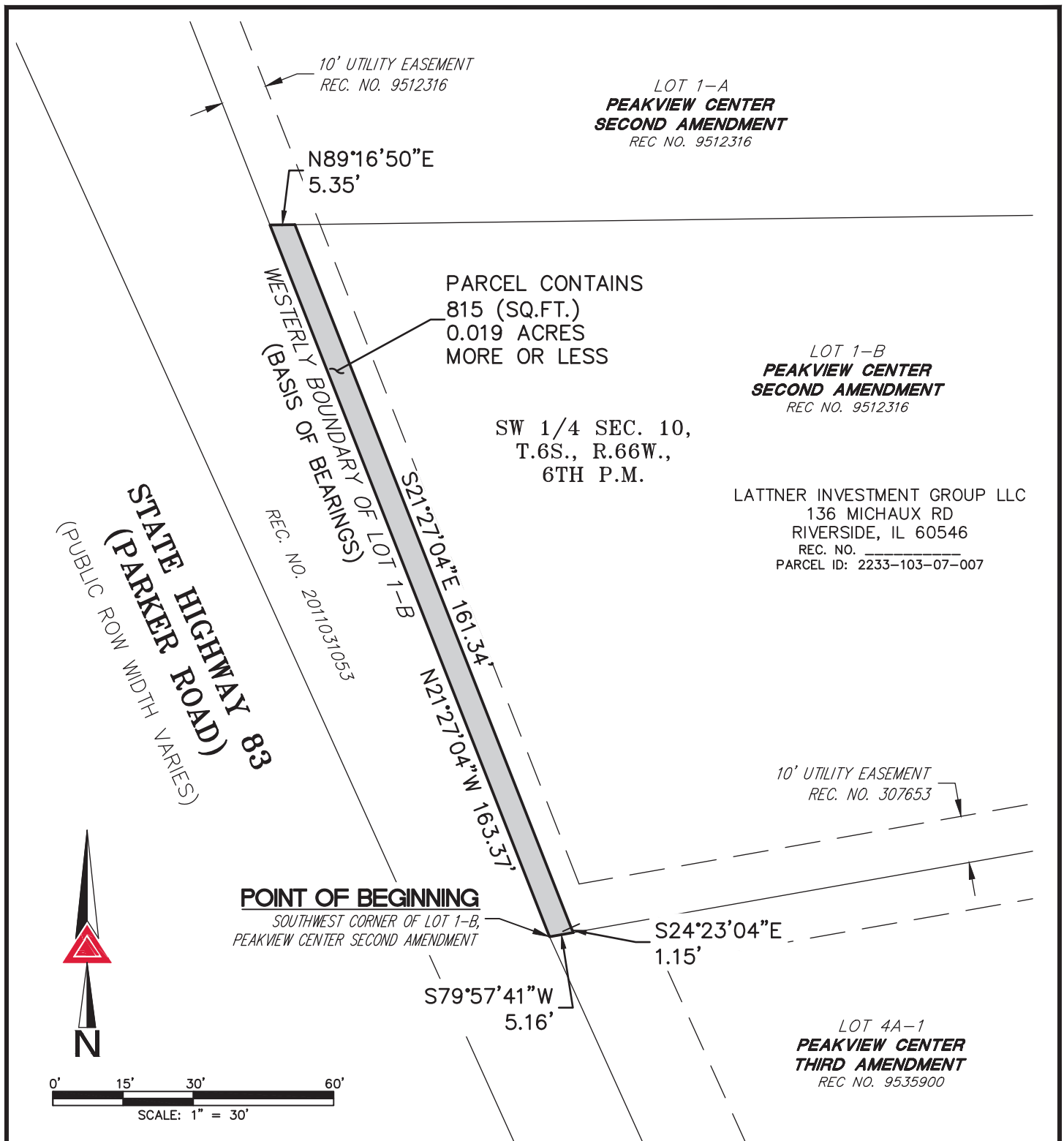
THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 79°57'41" WEST, A DISTANCE OF 5.16 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.019 ACRES, (815 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - TCE-9.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

Q:24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 9
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

3 OF 3 SHEETS

PROJECT NUMBER: CIP 22-006

PARCEL NUMBER: TCE-10

November 22, 2021

DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT NO. TCE-10 OF THE COUNTY OF DOUGLAS RIGHT OF WAY PROJECT NO. CIP 22-006, IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN UNINCORPORATED DOUGLAS COUNTY, COLORADO, BEING A PORTION OF LOT 1-A, PEAKVIEW CENTER SECOND AMENDMENT RECORDED MARCH 20, 1995 AT RECEPTION NO. 9512316 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1-A, NORTH 21°27'04" WEST, A DISTANCE OF 107.26 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 68°32'56" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 21°27'04" EAST, A DISTANCE OF 109.15 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1-A;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°16'50" WEST, A DISTANCE OF 5.35 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS AN AREA OF 0.012 ACRES, (541 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

0' 15' 30' 60'
SCALE: 1" = 30'



10' UTILITY EASEMENT
REC. NO. 9512316

16.5' EASEMENT
BOOK 142, PAGE 131

LOT 1-A
**PEAKVIEW CENTER
SECOND AMENDMENT**
REC. NO. 9512316

PEAKVIEW PARKER LLC
2850 WALDEN ST
AURORA, CO 80011
REC. NO. _____
PARCEL ID: 2233-103-07-006

SW 1/4 SEC. 10,
T.6S., R.66W.,
6TH P.M.

LOT 1-B
**PEAKVIEW CENTER
SECOND AMENDMENT**
REC. NO. 9512316

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 1-A,
PEAKVIEW CENTER SECOND AMENDMENT

10' UTILITY EASEMENT
REC. NO. 9512316

WESTERLY BOUNDARY OF LOT 1-A
(BASIS OF BEARINGS)
REC. NO. 2011031053
STATE HIGHWAY 83
(PUBLIC ROW WIDTH VARIES)

N68°32'56"E 5.00'
N21°27'04"W 129.73'
S21°27'04"E 109.15'
N21°27'04"W 107.26'
S89°16'50"W 5.35'

PARCEL CONTAINS
541 (SQ.FT.)
0.012 ACRES
MORE OR LESS

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: NORTH PARKER ROAD - TCE-10.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



AZTEC
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300 East Mineral Ave,
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Q: 24921-06 - NORTH PARKER ROAD L&E'S\DWG\EXHIBITS\

TEMPORARY CONSTRUCTION EASEMENT 10
UNINCORPORATED DOUGLAS COUNTY
STATE OF COLORADO

JOB NUMBER 24921-06

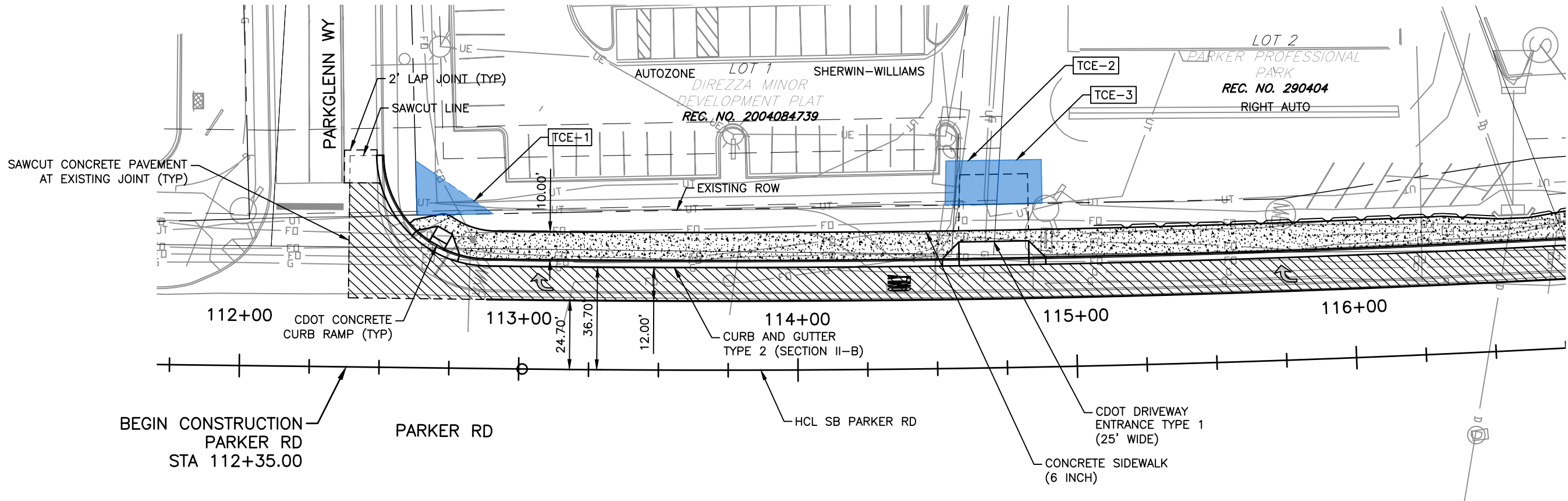
3 OF 3 SHEETS

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Know what's below.
Call before you dig.

EXHIBIT D



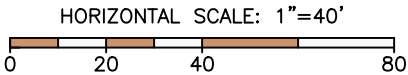
LEGEND

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT AQUISICTION

ID	OWNER	EASEMENT TYPE	AREA
TCE-1	DW PARTNERSHIP LP & BPD	TEMPORARY CONSTRUCTION	0.006 AC (265 SF)
TCE-2	DW PARTNERSHIP LP & BPD	TEMPORARY CONSTRUCTION	0.007 AC (295 SF)
TCE-3	LONGS PEAK PROPERTY INVESTMENTS INC & PRO GROUP INVESTMENTS LLC	TEMPORARY CONSTRUCTION	0.006 AC (245 SF)

NOTES:

SEE OTHER PLANS FOR ADDITIONAL INFORMATION RELATED TO DRAINAGE, UTILITY, AND TRAFFIC SIGNAL ITEMS.



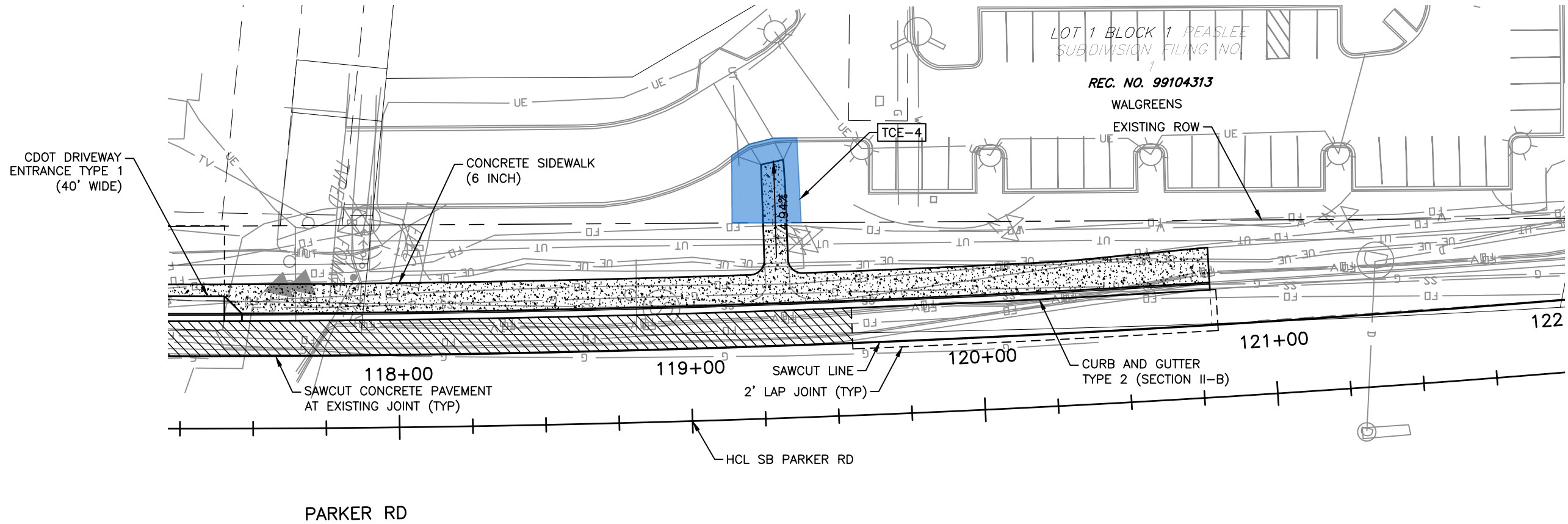
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6300 South Syracuse Way, Suite 600 Centennial, CO 80111 Phone: 303.721.1440 www.FHUENG.com

Sheet Revisions			
(R-X)	Date	Comments	Initials



PARKER
COLORADO

As Constructed		NORTH PARKER ROAD RIGHT OF WAY EXHIBITS			Project No./Code
No Revisions:					117363-07
Revised:		Designer: DCS	Structure		
		Detailer: DCS	Numbers		
Void:		Subset: Roadway	Sheets: EX-1 of 4		Sheet Number



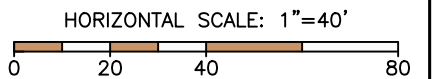
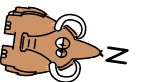
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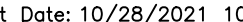
	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT AQUISIION

ID	OWNER	EASEMENT TYPE	AREA
TCE-4	BOGOMILSKY FAMILY LLC & BERNARD B & ROSEMARIE A MIRKIN FAMILY TRUST ET AL	TEMPORARY CONSTRUCTION	0.011 AC (475 SF)

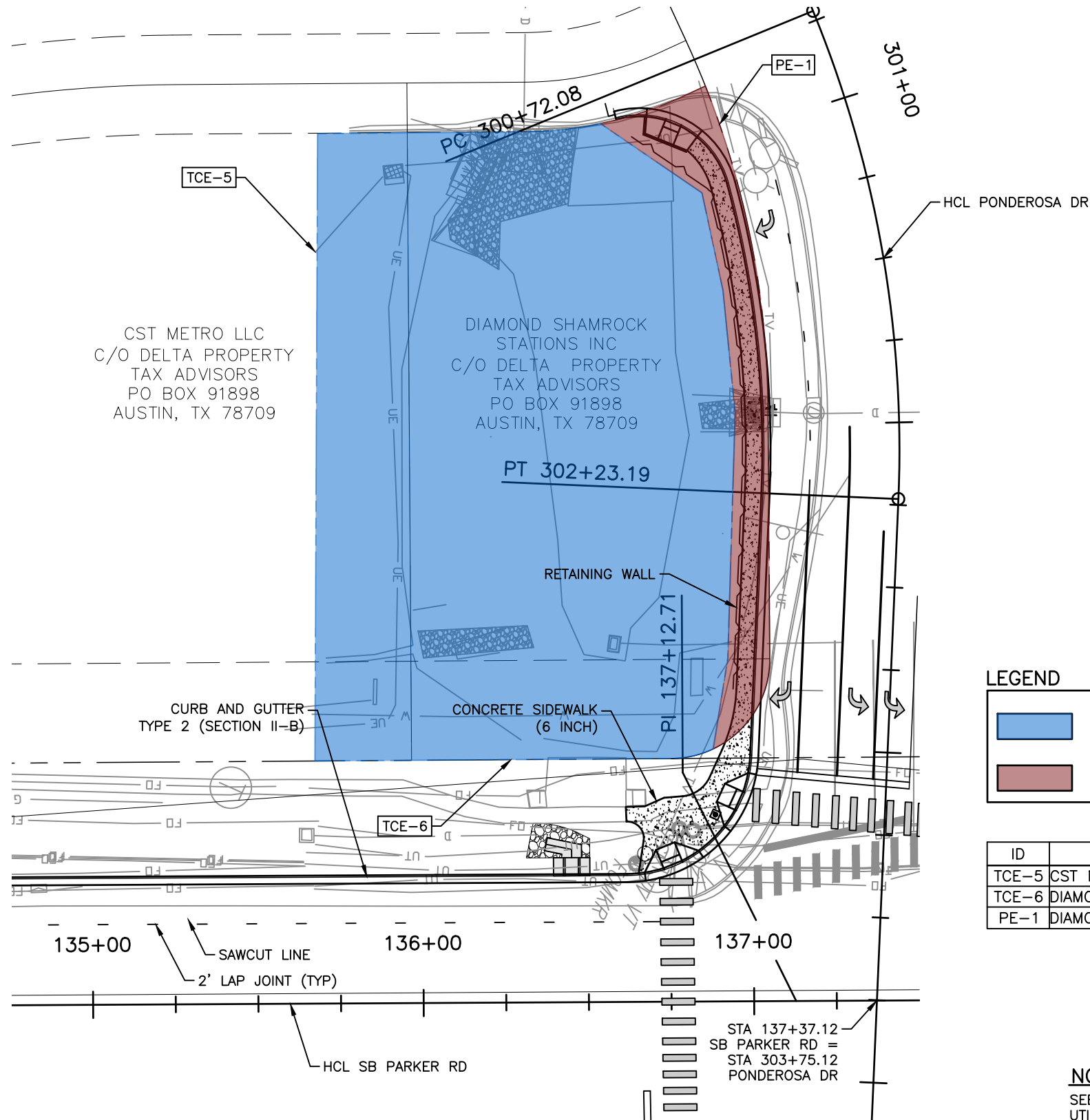
NOTES:

SEE OTHER PLANS FOR ADDITIONAL INFORMATION RELATED TO DRAINAGE, UTILITY, AND TRAFFIC SIGNAL ITEMS.



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 6300 South Syracuse Way, Suite 600 Centennial, CO 80111 Phone: 303.721.1440 www.FHUENG.com							Void:		Detailer:	DCS	Numbers		
									Subset:	Roadway	Sheets:	EX-2 of 4	Sheet Number

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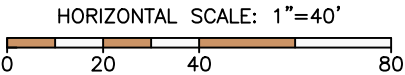
LEGEND

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT AQUISITION

ID	OWNER	EASEMENT TYPE	AREA
TCE-5	CST METRO LLC	TEMPORARY CONSTRUCTION	0.123 AC (5350 SF)
TCE-6	DIAMOND SHAMROCK STATIONS INC	TEMPORARY CONSTRUCTION	0.408 AC (17790 SF)
PE-1	DIAMOND SHAMROCK STATIONS INC	PERMANENT	0.058 AC (2545 SF)

NOTES:

SEE OTHER PLANS FOR ADDITIONAL INFORMATION RELATED TO DRAINAGE, UTILITY, AND TRAFFIC SIGNAL ITEMS.



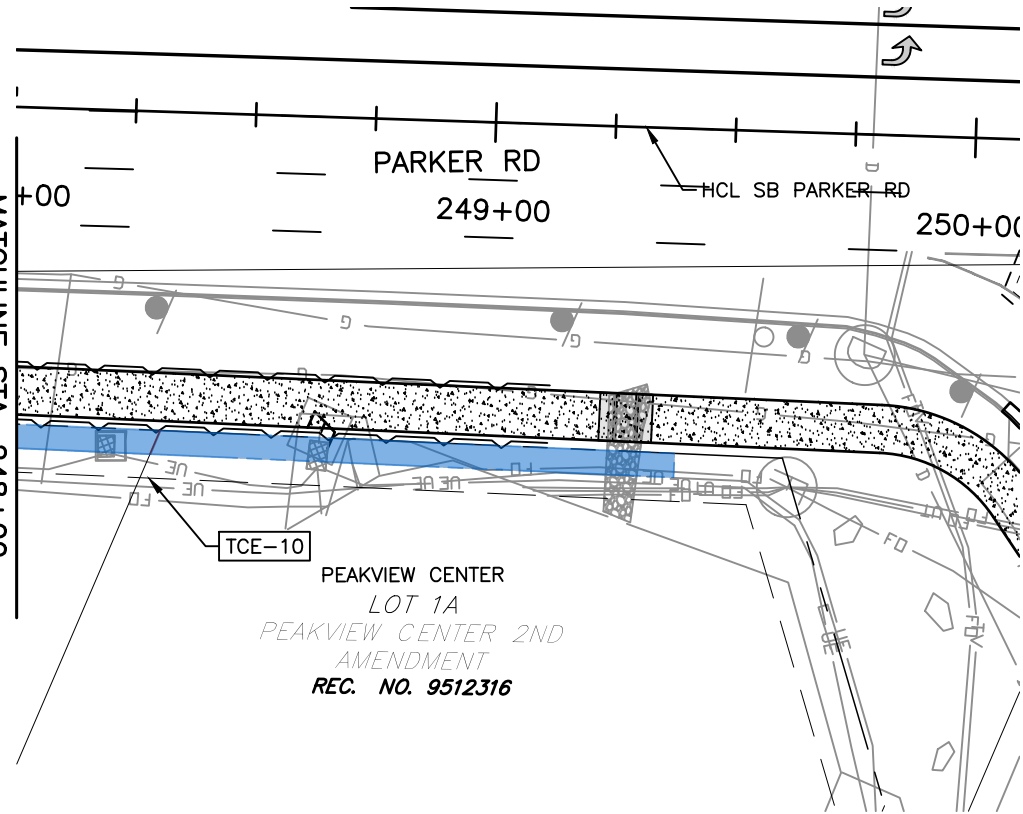
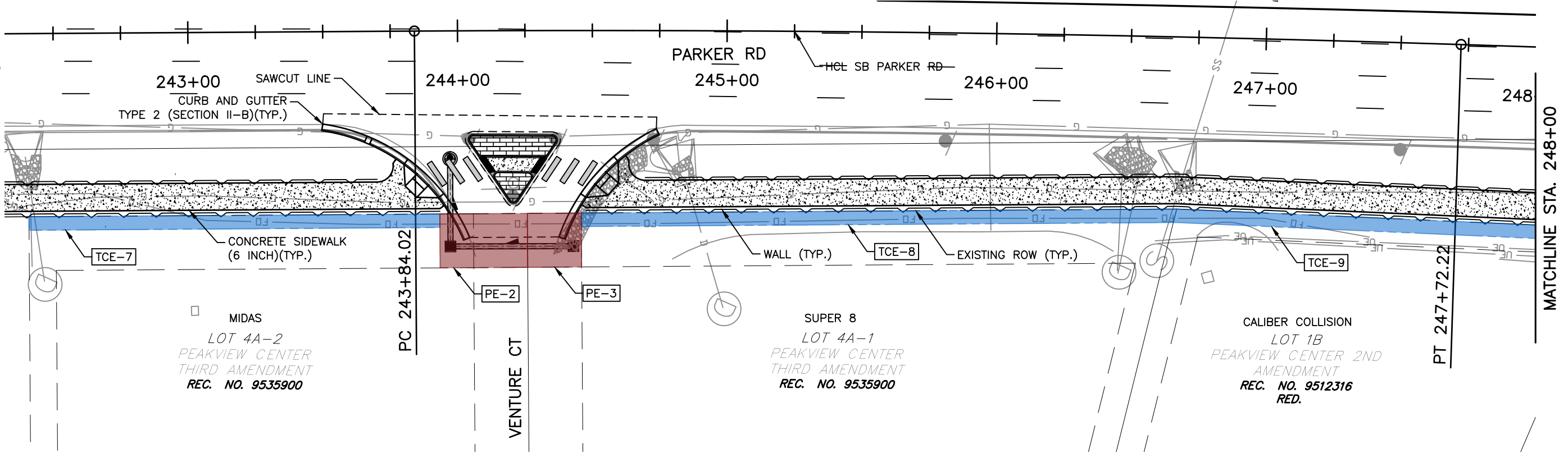
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Sheet Revisions			
(R-X)	Date	Comments	Initials



As Constructed		NORTH PARKER ROAD RIGHT OF WAY EXHIBITS			Project No./Code
No Revisions:					117363-07
Revised:		Designer: DCS	Structure		
		Detailer: DCS	Numbers		
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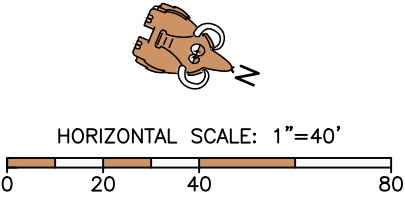
TEMPORARY CONSTRUCTION EASEMENT

PERMANENT AQUISITION

ID	OWNER	EASEMENT TYPE	AREA
TCE-7	NORMAX LLC C/O MARVIN R POER & COMPANY	TEMPORARY CONSTRUCTION	0.175 AC (762 SF)
TCE-8	PEAKVIEW PARKER LLC	TEMPORARY CONSTRUCTION	0.025 AC (1101 SF)
TCE-9	LATTNER INVESTMENT GROUP LLC	TEMPORARY CONSTRUCTION	0.019 AC (815 SF)
TCE-10	PEAKVIEW PARKER LLC	TEMPORARY CONSTRUCTION	0.012 AC (541 SF)
PE-2	NORMAX LLC C/O MARVIN R POER & COMPANY	PERMANENT	0.015 AC (648 SF)
PE-3	PEAKVIEW PARKER LLC	PERMANENT	0.009 AC (400 SF)

NOTES:

SEE OTHER PLANS FOR ADDITIONAL INFORMATION RELATED TO DRAINAGE, UTILITY, AND TRAFFIC SIGNAL ITEMS.



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No Revisions:				117363-07
Revised:	Designer:	DCS	Structure	Sheet Number
	Detailer:	DCS	Numbers	
Void:		Subset:	Roadway	EX-4 of 4



Request for Town Council Action

Date: December 13, 2021

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 4.116 - First Reading**
A Bill for an Ordinance Establishing the Vertical and Horizontal Alignment and the Grade of the Dransfeldt Road Extension from Motsenbocker Road to Twenty Mile Road and Motsenbocker Road from Todd Drive to Longland Parkway
Department: Engineering and Public Works, Chris Hudson
Second Reading: January 3, 2022

EXECUTIVE SUMMARY

The Town plans to commence construction of the Dransfeldt Road extension over Cherry Creek between Motsenbocker Road and Twenty Mile Road, which includes improvements to Motsenbocker Road between Longland Parkway and Todd Drive, in 2023. Since the Dransfeldt Road extension is a new Town roadway and the proposed improvements to Motsenbocker Road include a realignment of an existing roadway, the Town must establish the vertical alignment, the horizontal alignment and the grade for these roadways.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Due to continued development in the southern half of the Town, the extension of Dransfeldt Road over Cherry Creek between Twenty-Mile Road and Motsenbocker Road is a needed regional improvement. This additional roadway connection over Cherry Creek is necessary to support the anticipated traffic and has been shown on the Town's master plan for over twenty (20) years. In addition, improvements to Motsenbocker Road adjacent to the proposed Salisbury Park North area to Todd Drive are needed. The construction and improvements to these two (2) roadways will be a community enhancement to support the commercial development of the area.

Approximately a half-mile (2,800 feet) of collector roadway will be constructed in order for Dransfeldt Road to connect between the existing Twenty-Mile Road intersection to the north and a proposed intersection with Motsenbocker Road to the south. The Dransfeldt/Cherry Creek bridge is anticipated to be approximately 700 feet in length to span the Cherry Creek floodway, which will become the longest bridge in the Town's inventory when construction is completed. The at grade/low water trail crossing of Cherry Creek is planned to be completed with the

project to improve pedestrian and bicycle connections to the Cherry Creek Trail in this area. In addition, approximately seven-tenths of a mile (3,700 feet) of Motsenbocker Road is being proposed to be improved and realigned in places between the Longland Parkway intersection (Salisbury Heights subdivision) on the south and the Todd Drive intersection on the north/west. These roadway improvements will also support the planned future development of the Salisbury Park North site.

This ordinance establishes the vertical alignment, horizontal alignment and vertical grade of these designated sections of Dransfeldt Road and Motsenbocker Road. This ordinance is being proposed so that future development that occurs adjacent to these roadways will be able to determine the vertical alignment, horizontal alignment and vertical grade.

FINANCIAL IMPACT

Funding for the final design of this project is included in the 2022 budget, but construction funding for these roadways will be part of a future budget process.

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**PROMOTE A SAFE AND
HEALTHY COMMUNITY**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**



**ENHANCE ECONOMIC
VITALITY**

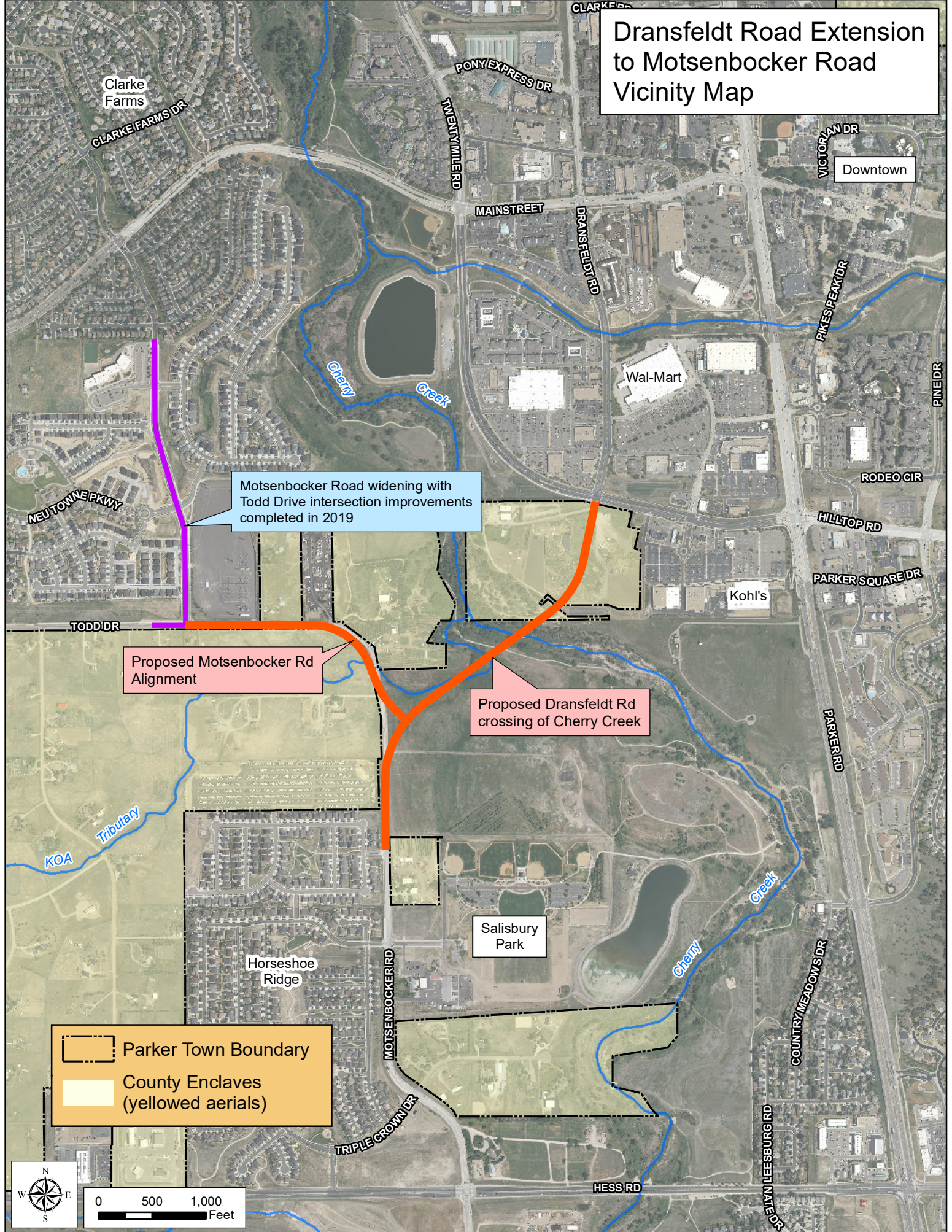
ATTACHMENTS

1. Dransfeldt Road Extension to Motsenbocker Road Vicinity Map
2. Ordinance No. 4.116

RECOMMENDED MOTION

I move to approve Ordinance No. 4.116 on first reading and to schedule second reading for January 3, 2022, as part of the consent agenda.

Dransfeldt Road Extension to Motsenbocker Road Vicinity Map



ORDINANCE NO. 4.116, Series of 2021

TITLE: A BILL FOR AN ORDINANCE ESTABLISHING THE VERTICAL AND HORIZONTAL ALIGNMENT AND THE GRADE OF THE DRANSFELDT ROAD EXTENSION FROM MOTSENBOCKER ROAD TO TWENTY MILE ROAD AND MOTSENBOCKER ROAD FROM TODD DRIVE TO LONGLAND PARKWAY

WHEREAS, the Town of Parker Master Plan contains a major roadway plan for the construction of the road network that is necessary for the proper development of the Town of Parker;

WHEREAS, the major roadway plan is implemented by the capital improvements plan for roads which have been adopted by the Town of Parker;

WHEREAS, the Town of Parker adopted the "Town of Parker, Colorado Roadway Design and Construction Criteria Manual" to establish standards for the design and construction of roadways within the Town of Parker;

WHEREAS, due to the rapid growth both within and without the Town of Parker, it is necessary to design certain roadways to be developed according to the Town of Parker Master Plan;

WHEREAS, the Town of Parker has determined the proper vertical and horizontal alignment, design and grade for that portion of Dransfeldt Road and Motsenbocker Road as indicated on **Exhibit A**, which is attached hereto and incorporated herein by this reference, shall be based on the consideration of several factors, including, but not limited to, roadway design requirements, topographical constraints, drainage, impact to adjacent property, the current and planned improvements to the roadways within the Town of Parker, past experience, and the intended use of those roadways identified in this Ordinance; and

WHEREAS, the alignment design and grade for that portion of Dransfeldt Road and Motsenbocker Road identified in this Ordinance was chosen because it meets the standards contained in the Town of Parker, Colorado Roadway Design and Construction Criteria Manual for safe travel routes based on the design speed and minimum right-of-way width for Dransfeldt Road and Motsenbocker Road.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. The Town Council of the Town of Parker hereby adopts the vertical and horizontal alignment design and grade for that portion of Dransfeldt Road and Motsenbocker Road, as set forth in Exhibit A.

Section 2. The Town Council of the Town of Parker directs the Director of Engineering/Public Works to ensure that a detailed survey of the area depicted in the alignment

design and grade as shown on Exhibit A is on file with the Town of Parker Department of Engineering/Public Works.

Section 3. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

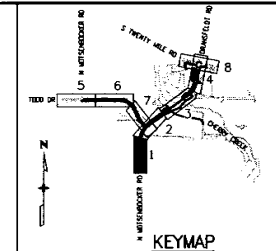
ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

Woolfatto
11/8/2021 2:53:35 PM
DGN MODEL-SHEET 1



1. ALL STATION & OFFSET LABELS REFER TO THE HORIZONTAL CONTROL LINE OF THE GIVEN SHEET.
2. SEE DRAINAGE PLANS FOR INLET, MANHOLE, AND TRENCH DRAIN LOCATIONS.
3. ALL CURB AND GUTTER OFFSETS PROVIDED ARE TO THE LIP OF GUTTER.
4. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS LABELED AS EXISTING AND ASSOCIATED DEPENDENT ELEVATIONS BEFORE INITIATING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INCONSISTENCIES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL CONSTRUCT TO MATCH EXISTING IN ALL SITUATIONS LABELED AS SUCH. THE ELEVATIONS SHALL BE ADJUSTED IN THE FIELD WITH THE AGREEMENT OF THE ENGINEER. IN ALL CASES THE AS CONSTRUCTED ELEMENTS SHALL PROVIDE POSITIVE DRAINAGE.

Diagram illustrating the Cross Slope Diagram. The diagram shows a cross-section of a road with a central HCL Station. The cross slope is indicated by a dashed line. The EOP (End of Profile) is marked on the left, and the PGL (Profile Grade Line) is marked on the right. The Toe of Fill, Toe of Cut, and Sawcut are also indicated.

	Sheet Revisions		
	Date:	Comments	Init.
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PARKER
COLORADO

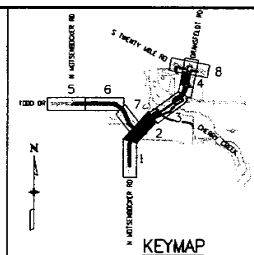
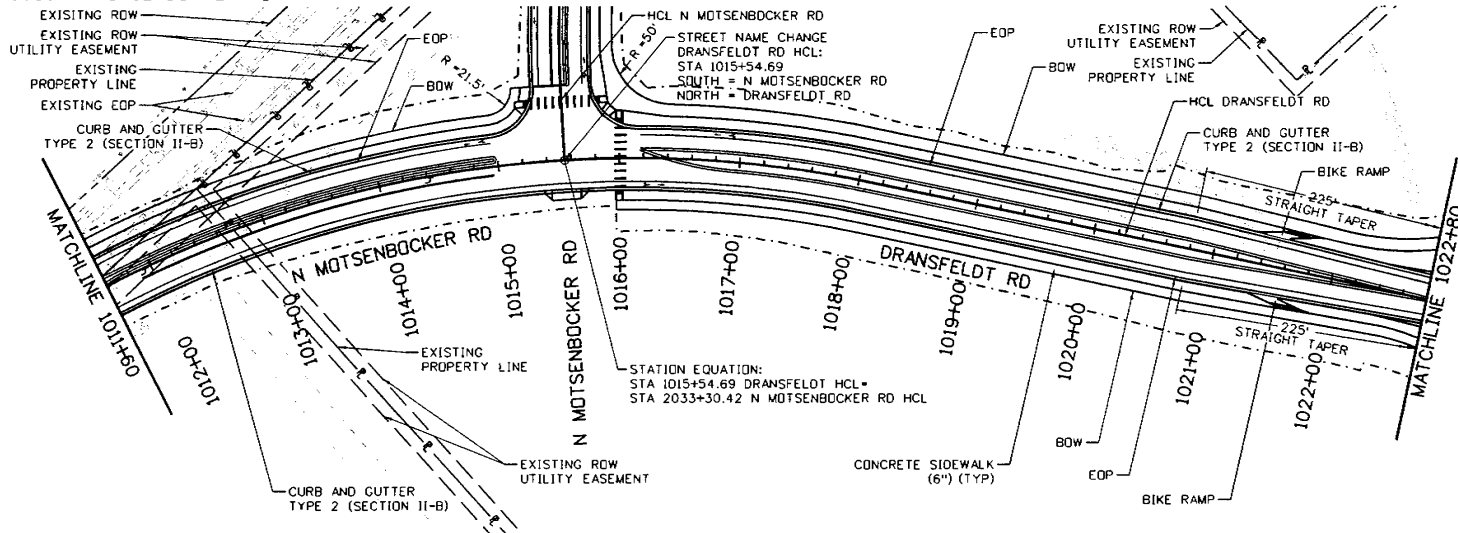
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Revised:
Void:

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Detailer:	A. Mahmood	Numbers	
Subset:	DES	Subset Sheets:	1 of 8

Project No./Code
CIP XX-XXX
Sheet Number

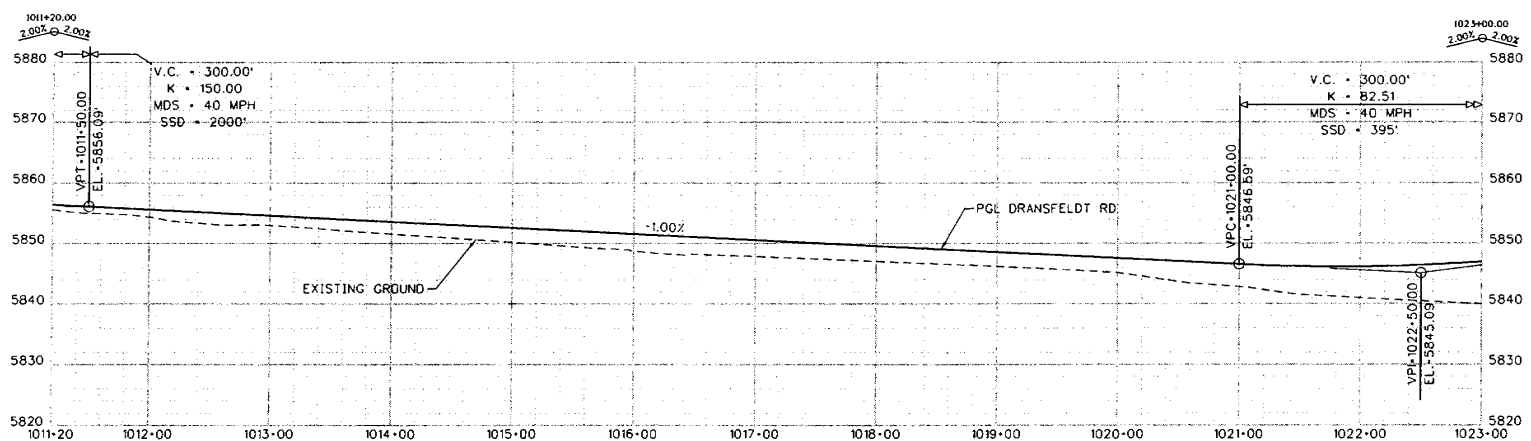
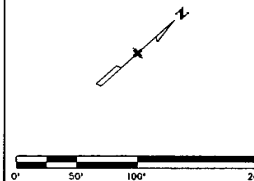
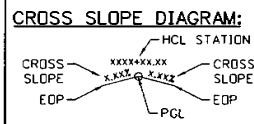


9683 N MOTSENBOCKER RD



- NOTES**
1. ALL STATION & OFFSET LABELS REFER TO THE HORIZONTAL CONTROL LINE OF THE GIVEN SHEET.
 2. SEE DRAINAGE PLANS FOR INLET, MANHOLE, AND TRENCH DRAIN LOCATIONS.
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- LEGEND**
- TOP OF CUT
 - TOE OF FILL
 - SAWCUT



Print Date: 11/8/2021
 File Name: RoadwayPlan-Sheets-ALT for Parker.dgn
 Horiz. Scale: 1:100 Vert. Scale:

Sheet Revisions		
Date:	Comments	Init.



PARKER
 COLORADO
 Town of Parker
 Public Works Department
 20120 E. Mainstreet
 Parker, CO
 Phone: (303) 840-9546

As Constructed
No Revisions:
Revised:
Void:

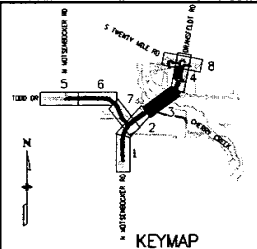
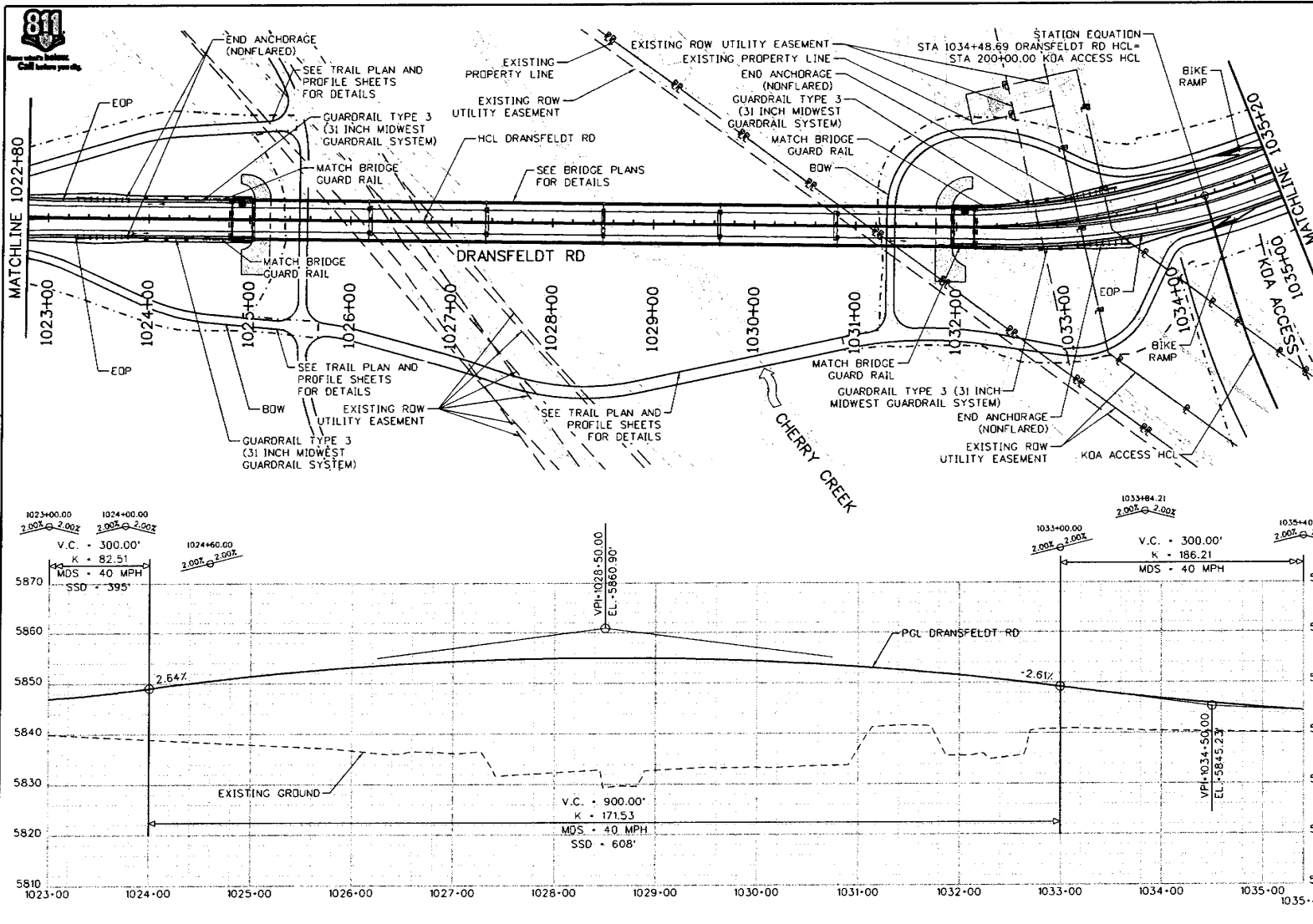
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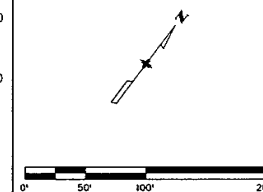
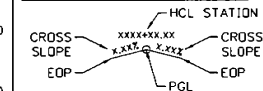
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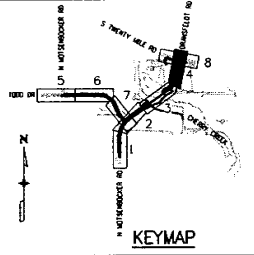
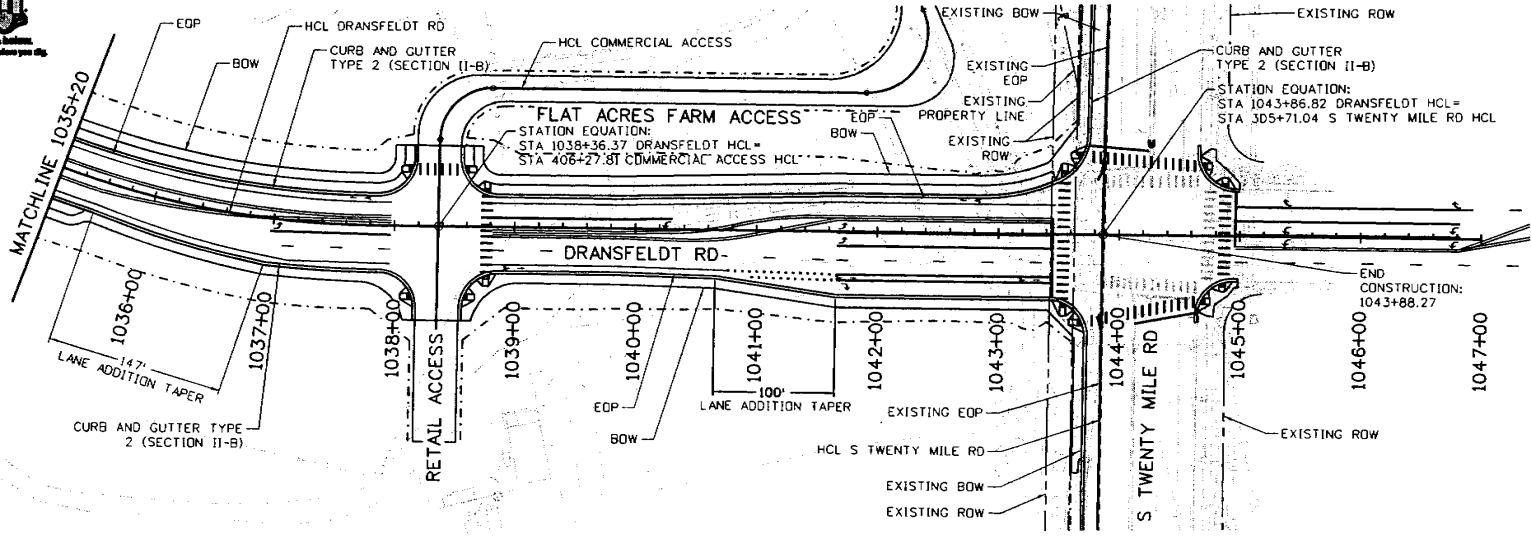
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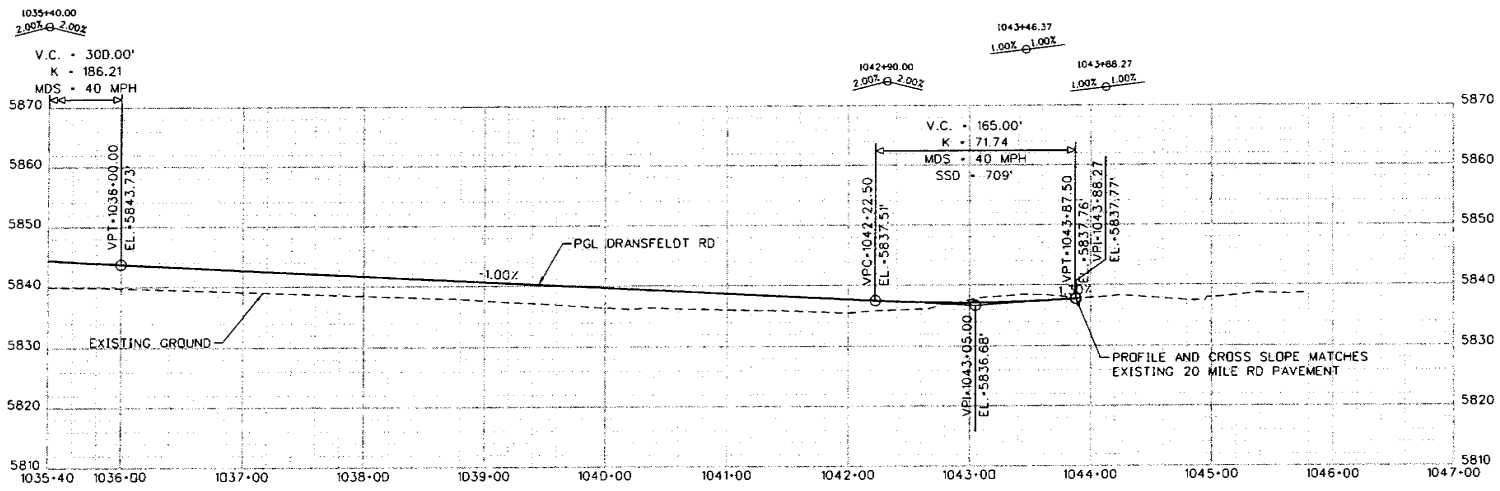
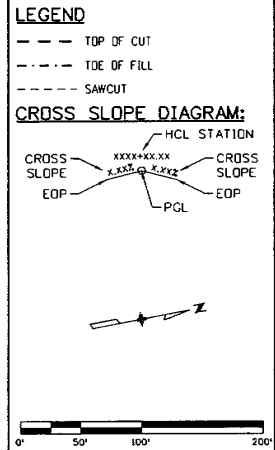
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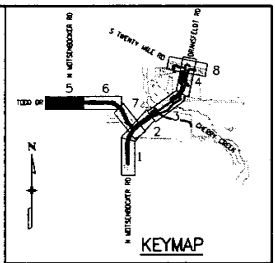
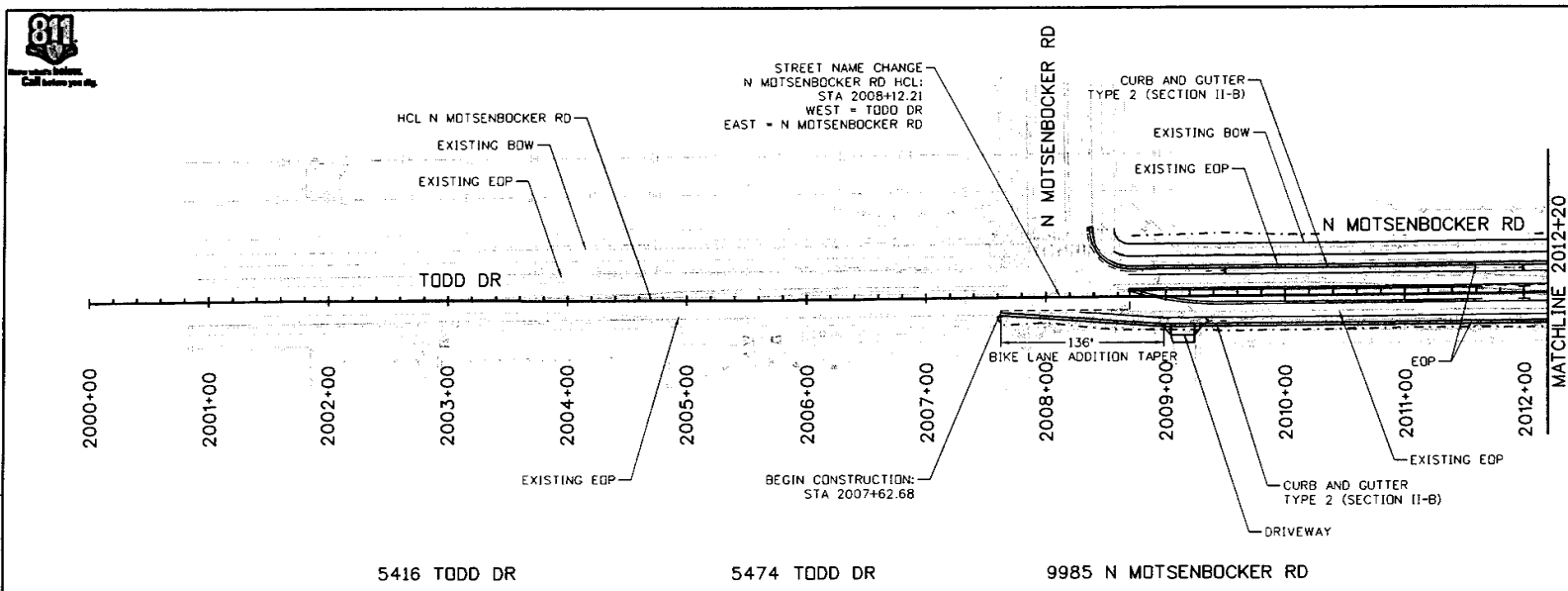
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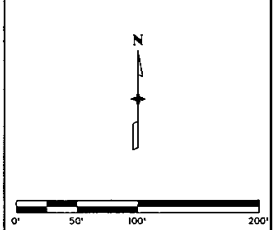
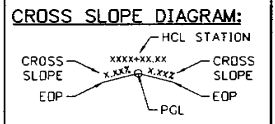
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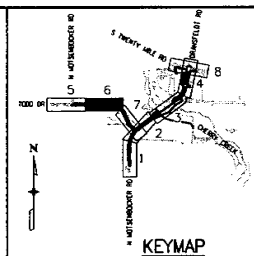
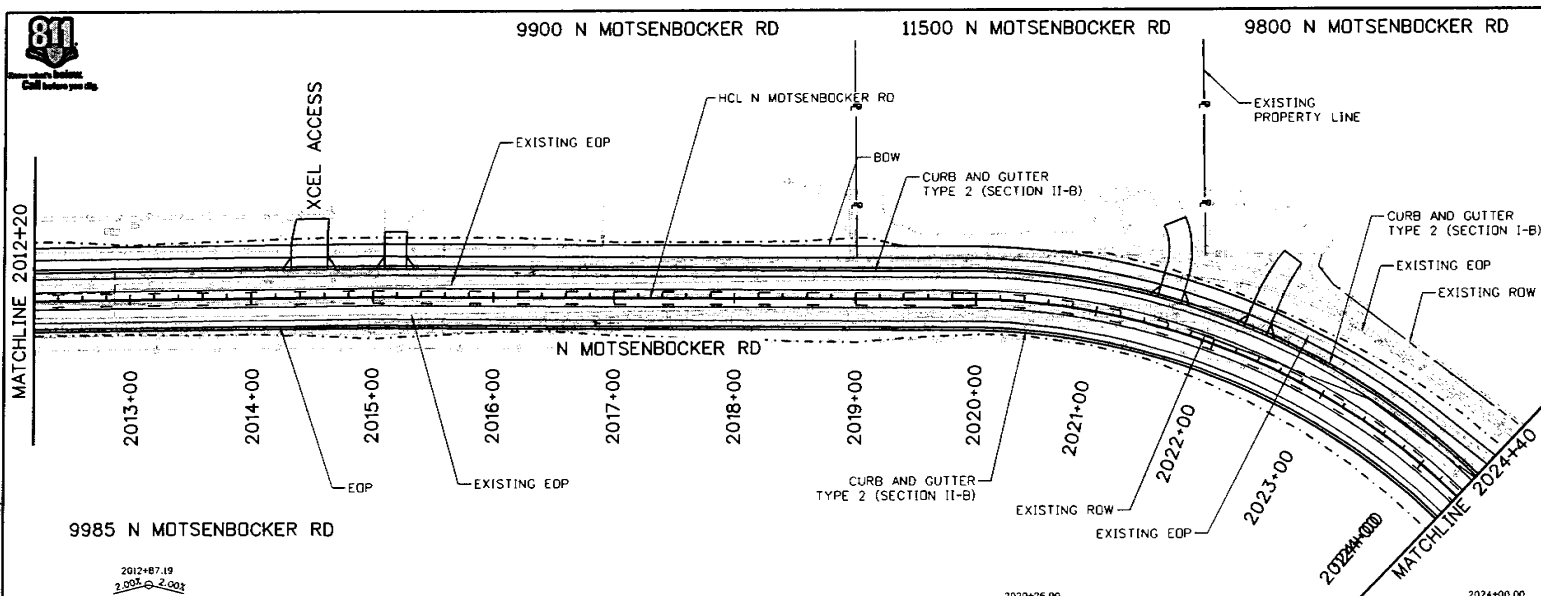
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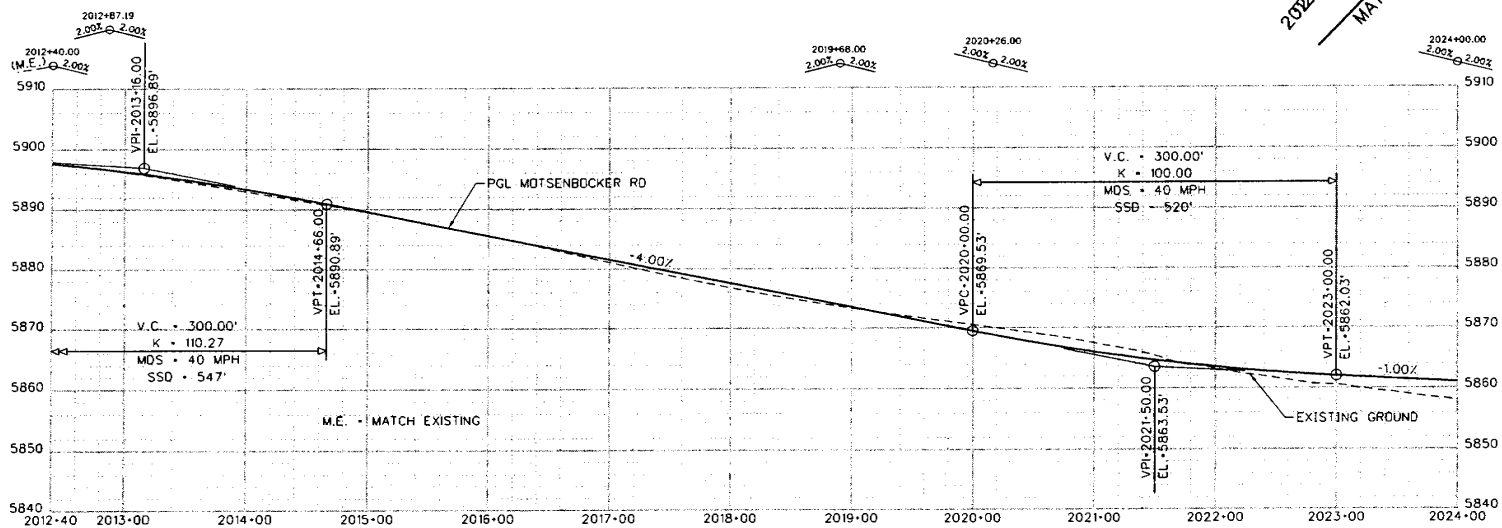
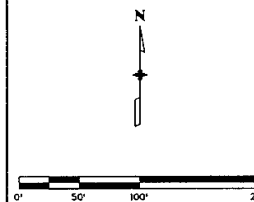
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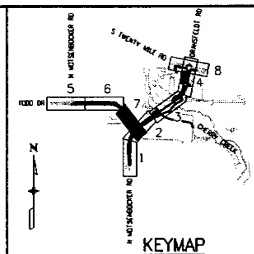
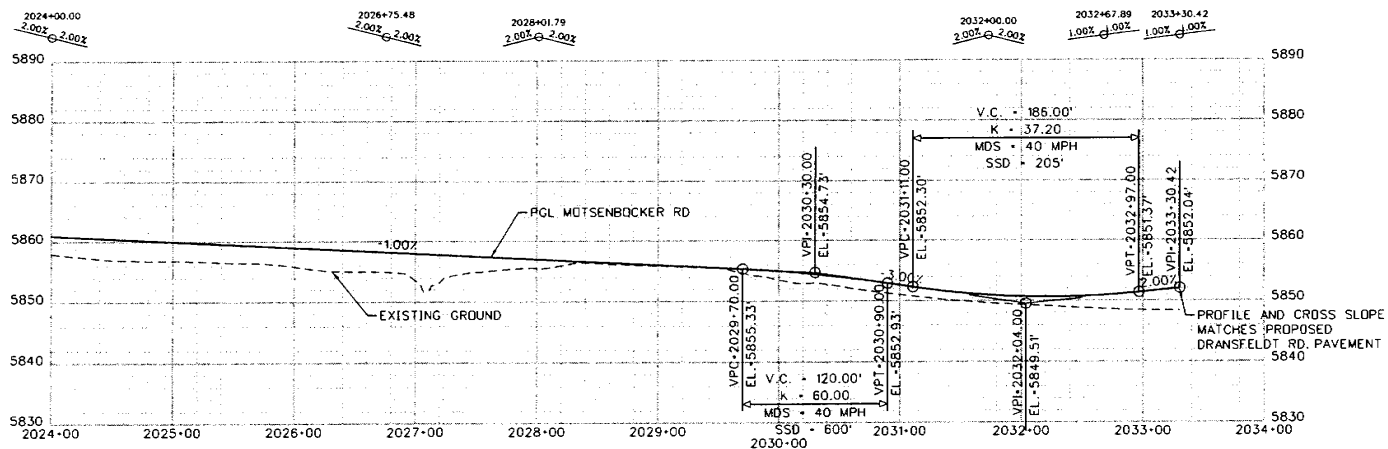
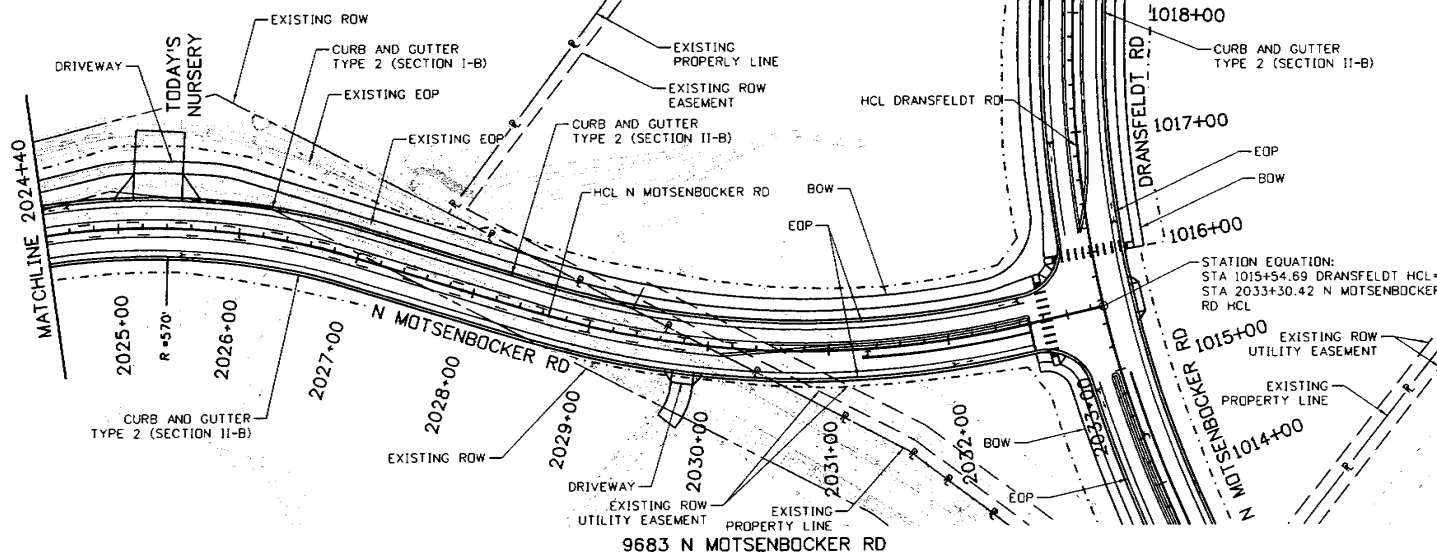
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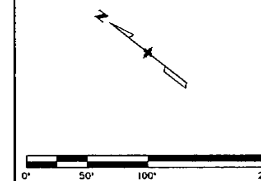
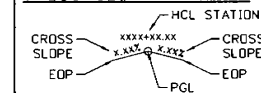
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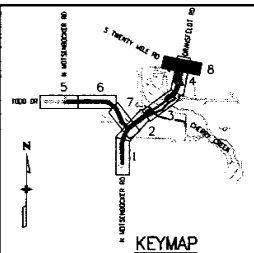
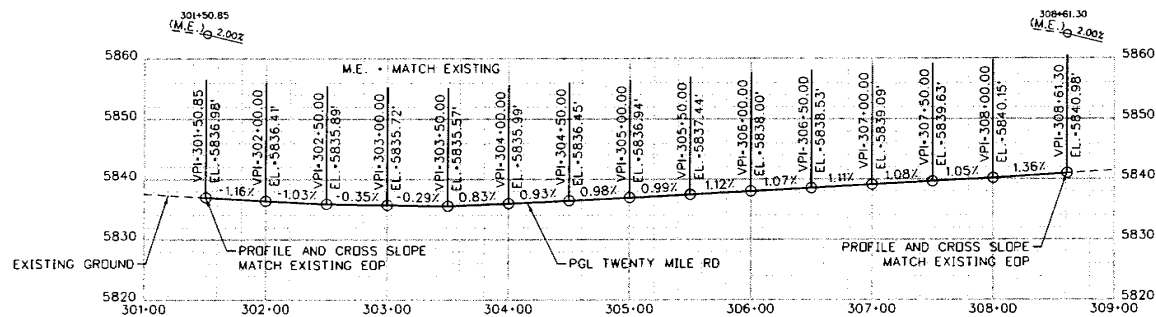
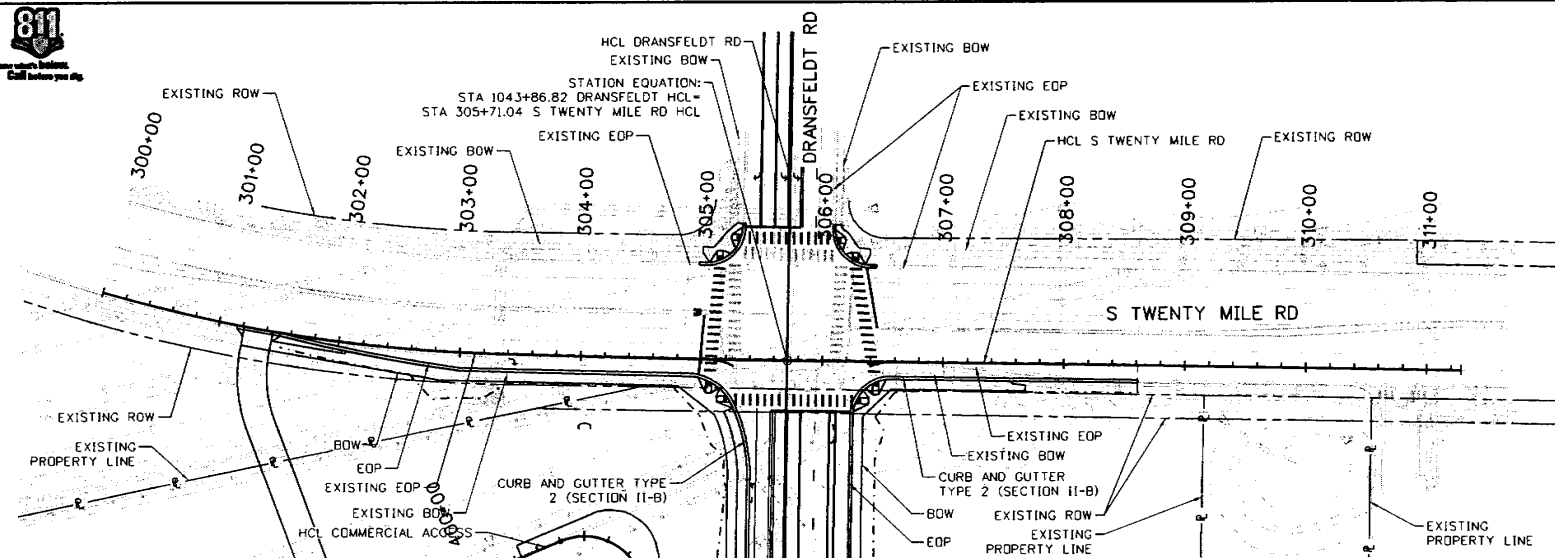
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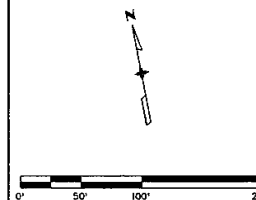
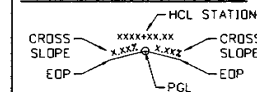
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Request for Town Council Action

Date: December 13, 2021

Submitted By: Bob Exstrom, Project Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **Preliminary Design Contract for Pikes Peak Drive Sidewalks (Sulphur Gulch Bridge to Mainstreet)**

Amount: **\$154,550**

Contractor: **Felsburg Holt & Ullevig**

Department: **Engineering and Public Works, Bob Exstrom**

EXECUTIVE SUMMARY

This agenda item is for the approval of a professional services agreement with Felsburg Holt & Ullevig for the preliminary design of the Pikes Peak Drive Sidewalks project (Sulphur Gulch Bridge to Mainstreet).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town is currently in the conceptual design phase of the Pikes Peak Drive Sidewalks project between Sulphur Gulch Bridge and Mainstreet. The project generally includes widening select sidewalks, adding pedestrian lighting, improving crosswalks, improving street drainage and undergrounding overhead power lines. The existing 5-ft public sidewalks along Victorian Peaks and Parker Flats will remain unchanged. Phase 1 involves widening existing sidewalks to a variable width of 6 to 8-ft based upon existing tree locations. Phase 2 involves widening prior 6-ft sections to 8-ft as trees die out or as parcels redevelop. Town Council was given an update on the project at an October 25, 2021 Study Session and generally supported the proposed conceptual design and taking next steps.

This project is being funded by PAR/P3 through tax increment financing (TIF) since it falls inside the Parker Central Urban Renewal Plan Area and qualifies as an Urban Renewal Area (URA) project.

Felsburg Holt & Ullevig (FHU) was used for the conceptual design efforts. FHU delivered professional quality services during the previous phase, and for continuity purposes, staff is recommending they stay on board to advance the design to 30%. The contract amount for preliminary design services is \$154,550, which is in line with typical costs for a project of this size. Preliminary design services generally include: advancing data collection efforts, advancing

utility coordination and subsurface utility engineering efforts, assisting staff with property conveyance efforts, advancing the previous conceptual design submittal to 30%, cost estimating and project management services. The estimated duration of this effort is approximately 6 to 7 months from notice to proceed. Additional design contracts will be needed to finalize the design and for select construction administration services. Construction is tentatively scheduled for 2023.

FINANCIAL IMPACT

Funding has been appropriated for the final design effort in the Urban Renewal Projects fund (301-4652).

STRATEGIC GOAL(S)

SUPPORT AN
ACTIVE COMMUNITY



ENHANCE ECONOMIC
VITALITY



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

None

RECOMMENDED MOTION

I move to approve the staff recommendation as a part of the consent agenda.



Request for Town Council Action

Date: December 13, 2021

Submitted By: John Fussa, Community Development Director
Julia Duncan, Associate Planner

Reviewed By: Michelle Kivela, Town Administrator

Title: **STONEGATE VET CLINIC - Use by Special Review**

Applicant: PetWell Clinic

Location: 17021 Lincoln Avenue, Unit C

Department: Community Development, Julia Duncan

TRAKiT No.: Z21-018

EXECUTIVE SUMMARY

The applicant, PetWell Clinic, has submitted a Use by Special Review application to allow a walk-in veterinary clinic in the Stonegate commercial area. The proposed site is located in the existing multi-tenant commercial shopping center at the northeastern corner of the intersection of Lincoln Avenue and Jordan Road, known as the Crossing at Stonegate.

The LDO requires that the Council shall consider the following nine (9) criteria for approval in making its decision on the proposal:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
2. Will be consistent with the Town Master Plan;
3. Will not result in an over-intensive use of land;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not result in undue traffic congestion or traffic hazards;
7. Will not cause significant air, water or noise pollution;
8. Will be adequately landscaped, buffered and screened; and
9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The applicant, PetWell Clinic, is requesting Use by Special Review (UbSR) approval to allow a

walk-in veterinary clinic in an existing commercial space within the Crossing at Stonegate shopping center located at the northeastern corner of Lincoln Avenue and Jordan Road. The subject property is zoned C-Commercial and veterinary clinics are listed as a permitted UbSR in the zone district.

Project Description

PetWell Clinic is a franchised walk-in veterinary clinic originally founded in Knoxville, Tennessee in 2010. Their operations include preventative care for animals and diagnosis and treatment of minor illnesses and injuries. They operate as an out-patient service only with no boarding, surgery, hospitalization, or euthanasia occurring on-site. The pet owners always stay with their animals and the average appointment duration is less than 20 minutes. The applicant is not proposing exterior changes.

Master Plan Designation

The Master Plan identifies the property as located within a designated Neighborhood Center. Neighborhood Centers are intended to serve the basic shopping and service needs of the surrounding residents. The typical uses found within such centers include convenience retail, restaurants and personal/business services commonly anchored by a grocery store.

The proposed walk-in veterinary clinic will occupy existing tenant space within the commercial shopping center and is consistent with the Master Plan designation of the area as a Neighborhood Center. The veterinary clinic provides an additional service for residents in and near the Neighborhood Center. The clinic will offer outpatient services and medication(s) only with most services delivered during short-duration visits. It will contribute to the vitality of the shopping center and surrounding Neighborhood Center by providing an additional residential-serving use that is consistent with the Master Plan recommendation(s) for appropriate uses within a Neighborhood Center.

Planning Commission

The Planning Commission held a public hearing to consider the proposed UbSR application for a walk-in veterinary clinic on November 18, 2021 and voted unanimously to recommend that the Town Council approve the application.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Planning Commission Staff Report Z21-018 Petwell Vet Clinic
2. Vicinity Map
3. Applicant's Project Narrative
4. Applicant's Additional project Narrative
5. Applicant's Narrative Graphics

RECOMMENDED MOTION

I move to approve, based on staff findings, with the following conditions contained in the staff report:

1. That PetWell Clinic shall install and maintain a small dog waste/bag station in the grassy area in the parking lot per the landlord's approval. Costs and maintenance will be covered by PetWellClinic. The station will be checked and emptied each day during business hours and again upon closing the clinic.
2. Approval of this site plan does not include signage. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
3. No boarding is allowed with the approved use.
4. Outpatient services are the only services allowed with the approved use.
5. A building permit shall be required for any interior or exterior work completed on-site.



Planning Commission Staff Report

Planning Commission Date: 11/18/2021

Town Council Date: 12/13/2021

Hearing Type: Public Hearing
Crossing at Stonegate F1 L2 - Walk in Vet Clinic
Use by Special Review
TRAKiT No.: Z21-018

Location: 17021 Lincoln Avenue, Unit C

Project Planner: Julia Duncan, Associate Planner

Applicant: PetWellClinic

Executive Summary: The applicant, PetWellClinic, is proposing a Use by Special Review to allow for a walk-in veterinary clinic. The site is located in the Crossing at Stonegate on the northeast corner of Lincoln Avenue and Jordan Road.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the Crossing at Stonegate F1 L2 - Walk in PetWellClinic Use by Special Review request to allow a walk-in vet clinic, subject to the five (5) conditions contained in staff's report: "

- 1. That PetWellClinic shall install and maintain a small dog waste/bag station in the grassy area in the parking lot per the landlord's approval. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic.*
- 2. Approval of this site plan does not include signage. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.*
- 3. No boarding is allowed with the approved use.*
- 4. Outpatient services are the only services allowed with the approved use.*
- 5. A building permit shall be required for any interior or exterior work completed on site.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:”

-List criteria not met (either by staff or Planning Commission)

“I move the Planning Commission vote to continue the zoning to a future date.”

I. BACKGROUND/DISCUSSION

The applicant, PetWellClinic, is requesting a Use by Special Review to allow for a walk-in veterinary clinic in an existing space in commercial development, The Crossing at Stonegate. The site, Lot 2 The Crossing at Stonegate #1 2.562 AM/L, is zoned Commercial. Veterinary clinics are listed as a Use by Special Review within the Commercial zone.

PetWellClinic is a franchised walk-in veterinary clinic, originally founded in Knoxville, Tennessee in 2010. Their operations include preventative care for animals and diagnosis and treatment of minor illnesses and injuries. They operate as an out-patient service only with no boarding, surgeries, or euthanasia occurring on site. Owners always stay with their pets and average appointment times are less than 20 minutes. No exterior changes are proposed or approved.

Service Provided

1. Preventive care (wellness examinations, vaccinations and preventive medications).
2. Treatment of minor ailments (cough, ear infections, eye and skin issues, allergies, etc.).
3. Chronic monitoring or medication management (lab tests, etc.). All pets stay with their owners during services.
4. There are no cages and the clinic does not board.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
02/17/1987	Annexation of Stonegate East #1
02/17/1987	Planned Development Zoning
06/07/1999	Town Council Approved Crossing at Stonegate Sketch Plan
09/20/1999	Town Council Approved Crossing at Stonegate Preliminary Plan
11/01/1999	Town Council Approved Crossing at Stonegate Final Plat

III. CURRENT SITE DATA

Existing Zoning	C - Commercial District		
Overlay District	N/A		
PD & Plan Area	Neighborhood Center		
Master Plan Area	Medium Density Residential		
Site Acreage	2.562 Acres		
Subdivision	Crossing at Stonegate		
Existing Use	Tenant location is in an existing multi-tenant commercial development known as the Crossing at Stonegate. No exterior changes are proposed. The applicant proposes a walk-in veterinary clinic.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Multi-Family Residential
South	Medium Density Residential	C - Commercial District	Taco Bell/CVS
East	Medium Density Residential	Douglas County Zoning	Challenger Park Regional Park
West	Medium Density Residential	PD - Planned Development	Grease Monkey/Chase Bank/McDonald's

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Neighborhood Centers Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Center should range from 50,000 to 250,000 square feet combined. In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.

	Higher density residential is appropriate in these Centers as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Jobs and Economic Vitality 2 Jobs and Economic Vitality 2. B Jobs and Economic Vitality 2.C
Inconsistent Goals/Strategies	None
Staff Analysis	The property is zoned Commercial. The Town of Parker Municipal Code designates Commercial Districts for wholesale and service commercial uses with minimal assembly or manufacturing activities. Veterinary Clinics and hospitals are uses permitted by special review within Commercial Districts. The Master Plan identifies the property in a Neighborhood Center. Neighborhood Centers are intended to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. The walk-in veterinary clinic will occupy existing tenant space within the multi-tenant commercial building and is consistent with the Master Plan's designation of the area as a Neighborhood Center. The veterinary clinic provides an additional service for residents at the retail center, which is anchored by a grocery store. The clinic will enhance the economic viability of the commercial development by providing additional services consistent with the Neighborhood Commercial District.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 40 feet Side – no setback, except when	The existing building will not be expanded with this application. The review is	☒ Consistent ☐ Inconsistent ☐ N/A

	adjoining a residential zone district or when use is on a corner lot, twenty-five (25) feet. Rear – 25 feet	for the use within the existing tenant space	
Density	N/A	The proposed use will not alter the existing building density.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	Maximum building height of 35 feet.	The proposed use will not alter the existing building height.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing lot is 2.562 Acres.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	N/A	The proposed use will not alter the existing building lot coverage.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	The proposed use will not alter any exterior landscaping.	☒ Consistent ☐ Inconsistent ☐ N/A

Off-Street Parking	Title 13.06.050 : The minimum parking requirements for a shopping center is 1 parking space per 300 square feet of net leasable area.	The existing shopping center is providing required parking consistent with code requirements. The proposed veterinary clinic will not increase vehicular traffic and existing parking is sufficient.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and CORE will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Commercial zoning district and will serve the needs of the community by offering veterinary services to pets and pet owners.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has vehicular access from Jordan Road, Lincoln Avenue, and Recreation Drive. There are no proposed changes to the existing vehicular access or traffic circulation.

VII. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

The project will be a tenant improvement project and will not be making any changes to the exterior of the building.

Staff analysis and findings:

The walk-in veterinary clinic will occupy existing tenant space within the multi-tenant commercial building and will enhance the economic viability of the building by providing additional services consistent with the Neighborhood Commercial District. There are no proposed or approved changes to the exterior and all signage will be obtained through a separate permit.

The clinic offers outpatient services and medications only and most services are delivered in a short amount of time, with average appointments being less than 20 minutes. There is no boarding, cages, or hospitalization and pets always stay with their owners.

Staff finds that the use of the subject property can be determined as “in harmony and compatible with the character of the surrounding areas” based upon the use being located within an existing building and no exterior expansion or changes. Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The project is not proposing any exterior changes and the use is allowed through a Use by Special Review when criteria are met.

Staff analysis and findings:

The Master Plan identifies the property in a Neighborhood Center. Neighborhood Centers are intended to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted.

The proposed walk-in veterinary clinic is a commercial service and is similar in character and compatibility with the surrounding land uses. See Section IV. above for a complete analysis of compliance with the Parker 2035 Master Plan

Therefore, staff has determined that this criterion can be satisfied.

3. Will not result in an over-intensive use of land.

Applicant analysis and findings:

The proposed use is not proposing any exterior changes or modification of the built environment.

Staff analysis and findings:

The use will occupy an existing structure and tenant improvements will be designed to accommodate the interior use. The proposed use will not reduce the amount of landscaping or parking on site. Therefore, the proposed use will not result in an over-intensive use of land.

Therefore, staff has determined that this criterion can be satisfied.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis and findings:

The proposed walk-in veterinary clinic will provide a needed service to the residents of Parker and surrounding communities. The use does not adversely affect the neighboring business; but has provided an additional service within the commercial area.

Staff analysis and findings:

This use will not adversely affect capital improvement programs as the use will not require additional road, utility, or stormwater improvements

Therefore, staff has determined that this criterion can be satisfied.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis and findings:

The project does not propose any expansion and proposed interior changes and the allowance of the use will not have an effect or a greater level of the community facilities and or municipal services beyond that which the Town of Parker currently provides.

Staff analysis and findings:

The proposed use, in an existing tenant space of the building, is in an area planned and designated for commercial services. This use is not anticipated to generate demand for additional municipal services (police, street maintenance, drainage facility maintenance, etc.) or facilities (parks, recreation center usage, etc.) beyond which the Town currently provides. Therefore, the proposed use will not require a level of community facilities and services greater than presently available to serve the site.

Therefore, staff has determined that this criterion can be satisfied.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis and findings:

The PetWellClinic model is unique in that the average appointment time is 20 minutes or less and clients can add themselves to the queue before they arrive at the facility. Because of this they only have 1-3 clients in the parking lot at a time and will not impact traffic congestion or hazards.

Staff analysis and findings:

This property has vehicular access from Jordan Road, Lincoln Avenue, and Recreation Drive. Employees, customers, and their pets will arrive and depart at various times during the hours of operation. The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards.

Therefore, staff has determined that this criterion can be satisfied.

7. Will not cause significant air, water, or noise pollution.

Applicant analysis and findings:

PetWellClinic does not offer any surgeries, procedures, or hospitalizations. Based on this we will not be dealing with hazardous materials. We are also unique in that pets always stay with their owners, reducing the potential for excess noise.

PetWellClinic proposes the installation of a pet waste station in the grassy area directly in front of the leased premises. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic.

PetWellClinic is not a full-service animal hospital. There will be no surgery, dentistry, hospitalization or euthanasia. As a result, the only medical waste will be, animal waste, non-controlled pharmaceuticals, syringes, sharps from vaccines and blood draws. Syringes and needles will be disposed in sharps containers and picked up by Stericycle, a contracted medical waste disposal company. All other animal waste will be placed into a trash bag that will be disposed of in the designated location by the facility. PetWellClinic does not offer any euthanasia or cremation services so will never have any deceased animals on-site.

Staff analysis and findings:

The property is located within the Commercial zone. The project applicant will be occupying an existing structure and has proposed a waste disposal station to mitigate any animal waste which may occur while entering or leaving the property. Anticipated noise levels should not exceed that produced by similar uses in the immediate vicinity. Additionally, the outpatient nature of the veterinary clinic and the limit on services, that would otherwise cause potential impacts, are non-existent. The proposed use will not cause significant air, water or noise pollution.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The multi-tenant commercial landlord maintains all landscaping on site and landscaped parking islands. The project does not propose any changes or alterations to existing landscaping.

Staff analysis and findings:

Existing landscaping surrounding the building was reviewed through previous Site Plan Approvals. The proposed use will take place within the existing building and no exterior changes are proposed. The applicant's proposal does not negatively impact the existing landscaping.

Therefore, staff has determined that this criterion can be satisfied.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

PetWellClinic strives to offer solutions for the Town of Parker by keeping pets and their owners safe through convenient and affordable veterinary options.

Staff analysis and findings:

The applicant will work to ensure pet health and welfare and will not be detrimental to the health, safety or welfare of present or future inhabitants of the Town. The site is served by water and sanitary sewer, the facility will have water and wastewater will be properly treated.

Therefore, staff has determined that, subject to conditions, this criterion can be satisfied.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Comprehensive Planning	The proposed use can be compatible with uses contemplated in a Neighborhood Center as described in the Parker 2035 Master Plan subject to mitigation of smell and noise impacts.
Building	Approved
Parker Public Works	No Comment
South Metro Fire & Rescue Authority	No comment
Stonegate Village Metro District	Approved
IREA	Approved
CenturyLink	No comment
Comcast	No comment

IX. CONCLUSION

The walk-in veterinary clinic will provide a necessary service to Parker residents and their pets. After evaluating the information provided by the applicant for a Use by Special Review, staff has determined that the requested use meets, or can meet subject to conditions, the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Crossing at Stonegate F1 L2 - Walk in PetWellClinic Use by Special Review request to allow a walk-in vet clinic, subject to the five (5) conditions contained in staff's report:

1. That PetWellClinic shall install and maintain a small dog waste/bag station in the grassy area in the parking lot per the landlord's approval. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic.
2. Approval of this site plan does not include signage. All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
3. No boarding is allowed with the approved use.
4. Outpatient services are the only services allowed with the approved use.
5. A building permit shall be required for any interior or exterior work completed on site.

XI. ATTACHMENTS

1. Vicinity Map
2. Applicant's Project Narrative
3. Applicant's Additional project Narrative
4. Applicant's Narrative Graphics
5. Applicant's 9 Zoning Criteria

Report Approved By: Bryce Matthews, Planning Manager



Recreation Drive

Project Site

Jordan Road

Lincoln Avenue

Project Narrative Regarding PetWellClinic Project

1. Description of Business

PetWellClinic® is a walk-in veterinary wellness clinic founded in Knoxville, Tennessee in 2010. PetWellClinic® is dedicated to helping dog and cat owners protect their pets from diseases and parasites through wellness care services and prevention products. PetWellClinic® veterinarians also diagnose and treat minor illnesses, injuries, and skin conditions, as well as manage chronic conditions such as arthritis, diabetes, allergies, and seizures. Lab work monitoring is offered in a quick and affordable manner. With convenient evening and weekend hours, PetWellClinic® provides quick in-and-out walk-in services at the most affordable prices.

2. Description of Operations

We offer outpatient services and medications only. Most services can be delivered in a short amount of time lessening the impact on parking needs. In addition, no pets are dropped off for a day stay or for overnight boarding or hospitalization. The services we offer: 1. Preventive care (wellness examinations, vaccinations and preventive medications). 2. Treatment of minor ailments (cough, ear infections, eye and skin issues, allergies, etc). 3. Chronic monitoring or medication management (lab tests, etc). Advantages include a quiet environment since all pets stay with their owners. No boarding, cages, nor hospitalizations.

3. Description of dog waste and noise

Unlike other veterinary hospitals, there is no boarding at PetWellClinic and animals stay with their owner at all times. Average appointment time is less than 20 minutes. This greatly reduces the amount of noise coming from the animals and there is no dog and cat waste in or around our facilities aside from small amounts collected for samples but typically this will be provided by the pet owner in very small amounts.

4. We will not make any exterior changes to the building.

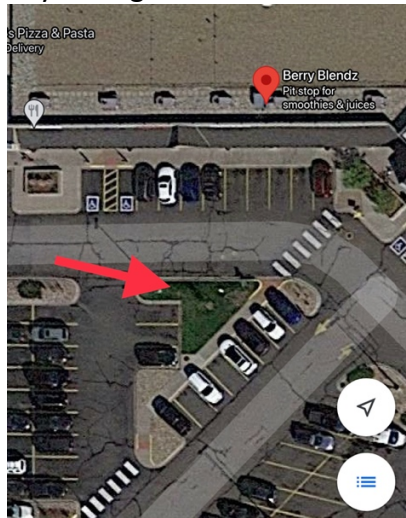
Additional Project Narrative Regarding PetWellClinic Project

1. Hours of operations

- a. Monday – Friday 11:00 AM – 7:00 PM
- b. Saturday 9:00 AM – 5:00 PM
- c. Sunday – Closed

2. Animal Waste

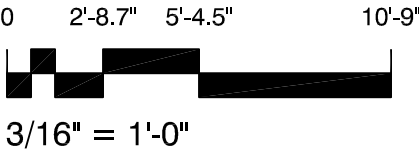
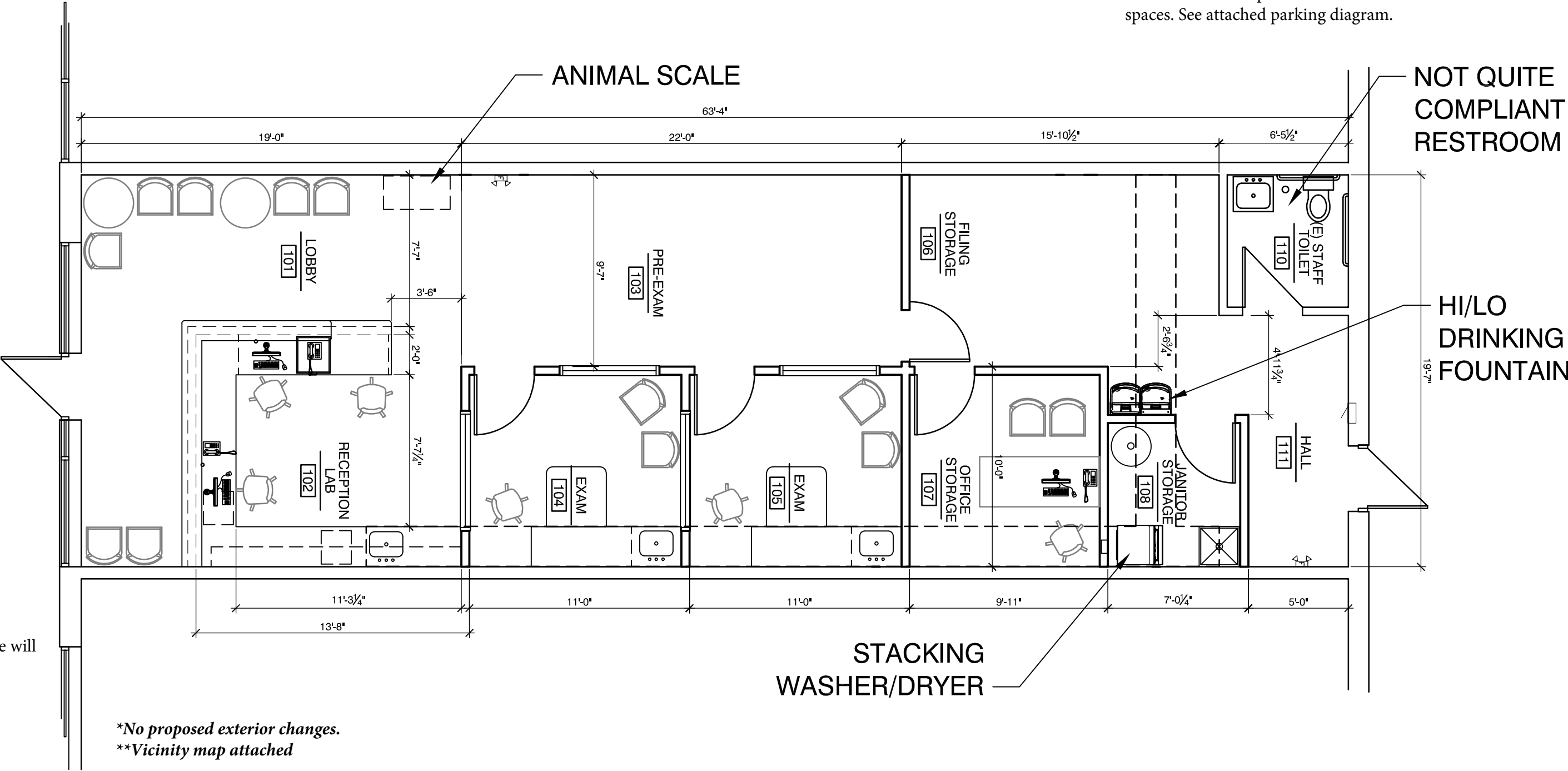
PetWellClinic proposes the installation of a pet waste station in the grassy area directly in front of the leased premises, pictured below. Cost and maintenance covered by PetWellClinic. This station will be checked and emptied during each day during business hours and again upon closing the clinic at 7:00 PM.



3. Medical Waste

PetWellClinic is not a full-service animal hospital. There will be no surgery, dentistry, hospitalization or euthanasia. As a result, the only medical waste will be, animal waste, non-controlled pharmaceuticals, syringes, sharps from vaccines and blood draws. Syringes and needles will be disposed in sharps containers and picked up by Stericycle, a contracted medical waste disposal company. All other animal waste will be placed into a trash bag that will be disposed of in the designated location by the facility. PetWellClinic does not offer any euthanasia or cremation services so will never have any deceased animals on-site.

Parking: Required to provide 1 parking spot per 400 sf of leased area. Leased area is 1,307 sf, landlord is able to provide the minimum of 4 spaces. See attached parking diagram.

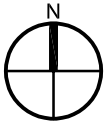


DATE: 06.01.2021
K2 ARCH JOB #: 21.018

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

TEST FIT PLAN R4
Scale :AS NOTED



PETWELLCLINIC
THE CROSSING AT STONEGATE SUITE C.
PARKER, CO 80134

2762 S. Fenton St.
Denver, CO 80227
k2arch@earthlink.net
720.326.4759

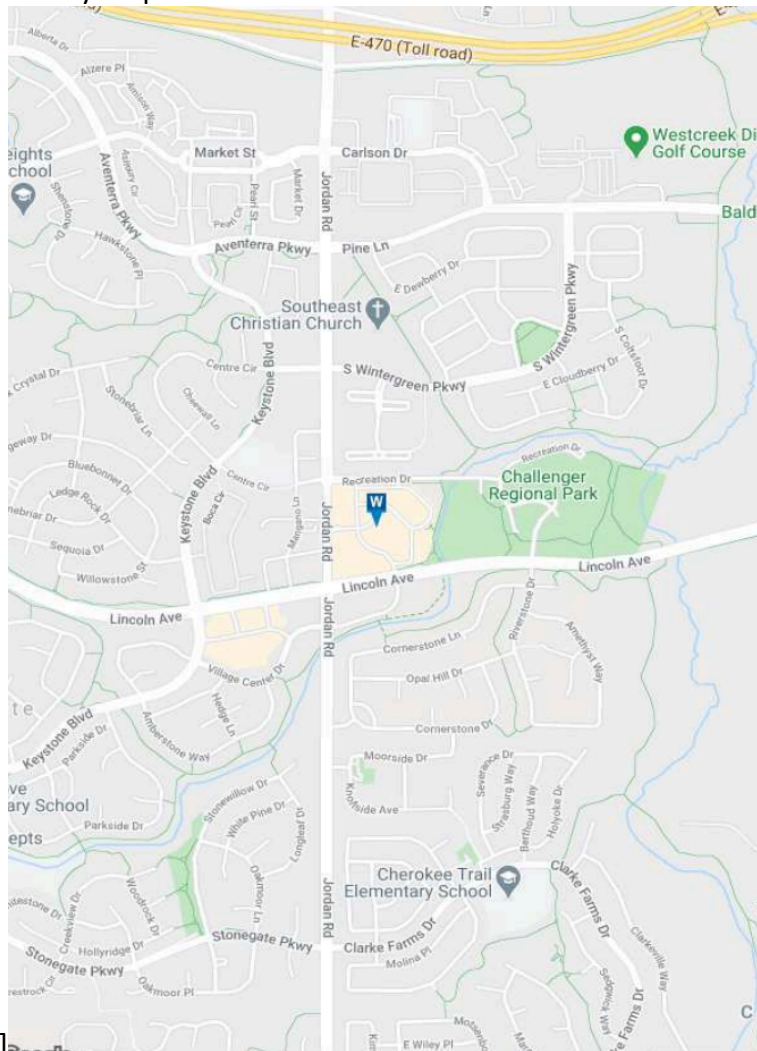
K2
Kevin Karis Architect, LLC

TF-1

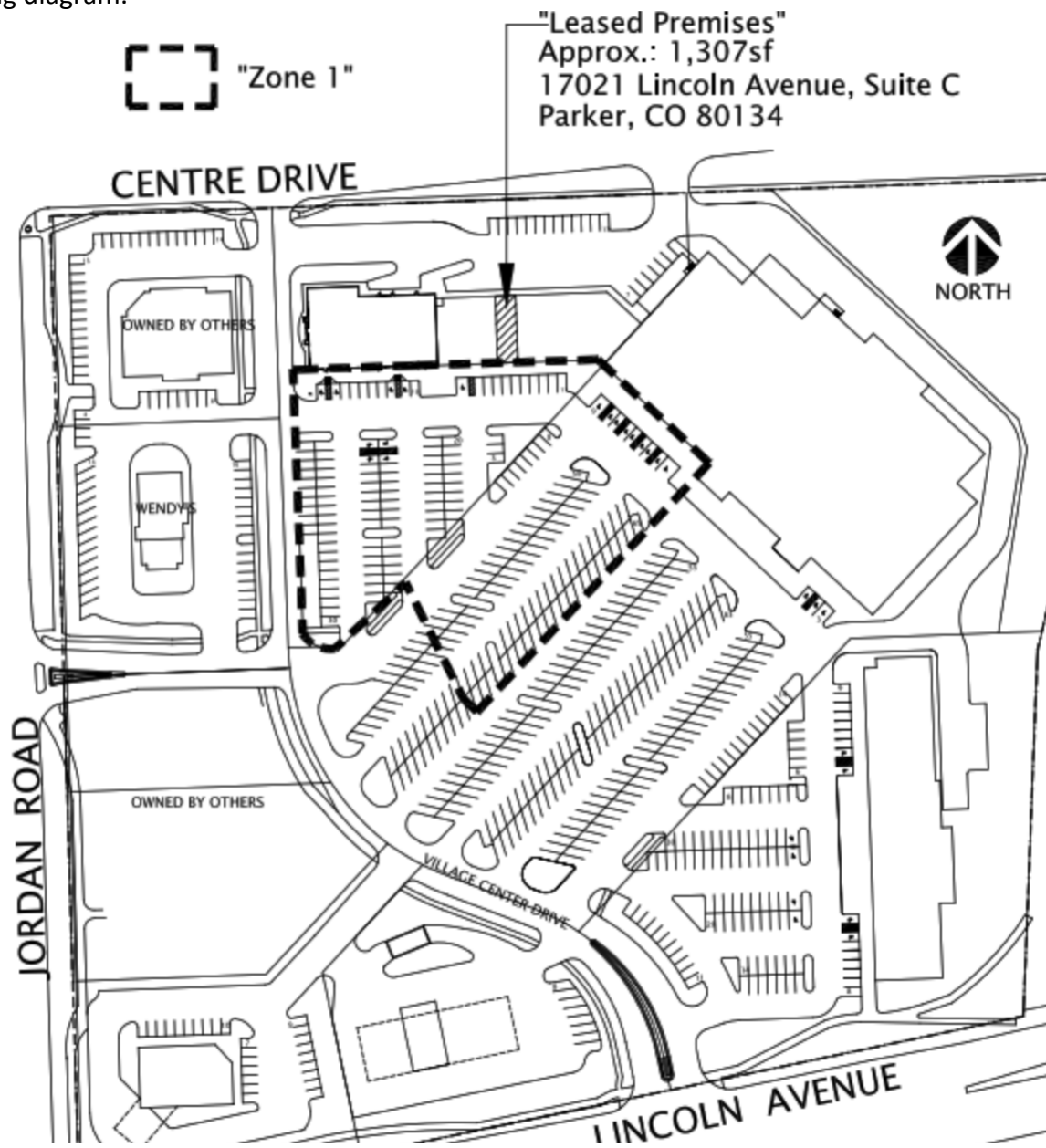
*No proposed changes to the exterior, signage will be obtained through a separate permit.



Vicinity map



Parking diagram.





Request for Town Council Action

Date: December 13, 2021

Submitted By: Julia Duncan, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.193.6 – Second Reading (Continued from 11-15-21)**
A Bill for an Ordinance Amending the Parker Auto Plaza Development Guide Pursuant to the Town of Parker Land Development Ordinance
Department: Community Development, Julia Duncan

EXECUTIVE SUMMARY

The applicant is proposing to amend the Parker Auto Plaza Planned Development (PD) zoning within the commercial use areas of the PD to allow *Automotive Repair, Minor* as a use allowed by-right and *Automotive Repair, Major* as a use allowed through the use by special review process. This proposal would result in auto body repair being allowed as a use by special review that is subject to an enhanced level of review, evaluation under the nine (9) criteria for such uses in the Land Development Ordinance by the Town Council at a public hearing.

As required by the Land Development Ordinance, the Town Council shall consider the following factors when it evaluates and makes a decision on the proposed amendment to the Parker Auto Plaza PD zoning:

1. A need exists for the proposal;
2. The particular parcel of ground is indeed the correct site for the proposed development;
3. There has been an error in the original zoning; or
4. There have been significant changes in the area to warrant a zone change;
5. Adequate circulation exists and traffic movement would not be impeded by development; and
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.
7. There are minimal environmental impacts or impacts can be mitigated.
8. The proposal is consistent with the Town Master Plan maps, goals and policies.
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Proposal

The applicant is proposing to amend the Parker Auto Plaza PD zoning to revise the permitted uses listed in the development guide for commercial use areas to allow *Automotive Repair, Minor* as a use allowed by-right and *Automotive Repair, Major* as a use allowed through the Use by Special Review (UbSR) process.

The proposed amendment to the Parker Auto Plaza PD zoning incorporates the following definitions as it relates to automotive repair use:

1. *Automotive Repair, Minor*: An establishment primarily engaged in providing minor vehicle repair services such as lubrication, oil and tire changes, tune-ups, brake repair, tire replacement, and detailing and polishing, provided it is conducted within a completely enclosed building. Major repairs such as vehicle bodywork or painting, mechanical repair of engines or drive trains is prohibited.

Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.

Background

The intent of the Parker Auto Plaza PD zoning is to establish standards for the development of property within the PD area in an efficient and orderly fashion. The PD zoning encourages innovative design standards and the purpose of the commercial use areas are to provide planned, orderly development meeting the automotive and retail needs of the community as it develops. Since adoption in 2002, the intent and purpose of the PD zoning has been implemented through a series of development projects for automotive uses such as vehicle sales, service and repair.

The Parker Auto Plaza PD was created as a receiving zone for auto-oriented uses that permits a broad range of commercial retail, service and accessory uses. The PD zoning permits auto sales, service, repair and rental among numerous other uses. Over time, the Town has distinguished between auto repair and auto body repair because the latter may be light industrial in character, more intensive in activity and has the potential to generate greater nuisance impacts than standard auto repair. The applicant is proposing an amendment to the PD zoning to clarify uses and permit minor and major automotive repair as uses by-right or UbSR respectively.

Amendment to PD Zoning Details

The proposed amendment to the PD zoning continues to allow *Automotive Repair, Minor* as currently permitted within the PD, but updates the definition of this use to better align with the definition drafted as part of the Land Development Ordinance Modernization project. Minor automotive repair, consistent with the definition, would continue to be a use allowed by-right within the commercial areas of the PD. The proposed amendment to the PD zoning would also permit additional auto-oriented use(s) designated as *Automotive Repair, Major* to include auto repair, auto body work, mechanical repair (engines, drive-trains) and auto painting. The definition for *Automotive Repair, Major* and the inclusion of this use within the commercial use

areas of the PD as a UbSR permits additional automotive services to meet community demand, but requires an enhanced level of review, evaluation under the nine (9) special review criteria by the Town Council at the public hearing. This approach will enable the staff and Town Council to better address potential nuisance impacts such as noise, odors, vibration and visual blight.

Staff believes that the proposed PD zoning amendment is consistent with the original intent and purpose of the Parker Auto Plaza PD as a receiving zone for automotive uses and is compatible with the currently permitted uses such as:

1. Automobile and truck service and repair facilities;
2. Automobile sales (new and used), rental and leasing;
3. Car wash - automatic and coin operated;
4. Sales, leasing and rental of motorized equipment;
5. Sales of gasoline and automotive fuel products

The Parker Auto Plaza PD zoning incorporates development standards for uses to mitigate potential impacts, such as the required screening of all roof-mounted equipment. Section III.D of the PD zoning also contains design standards for commercial uses including criteria for lot size, setbacks, building height, floor area ratio, building orientation and materials. Further, the PD zoning utilizes urban design standards that require buildings fronting Lincoln Avenue, Parker Road and Twenty Mile Road to provide at least three (3) points of contact with the required setback to ensure that buildings front the streets they are located on and the structures screen surface parking areas from view. The PD zoning requires adherence to all state regulations for air quality since automotive uses may have air quality impacts.

The proposed amendment to the Parker Auto Plaza PD zoning is consistent with the intent and purpose of the PD as a receiving zone for many types of automotive uses. The proposed rezoning will provide an area in Town where auto body repair uses may be located while relieving the development pressure to site auto body repair in commercial districts that are planned and zoned for higher value retail, service and office development. Towards this end, the proposed amendment to the PD zoning is consistent with the Parker 2035 Master Plan designation of Parker Auto Plaza as part of the Central Commercial Character Area.

Planning Commission

On October 28, 2021, the Planning Commission voted unanimously to recommend approval of the proposed PD zoning amendment to the Town Council. Shortly thereafter, the Applicant requested a continuance of their Town Council public hearing to December 13, 2021 to further revise their proposed amendment to the Parker Auto Plaza PD zoning to add definitions of *Automotive Repair, Minor and Major* and require that auto body repair and other uses classified as *Automotive Repair, Major* be permitted through the UbSR process. The goal of this zoning approach is to address and mitigate potential nuisance impacts associated with auto body repair and other more intensive automotive uses.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

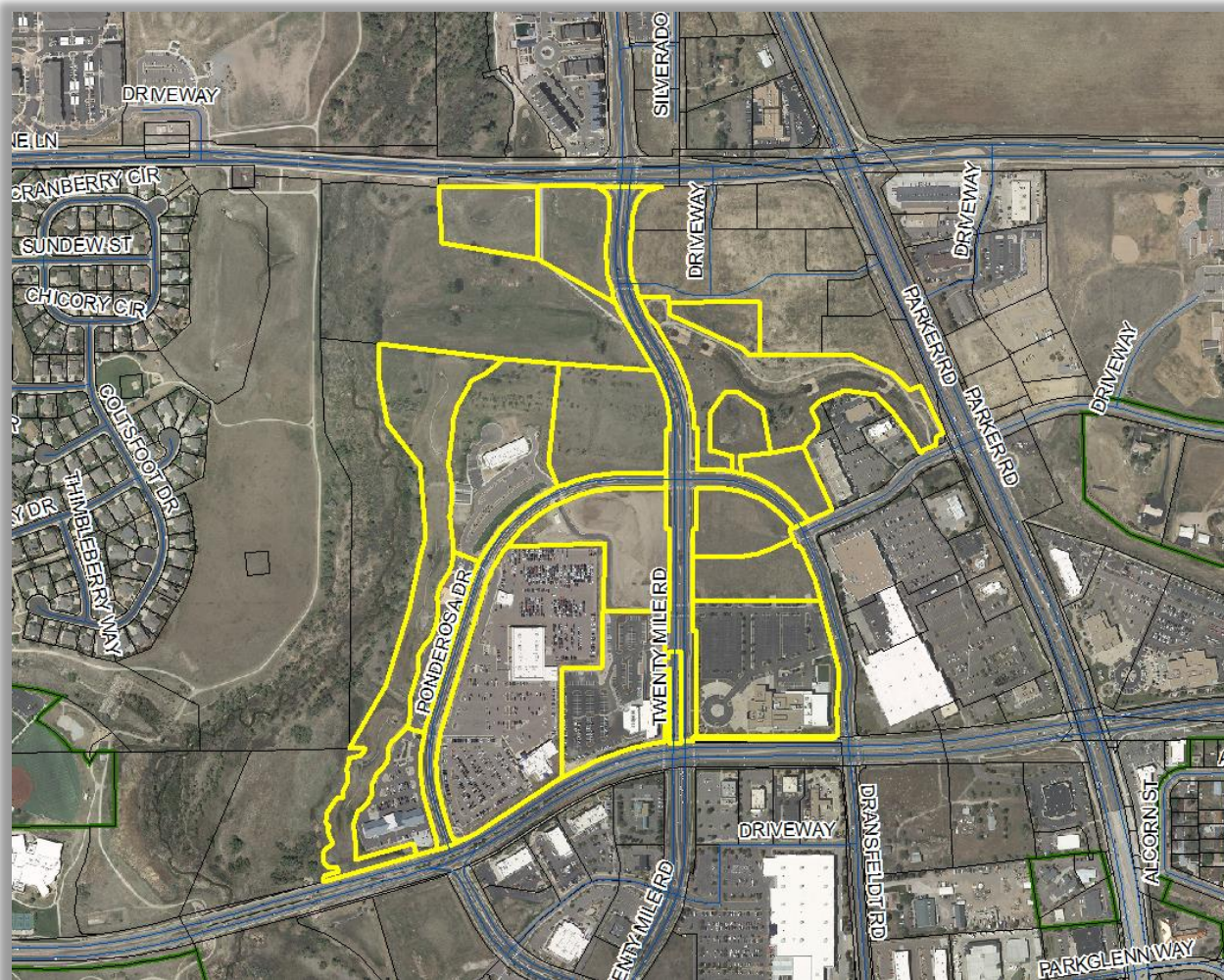
ATTACHMENTS

1. Vicinity Map
2. Planning Commission Staff Report Z20-010
3. Proposed Parker Auto Planned Development Guide
4. Ordinance 3.193.6

RECOMMENDED MOTION

I move to approve Ordinance No. 3.193.6 on second reading.

Vicinity Map





Planning Commission Staff Report

Planning Commission Date: 10/28/2021

Town Council Date: 11/15/2021

Hearing Type: Public Hearing
Parker Auto Plaza PD, 3rd Amendment–
TRAKiT No: Z20-010

Location: Generally located on the east and west side of Twenty Mile Road between Pine Lane and Lincoln Avenue

Project Planner: Julia Duncan, Associate Planner

Applicant: Livaudais Architecture; Daniel Ramirez

Executive Summary: The project applicant is proposing to amend the Parker Auto Plaza Planned Development, 2nd Amendment, to allow for Automotive Repair, Major, as a permitted use in the Commercial Use areas of the plan.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the zoning.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the zoning request, subject to the following conditions:”

-List proposed conditions

“I move the Planning Commission recommend Town Council deny the zoning as the request does not meet the following approval criteria:”

-List criteria not met (either by staff or Planning Commission)

“I move the Planning Commission vote to continue the zoning to a future date.”

I. BACKGROUND/DISCUSSION

The project applicant is proposing to amend the Parker Auto Plaza Planned Development Guide to expand the permitted uses within the Commercial Use Areas, as a use under *Service Establishments*, to include, “Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.”

The Parker Auto Plaza Planned Development establishes standards for the development of property within the guide with common themes throughout. Specifically, the purpose of the Commercial Use Areas of the PD is to provide planned, orderly development, meeting the automotive and retail needs of the community as it develops.

The Parker Auto Plaza PD was established in 2002 as a receiving zone for auto sales and repair in the Town. As currently written, the Parker Auto PD allows for Automobile and Truck service and repair facilities. The Town has interpreted auto body repair as different then automobile maintenance in repair. The applicant is seeking the zoning Amendment to add clarity regarding uses allowed with the addition of Major Automotive Repair as a use by right to the PD.

The proposal would allow work designated as Major Automotive Repair, which includes repair, body work, mechanical repair of engines and drive trains, and/ or painting. The addition of the definition of “Automotive Repair, Major,” and the inclusion of the use within the Commercial Use Areas are the only changes proposed. The additional use is consistent with the original purpose of this PD as a receiving zone for auto sales and repair and is consistent with the other auto related uses allowed as a service establishment which include the following:

- a. Automobile and Truck service and repair facilities;
- b. Automobile sales (new and used), rental and leasing;
- c. Car wash - automatic and coin operated - as a principal use;
- d. Sales, leasing and rental of motorized equipment;
- e. Sales of gasoline and automotive fuel products

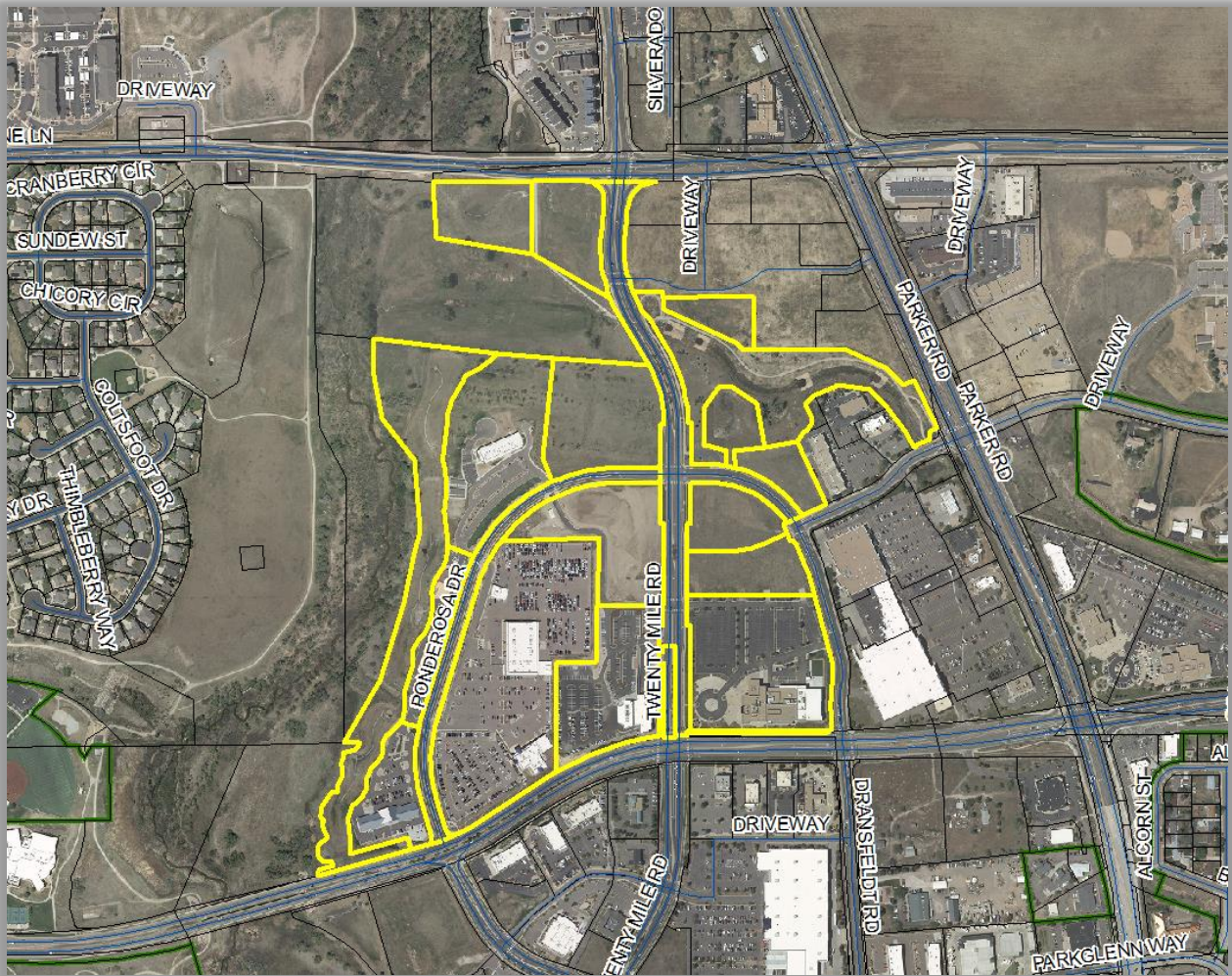
The PD establishes standards for these uses including the required screening of all roof-mounted equipment. Additionally, Section III.D of the PD outlines the Design Standards for Commercial Uses including minimum lot sizes, setback requirements, height, Floor Area Ratios, building orientation, and materials. Further, requirements exist which mandate that buildings fronting Lincoln Avenue, Parker Road, and 20-Mile Road maintain at least three points of contact with the required setback, with a minimum of 30% of the building footprints within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the streets by their placement on site act to screen the parking areas from view and orient the uses internally to the Parker Auto Planned Development Area. Adherence to all State regulations regarding air quality is also required.

Under Section 13.02.010-Definitions, of the Parker Land Development Ordinance (the “LDO”), there is no existing definition for, “Automotive Repair, Major.” However, definition updates proposed under the modernization of the Land Development Ordinance include adding “Automotive Repair, Major.” The proposed definition consolidates and streamlines multiple uses

within the code. The proposed Amendment is consistent with the proposed updates to the Land Development Ordinance.

The expanded use is consistent with the existing uses within the Parker Auto Plaza PD and consolidates this kind of use to help encourage centralization and limit the dispersion of such uses Town wide. The additional use is consistent with existing and permitted uses within the district and reinforces the Parker Auto Plaza as providing an array of auto related services within a centralized automotive district.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
April 1, 2002	Town Council approved the Parker Automotive Plaza PD Guide and Plan.
April 15, 2004	Town Council approved the Parker Automotive Plaza PD, 1 st Amendment
June 19, 2004	Town Council approved the final plat for the Parker Automotive Property.
July 19, 2021	Town Council approved the Parker Auto Plaza PD, 2 nd Amendment

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Parker Auto Plaza PD		
Master Plan Area	Central Commercial		
Site Acreage	111 acres		
Subdivision	Parker Auto Plaza		
Existing Use	Vacant, retail, automobile sales, commercial, open space		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	PD – Planned Development	Under Development for the Parker and Pine Planned Development
North	Central Commercial	PD- Planned Development	Pine Lane Business Park
South	Central Commercial	PD - Planned Development	Commercial retail Shopping Center
East	Central Commercial	Modified Commercial	Peakview Shopping Center/retail
West	Central Commercial	PD - Planned Development	Open Space

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Central Commercial District encompasses the commercial core of the Town. Due to its central location, with access to Parker Road, Dransfeldt Road and Twenty Mile Road and current land uses, growth in this Character Area should focus on core retail, services, offices, lodging, restaurants, entertainment and, to a lesser extent, higher density residential uses as part of a development with a mix of uses and a design that focuses on vehicular and pedestrian

	connectivity between uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	Land Use 1. B Land Use 1.C Land Use 1.H Land Use 1. J Jobs and Economic Vitality I.2 Jobs and Economic Vitality I.2.A Jobs and Economic Vitality I.2.B Jobs and Economic Vitality I.2.D Jobs and Economic Vitality I.2. E
Staff Analysis	The Parker Auto Plaza Planned Development is generally located on the east and west side of Twenty Mile Road between Pine Lane and Lincoln Avenue within the Central Commercial Character Area as designated by the Parker 2035 Master Plan. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The proposal would allow work designated as Major Automotive Repair work, which includes repair, body work, mechanical repair of engines and drive trains, and/or painting. The addition of the definition of “Automotive Repair, Major,” and the inclusion of the use allowed within the Commercial Areas are the only changes proposed. The additional use is consistent with the other auto related uses allowed as a service establishment. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.

V. LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	The proposed zoning is to allow an additional use within the prescribed Commercial Use Area and does not affect or impact density.	☐ Consistent ☐ Inconsistent ☐ No Change ☒ N/A
Allowed Uses	Service Establishment Uses: a. Amusement and recreational establishments; b. Automobile and Truck service and repair facilities; c. Automotive Repair, Major d. Automobile sales (new and used), rental and leasing; e. Car wash - automatic and coin operated - as a principal use; f. Hotels and motels, including restaurants, gifts shops and other accessory uses; g. Institutional and educational facilities (both public and private); h. Professional, medical, dental, governmental and public utility offices;	"Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting."	☒ Consistent ☐ Inconsistent ☐ No Change

	i. Printing and publishing establishments; j. Public facilities, as defined in the Parker Land Development Ordinance, as amended; k. Public or private memberships clubs; l. Radio and television offices; m. Recreational vehicle storage; n. Sales, leasing and rental of motorized equipment; o. Sales of gasoline and automotive fuel products p. Veterinary clinics provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals.		
Height/Stories	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ No Change
Staff Analysis	As detailed in the analysis above, the requested rezoning is consistent with the Parker 2035 Master Plan.		

VI. APPROVAL CRITERIA REZONING

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

The Parker Auto Plaza PD was established in 2002 as a receiving zone for auto sales and repair in the Town. As currently written, the Parker Auto PD allows for Automobile and Truck service and repair facilities. The Town has interpreted auto body repair as different than automobile maintenance repair. The applicant is seeking the zoning Amendment to add clarity regarding allowed uses with the addition of Major Automotive Repair as a use by right to the PD.

The proposal would allow work designated as Major Automotive Repair work, which includes repair, body work, mechanical repair of engines and drive trains, and/ or painting. The addition of the definition of “Automotive Repair, Major,” and the inclusion of the use within the Commercial Areas are the only changes proposed. The additional use is consistent with the other auto related uses allowed for a service establishment

Based on this analysis, staff has determined that this criterion has been met.

2. The particular parcel of ground is indeed the correct site for the proposed development.

The Parker Auto PD allows for Automobile and Truck service and repair facilities. The proposed use is in addition to the existing uses allowed within the Commercial Use area and is consistent.

Based on this analysis, staff has determined that this criterion has been met.

3. There has been an error in the original zoning; or
N/A

4. There have been significant changes in the area to warrant a zone change.

Since 2002, the time of the original zoning, zoning changes have occurred in the area allowing for additional commercial and residential development significantly changing the area. The additional use will add new services, employees, and customers, increasing the economic viability of the Parker Auto PD.

Based on this analysis, staff has determined that this criterion has been met.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

Roadway infrastructure exists around the property. No additional transportation improvements are anticipated with the property's rezoning.

Based on this analysis, staff has determined that this criterion has been met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

The Town does not anticipate significant municipal service costs with the proposed zoning that it is not prepared to meet. The proposed additional use will be consistent with existing uses and within existing commercial developments.

Based on this analysis, staff has determined that this criterion has been met.

7. There are minimal environmental impacts or impacts can be mitigated.

The Town does not anticipate significant environmental impacts. Air standards are regulated by The Colorado Department of Public Health and Environment and the Environmental Protection Agency.

Based on this analysis, staff has determined that this criterion has been met.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

As detailed in Section IV. of this staff report, the proposed rezoning to allow for the additional use in the Commercial use area is consistent with the Parker 2035 Master Plan including the Central Commercial Character Area.

Based on this analysis, staff has determined that this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

The property is located within Parker Water and Sanitation District and infrastructure exists serving adjoining properties.

Based on this analysis, staff has determined that this criterion has been met.

VII. CONCLUSION

This zoning request is being processed to allow for the additional use of Major Automotive Repair within the Parker Auto PD Commercial Use Area. The proposed rezoning allows for an additional use consistent with existing uses while expanding services to the community and increasing economic viability for local business owners. The application has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance.

Based on the analysis contained in this staff report, staff recommends that Planning Commission recommends Town Council approve the zoning request.

VIII. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Parker Auto Plaza Planned Development Guide, 3rd Amendment.

IX. ATTACHMENTS

1. Amended Parker Auto PD, 3rd Amendment

Report Approved By: Bryce Matthews, Planning Manager

SECTION I

DEFINITION

A. PURPOSE

This Section defines terms, words and phrases used in this Development Guide. Words, terms and phrases used herein shall be interpreted in accordance with these definitions. All other terms, words or phrases not specifically defined herein shall be given their customary meanings.

B. DEFINITIONS

Abutting or Contiguous Land: A parcel of land that has a common boundary line with another parcel of land.

Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.

Automotive Repair, Minor: An establishment primarily engaged in providing minor vehicle repair services such as lubrication, oil and tire changes, tune-ups, brake repair, tire replacement, and detailing and polishing, provided it is conducted within a completely enclosed building. Major repairs such as vehicle bodywork or painting, mechanical repair of engines or drive trains is prohibited.

Basement: That part of a building partially or totally underground.

Building Envelope: A defined area on a lot indicating the location for all residential structural elements. The purpose of a building envelope is to carefully designate areas for development and preserve natural vegetation.

Carport: A roofed structure, or a portion of a building, open on two (2) or more sides, designed primarily for the parking of automobiles.

Commercial Retail: A commercial use characterized by the selling of tangible goods, wares and merchandise directly to the consumer.

Commercial Service: A commercial use characterized by the selling of services and intangibles directly to the consumer.

Common Area or Common Element, Commercial: The total area and structures within a commercial or industrial project which are designed, designated and maintained for common use and enjoyment by the owners and tenants of the project and their invitees, such as parking facilities and their appurtenances, enclosed and open malls, sidewalks, landscaped areas, public toilets and service facilities.

Construction: The actual placement and fastening of construction materials in a fixed position. If a basement is being excavated, such excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual

construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping.

Courtyard: A space open and unobstructed to the sky, located at or above grade level on a lot bounded on three (3) or more sides by walls of a building.

Covered Parking: Parking, facilities that are protected by a roof or enclosed within a structure.

Detached Structure: Any structure having no party wall or common wall with another structure.

Driveway: A private vehicular passageway for the exclusive use of the owners and occupants of the lot(s) or project and their invitees.

Educational Facility: Private or public schools, colleges, universities, technical schools or libraries qualified to offer general academic and/or specialized education.

Garage, Private: A building, or portion thereof, used primarily for the parking of motor vehicles belonging to the occupants of the land upon which it is situated and their invitees.

Garage, Public: A building or portion thereof, other than a private garage, used for the parking of motor vehicles.

Hospital: An institutional facility used primarily for the overnight accommodation and medical and surgical care of the sick, injured and infirm, including sanitariums, but excluding therefrom, medical or dental clinics, rest homes, convalescent homes and homes for the aged.

Hotel: Any building arranged, designed and intended as a temporary lodging place for human beings, with or without meals; in which there are six (6) or more guest rooms or suites; and in which no provision is made for cooking in any individual room or suite.

Joint Use of Parking: The shared use of off-street parking facilities by more than one type of land use where the same parking spaces are taken into account in satisfaction of the parking requirements of each use.

Laboratory: A building or portion of a building devoted to the experimental study of the science of testing and analysis of chemicals, drugs, explosives, minerals, etc.

Laboratory -Medical or Dental: A building or a portion of a building devoted to the use of providing bacteriological, biological, medical, x -ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises, except the custom fabrication of dentures.

Landscaping: Improvement to an area of land by the planting of a combination of trees, shrubs and ground cover, or the installation of other materials such as rock, bark, retaining walls, or sprinkler systems.

Lot Area: The total horizontal area within the lot lines of a lot.

Lot, Corner: A lot of which at least two (2) adjacent sides abut for their full length upon a public street.

Lot, Double Facing: A lot of which the front and rear property lines abut for their full length upon a public street.

May: A right or election to do so, not a requirement.

Major Facilities of a Public Utility: A transmission line, power plant, switching station, substation of electrical facilities, pipelines and storage areas of utilities providing natural gas or petroleum derivatives.

Mobile Office: A vehicle, with or without self-motive power, designed and equipped for human occupancy for industrial, commercial or professional purposes, including but not limited to, temporary offices for the sale of homes, temporary construction management and supervisor trailers.

Motel: A hotel primarily used for transients traveling by automobile.

Office: A place of business containing offices.

Preservation Zone: A specific area on a platted lot with significant vegetation, outside of the building envelope, which in all cases must be maintained in a natural state as a permanent feature of the landscape. The area between the building envelope and the preservation zone shall remain free of any permanent improvements and any scars resulting from construction. As long as the vegetation and land surface are not permanently damaged, it is possible to clean trim in this area to practice better forest management and fire mitigation. The Preservation Zone shall apply in the Single-Family Area "A" and Townhome Area II A "areas only.

Project: One or more lots planned, designed and developed as a unified entity such as a condominium project, patio home project, cluster project, commercial project or industrial project.

Protective Covenants: A written agreement, duly recorded, binding upon a specified group of property owners and their successors, heirs or assigns wherein certain restrictions and conditions are established to promote and protect the value, desirability and development of the subject property.

Public or Quasi-Public Facilities: Facilities intended for public use including but not limited to educational facilities, fire stations, police stations, public parks, public recreational facilities, public utilities and public roadways.

Recreational Vehicle: A motor home, travel or camping trailer, boat, van or truck camper, with or without self-motive power, designed for temporary or permanent human habitation.

Recreation Vehicle Storage: An area of land and associated structures arranged, designed and intended to accommodate the temporary parking or storage of unoccupied recreation vehicles.

Riding, Hiking and Biking Trail: A trail or passageway arranged, designed and intended for use by equestrians, pedestrians and cyclists using non-motorized bicycles.

Right of Way or Passageway: An area or strip of land either publicly or privately owned, over which a right of passage has been recorded for the use by vehicles, or pedestrians, or both.

Setback Line-Front: A line parallel to the front lot line and tangent to that part of the building situated on the lot that is closest to the front lot line

Setback Line-Rear: A line parallel to the rear property line and tangent to that part of building situated on the lot that is closest to the rear property line

Setback Line-Side: A line parallel to the side property line and tangent to that part of the building situated on the lot which is closest to the side property line (excluding open fire escapes or stairways, eaves, overhangs, chimneys, uncovered patios and decks, fences and courtyards).

Shall: Mandatory responsibility or requirement.

Special Community Event: A temporary event, sponsored by a club, homeowners 1 association, property owners' association, other community organization or the owner of a major portion of land within Parker Auto Plaza, including but not limited to: fireworks, parades, swim meets, community picnics, athletic events, non-motorized vehicle races, rodeos, Christmas and holiday pageants and other outdoor programs.

Stable, Private: A building, or portion thereof, accessory structures used to shelter and feed horses that are used exclusively by the owners or occupants of the property upon which the stable is situated; and their guests.

Structure: Anything constructed or erected in, under, over or upon the land, or attached to something in, under, or upon the land.

Structure, Permanent: A structure that is built of such materials, and in such a manner, that it would reasonably be expected to land and remain useful for a substantial period of time.

Structure, Temporary: A structure that is not a permanent structure, or one, which is constructed for a special purpose in contemplation of removal upon accomplishment of such purpose.

Temporary Construction Yard: A place for temporary offices and temporary storage of materials used for the construction of any structure permitted.

Transitional Uses: Property that is in the interim period between annexation/ rezoning and development.

Use: The purpose for which land areas or buildings are arranged, designed and intended.

Watercourse: A channel, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or land that carries or contains storm runoff and flood water.

SECTION II

GENERAL PROVISIONS

A. PURPOSE

The purpose of this Parker Auto Plaza Development Guide (hereinafter referred to as the "Development Guide") is to establish standards for the development of property in an efficient and orderly fashion.

Innovative, yet consistent, design standards shall be encouraged. The property shall be developed as a community with common themes throughout and strong attention paid to existing drainage ways, and improvements to the town's road alignment system.

B. APPLICATION ADOPTION AND EFFECT

This Development Guide shall apply to all lands described in Exhibit D, "Legal Description," and shall become effective upon the approval and adoption of same by the Town Council of the Town of Parker. From that date forward, all used of the property shall be in conformance with this Development Guide.

C. AUTHORITY

It is the intent of this Development Guide to be consistent with, and to assist in the implementation of the legislative declarations contained in the Planned Unit Development Act of 1972 of the State of Colorado.

D. ENFORCEMENT

The provisions of this Development Guide shall run with the land and be enforced, at law or in equity, by the Town of Parker, without limitation on any power or regulations otherwise granted by law.

E. MODIFICATIONS (*replaced original paragraph*)

Any modification of this Development Guide which substantially changes the intent of this development on the overall density, in so far as maximum density or commercial and office intensity, shall be processed through the Town of Parker as a Rezoning and meet all the conditions of same. Processed in accordance with the requirements of Section 13.04.240 of the Parker Land Development Code, as amended."

F. DEVELOPMENT PLAN

Together with this Development Guide, a Planned Development (PD) has been prepared and serves as the graphic representation of these provisions. This Planned Development (PD) is a part hereof and is incorporated herein by this reference with everything shown thereon and all amendments thereto.

G. EFFECT OF THE TOWN OF PARKER SUBDIVISION REGULATIONS

All provisions of the Town of Parker Subdivision Regulations and any amendments thereto as may be made from time to time, are by this reference incorporated herein as if fully set forth.

H. CONFLICT

The provisions of this Development Guide shall prevail and govern the development of Parker Auto Plaza, except where these provisions do not clearly address a specific subject or are in conflict with a specific provision defined within the Town of Parker Land Development Guide. In such situations, the provisions of the Town of Parker Land Development Code, as amended, shall prevail, when applicable.

I. DEVELOPMENT PHASING

Any project within this development may be constructed in phases, as approved through the Planned Development (PD), provided that it complies with this Development Guide.

J. LAND USE BOUNDARIES AND DENSITY

1) Boundary Calculation:

All land use areas shall be considered to include all of the land within the perimeters indicated on the Planned Development (PD) and one-half of any adjacent streets.

2) Final Boundary Configuration:

The Planned Development (PD) is intended to depict general locations and illustrate concepts of the provisions of the Development Guide. Major intersections shall be approved in more detail by the Planning Commission at the time of platting. Final collector roadway alignments and configurations of lot and tract sizes and shapes shall be determined at the time of final platting.

3) Utilities:

All utilities shall be placed underground, where practical.

K. DEDICATION REQUIREMENTS

All dedications of Public Facilities, including but not limited to Park and Open Space lands, roadways, utility easements and drainage facilities and easements, shall be made at the time of final platting of the specific project area.

Public park, and open space and other areas dedicated to the Town of Parker shall be delineated on the Planned Development (PD).

SECTION III

COMMERCIAL USE AREAS

A. PURPOSE

This section establishes standards for the commercial use areas designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops. All roof-mounted equipment, including solar collectors and heaters, shall be properly screened.

B. USES PERMITTED

The following uses shall be permitted in Commercial Areas as a matter of right:

1) Retail shopping establishments including the following:

- a. Antique shops;
- b. Artist supplies;
- c. Bakeries;
- d. Banks;
- e. Barber shop and beauty parlors;
- f. Book stores;
- g. Bowling alleys;
- h. Clothing stores;
- i. Convenience stores, providing no sales of gasoline or fuel product is included;
- j. Craft and hobby shops;
- k. Drug stores;
- l. Dry goods and variety shops;
- m. Electrical and household appliances;
- n. Fast food restaurants, including drive-through, drive-in and drive- up facilities;
- o. Florists;
- p. Furniture stores, provided no major warehousing is included with the activity;
- q. Gift shops;
- r. Grocery stores;
- s. Hardware and building materials stores;
- t. Jewelry stores;
- u. Music shops;
- v. Office supplies;
- w. Outpatient veterinary emergency facilities where no kenneling of animals is proposed;
- x. Package liquor stores;
- y. Paint shops;
- z. Pet shops;
- aa. Photography studios, equipment and supplies;
- bb. Restaurants, including restaurants with bar services and microbrewery facilities;
- cc. Shoe stores;
- dd. Sporting and Outdoor recreation goods and athletic equipment;
- ee. Theaters, indoor only;
- ff. Tire sales and repair;
- gg. Toy and game stores;

hh. Travel agencies;

2) Service establishment including the following:

- a. Amusement and recreational establishments;
- b. Automotive Repair, Minor
- c. Automobile sales (new and used), rental and leasing;
- d. Car wash - automatic and coin operated - as a principal use;
- e. Hotels and motels, including restaurants, gifts shops and other accessory uses;
- f. Institutional and educational facilities (both public and private);
- g. Professional, medical, dental, governmental and public utility offices;
- h. Printing and publishing establishments;
- i. Public facilities, as defined in the Parker Land Development Ordinance, as amended;
- j. Public or private memberships clubs;
- k. Radio and television offices;
- l. Recreational vehicle storage;
- m. Sales, leasing and rental of motorized equipment;
- n. Sales of gasoline and automotive fuel products
- o. Veterinary clinics provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals.

3) Churches and church schools;

4) Nursing homes, assisted living facilities, convalescent homes and other extended care facilities;

5) Open space;

6) Parking required for the above uses;

7) Incidental and ancillary structures for the above described uses.

C. USES BY. SPECIAL REVIEW (as defined and regulated by the Parker Land Development Ordinance, as amended)

1) Ambulance Services;

2) Automotive Repair, Major

3) Hospitals and emergency care facilities;

4) Major facilities of a public utility;

5) Self-storage units;

6) Veterinary hospitals, including provisions for kenneling animals;

7) Display parking of automotive vehicles (including motorcycles, recreational vehicles and other type of motorized vehicle) for sale within the front or side yard setback of a lot."

D. DESIGN STANDARDS

1) Minimum lot area 1 acre, unless the project is developed as a planned center, in which case no minimum lot area is required.

2) Maximum building height: 35 feet, heights in excess of 35' may be requested for uses as a Use by Special Review but may not exceed 60'. The maximum building height for

commercial buildings shall be measured in accordance with the Town of Parker Land Development code, as amended.

- 3) Minimum lot width: 150 feet
- 4) Minimum building setbacks:
 1. Front: twenty-five feet {25'} from public streets. [except where prohibited by Section 13.04.040 of the parker Land Development Ordinance, as amended].
 2. Side: Twenty-five feet (25').
 3. Rear: Twenty-five feet {25'}.
- 5) Floor Area Ratios shall not exceed 0.35 for each platted lot.
- 6) On-site lighting will comply with the requirements of the Town of Parker Land Development Code, as amended.
- 7) Building materials, material colors, pedestrian orientation and building placement on lots shall be done in accordance with the "Town of Parker Commercial, Industrial & Multi-Family Residential Design Guideline Standards".
- 8) For lots which abut Lincoln Avenue, Parker Road or 20-Mile Road, the front yard setback, and at least one (1) side yard setback shall be considered a 'build-to' lines. At least three points of the building must touch this setback line, and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and orient the uses internally to the Parker Auto Plaza Planned Development area.

SECTION IV

OPEN SPACE/ CONSERVATION AREA

A. PURPOSE.

This section establishes standards for the Open Space / Conservation Areas. It is the intent of this Section to provide natural open space and conservation areas while preserving natural resources such as significant vegetation and wildlife. These use areas may be private or public and will be determined at the time of final platting.

B. PERMITTED USES

The following uses shall be permitted in the Open Space/ Conservation Area as a matter of right:

- 1) Natural open space;
- 2) Wildlife and natural preserves;
- 3) Flood plains and natural drainage ways;
- 4) Trails;
- 5) Special community events;
- 6) Ancillary structures and parking;
- 7) Any other uses which are consistent with the above;
- 8) Public right-of-way

C. DESIGN STANDARDS

- 1) All lighting shall be of a type such that no offensive glare shall be imposed on adjacent residential uses.
- 2) Trash and storage areas shall be screened from view, either within buildings or behind fences or similar screening material.
- 3) Maintenance shall be by an organized maintenance association or another entity mutually agreed upon by the Town and the Developer.

D. CONSERVATION

- 1) A conservation easement may be placed over lands designated for open space purposes, if deemed appropriate for such conservation easement by the Town. This easement may be in favor of an entity other than the property owner, developer or Town, but must be an easement holder acceptable to the Town. The property intended to be the recipient of the open space conservation easement must be deeded to the Town free and clear of all liens and encumbrances.
- 2) Any Conservation easement will be properly recorded on a plat, or separate instrument.

SECTION V

TRANSITIONAL USE AREAS

A. PURPOSE

This Section establishes transitional uses for all use areas. It is likely that the project shall develop over time and intermediate uses should be allowed until such time as the area develops. These transitional uses shall be permitted in any use area until such area is platted, and construction has commenced.

B. PERMITTED USES

The following uses shall be permitted in the Transitional Period as a matter of right, ten (10) years from the adoption of the Parker Auto Plaza PD and this Development Guide:

- 1) Agricultural uses, including farming and ranching;
- 2) Keeping of livestock;
- 3) Single-family detached residences;
- 4) Plant Nursery [outdoor tree farm, greenhouse structures];
- 5) Ancillary buildings;
- 6) Any use which is consistent with the purpose of this section.

EXHIBITS

- EXHIBIT A Parker Auto Plaza Development Plan (8 ½ X 11)

- EXHIBIT B Existing Conditions Plan (8 1/2 X 11)

- EXHIBIT C Land Use Summary Chart

- EXHIBIT D Legal Description of Property -Open Space Dedication
 - Baldwin Gulch

- EXHIBIT E Legal Description of Property- East & West Parcels
 Combined excepting Baldwin Gulch open space

EXHIBIT C

LAND USE SUMMARY CHART

Open Space – Zone OS	8.3 ± acres
R.O.W. Dedication	12.8 ± acres
Planned Development	<u>83.2 ± acres</u>
TOTAL PROPERTY	104.3 ± Acres

The Use Area may vary up to 10% as an administrative function, based upon approved plats for the property.

Ex: B:
 Pa: Auto Plaza PD Development Plan

PARKER AUTO PLAZA- DEVELOPMENT PLAN

A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 105 ACRES



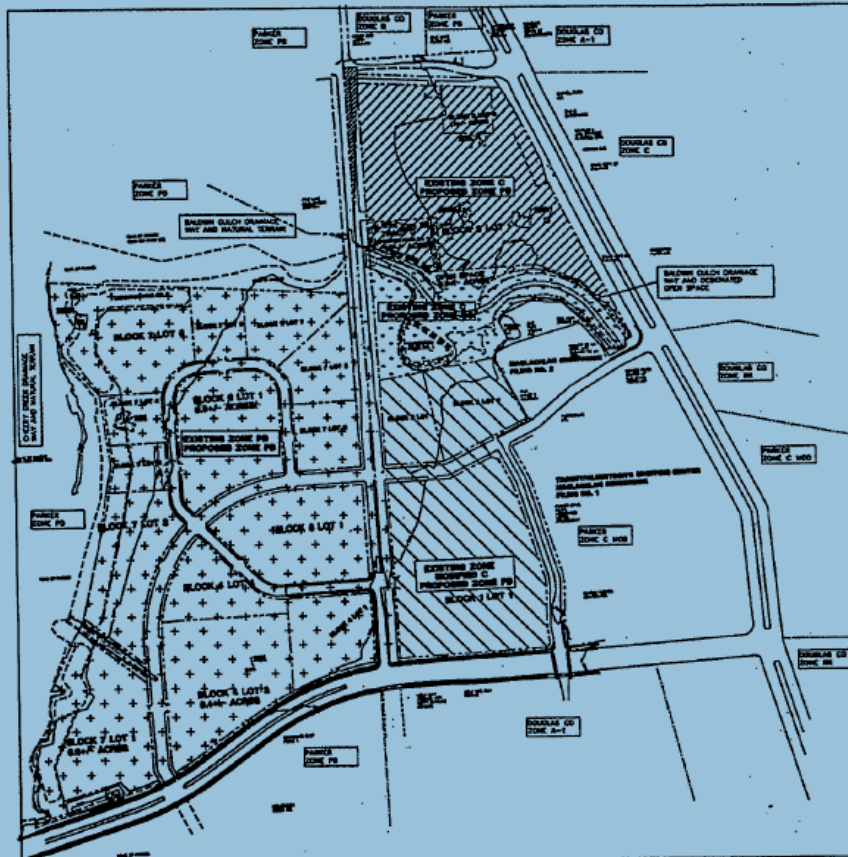
VICINITY MAP
 SCALE: 1"=2000'

PARKER
 ZONE PD - PLANNED DEVELOPMENT
 PARKER
 ZONE C 300 - MODERN COMMERCIAL

PARKER ZONING

DOUGLAS CO
 ZONE R1 - RURAL RESIDENTIAL
 DOUGLAS CO
 ZONE C - COMMERCIAL
 DOUGLAS CO
 ZONE S - BUSINESS
 DOUGLAS CO
 ZONE A - AGRICULTURAL

DOUGLAS COUNTY ZONING



DEVELOPMENT PLAN
 SCALE: 1"=200'-0"



FOR BURT AUTOMOTIVE NETWORK
 IN CARE OF:
 LSC MANAGEMENT, INC.
 8500 E. BROADWAY
 SMITHWOOD, CO

PREPARED BY:
 CONCEPTS WEST ARCHITECTURE
 202 E. CHRYSTIE 8TH BLVD., SUITE 2
 COLORADO SPRINGS, CO 80906

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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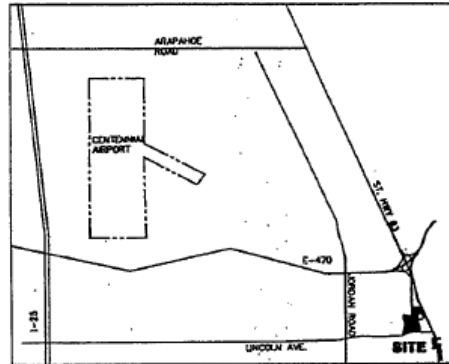
PARKER AUTO PLAZA

Concepts West Architecture, Inc.

sheet
 1
 of 1

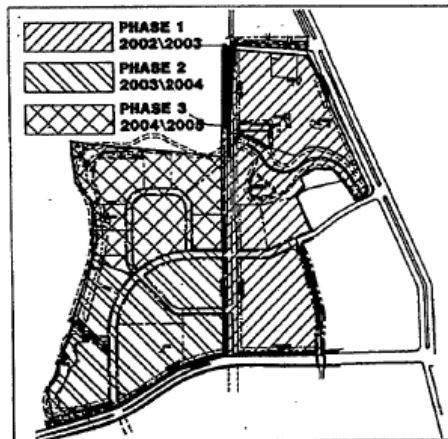
PARKER AUTO PLAZA- SKETCH PLAN

**A PART OF THE SW 1/4 SECTION 10
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
DOUGLAS COUNTY, STATE OF COLORADO
105 ACRES**



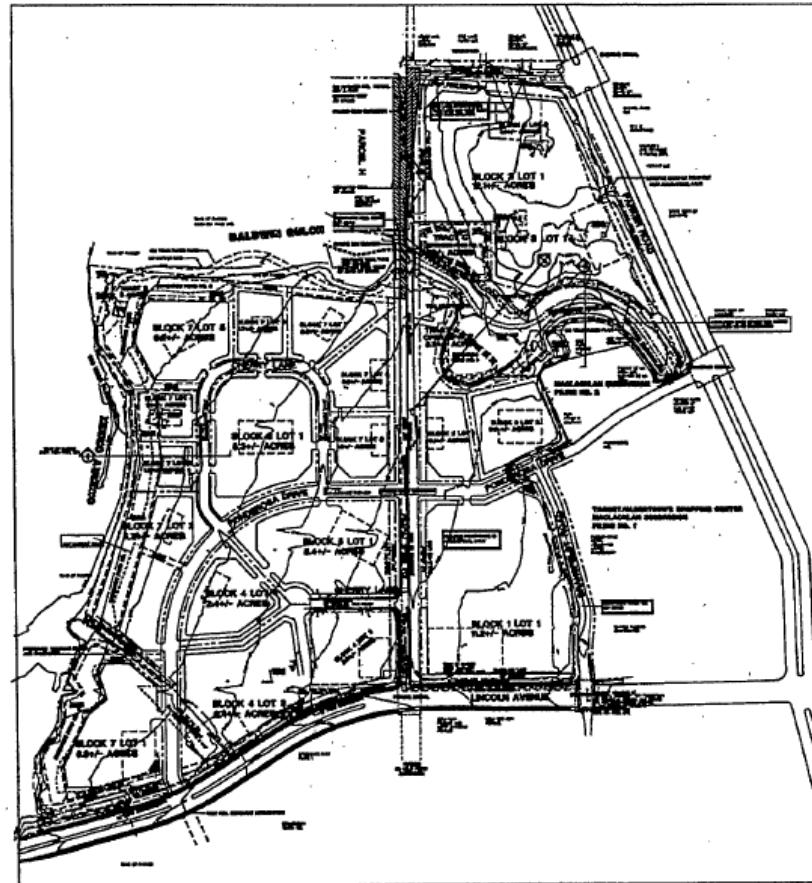
VICINITY MAP

SCALE: 1"=4000'



PHASING MAP

SCALE: 1"=400'



SKETCH PLAN

SCALE: 1"=200'-0"



FOR BURT AUTOMOTIVE NETWORK
IN CARE OF:
LOC MANAGEMENT, INC.
2300 S. BROADWAY
INGLEWOOD, CO

PREPARED BY:
CONCEPTS WEST ARCHITECTURE
308 E. CHEYENNE MTN BLVD., SUITE G
COLORADO SPRINGS, CO 80905

PARKER AUTO PLAZA

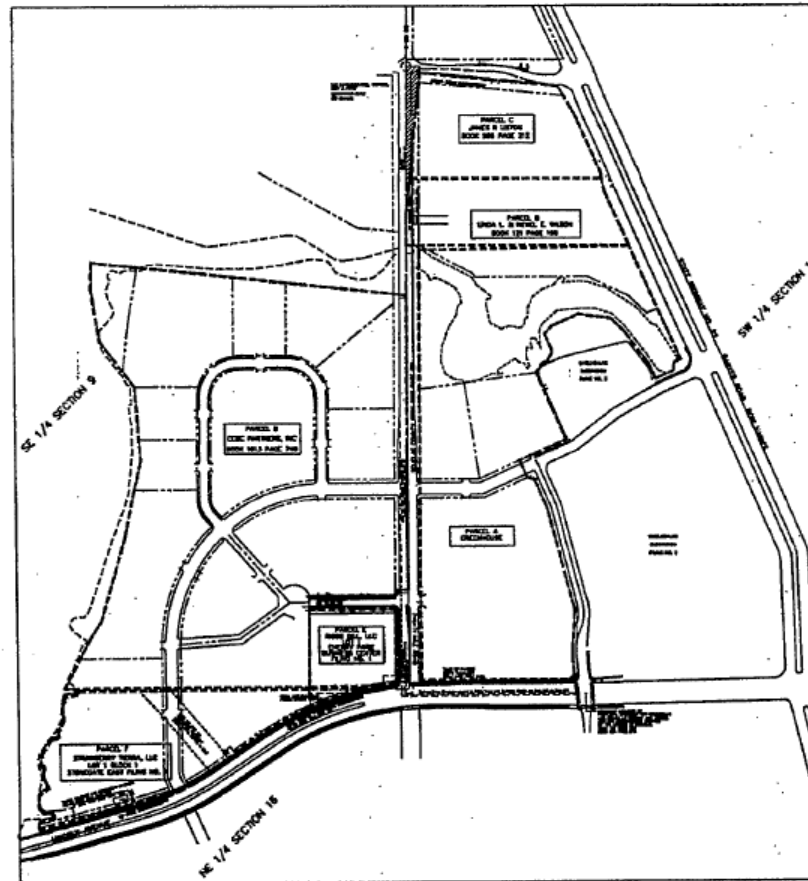
**Concepts West
Architecture, Inc.**

sheet
1
of 6

2. PLOT FAMILIES

PARKER AUTO PLAZA- SKETCH PLAN

A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 105 ACRES



EXISTING LAND PARCEL PLAN
 SCALE: 1"=200'-0"



FOR BURT AUTOMOTIVE NETWORK
 IN CARE OF:
 L&C MANAGEMENT, INC.
 2309 S. BROADWAY
 ENGLEWOOD, CO

PREPARED BY:
 CONCEPTS WEST ARCHITECTURE
 308 E. CHEYENNE 15TH BLVD., SUITE 6
 COLORADO SPRINGS, CO 80905



PARKER AUTO PLAZA
 PARKER PLAZA AND LINCOLN AVENUE
 FOR BURT AUTOMOTIVE NETWORK, INC. 2309 S. BROADWAY ENGLEWOOD, CO 80113

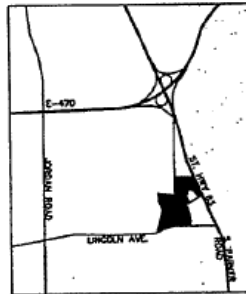
**Concepts West
 Architecture, Inc.**
 308 E. CHEYENNE 15TH BLVD., SUITE 6
 COLORADO SPRINGS, CO 80905

Sheet
4
 of
8

1/8 PLOT/SECTION

PARKER AUTO PLAZA- DEVELOPMENT PLAN

A PART OF THE SW 1/4 SECTION 10
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
 DOUGLAS COUNTY, STATE OF COLORADO
 105 ACRES



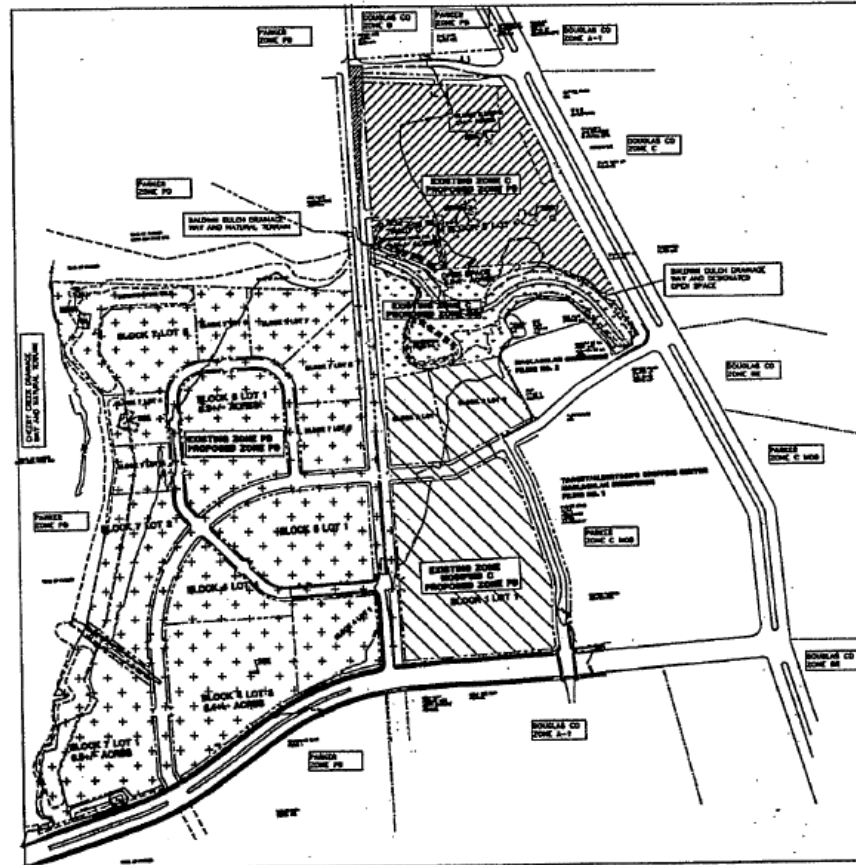
VICINITY MAP
 SCALE: 1"=2000'

PARKER
 ZONE PD - PLANNED DEVELOPMENT
 PARKER
 ZONE C WCD - HIGHWAY COMMERCIAL

PARKER ZONING

DOUGLAS CO
 ZONE SR - RURAL RESIDENTIAL
 DOUGLAS CO
 ZONE C - COMMERCIAL
 DOUGLAS CO
 ZONE B - BUSINESS
 DOUGLAS CO
 ZONE A-1 - AGRICULTURAL DISTRICT

DOUGLAS COUNTY ZONING



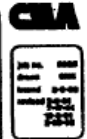
DEVELOPMENT PLAN

SCALE: 1"=2000'



FOR BURT AUTOMOTIVE NETWORK
 IN CARE OF:
 L&C MANAGEMENT, INC.
 8380 E. BROADWAY
 BIRLEWOOD, CO

PREPARED BY:
 CONCEPTS WEST ARCHITECTURE
 302 E. CHEYENNE WITH BLVD., SUITE G
 COLORADO SPRINGS, CO 80909



PARKER AUTO PLAZA

**Concepts West
 Architecture, Inc.**
 302 E. CHEYENNE WITH BLVD., SUITE G
 COLORADO SPRINGS, CO 80909

Sheet
 1
 of 1

PARKER AUTO PLAZA- SKETCH PLAN

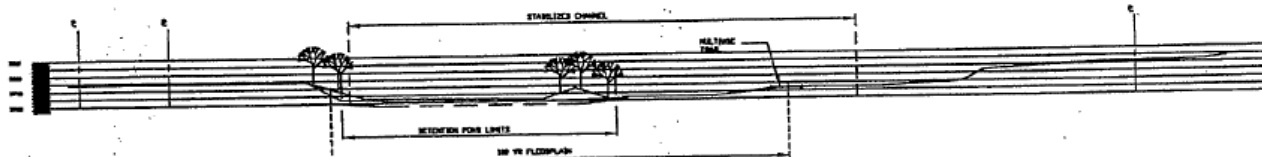
A PART OF THE SW 1/4 SECTION 10
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,
DOUGLAS COUNTY, STATE OF COLORADO
105 ACRES



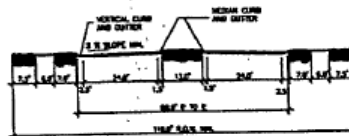
SECTION 'A' TYPICAL AT CHERRY CREEK PERIMETER
SCALE: 1" = 30'-0" LOOKING NORTH



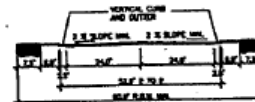
SECTION 'B' - AT BALDWIN GULCH
SCALE: 1" = 30'-0" LOOKING WEST



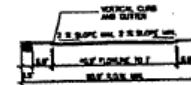
SECTION 'C'- AT BALDWIN GULCH
SCALE 1" = 30'-0" LOOKING NORTHWEST



ARTERIAL
SCALE: 1" = 15'-0"



NON-RESIDENTIAL COLLECTOR
SCALE: 1"= 15'-0"



NON-RESIDENTIAL LOCAL
SCALE: 1"= 15'-0"

QMA

姓名	姓名
性别	性别
年龄	年龄
职业	职业

PARKER AUTO PLAZA

**Concepts West
Architecture, Inc.**

sheet
6
of 6

EXHIBIT D
OPEN SPACE DESCRIPTION
BALDWIN GULCH

A parcel of land lying within Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North 00°17'51" East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

Thence North 00°17'51" East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;

Thence North 89°56'00" East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of a said parcel described in a Book 1180 at Page 0881 said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;

Thence North 00°17'51" East, 1252.52 feet, along the easterly line of said parcel described in Book 1180 at Page 881, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **TRUE POINT OF BEGINNING**;

Thence North 82°29'03" East, 508.71 feet, to the Northwest Corner Lot 2 of the Maclachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;

Thence along the westerly, northerly, and easterly lines of Maclachlan Subdivision Filing No. 2 the following fifteen (15) courses:

1. Thence North 33°20'29" East, 46.58 feet;
2. Thence North 63°21'12" East, 25.91 feet;
3. Thence North 32°34'42" East, 42.07 feet;
4. Thence North 14°20'55" West, 16.30 feet;
5. Thence North 23°57'00" West, 69.77 feet;
6. Thence North 41°49'39" East, 46.92 feet;
7. Thence North 66°02'59" East, 125.03 feet;
8. Thence South 82°24'03" East, 141.03 feet;
9. Thence South 44°51'11" East, 82.03 feet;
10. Thence South 36°52'57" East, 170.09 feet;
11. Thence South 23°56'49" East, 72.93 feet, to a point of non-tangent curvature;
12. Thence northeasterly, along the arc of a curve to the right, whose center bears South 28°09'48" East, 355.00 feet, thru a central angle of 04°12'48", an arc length of 26.11 feet, whose chord bears North 63°56'37" East, 26.10 feet to a point of tangency;
13. Thence North 66°03'00" East, 57.85 feet;
14. Thence North 01°17'56" East, 35.93 feet;
15. Thence North 66°03'00" East, 32.62 feet, to the northeast corner of Tract B of said Maclachlan Subdivision Filing No. 2;

Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;

Thence North 23°56'16" West, 238.21 feet, along westerly right-of-way line of said CDOT Parcel 59 Rev.;

Thence South 66°06'54" West, 51.46 feet;
Thence North 45°24'20" West, 109.52 feet;
Thence North 64°44'06" West, 193.03 feet;
Thence South 89°59'52" West, 484.96 feet;
Thence North 38°32'29" West, 23.24 feet;

Thence North $62^{\circ}36'49''$ West, 255.72 feet, to the Northeast Corner of a parcel described in a deed to the Board of County Commissioners of the County of Douglas recorded in Book 1180 at Page 881;

Thence South $00^{\circ}17'51''$ West, 614.67 feet, along the easterly line of said parcel, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **POINT OF BEGINNING**.

Containing 8.3284 acres, or 362,783 square feet, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI JOB NO.: 9958-002.6

DATE: July 9, 2001

For and on Behalf of

WESTERN STATES SURVEYING, INC.

19029 East Plaza Drive, Suite 252

Parker, CO 80134

(303) 841-7436

Thomas F. Phalin, PLS 23516

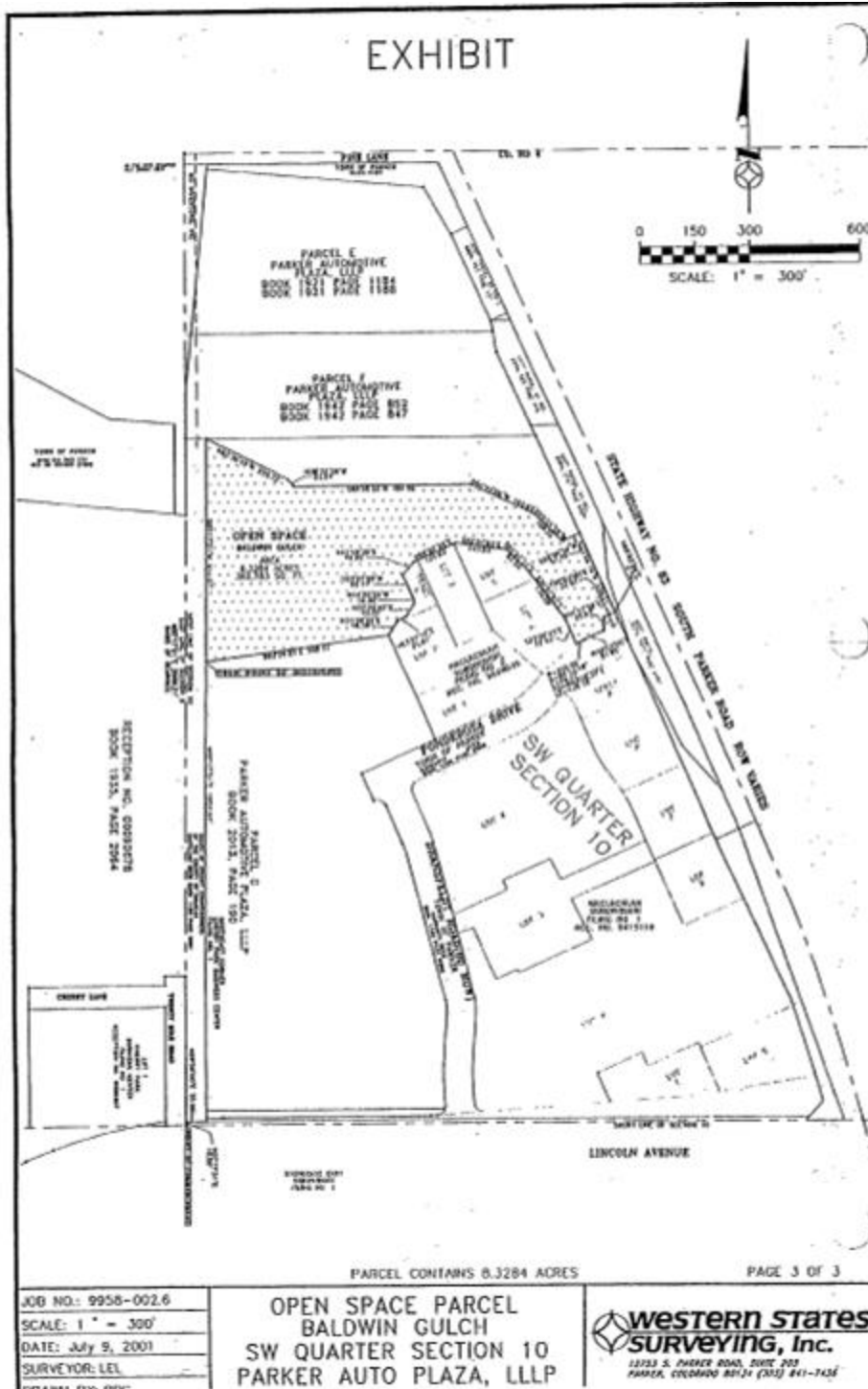


EXHIBIT E

EAST & WEST PARCELS, COMBINED- EXCEPTING BALDWIN GULCH OPEN SPACE

A parcel of land consisting of a portion of Lot 1, Block 1, Stonegate East Filing No. 1 as shown on plat recorded at Reception No. 8712189 of the Douglas County records, a portion of Lot 1, Cherry Park Business Center Filing No. 1 as shown on plat recorded at Reception No. 9500907, and all of that parcel described in a warranty deed to Parker Auto Plaza II, LLC recorded in Book 1935 at Page 2064, Reception No. 00090678 of the Douglas County records, said parcel is located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, together with a parcel of land consisting of all that parcel described in Book 1921 at Page 1184 and Book 1921 at Page 1188, all that parcel described in Book 1942 at Page 852 and Book 1942 at Page 847 and all that parcel described in Book 2013 at Page 190, all located in the Southwest Quarter of Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North 00°17'51" East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "P.L.S 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "P.L.S 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

- Thence North 00°17'51" East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;
- Thence North 89°56'00" East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of that parcel described in Book 1180 at Page 0881, said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;
- Thence North 00°17'51" East, 9.18 feet, parallel with and 55.00 feet easterly of the westerly line of said Section 10 and along the easterly line of said parcel described in Book 1180 at Page 0881, and the westerly line of said parcel described in Book 1186 at Page 0908 to the Northwest Corner thereof and the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve;
- Thence easterly, along the arc of a curve to the right, whose center bears South 02°05'15" East, 1320.00 feet, thru a central angle of 02°01'15", an arc length of 46.56 feet, whose chord bears North 88°55'21" East, 46.56 feet, along the northerly line of said parcel described in Book 1186 at Page 0908, to a point of tangency;
- Thence North 89°56'00" East, 574.13 feet; continuing along said northerly line, parallel with and 20' northerly of the southerly line of said Section 10 to a point on the northerly line of that parcel described in a warranty deed to the Board of County Commissioners of the County of Douglas recorded in Book 721 at Page 629;
- Thence North 85°55'45" East, 16.08 feet, continuing along said northerly line to a point of tangency, said point being the Southwest Corner of MacLachlan Subdivision Filing No. 1 as recorded at Reception number 9415118;
- Thence along the westerly line of MacLachlan Subdivision Filing No. 1 and the westerly right-of-way line of Dransfeldt Road the following ten (10) courses:
1. Thence easterly, along the arc of a curve to the left, whose center bears North 04°04'24" West, 25.00 feet, thru a central angle of 90°00'00", an arc length of 39.27 feet, whose chord bears North 40°55'36" East, 35.35 feet, to a point of tangency;
 2. Thence North 04°04'15" West, 72.03 feet, to a point of curvature;
 3. Thence northerly, along the arc of a curve to the right, whose center bears North 85°55'45" East, 280.00 feet, thru a central angle of 08°13'05", an arc length of 40.16 feet, whose chord bears North 00°02'17" East, 40.13 feet to a point of tangency;
 4. Thence North 04°08'50" East, 140.81 feet, to a point of curvature;
 5. Thence northerly, along the arc of a curve to the left, whose center bears North 85°51'10" West, 120.00 feet, thru a central angle of 18°49'43", an arc length of 39.43 feet, whose chord bears North 05°16'02" West, 39.26 feet to a point of tangency;
 6. Thence North 14°40'53" West, 409.89 feet, to a point of curvature;
 7. Thence northerly, along the arc of a curve to the left, whose center bears South 75°19'07" West, 220.00 feet, thru a central angle of 09°16'07", an arc length of 35.59 feet, whose chord bears North 19°18'57" West, 35.55 feet to a point of tangency;
 8. Thence North 23°57'00" West, 110.43 feet, to a point of curvature;

9. Thence northwesterly, along the arc of a curve in the left, whose center bears South 66°03'00" West, 25.00 feet, thru a central angle of 90°00'00", an arc length of 39.27 feet, whose chord bears North 68°57'00" West, 35.36 feet, to a point of non-tangency;
 10. Thence North 23°57'00" West, 80.00 feet, to the Northwest Corner of said MacLachlan Subdivision Filing No. 1 and the North line of Ponderosa Drive right-of-way;
- Thence North 66°03'00" East, 219.95 feet, along the northerly line of MacLachlan Subdivision Filing No. 1 to the Southwest Corner of the MacLachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;
- Thence along the westerly, northerly, and easterly lines of MacLachlan Subdivision Filing No. 2 the following sixteen (16) courses:
1. Thence North 23°57'00" West, 309.52 feet;
 2. Thence North 33°20'29" East, 46.58 feet;
 3. Thence North 63°21'12" East, 25.91 feet;
 4. Thence North 32°34'42" East, 42.07 feet;
 5. Thence North 14°20'55" West, 16.30 feet;
 6. Thence North 23°57'00" West, 69.77 feet;
 7. Thence North 41°49'39" East, 46.92 feet;
 8. Thence North 66°02'59" East, 125.03 feet;
 9. Thence South 82°24'03" East, 141.03 feet;
 10. Thence South 44°51'11" East, 82.03 feet;
 11. Thence South 36°52'57" East, 170.09 feet;
 12. Thence South 23°56'49" East, 72.93 feet, to a point of non-tangent curvature;
 13. Thence northeasterly, along the arc of a curve to the right, whose center bears South 28°09'47" East, 355.00 feet, thru a central angle of 04°12'48", an arc length of 26.11 feet, whose chord bears North 63°56'37" East, 26.10 feet, to a point of non-tangency;
 14. Thence North 66°03'00" East, 57.85 feet;
 15. Thence North 01°17'56" East, 35.93 feet;
 16. Thence North 66°03'00" East, 32.62 feet, to the northeast corner of Tract B of said MacLachlan Subdivision Filing No. 2;
- Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the
- westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;
- Thence North 23°56'20" West, 533.99 feet, along the westerly right-of-way line to its intersection with southerly line of a parcel described in Book 121 at Page 190;
- Thence North 23°56'20" West, 32.86 feet, along said westerly right-of-way line to the Northwest Corner of said CDOT Parcel 59 Rev., said point also being the Southwest Corner of CDOT Parcel 56 Rev. as described in Book 743 at Page 709;
- Thence North 23°56'20" West, 225.26 feet, along the said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev.;
- Thence North 10°49'51" West, 57.52 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev. to the northerly line of said parcel described in Book 121 at Page 190, also being the southerly line of a parcel described in Book 966 at Page 212;
- Thence North 10°49'51" West, 30.67 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev to the Northwest Corner thereof;
- Thence North 23°56'20" West, 264.14 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 55 Rev 2 as described in Book 923 at Page 121;
- Thence North 29°43'18" West, 148.87 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 55 Rev 2 to the Southeast Corner of a Town of Parker parcel described in Exhibit A, of Rule and Order to the Town of Parker recorded in Book 1203 at Page 2667;
- Thence North 84°24'17" West, 598.04 feet, along the southerly line of said parcel to the Southwest Corner thereof, said point is also on the westerly line of a parcel described in Book 102 at Page 206, from which the Northwest Corner of said parcel bears North 5°46'45" East, 14.08 feet;
- Thence South 05°46'45" West, 457.92 feet; along the westerly line of said parcel described in Book 102 at Page 206 to the Southwest Corner of said parcel described in Book 966 at Page 212, said point also being the Northwest Corner of said parcel described in Book 121 at Page 190;
- Thence South 05°46'45" West, 167.16 feet; along the westerly line of said parcel described in Book 102 at Page 206 to the west line of said Section 10 from which the Southwest Corner of said Section 10 bears South 00°17'51" West, 2003.02 feet;
- Thence South 00°17'51" West, 125.53 feet; along the west line of said parcel described in Book 102 at Page 206 and the west line of said Section 10 to the Southwest Corner of said parcel described in Book 121 at Page 190;

Thence South $00^{\circ}17'51''$ West, 212.01 feet, continuing along said west line, to the Northeast Corner of that parcel described in Book 1935 at Page 2064 of the Douglas County records;

Thence North $83^{\circ}57'09''$ West, 1369.56 feet, to the northeasterly corner of a parcel described in a deed to the Town of Parker recorded in Book 1304 at Page 238 of the Douglas County records;

Thence continuing along the easterly line of that parcel described in Book 1304 at Page 238 the following nine (9) courses:

1. Thence South $00^{\circ}58'38''$ West, 117.70 feet;
2. Thence South $09^{\circ}22'17''$ East, 225.85 feet;
3. Thence South $37^{\circ}24'45''$ East, 242.21 feet;
4. Thence South $04^{\circ}30'40''$ East, 316.43 feet;
5. Thence South $13^{\circ}45'22''$ West, 126.49 feet;
6. Thence South $12^{\circ}00'58''$ West, 207.37 feet;
7. Thence South $16^{\circ}23'09''$ West, 367.51 feet;
8. Thence South $32^{\circ}17'02''$ West, 90.34 feet;
9. Thence South $28^{\circ}00'16''$ West, 242.02 feet, to a point on the southerly line of said Section 9 and the southerly corner of that parcel described at Book 1304 at Page 238 from which the Southeast Corner of said Section 9 bears North $89^{\circ}43'57''$ East, 1485.31 feet;

Thence North $89^{\circ}43'57''$ East, 62.62 feet along the southerly line of said Section 9 to the Northwest Corner of said Lot 1, Block 1, Stonegate East Filing No. 1;

Thence along the westerly line of said Lot 1 the following twenty-one (21) courses:

1. Thence South $40^{\circ}25'55''$ West, 19.48 feet;
2. Thence South $78^{\circ}34'39''$ West, 58.85 feet;
3. Thence South $27^{\circ}16'01''$ East, 15.43 feet;
4. Thence South $22^{\circ}23'26''$ West, 25.67 feet;
5. Thence South $04^{\circ}22'26''$ East, 64.60 feet;
6. Thence South $28^{\circ}19'00''$ West, 55.31 feet;
7. Thence South $10^{\circ}35'26''$ East, 21.60 feet;
8. Thence South $79^{\circ}00'04''$ West, 32.07 feet;
9. Thence South $34^{\circ}56'18''$ West, 72.68 feet;
10. Thence South $07^{\circ}01'51''$ West, 47.44 feet;
11. Thence South $51^{\circ}38'01''$ East, 22.77 feet;
12. Thence South $29^{\circ}03'27''$ West, 19.05 feet;
13. Thence South $10^{\circ}28'48''$ East, 29.18 feet;
14. Thence South $27^{\circ}31'05''$ East, 39.67 feet;
15. Thence South $54^{\circ}06'30''$ West, 51.05 feet;
16. Thence South $00^{\circ}39'26''$ West, 51.56 feet;
17. Thence South $38^{\circ}39'34''$ East, 34.50 feet;
18. Thence North $81^{\circ}20'48''$ East, 38.07 feet;
19. Thence South $21^{\circ}37'18''$ East, 23.28 feet;
20. Thence South $73^{\circ}38'29''$ West, 70.87 feet;
21. Thence South $01^{\circ}44'46''$ East, 28.42 feet, to the Southwest Corner of said Lot 1;

Thence along the southerly line of said Lot 1 the following two (2) courses:

1. Thence North $75^{\circ}07'51''$ East, 503.34 feet, to a point of curvature;
2. Thence easterly, along the arc of a curve to the left, whose center bears North $14^{\circ}52'09''$ West, 1237.57 feet, thru a central angle of $06^{\circ}47'06''$, an arc length of 146.55 feet, whose chord bears North $71^{\circ}44'18''$ East, 146.47 feet, to the Southwest Corner of Lincoln Avenue Right-of-way Parcel RW-8NW as described in the Agreement for Possession and Use as recorded in Book 1544 at Page 888 of the Douglas County records and a point of non-tangent curvature;

Thence along the northwesterly line of said Parcel RW-8NW the following three (3) courses:

1. Thence northeasterly, along the arc of a curve to the left, whose center bears North $25^{\circ}37'25''$ West, 1200.00 feet, thru a central angle of $06^{\circ}34'05''$, an arc length of 137.56 feet, whose chord bears North $61^{\circ}05'33''$ East, 137.49 feet to a point of tangency;
2. Thence North $57^{\circ}48'30''$ East, 301.74 feet, to a point of curvature;
3. Thence northeasterly, along the arc of a curve to the right, whose center bears South $32^{\circ}11'30''$ East, 1320.00 feet, thru a central angle of $08^{\circ}08'11''$, an arc length of 187.45 feet, whose chord bears North $61^{\circ}52'36''$ East, 187.29 feet, to a point on the southerly line of said Lot 1 and the northeasterly corner of said Parcel RW-8NW and a point of non-tangent curvature;

Thence northeasterly, along the southerly line of said Lot 1, along the arc of a curve to the right, whose center bears South $24^{\circ}30'12''$ East, 1049.31 feet, thru a central angle of $04^{\circ}22'11''$, an arc length of 80.03 feet, whose chord bears North $67^{\circ}40'53''$ East, 80.01 feet, to the westerly corner of the Lincoln Avenue right-of-

way Parcel RW-8NE as described in Book 1544 at Page 888 of the Douglas County records, and a point of non-tangent curvature;
Thence easterly, along the northerly line of said Parcel RW-8NE, along the arc of a curve to the right, whose center bears South $20^{\circ}34'55''$ East, 1320.00 feet, thru a central angle of $10^{\circ}24'45''$, an arc length of 239.89 feet, whose chord bears North $74^{\circ}37'28''$ East, 239.56 feet, to the easterly corner thereof and a point on the northerly line of Section 16 and a point of non-tangent curvature, from which the Northeast Corner of Section 16 bears North $89^{\circ}43'57''$ East, 129.57 feet;
Thence North $89^{\circ}43'57''$ East, 0.05 feet, to the westerly corner of Lincoln Avenue Right-of-Way Parcel RW-15 as described in Book 1565 at Page 624 of the Douglas County records, and a point of non-tangent curvature;
Thence easterly, along the northerly line of said Parcel RW-15, along the arc of a curve to the right, whose center bears South $10^{\circ}09'56''$ East, 1320.00 feet, thru a central angle of $03^{\circ}16'25''$, an arc length of 75.41 feet, whose chord bears North $81^{\circ}28'17''$ East, 75.40 feet, to a point on the east line of said Lot 1 Cherry Park Business Center Filing No. 1 and the Northeast Corner of said right of way parcel from which the Southeast Corner of said Lot 1 bears South $00^{\circ}17'51''$ West, 10.84 feet;
Thence South $00^{\circ}17'51''$ West, 10.84 feet;
Thence North $89^{\circ}43'57''$ East, 55.00 feet, to the **POINT OF BEGINNING**.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying within Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North $00^{\circ}17'51''$ East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;
Thence North $00^{\circ}17'51''$ East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;
Thence North $89^{\circ}56'00''$ East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of a said parcel described in a Book 1180 at Page 0881 said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;
Thence North $00^{\circ}17'51''$ East, 1252.52 feet, along the easterly line of said parcel described in Book 1180 at Page 881, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **TRUE POINT OF BEGINNING**;
Thence North $82^{\circ}29'03''$ East, 508.71 feet, to the Northwest Corner Lot 2 of the MacLachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;
Thence along the westerly, northerly, and easterly lines of MacLachlan Subdivision Filing No. 2 the following fifteen (15) courses:
1. Thence North $33^{\circ}20'29''$ East, 46.58 feet;
2. Thence North $63^{\circ}21'12''$ East, 25.91 feet;
3. Thence North $32^{\circ}34'42''$ East, 42.07 feet;
4. Thence North $14^{\circ}20'55''$ West, 16.30 feet;
5. Thence North $23^{\circ}57'00''$ West, 69.77 feet;
6. Thence North $41^{\circ}49'39''$ East, 46.92 feet;
7. Thence North $66^{\circ}02'59''$ East, 125.03 feet;
8. Thence South $82^{\circ}24'03''$ East, 141.03 feet;
9. Thence South $44^{\circ}51'11''$ East, 82.03 feet;
10. Thence South $36^{\circ}52'57''$ East, 170.09 feet;
11. Thence South $23^{\circ}56'49''$ East, 72.93 feet, to a point of non-tangent curvature;
12. Thence northeasterly, along the arc of a curve to the right, whose center bears South $28^{\circ}09'48''$ East, 355.00 feet, thru a central angle of $04^{\circ}12'48''$, an arc length of 26.11 feet, whose chord bears North $63^{\circ}56'37''$ East, 26.10 feet to a point of tangency;
13. Thence North $66^{\circ}03'00''$ East, 57.85 feet;
14. Thence North $01^{\circ}17'56''$ East, 35.93 feet;
15. Thence North $66^{\circ}03'00''$ East, 32.62 feet, to the northeast corner of Tract B of said MacLachlan Subdivision Filing No. 2;

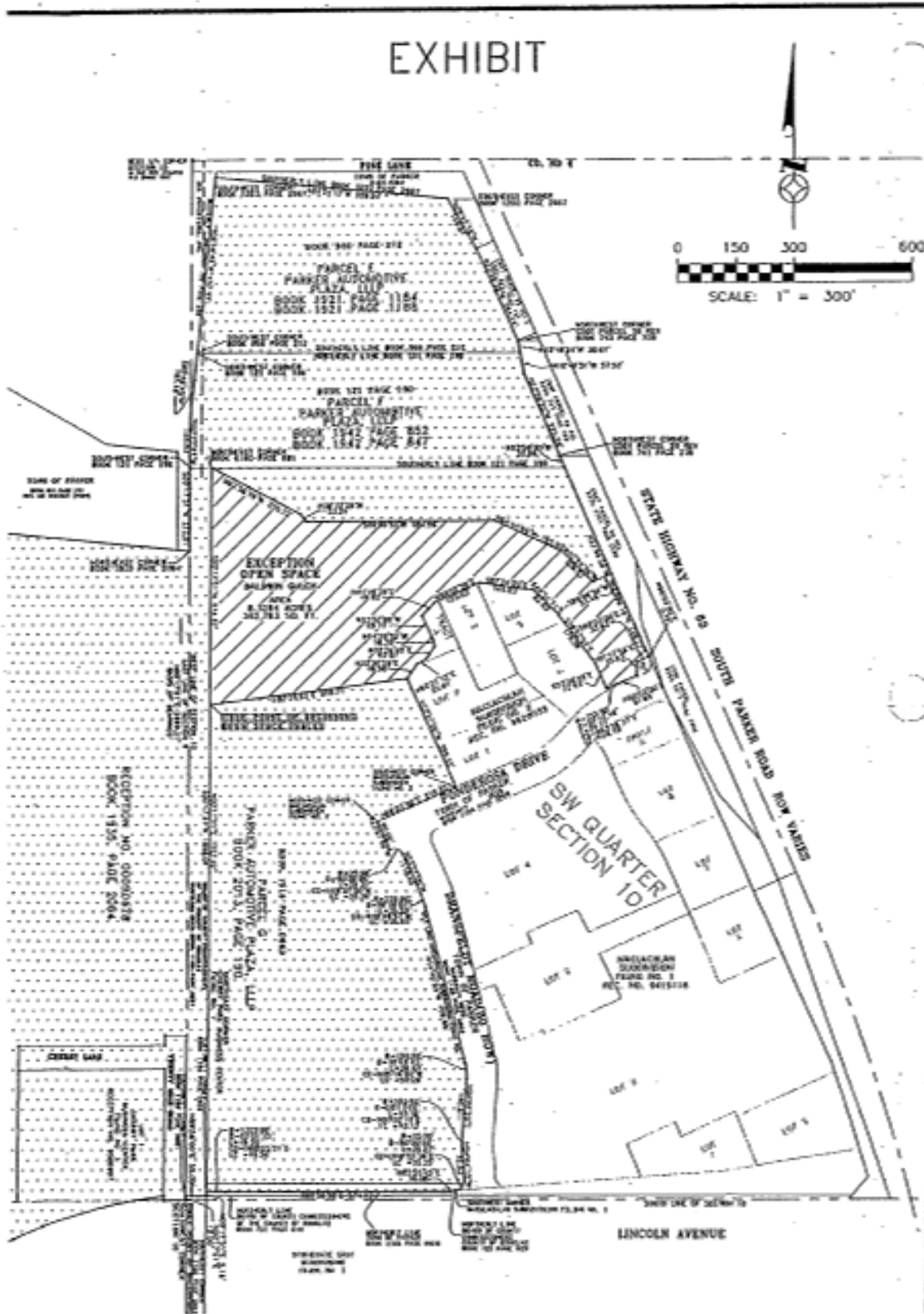
Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;
Thence North 23°56'16" West, 238.21 feet, along westerly right-of-way line of said CDOT Parcel 59 Rev.;
Thence South 66°06'54" West, 51.46 feet;
Thence North 45°24'20" West, 109.52 feet;
Thence North 64°44'06" West, 193.03 feet;
Thence South 89°59'52" West, 484.96 feet;
Thence North 38°32'29" West, 23.24 feet; Page 5 of 5 Page 5 of 5
Thence North 62°36'49" West, 255.72 feet, to the Northeast Corner of a parcel described in a deed to the Board of County Commissioners of the County of Douglas recorded in Book 1180 at Page 881;
Thence South 00°17'51" West, 614.67 feet, along the easterly line of said parcel, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **POINT OF BEGINNING**.

Net area: Containing 96.0224 Acres or 4,182,736 square feet, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI JOB NO.: 9958-002.6
DATE: July 9, 2001
For and on Behalf of
WESTERN STATES SURVEYING.
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Thomas F. Phalin, PLS 23516



ORDINANCE NO. 3.193.6, Series of 2021

TITLE: A BILL FOR AN ORDINANCE AMENDING THE PARKER AUTO PLAZA DEVELOPMENT GUIDE PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for rezoning the Parker Auto Plaza Planned Development as described in Ordinance No. 3.193, Series of 2002, for the property described in the attached **Exhibit A**, within the Town of Parker, Colorado, (the “Property”), pursuant to Town of Parker Land Development Ordinance.

a. Public notice has been given of such rezoning by publication on the Town of Parker’s website, at least fifteen (15) days prior to the public hearing of such rezoning.

b. Written notice was sent by first class mail to all owners of property that abuts the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The factors contained in Section 13.04.240(b)(6)(f) of the Parker Land Development Ordinance for rezoning of the Property have been satisfied.

Section 2. Subsection I.B. of the Parker Auto Plaza Development Guide is hereby amended by the addition of a definition for “Automotive Repair, Major: An establishment primarily engaged in providing vehicle repair, body work, mechanical repair of engines and drive trains, and/or painting.”

Section 3. Subsection I.B. of the Parker Auto Plaza Development Guide is hereby amended by the addition of a definition for “Automotive Repair, Minor: An establishment primarily engaged in providing minor vehicle repair services such as lubrication, oil and tire changes, tune-ups, brake repair, tire replacement, and detailing and polishing, provided it is conducted within a completely enclosed building. Major repairs such as vehicle bodywork or painting, mechanical repair of engines or drive trains is prohibited.”

Section 4. Subsection III.B. of the Parker Auto Plaza Development Guide is hereby amended to add a new subparagraph 2)b. to provide: “2)b. Automotive Repair, Minor.”

Section 5. Subsection III.C. of the Parker Auto Plaza Development Guide is hereby amended to add a new paragraph 2) to provide: “2) Automotive Repair, Major.”

Section 6. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the Property.

Section 7. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1 of the Town of Parker.

Section 8. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 9. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 10. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT A

Legal Description

LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AS RECORDED AT RECEPTION NO. 2004113377 OF THE DOUGLAS COUNTY RECORDS;

THENCE FOLLOWING THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTH 89°55'03" EAST, 105.03 FEET TO A POINT OF TANGENT CURVATURE;
2. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 00°04'57" WEST A RADIUS OF 5,785.00 FEET, THRU A CENTRAL ANGLE OF 05°27'44", AN ARC LENGTH OF 551.51 FEET, WHOSE CHORD BEARS NORTH 87°11'11" EAST A LENGTH OF 551.29 FEET;
3. SOUTH 05°32'41" EAST, 7.00 FEET TO A POINT OF NONTANGENT CURVATURE;
4. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 05°32'41" EAST, A RADIUS OF 153.00 FEET, THRU A CENTRAL ANGLE OF 44°14'53", AN ARC LENGTH OF 118.16 FEET, WHOSE CHORD BEARS SOUTH 73°25'14" EAST A LENGTH OF 115.24 FEET;
5. SOUTH 29°43'18" EAST, 66.60 FEET;
6. SOUTH 23°56'20" EAST, 264.14 FEET;
7. SOUTH 10°49'51" EAST, 88.19 FEET;
8. SOUTH 23°56'20" EAST, 553.91 FEET;
9. SOUTH 66°06'54" WEST, 51.46 FEET;
10. NORTH 45°24'20" WEST, 109.52 FEET;
11. NORTH 64°44'06" WEST, 193.03 FEET;
12. SOUTH 89°59'52" WEST, 417.86 FEET;
13. NORTH 00°00'08" WEST, 240.75 FEET;
14. NORTH 89°42'09" WEST, 404.78 FEET;
15. NORTH 00°17'51" EAST, 25.00 FEET;
16. NORTH 89°42'09" WEST, 136.54 FEET TO A POINT OF NONTANGENT CURVATURE;
17. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 72°03'06" EAST, A RADIUS OF 625.00 FEET, THRU A CENTRAL ANGLE OF 05°51'30", AN ARC LENGTH OF 63.90 FEET, WHOSE CHORD BEARS NORTH 15°01'09" WEST A LENGTH OF 63.88 FEET;
18. SOUTH 86°37'09" WEST, 6.07 FEET TO A POINT OF NONTANGENT CURVATURE;
19. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS NORTH 77°59'36" EAST, A RADIUS OF 631.00 FEET, THRU A CENTRAL ANGLE OF 17°27'40", AN ARC LENGTH OF 192.30 FEET, WHOSE CHORD BEARS NORTH 03°16'34" WEST A LENGTH OF 191.56 FEET;
20. NORTH 05°27'16" EAST, 123.41 FEET TO A POINT OF NONTANGENT CURVATURE;
21. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIAL LINE TO THE CENTER POINT BEARS SOUTH 84°33'45" EAST, A RADIUS OF 132.96 FEET, THRU A CENTRAL ANGLE OF 84°26'53", AN ARC LENGTH OF 196.05 FEET, WHOSE CHORD BEARS NORTH 47°40'43" EAST A LENGTH OF 178.76 FEET;
22. NORTH 00°04'57" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (694,869 SQUARE FEET) 15.9520 ACRES, MORE OR LESS.



Request for Town Council Action

Date: December 13, 2021

Submitted By: Jim Maloney, Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 3.01.127 – Second Reading**
A Bill for an Ordinance to Amend Section 13.02.010 of the Parker Municipal Code Concerning the Definition of Dwelling and Dwelling Unit, and Section 13.04.180 of the Parker Municipal Code Concerning Home Occupations
Department: Town Attorney, Jim Maloney

EXECUTIVE SUMMARY

The purpose of this ordinance is to amend the definition of *dwelling* and *dwelling unit* and amend home occupations, as contained in the Land Development Ordinance, to provide that clinics, nursing and convalescent homes, barber shops, beauty parlors, tourist homes, animal hospitals and restaurants, are a prohibited use of a *dwelling* or *dwelling unit*.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On October 21, 2019, the Town Council approved Ordinance No. 3.01.118 to add a definition of the term “*tourist home*” that was contained in the Parker Land Development Ordinance. *Tourist home* was defined to mean “any dwelling, dwelling unit or portion of any dwelling unit rented or leased for valuable consideration to a particular person or persons for periods of time less than thirty (30) days.” Short-term rentals (tourist homes) have been prohibited in residential areas of the Town since as early as 1981, when the Town first adopted its zoning ordinance. The definition was added to simply clarify that tourist homes constituted short-term rentals. The purpose of Ordinance No. 3.01.127 is to provide further clarification that short-term rentals (tourist homes) are a prohibited use in any *dwelling* or *dwelling unit*.

The Planning Commission will hold a public hearing on December 9, 2021, and unanimously recommended approval by Town Council concerning the proposed ordinance amendment.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Ordinance No. 3.01.127

RECOMMENDED MOTION

I move to approve Ordinance No. 3.01.127 on second reading.

ORDINANCE NO. 3.01.127, Series of 2021

TITLE: A BILL FOR AN ORDINANCE TO AMEND SECTION 13.02.010 OF THE PARKER MUNICIPAL CODE CONCERNING THE DEFINITION OF DWELLING AND DWELLING UNIT, AND SECTION 13.04.180 OF THE PARKER MUNICIPAL CODE CONCERNING HOME OCCUPATIONS

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Section 13.02.010 of the Parker Municipal Code is amended to read as follows:

13.02.010 Definitions.

* * *

Dwelling means a building or portion thereof used exclusively for residential occupancy, including one-family dwellings, two-family dwellings and multiple-family dwellings, but not including mobile homes, hotels, motels, tents, seasonal vacation cabins, **tourist home**, or other structures designed or used primarily for temporary occupancy. No mobile home or converted mobile home shall be classed as a dwelling.

* * *

Dwelling unit means one (1) or more rooms, designed, occupied ~~or~~ **and** intended for occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

* * *

Section 2. Section 13.04.180 of the Parker Municipal Code is amended to read as follows:

13.04.180 Home occupations.

A home occupation shall be allowed as a permitted accessory use, provided that all of the following conditions are met:

* * *

(8) Home occupations shall not generate traffic **or parking** which significantly affects the residential character of an area, nor allow for deliveries of materials or products to the property.

* * *

(10) Clinics, nursing and convalescent homes, barber shops, beauty parlors, tourist homes, animal hospitals and restaurants shall not be considered a home occupation, **and are a prohibited use of a dwelling or dwelling unit.**

Section 3. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 4. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 5. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2021.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney



Request for Town Council Action

Date: December 13, 2021

Submitted By: Julia Duncan, Associate Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 21-046**
A Resolution to Exempt Certain Real Property Commonly Known as Parker Central Area Filing No. 1, Second Amendment, from the Definition of Subdivision and Subdivided Land as Contained in the Town of Parker Land Development Ordinance

Department: Community Development, Julia Duncan

EXECUTIVE SUMMARY

The Town of Parker is proposing an Exemption Plat to dedicate right-of-way to the Town from property located at the northeastern corner of the intersection of Mainstreet and Victorian Drive (east) and owned by the Parker Authority for Reinvestment (PAR/P3). The Exemption Plat will dedicate right-of-way to be used for future sidewalk and streetscape improvements along Mainstreet.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

ISSUE

The Town of Parker is proposing an Exemption Plat to dedicate right-of-way to the Town from property located at the northeastern corner of Mainstreet and Victorian Drive (east) and owned by PAR/P3. The Exemption Plat will dedicate right-of-way to be used for future sidewalk and streetscape improvements along Mainstreet. The PAR/P3 property, which is currently vacant, will be replatted as Lot 1A-1 and Tract B is to be dedicated to the Town of Parker for right-of-way purposes. Tract B is 1,112 square feet or approximately .026 acres.

BACKGROUND

In 2007, Parker Water & Sanitation District (PWSD) granted the Town of Parker a public sidewalk easement on their property at 19801 Mainstreet and this easement was accepted by the Town Council by resolution. The property was sold by PWSD to the Town and is now owned by PAR/P3. The approximately 10-foot wide sidewalk easement was originally intended to accommodate intersection and streetscape improvements at Mainstreet and Victorian drive (east) that were completed in 2008 and support future sidewalk and streetscape improvements

across the Mainstreet frontage of the PAR/P3 property and adjacent Town and County property to the east.

PAR/P3 approved funding in 2020 for proposed sidewalk and streetscape improvements between the intersection of Mainstreet and Victorian Drive (east) and the Town-owned EastMain property to the east. PAR/P3 and Town staff have been working to advance the design of the proposed improvements with a design consultant that has been engaged for the effort. PAR/P3 proposes to dedicate the right-of-way that is required for the proposed improvements to the Town in support of the project. As a result, the existing sidewalk easement that PWSD provided to the Town many years ago is no longer needed and may be vacated. The Town Council approved Ordinance No. 1.551, Series of 2021, on November 15, 2021, approving the vacation of this easement. This ordinance was recorded with the Douglas County Clerk and Recorder on November 19, 2021.

In place of the recently vacated sidewalk easement, Tract B is being dedicated to the Town through the exemption plat process as additional right-of-way. The dedicated right-of-way will be used for planned sidewalk and streetscape improvements along Mainstreet from the intersection of Mainstreet and Victorian Drive (east) to the Town-owned EastMain redevelopment site to the east.

Pursuant to Section 13.07.020(h) of the Municipal Code, the Town Council is authorized to approve the exemption plat without the need for a public hearing.

FINANCIAL IMPACT

N/A

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Parker Central Area Filing No 1, Amend No 2
2. Sidewalk Vacation Ordinance No. 1.551
3. Resolution No. 21-046

RECOMMENDED MOTION

I move to approve Resolution No. 21-046.

SUBDIVISION EXEMPTION PLAT

0.937 ACRES - 1 NON-RESIDENTIAL LOT - 1 TRACT

LOT 14, PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2016091675 IN THE QUARTERS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER

[illegible]

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 OBLATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 1531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS.

PARKER AUTHORITY FOR REINVESTMENT, A BODY CORPORATE DULY ORGANIZED AND EXISTING AS AN URBAN RENEWAL AUTHORITY UNDER THE LAWS OF THE STATE OF COLORADO AND THE CHARTER OF THE TOWN

PARKER AUTHORITY FOR REINVESTMENT CHAIR

ATTEST, TOWN CLERK

1. BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING N00°25'12"W BETWEEN THE MONUMENTS SHOWN HEREON, GRID BEARINGS,
COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (2011).

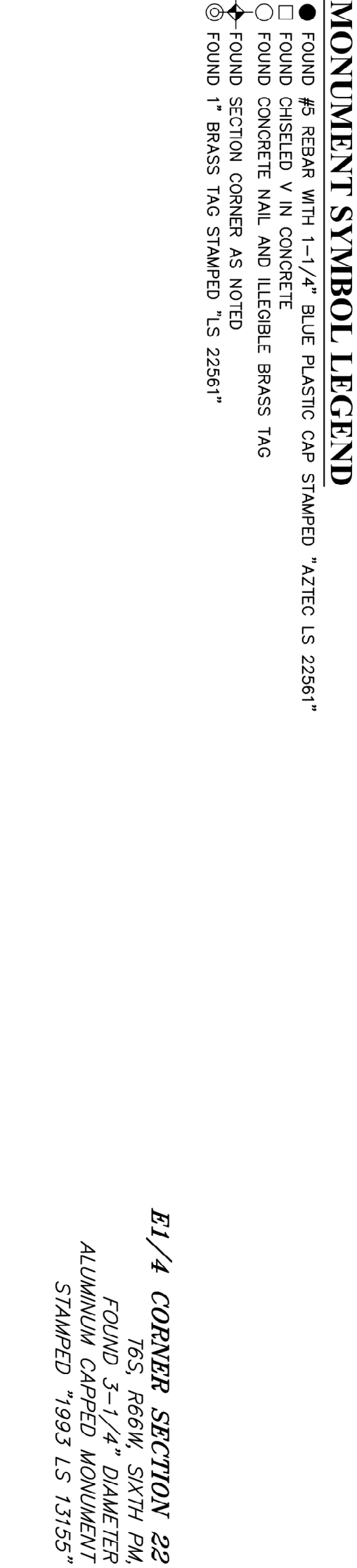
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. TITLE COMMITMENT NOTE:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LATZEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR INTERESTS IN THE SURVEYED LAND. THE RECORDING JURISDICTION OF THIS SURVEY IS THE PUBLIC LAND TITLE OF RECORD, LATZEC CONSULTANTS, INC. RECORDED UNDER RECORD NUMBER 000000032898. THIS REPORT WAS PREPARED BY TIBELLI NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2021 AT 8:00 A.M.
4. FLOOD ZONE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, AND INCORPORATED AREAS, PANEL 69 OF 193, MAP NUMBER 0805000069, EFFECTIVE DATE SEPTEMBER 30, 2003, THIS SURVEY IS LOCATED WITHIN THE AREAS SHOWN AS DESCRIBED IN THE LEGEND OF ABOVE MENTIONED MAP AS FLOOD ZONE. THE FLOOD ZONE IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ANY PERSON WHO KNOWLEDGEABLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

I/WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I/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 ON TITLE REPORT NO. N0032899-010-102-ES WITH AN EFFECTIVE DATE OF OCTOBER 1, 2021 AT 8:00 A.M.

BY: _____

TITLE: _____

DATE: _____



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COME INTO AN 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.

NOTES: PER THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 11.6-2 THE WORD "CERTIFY" AS USED HEREON MEANS "AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED." THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

S PARKER ROAD

PIKES PEAK DR

PIKES PEAK AVENUE

MAN STREET

SITE

VICTORIAN DRIVE

PINE DRIVE

Public House

1. KRAL D. SZYKSPANSKY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE FOR THE PURPOSE OF THE SUBDIVISION OF LAND IN THE CITY OF COLORADO SPRINGS, COLORADO, AND THEREON, THAT MATHEMATICAL CLOSE ERRORS ARE LESS THAN 1/50,000 (ONE IN FIFTY THOUSAND) OF THE 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 APPLICABLE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

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

KARL D. SZYSZKOSKI, PLS
STATE OF COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38697
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

LOT 14, PARKER CENTRAL AREA, FILING NO. 1, AMENDMENT NO. 1, IS HEREBY AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL 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. RECEIPTION NUMBER 2016091675. THE DEDICATION OF TRACT IS HEREBY ACCEPTED.

MAYOR, TOWN OF PARKER

ATTEST, TOWN CLERK

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



AZTEC
CONSULTANTS, INC.

300 East Main Street, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-8988
Fax: (303) 713-1897
www.aztecconsultants.com

THE TOWN OF PARKER

20120 EAST MAIN STREET
PARKER, CO 80138
(303) 841-2332

AZTEC Proj. No: 24921-05

DWG: GLW

PREPARATION:	SCALE: 1"=50'
SHEET 1 OF 1	

ORDINANCE NO. 1.551, Series of 2021

TITLE: A BILL FOR AN ORDINANCE VACATING A PUBLIC SIDEWALK EASEMENT AGREEMENT CONVEYED TO THE TOWN OF PARKER BY PARKER WATER AND SANITATION DISTRICT

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Pursuant to C.R.S. §43-2-303 and Chapter 10.12 of the Parker Municipal Code, the Town of Parker hereby vacates that Public Sidewalk Easement Agreement recorded at Reception No. 200705135 of the Douglas County Clerk and Recorder's Office, which is attached as **Exhibit 1** and incorporated by this reference. The Town further determines pursuant to Section 10.12.050 that, upon the effective date of said vacation, title shall vest to the Parker Authority for Reinvestment.

Section 2. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 3. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this 1st day of Nov., 2021.

ATTEST:

Chris Vanderpool
Chris Vanderpool, Town Clerk

Jeff Toborg, Mayor

ADOPTED ON SECOND AND FINAL READING this 15th day of Nov., 2021.

Jeff Toborg, Mayor

ORDINANCE NO. 1.551, Series of 2021

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ATTEST:

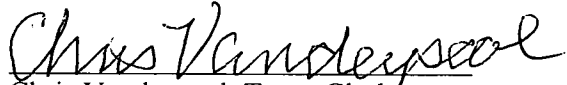
Chris Vanderpool
Chris Vanderpool, Town Clerk

Jeff Toborg, Mayor

ADOPTED ON SECOND AND FINAL READING this 15th day of Nov., 2021.

Jeff Toborg, Mayor

ATTEST:


Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

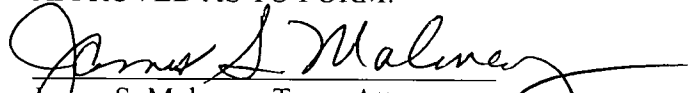

James S. Maloney, Town Attorney

EXHIBIT 1

2007051355

06/28/2007 12:25:47

PGS 6 \$26.00 DF \$.00

TD1000N

Electronically Recorded Official Records Douglas County CO

Jack Arrowsmith Clerk and Recorder

PUBLIC SIDEWALK EASEMENT

THIS PUBLIC SIDEWALK EASEMENT AGREEMENT ("Easement Agreement") is dated as of the 5 day of MAY, 2007, by the Parker Water and Sanitation District ("Grantor"), a Colorado special district and political subdivision having an address at 19801 East Mainstreet, Parker, CO 80138, and the Town of Parker, Colorado ("Town") having an address of 20120 East Mainstreet, Parker, Colorado 80138.

WHEREAS, Town desires to acquire an easement for public sidewalk purposes upon that certain real property more particularly described and depicted in Exhibit A attached hereto ("Easement Property"); and

WHEREAS, Grantor is willing to convey such an easement to Town for the aforesaid purpose on the terms and conditions set forth herein below.

NOW, THEREFORE, for and in consideration of the sum of ten dollars (\$10.00) paid by Town to Grantor, the covenants of Town herein contained and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor does hereby convey the easement rights described as follows:

1. Conveyance of Easement. Grantor does hereby grant and convey unto Town, its successors, assigns, lessees, licensees, invitees and agents, a non-exclusive easement for public sidewalk purposes upon the surface of the Easement Property. Town shall have the rights of ingress and egress, consistent with this Easement Agreement, upon the Easement Property for the construction, re-construction, operation and maintenance of a public sidewalk. Subject to the other terms and conditions of this Easement Agreement, Town shall also have the right to remove impediments to operation and maintenance of the Easement Property. Town further agrees all construction, reconstruction, operation, maintenance, removal and any other activities which disturb the Easement Property will be coordinated with Grantor so as to minimize any disruption to Grantor's property.
2. Unencumbered Title. Grantor warrants that the Easement Property granted herein is granted free and clear of all liens and encumbrances.
3. Covenants of Town. Town hereby represents, covenants and warrants in favor of Grantor and its successors and assigns, as follows:
 - 3.1 Town shall protect the Easement Property from damage caused in whole or in part by acts or omissions of Town, its employees, agents, contractors, subcontractors, assigns, lessees, licensee and agents.
 - 3.2 In all activities undertaken on the Easement Property by Town or its employees, agents, contractors, subcontractors, successors, assigns, lessees, or licensees, all work shall be completed in good and workmanlike manner.

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3.2 In all activities undertaken on the Easement Property by Town or its employees, agents, contractors, subcontractors, successors, assigns, lessees, or licensees, all work shall be completed in good and workmanlike manner.

3.3 Town shall not cause or permit to be caused by any of its employees, agents, contractors, subcontractors, successors, assigns, lessees, or licensees, any hazardous substances, as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), pollutants, or contaminants, as defined by CERCLA or hazardous waste as defined by the Resource, Conservation and Recovery Act (RCRA), including, but not limited to asbestos, and/or urea, formaldehyde, or any pollutants or toxic pollutants as defined by the Clean Water Act, and any amendments thereto, to be dumped, spilled, released, permanently stored, or deposited on, over or beneath the Easement Property or any other lands owned by Grantor. Any hazardous, toxic or flammable substances used by Town, its employees, agents, contractors, subcontractors, successors, assigns or lessees, shall be utilized in a lawful manner and in compliance with all federal, state and local requirements relating to protection of health or the environment.

4. Retained Rights. Grantor shall have all rights to the Easement Property not conveyed hereby.

5. Abandonment. The easement herein conveyed shall revert to the owners of the Easement Property one year after abandonment and non-use of the Easement Property for sidewalk purposes by Town or its successors or assigns.

6. Grantor Defined. The word "Grantor" as used herein, whenever the context requires or permits, shall include the heirs, personal representatives, beneficiaries, successors, grantees and assigns of the owners of the land through which the easement runs, or the respective owners from time to time of portions thereof.

7. Miscellaneous.

7.1 Except as otherwise expressly provided herein, all provisions herein contained, including the benefits, burdens and covenants, are intended to run with the land and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

7.2 This Easement Agreement constitutes all of the agreements, understandings, and promises between the parties hereto with respect to the subject matter hereof.

7.3 This Easement Agreement shall be of no force and effect until this Easement Agreement is duly and validly executed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Easement by their respective duly authorized officers as of the date and year first above written.

GRANTOR:

By: Frank Jaeger
Frank Jaeger, District Manager

STATE OF COLORADO)

COUNTY OF Douglas) ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 25 day of May, 2007, by Frank Jaeger as the District Manager of Parker Water & Sanitation District.

My commission expires: 11-02-2008



Maleia S. Good
Notary Public

TOWN OF PARKER

A handwritten signature of David Casiano in black ink.

David Casiano, Mayor

ATTEST:

Carol Baumgartner
Carol Baumgartner, Town Clerk

CarterBurgess

Job No. 070303
February 20, 2007

707 17th Street, Suite 2300
Denver, Colorado 80202-3404
Phone: 303.820.5240
Fax: 303.820.2402
www.c-b.com

Property Description

Parcel 12

A portion of a parcel of land described in Book 1238 at Page 409 recorded in the Douglas County Clerk and Recorder's Office on December 22, 1994, lying in Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 22, (a found 3 1/4" Aluminum Cap stamped "AZTEC CONSULTANTS INC. T6S R66W 22 23 LS 17666");
WHENCE the East Quarter Corner of said Section 22 (a found 3 1/4" Aluminum Cap stamped "T6S R66W 1/4 S22 S23 1998 LS 13155") bears S00°25'12"E (Basis of Bearing-assumed) a distance of 2648.52 feet;

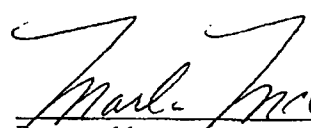
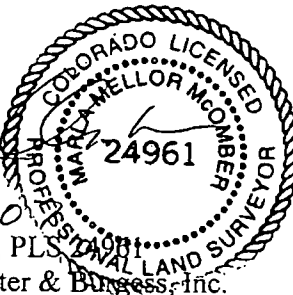
THENCE S35°58'30"W a distance of 1846.73 feet to the westerly line of said parcel of land described in Book 1238 at Page 409, being the POINT OF BEGINNING;

THENCE S79°48'46"E along a line 10.00 feet northerly of and parallel with the northerly right-of-way line of East Main Street a distance of 219.01 feet;

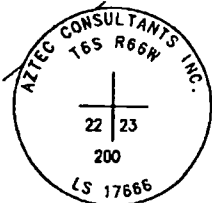
THENCE along the easterly, southerly and westerly lines of said parcel of land described in Book 1238 at Page 409 the following three (3) courses:

- 1) S10°11'14"W a distance of 9.93 feet;
- 2) THENCE N79°48'46"W a distance of 219.01 feet;
- 3) THENCE N10°11'14"E a distance of 9.93 feet to the POINT OF BEGINNING.

Containing 2174 square feet, (0.050 Acres), more or less.


Prepared by: 
Date: 2/21/2007
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.

Point of Commencement
NE Cor. Sec. 22, T6S, R66W, 6th P.M.
Fnd. 3 1/4" Alum. Cap



(Basis of Bearing - assumed)
S 00°25'12"E 2648.52'

Parcel 12
2174 Sq.Ft.
(0.050 Ac.)±

Bk 1238 Pg 409

Point of Beginning

N 10°11'14" E
9.93'

S 35°58'30" W 1846.73'

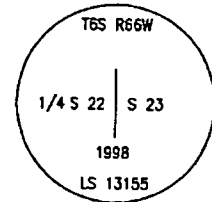
S 79°48'46" E

N 79°48'46" W

219.01'

219.01'

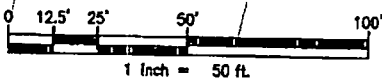
S 10°11'14" W
9.93'



E1/4 Cor. Sec. 22 T6S,
R66W, 6th P.M.
Fnd. 3 1/4" Alum. Cap

N'y right-of-way

E. MAIN ST



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

CARTER & BURGESS PROJECT NO.		072303	
CLIENT PROJECT NO.			
REVISION DESCRIPTION			
DRAWN	jsk	DATE	02/20/07
SCALE		1"=50'	
Carter-Burgess 707 17th Street Denver, CO 80202 (303) 620-6240 Fax (303) 620-4942			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF CARTER & BURGESS SHALL BE AT THE SOLE RISK OF THE USER.			

EAST MAIN STREET, PARKER Township 6 South, Range 66 West, 6th P.M. Douglas County, Colorado		
TITLE:		
Permanent Easement Parcel 12		
REVISION:	DRAWING NO.	SHEET NO.
0	Parcel12.dwg	1 of 1

RESOLUTION NO. 21-046, Series of 2021

TITLE: A RESOLUTION TO EXEMPT CERTAIN REAL PROPERTY COMMONLY KNOWN AS PARKER CENTRAL AREA FILING NO. 1, SECOND AMENDMENT, FROM THE DEFINITION OF SUBDIVISION AND SUBDIVIDED LAND AS CONTAINED IN THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE

WHEREAS, the Town Council may, pursuant to resolution, exempt from the definition of the terms "subdivision" and "subdivided land," any division of land if the Town Council determines that such is not within the purposes of the Town of Parker Land Development Ordinance;

WHEREAS, the Parker Authority for Reinvestment ("PAR") owns Lot 1, Block 1, Parker Central Area Filing No. 1 (the "PAR Lot");

WHEREAS, PAR desires to dedicate a portion of the PAR Lot to the Town as right-of-way, as a part of the "Parker Central Area Filing No. 1, Second Amendment, Subdivision Exemption Plat;"

WHEREAS, the Town desires to amend the Parker Central Area Filing No. 1, First Amendment, plat to allow for the dedication of right-of-way to the Town; and

WHEREAS, the Town desires to exempt from the definition of the terms "subdivision" and "subdivided land" the replatting of the PAR Lot, as a part of the Parker Central Area Filing No. 1, Second Amendment, Subdivision Exemption Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby exempts the replat of the PAR Lot as provided in the Parker Central Area Filing No. 1, Second Amendment, Subdivision Exemption Plat, which is attached hereto as **Exhibit A** and incorporated by this reference (the "PAR Subdivision Exemption Plat"), from the definition of the terms "subdivision" and "subdivided land" as contained in the Town of Parker Land Development Ordinance.

Section 2. The Town Council hereby approves the PAR Subdivision Exemption Plat.

Section 3. The Town Council hereby authorizes the Mayor and Town Clerk to execute the PAR Subdivision Exemption Plat and directs the Town Clerk to record the PAR Subdivision Exemption Plat with the Douglas County Clerk and Recorder's Office.

RESOLVED AND PASSED this _____ day of _____, 2021.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 2

SUBDIVISION EXEMPTION PLAT

A REPLAT OF LOT 1A, PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2016091675
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.
 0.937 ACRES - 1 NON-RESIDENTIAL LOT - 1 TRACT

LEGAL DESCRIPTION

LOT 1A, PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2016091675 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH 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, SURVEYED AND PLATTED SAID LANDS INTO ONE LOT AND ONE TRACT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION 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 ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREON 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 ACCESS 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), TRACT A IS 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 ACCESS 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 RIGHT (EASEMENTS) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE RIGHT-OF-WAY 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 ACCESS 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 POLE, PASSED 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 OF ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF RIGHT-OF-WAY DISTANCE. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH RIGHT-OF-WAY DISTANCE, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

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 OPERATE SAID UNDERSIGNED'S BEST OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENHANCED SPECIAL ACT OF 1972, 10 U.S.C. § 1301, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

PARKER AUTHORITY FOR REDEVELOPMENT, A BODY CORPORATE DULY ORGANIZED AND EXISTING AS AN URBAN GENERAL AUTHORITY UNDER THE LAWS OF THE STATE OF COLORADO AND THE CHARTER OF THE TOWN

BY _____
 TITLE _____

NOTES

1. BASE OF BEARINGS
 BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING N00°27'12"W BETWEEN THE MONUMENTS SHOWN HEREON. GRID BEARINGS COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (2011).
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.
3. TITLE COMMENT NOTE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING CASUALTIES, INTERESTS-IN-DEED, AND TITLE OF RECORD. AZTEC CONSULTANTS, INC. BASED UPON TITLE REPORT NUMBER 00032899-010-102-ES PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2021 AT 8:00 A.M.
4. FLOOD ZONE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, AND INCORPORATED AREAS, PANEL 69 OF 69, MAP NUMBER 00032899-010-102-ES, EFFECTIVE DATE SEPTEMBER 30, 2020, THIS PARCEL IS LOCATED WITHIN OTHER AREAS, ZONE 1, DESCRIBED IN THE LEGEND OF ABOVE MENTIONED MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEVIATES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMBATS A CLASS TWO (2) MONUMENT OR PURSUANT TO 18-6-508 C.R.S.
6. TRACT B IS DEDICATED TO THE TOWN OF PARKER FOR RIGHT-OF-WAY PURPOSES.

TITLE VERIFICATION

I, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SAID LAND IS IN THE (DEDICATED) TRACT AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON TITLE REPORT NO. 00032899-010-102-ES WITH AN EFFECTIVE DATE OF OCTOBER 1, 2021 AT 8:00 A.M.

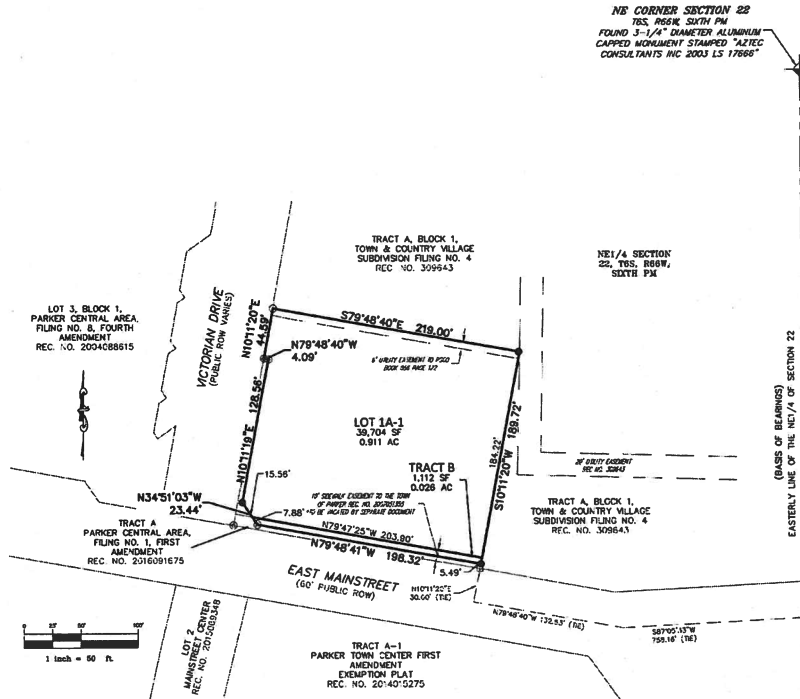
BY: _____
 TITLE: _____
 DATE: _____

PLANNING COMMISSION CERTIFICATE

PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 2 WAS REVIEWED BY THE PLANNING COMMISSION

ON _____, 20____.

PLANNING DIRECTOR
 ON BEHALF OF THE PLANNING COMMISSION



MONUMENT SYMBOL LEGEND

- FOUND 3/8\"/>

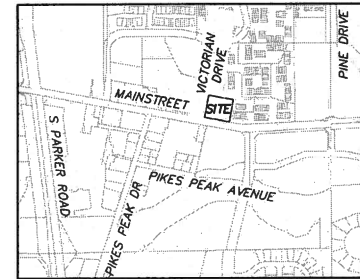
NE CORNER SECTION 22
 T6S, R66W, S6TH PM
 FOUND 3-1/4\"/>

NE 1/4 SECTION
 22, T6S, R66W,
 SIXTH PM

OF SURVEY (SEE REC. NO. 30964)

OF SURVEY (SEE REC. NO. 30964)

SE 1/4 CORNER SECTION 22
 T6S, R66W, S6TH PM
 FOUND 3-1/4\"/>



VICINITY MAP
 SCALE: 1\"/>

SURVEYOR'S CERTIFICATE

I, KARL D. SEYERKOSKI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 21, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1/10,000 (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 APPLICABLE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

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

KARL D. SEYERKOSKI, PLS
 STATE OF COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38861
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

TOWN COUNCIL CERTIFICATE

LOT 1A, PARKER CENTRAL AREA FILING NO. 1, AMENDMENT NO. 1, IS HEREBY AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL 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 NUMBER 2016091675. THE DEDICATION OF TRACT A IS HEREBY ACCEPTED.

MAYOR, TOWN OF PARKER

ATTEST, TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

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

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.

NOTICE: FOR THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.



DEVELOPER
 THE TOWN OF PARKER

20120 EAST MAINSTREET
 PARKER, CO 80138
 (303) 841-2332

DATE OF PREPARATION	10-08-2021
SCALE	1\"/>
SHEET 1 OF 1	



Request for Town Council Action

Date: December 13, 2021

Submitted By: Stacey Nerger, Senior Planner
John Fussa, Community Development Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 21-057**
A Resolution to Allow a Partial Waiver of Subsections 13.07.080(g)(2) and 13.07.080(h)(1) of the Parker Municipal Code to Extend the Expiration Date of the Cottonwood Highlands Filing No. 2C, Amendment No. 1, Replat
Department: Community Development, Stacey Nerger

EXECUTIVE SUMMARY

The applicant, Lennar, is requesting a partial waiver pursuant to Section 13.07.080(g) and (h) of the Municipal Code to extend the approval for the Cottonwood Highlands Filing No. 2C Amendment No. 1 Replat (SUB20-034) to June 30, 2022. The site is part of the Cottonwood Highlands Planned Development and is located on the north side of Cottonwood Drive to the west of Red Bud Street. The purpose of Lennar's request is to provide additional time for them to obtain the required signatures on the Replat Mylars that will correct a construction error arising from building three (3) houses within a platted sight distance easement (sight triangle).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Cottonwood Highlands Filing No. 2C Final Plat was administratively approved and recorded on June 26, 2017. During a site inspection, it was determined that Lennar constructed a house within the platted sight distance easement. In order to correct this error, Lennar was required to install stop signs and process a replat that would remove the sight distance easement from three (3) residential lots.

Lennar's Cottonwood Highlands Filing No. 2C Amendment No. 1 Replat removes the site distance easement from the three (3) residential properties. The Replat was administratively approved on August 17, 2021, thereby addressing the above-referenced problem.

The Land Development Ordinance requires that "Within ninety (90) days of approval of the final plat, unless stated otherwise in such approval, the applicant shall submit amended final plat documents, if necessary, ready for recordation (except for Town signatures) ..."

Lennar has created the approved Replat mylars and routed them for required signatures. The signature routing process is taking longer than expected, because the three (3) residential lots were sold to homeowners and each lot is subject to a mortgage. The mortgage companies are required to sign the mylars along with the property owners. Based on the Parker Municipal Code, the Replat was scheduled to expire on November 17, 2021. However, the Town previously amended the Code in response to the COVID-19 pandemic, which extended Administrative approvals like the Replat through December 31, 2021.

Lennar states that they will not be able to obtain all of the required signatures on the Replat prior to the expiration date of December 31, 2021. According to them, the Replat mylars have been signed by all homeowners and were transmitted to the corresponding mortgage companies for signature. However, the mortgage companies indicate that the continuing impacts of the COVID-19 pandemic have impeded their ability to obtain these signatures in a timely manner. Lennar is therefore requesting an additional extension of the Replat approval to June 30, 2022, to provide more time for obtaining the required mylar signatures from multiple mortgage companies. If the extension is not granted, the Replat approval will expire after December 31, 2021.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Vicinity Map
2. Resolution No. 21-057

RECOMMENDED MOTION

I move to approve Resolution No. 21-057.

Cottonwood Highlands Filing No. 2C

Amendment No. 1 - Replat



RESOLUTION NO. 21-057, Series of 2021

TITLE: A RESOLUTION TO ALLOW A PARTIAL WAIVER OF SUBSECTIONS 13.07.080(g)(2) AND 13.07.080(h)(1) OF THE PARKER MUNICIPAL CODE TO EXTEND THE EXPIRATION DATE OF THE COTTONWOOD HIGHLANDS FILING NO. 2C, AMENDMENT NO. 1, REPLAT

WHEREAS, the Cottonwood Highlands Filing No. 2C, Amendment No. 1, replat (the “Replat”) (SUB20-034), was administratively approved by the Town Council on August 17, 2021;

WHEREAS, Paragraph 13.07.080(g)(2) of the Parker Municipal Code provides that “[w]ithin ninety (90) days of approval of the final plat, unless stated otherwise in such approval, the applicant shall submit,” in addition to the mylar copy and all required fees, the “appropriate security . . . to cover the cost of construction of the public improvements in accordance with the requirements of the subdivision agreement;”

WHEREAS, Subsection 13.07.080(h)(1) of the Parker Municipal Code provides that the “failure of the applicant to submit all required documentation, including applicable security, within ninety (90) days shall render approval of the final plat null and void;”

WHEREAS, the expiration date of the Replat was administratively extended by emergency order, and is set to expire on December 31, 2021;

WHEREAS, the owner of the real property that is the subject of the Replat (the “Property Owner”) has requested that the Town Council provide an additional extension through June 30, 2022 (the “Request”);

WHEREAS, the basis of the Request is the difficulty in obtaining the necessary signatures for the Replat during the holiday season;

WHEREAS, Section 13.01.100 of the Parker Municipal Code authorizes waivers from the Parker Land Development Ordinance "if it is deemed to be in the public interest and does not impair the intent and purpose of this Title. The conditions of any waiver authorized shall be stated in writing by the Town Council with the justifications set forth;”

WHEREAS, the Town Council believes that the extension of the Replat approval through June 30, 2022, is in the public interest of the Town and that the nature of the Project encourages flexibility and variety in land development in the Town;

WHEREAS, the Property Owner made the Request to allow sufficient time to obtain the necessary signatures; and

WHEREAS, the Town Council desires to partially waive Subsections 13.07.080(g)(2) and (h)(1) of the Parker Municipal Code to extend the expiration date of the Replat to June 30, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby determines that the partial waiver described herein only applies to the Replat.

Section 2. The Town Council hereby extends the expiration date of the Minor Development Plat to June 30, 2022.

Section 3. The Town Council further determines that the partial waiver described herein is in the public interest and does not impair the intent or purposes of the Parker Land Development Ordinance.

RESOLVED AND PASSED this _____ day of _____, 2021.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: December 13, 2021

Submitted By: Jamie Wynn, Assistant Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 21-059**
A Resolution to Allow Continued Service and Billing for School Resource Officers During Intergovernmental Agreement Negotiations

Department: Town Attorney, Jamie Wynn

EXECUTIVE SUMMARY

This resolution provides that the Town Council agrees to continue to perform the service of providing school resource officers to the Douglas County School District ("School District") and the Town will invoice the School District for those services, until such time as a new intergovernmental agreement can be finalized.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town and the School District have been parties to an IGA pursuant to which the Town provides school resource officer services to the School District, and the School District agrees to pay the Town for those services. Currently, the Town and the School District have been engaged in ongoing discussions regarding school resource officer services and an intergovernment agreement (IGA) is close to being finalized for the 2021-2022 school year.

Upon finalizing the terms, the IGA will be presented to Town Council for Town Council's consideration. For purposes of consistency with the services being provided and for the safety and security of the students, staff, and community with respect to the School District, the Town has continued to provide school resource officer services to the School District while the Town and School District continue to engage in good faith discussions to finalize the terms of the IGA.

Due to budgetary and accounting practices, the Town is seeking approval to continue to provide the current school resource officer services to the School District and, to invoice the School District for these services, prior to Town Council's consideration of the IGA.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 21-059

RECOMMENDED MOTION

I move to approve Resolution No. 21-059

RESOLUTION NO. 21-059, Series of 2021

**TITLE: A RESOLUTION TO ALLOW CONTINUED SERVICE AND BILLING
 FOR SCHOOL RESOURCE OFFICERS DURING
 INTERGOVERNMENTAL AGREEMENT NEGOTIATIONS**

WHEREAS, the Town of Parker (“Town”) and the Douglas County School District (“School District”) have been engaged in a continuing relationship under a prior intergovernmental agreement (the “IGA”) approved by Town Council and the School District, whereby the Town has performed the service of providing school resource officers to the School District and the School District has paid agreed-upon amounts for the school resource officers;

WHEREAS, the Town and the School District have been engaged in continuing discussions regarding finalizing specific terms for an intergovernmental agreement for the 2021-2022 (the “2022 IGA”) school year;

WHEREAS, the Town, based on the good faith discussions between the Town and the School District, has continued to perform the service of providing school resource officers to the School District with the understanding that payment for the service of providing school resource officers will be tendered by the School District for those services, upon agreement of specific financial terms; and

WHEREAS, Town Council desires to have the Town continue to perform the service of providing school resource officers to the School District and to have the School District pay for the performed services.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council hereby agrees to continue to perform the service of providing school resource officers to the School District and the Town will invoice the School District for amounts verbally agreed-upon for those services until such time as the 2021-2022 IGA can be finalized and presented to Town Council for approval.

RESOLVED AND PASSED this _____ day of _____, 2021.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: December 13, 2021

Submitted By: Kristin Hoffmann, Deputy Town Attorney

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 21-058**
A Resolution Finding Satisfaction of Requirements Under the
Carousel Farms Metropolitan District Service Plan Regarding
Inclusion of Property

Department: **Town Attorney, Kristin Hoffmann**

EXECUTIVE SUMMARY

This resolution finds that certain requirements concerning inclusion of a 0.65-acre parcel of property have been satisfied, in accordance with the Carousel Farms Metropolitan District Service Plan.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Service Plan for Carousel Farms Metropolitan District (the “District”) was approved on September 15, 2014. The Service Plan included a 0.65-acre area that was anticipated to be included within the District (the “Inclusion Area”). Section V.A.8(b) of the Service Plan provides that the District shall not issue any Debt until the Inclusion Area: (i) is included within the boundaries of the District, as evidenced by the recording of an Order for Inclusion for the Inclusion Area as entered by the Douglas County District Court, in the real property records of Douglas County; (ii) is made subject to the Annexation Agreement for the Project by an amendment thereto signed by the Town; and (iii) is included within and made subject to an Approved Development Plan for the Project ((i) through (iii) collectively referred to as the “Inclusion Requirements”). The Service Plan provides that satisfaction of the Inclusion Requirements shall be evidenced by the adoption of a resolution by Town Council.

With respect to the Inclusion Requirements:

- (i) The Inclusion Area was included within the District, as evidenced by the recording of the Order for Inclusion, in the real property records of Douglas County at Reception No. 2016014334 on March 10, 2016.
- (ii) The Inclusion Area was made subject to the Annexation Agreement for the Project pursuant to a Third Amendment to Carousel Farms Annexation Agreement, dated February 1, 2016, and recorded in the real property records of Douglas County on February 3, 2016 at

Reception No. 2016006564.

(iii) The Inclusion Area was made subject to the Carousel Farms Subdivision Filing No. 1 Final Plat, recorded in the real property records of Douglas County on September 21, 2016 at Reception No. 2016066033 (designated as Parcel K), and the Carousel Farms Subdivision Filing No. 2 Final Plat, recorded in the real property records of Douglas County on July 31, 2020 at Reception No. 2020069586, which included a replat of Parcel K, and the corresponding Filing No. 2 Plat Correction Certificate recorded in the real property records of Douglas County on May 3, 2021 at Reception No. 2021057026. In addition, the Inclusion Area was incorporated in the final approved Carousel Farms Subdivision Sketch/Preliminary Plan.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Carousel Farms MD Vicinity Map
2. Carousel Farms MD Map Parcel C Inclusion Area
3. McGeady Becher Request Letter
4. Resolution No. 21-058

RECOMMENDED MOTION

I move to approve Resolution No. 21-058

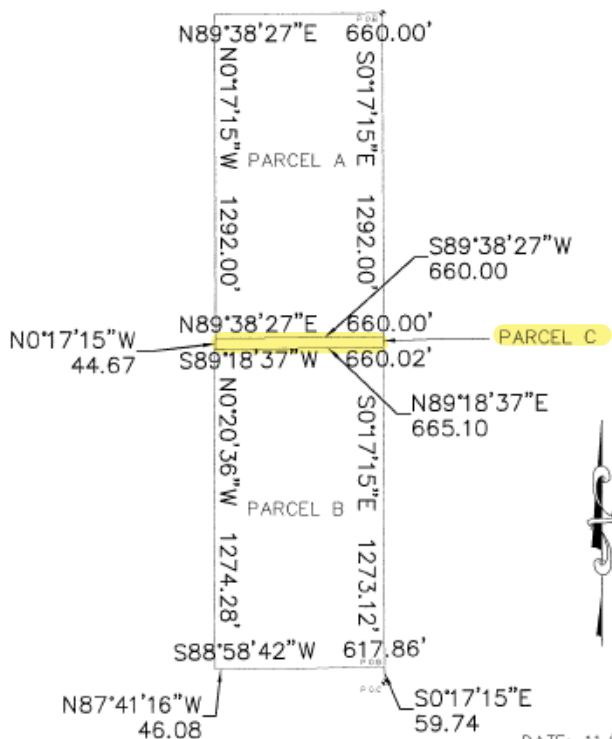
Carousel Farms Metro District Vicinity Map



CAROUSEL FARMS

DISTRICT BOUNDARY EXHIBIT

BEING A PART OF THE EAST 1/2 OF THE EAST 1/2
OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP
6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO.



DATE: 11/06/13

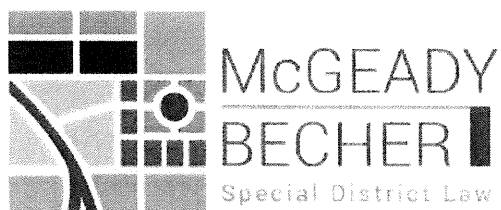
Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.



(IN FEET)
1 inch = 500 ft.

NOTE: THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED LAND
SURVEY. IT IS INTENDED ONLY TO
DEPICT THE LEGAL DESCRIPTION
ON EXHIBIT "A"



November 22, 2021

VIA EMAIL

Kristin Hoffmann
Deputy Town Attorney
Town of Parker
20120 E. Mainstreet
Parker, CO 80138-7335

Re: Carousel Farms Metropolitan District: Satisfaction of Service Plan requirements regarding Inclusion Area

Dear Ms. Hoffman:

McGeady Becher P.C. represents Carousel Farms Metropolitan District (the “**District**”) located in the Town of Parker (the “**Town**”). The District operates pursuant to its Service Plan which was approved by the Town Council of the Town (“**Town Council**”) on September 15, 2014 (the “**Service Plan**”). All terms which are not defined herein shall have the same meaning as set forth in the Service Plan.

At the time of the Service Plan approval, the Service Plan contained an approximately 0.65 acre inclusion area regarding property that was anticipated to be included within the District (the “**Inclusion Area**”). The legal description for the Inclusion Area is attached hereto as Attachment A.

The Service Plan provides that the District shall not issue any Debt until the Inclusion Area: (i) is included within the boundaries of the District, as evidenced by the recording of an Order for Inclusion for the Inclusion Area as entered by the Douglas County District Court, in the real property records of Douglas County, State of Colorado; (ii) is made subject to the Annexation Agreement for the Project by an amendment thereto signed by the Town; and (iii) is included within and made subject to an Approved Development Plan for the Project ((i) through (iii) collectively referred to herein as the “**Inclusion Requirements**”).

The Service Plan provides that satisfaction of the Inclusion Requirements shall be evidenced solely by Town Council’s adoption of a resolution finding satisfaction of such conditions, a certified copy of which shall be provided to the District upon adoption.

The District anticipates its first issuance of Debt in December of 2021.

Kristin Hoffmann
November 22, 2021
Page 2

The Inclusion Area was included within the District, as evidenced by the recording of that certain Order: Order for Inclusion, in the real property records of Douglas County, State of Colorado, at Reception No. 2016014334 on March 10, 2016, attached hereto as Attachment B.

The Inclusion Area was made subject to the Annexation Agreement for the Project pursuant to that certain Third Amendment to Carousel Farms Annexation Agreement, dated February 1, 2016, and recorded in the real property records of Douglas County, State of Colorado on February 3, 2016 at Reception No. 2016006564, attached hereto as Attachment C.

The Inclusion Area was made subject to that certain Carousel Farms Subdivision Filing No. 1 Final Plat, recorded in the real property records of Douglas County, State of Colorado on September 21, 2016 at Reception No. 2016066033 (designated as Parcel K) (the "**Filing No. 1 Plat**"), and that certain Carousel Farms Subdivision Filing No. 2 Final Plat, recorded in the real property records of Douglas County, State of Colorado on July 31, 2020 at Reception No. 2020069586 (the "**Filing No. 2 Plat**"), which included a replat of Parcel K, and the corresponding Filing No. 2 Plat Correction Certificate recorded in the real property records of Douglas County, State of Colorado on May 3, 2021 at Reception No. 2021057026 (the "**Plat Correction**"). In addition, the Inclusion Area was incorporated in the final approved Carousel Farms Subdivision Sketch/Preliminary Plan (the "**Sketch/Preliminary Plan**", and collectively with the Filing No. 1 Plat, the Filing No. 2 Plat, and the Plat Correction, the "**Approved Development Plans**"). The Approved Development Plans are attached hereto as Attachment D.

The District and I greatly appreciate being placed on the December 13, 2021, Town Council agenda for consideration of adoption of a resolution finding satisfaction of the aforementioned Inclusion Requirements. I look forward to working with you on this matter.

Please let me know if you have any questions or if you need any additional information. I can be reached via email at ecortese@specialdistrictlaw.com, or by phone at 303-592-4380.

Thank you for your assistance with this matter.

Very truly yours,

McGEADY BECHER P.C.



Elisabeth A. Cortese

Enclosures

Attachment A

Legal Description for the Inclusion Area

CAROUSEL FARMS SUBDIVISION

PARCEL C EXHIBIT

P.O.C. ●

PARCEL C

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 00°17'15" EAST;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 20, SOUTH 00°17'15" EAST, A DISTANCE OF 1292.00 FEET, TO THE POINT OF BEGINNING;

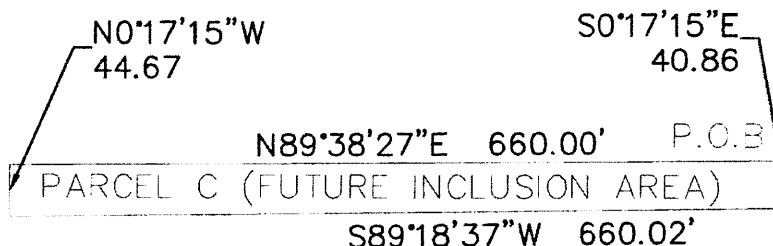
THENCE CONTINUING SOUTH 00°17'15" EAST, A DISTANCE OF 40.86 FEET;

THENCE SOUTH 89°18'37" WEST, A DISTANCE OF 660.02 FEET;

THENCE NORTH 00°17'15" WEST, A DISTANCE OF 44.67 FEET;

THENCE NORTH 89°38'27" EAST, A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 28,224 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.



(IN FEET)
1 inch = 150 ft.

S0°17'15"E 1292.00'



SHEET 1 OF 1
JOB NO.: 12.205
DATE: 07/17/14



200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.

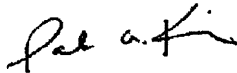
Attachment B

Order for Inclusion

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Court Address: 4000 Justice Way, Castle Rock, CO, 80109-7546	DATE FILED: March 9, 2016 9:31 AM CASE NUMBER: 2014CV31009
In the Matter of: CAROUSEL FARMS METROPOLITAN DISTRICT	△ COURT USE ONLY △
	Case Number: 2014CV31009 Division: 1 Courtroom:
Order: Order for Inclusion	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 3/9/2016



PAUL A KING
District Court Judge

DISTRICT COURT, COUNTY OF DOUGLAS, STATE OF COLORADO 4000 Justice Way Castle Rock, Colorado 80109 303-663-7200	
IN RE CAROUSEL FARMS METROPOLITAN DISTRICT	
BY THE COURT	
▲ COURT USE ONLY ▲	
Case Number: 2014CV31009	
Div.: 1 Ctrm.: _____	
ORDER FOR INCLUSION	

THIS MATTER having come before the Court on a Motion for an Order for Inclusion, and the Court being fully advised of the premises, does hereby FIND:

1. This Court has jurisdiction over the subject matter pursuant to Section 32-1-401(1)(c)(I), C.R.S.
2. The name and address of the Petitioner and the legal description of the Property proposed to be included within the boundaries of the Carousel Farms Metropolitan District (the "District") are as follows:

Petitioner:	Carousel Farms Metropolitan District
Petitioner's Address:	8390 E. Crescent Parkway, Suite 500 Greenwood Village, CO 80111
Legal Description:	Approximately .65 acres of land legally described on Exhibit A attached hereto and incorporated herein ("Property").
3. Notice of the place, time and date of the public hearing of the Board of Directors of the District when the Petition requesting such inclusion would be heard was duly published pursuant to Section 32-1-401(1)(b), C.R.S.
4. In accordance with Section 32-1-401(1)(b), C.R.S., the Board of Directors of the District held a public hearing on the Petition and thereafter granted the Petition and ordered the Property be included into the boundaries of the District.

NOW, THEREFORE, THE COURT ORDERS:

1. The Property is hereby included within the boundaries of the District pursuant to Section 32-1-401(1), C.R.S.

2. Pursuant to Section 32-1-402(1)(b), C.R.S., as of the effective date of this Order, the Property shall be subject to the taxes, charges and fees as may be imposed by the District against such Property, and shall be liable for its proportionate share of existing bonded indebtedness of the District.

3. Pursuant to Section 32-1-105, C.R.S., the effective date of this Order shall be the date this Order is recorded by the Clerk and Recorder of Douglas County, Colorado.

DONE this ____ day of March, 2016.

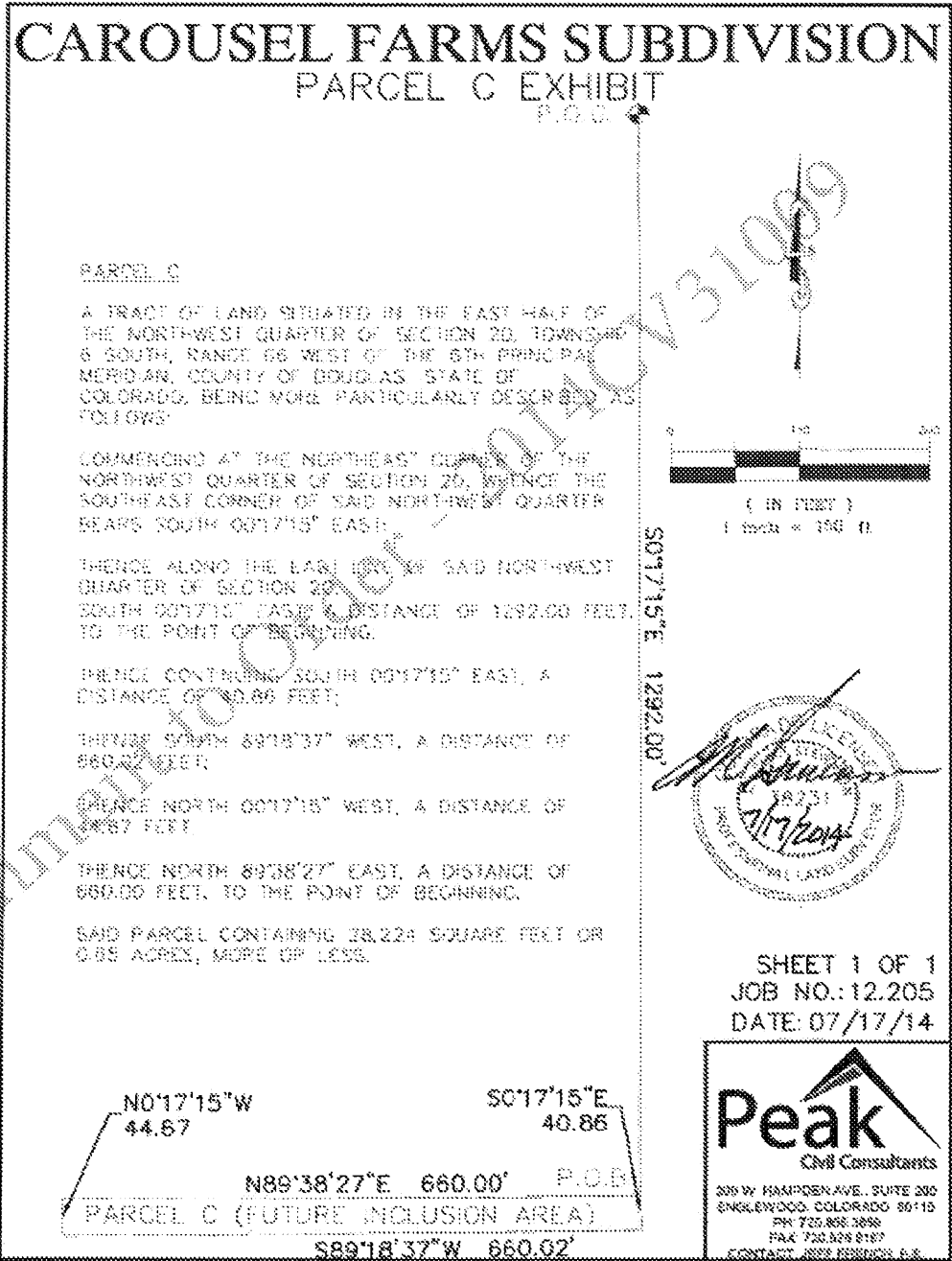
BY THE COURT

Judge

EXHIBIT A

Legal Description

Attachment to Order - 2014CV31009



Attachment C

Third Amendment to Carousel Farms Annexation Agreement

THIRD AMENDMENT TO CAROUSEL FARMS ANNEXATION AGREEMENT

THIS THIRD AMENDMENT is voluntarily made and entered into this 1st day of February 2016, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), Century at Carousel Farms, LLC, a Colorado limited liability company (the "Property Owner") and the Carousel Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District").

RECITALS:

A. The Town and the Property Owner's predecessor in interest entered into the Carousel Farms Annexation Agreement on January 6, 2014, which agreement was recorded in the Douglas County Clerk and Recorder's Office, at Reception No. 2014054648 (the "Agreement").

B. The Property Owner and the Property Owner's predecessor in interest entered into the "Assignment and Assumption Agreement of the Carousel Farms Annexation Agreement," on September 19, 2014, which agreement was recorded in the Douglas County Clerk and Recorder's Office, at Reception No. 2014055515 (the "Assignment and Assumption Agreement").

C. The Property Owner assumed all of the obligations, rights, title and interest of the Property Owner's predecessor in interest under the Agreement.

D. The Town and the Property Owner entered into the First Amendment to the Agreement on March 16, 2015, which agreement was recorded in the Douglas County Clerk and Recorder's Office, at Reception No. 2015018111 (the "First Amendment").

E. The Town and the Property Owner entered into the Second Amendment on August 17, 2015, which agreement was recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2015060266 (the "Second Amendment").

F. The Property Owner desires to satisfy the condition contained in Paragraph 2.c. of the Agreement, as described in the First Amendment, and make the Strip Parcel, which is owned by the District, subject to the Agreement, as provided by this Third Amendment to the Agreement (the "Third Amendment").

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the parties hereto agree to this Third Amendment as follows:

1. The Strip Parcel. The Parties acknowledge and agree that the Strip Parcel, which is described in Exhibit A to this Third Amendment, is subject to the terms and conditions of the Agreement, the First Amendment and the Second Amendment.

2. The Town and the Property Owner acknowledge and agree that the Agreement has not been amended, except as provided in the First Amendment, the Second Amendment and this Third Amendment.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date set forth above.

TOWN OF PARKER, COLORADO

By:

[Signature]
Mike Waid, Mayor

ATTEST:

[Signature]
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

[Signature]
James S. Maloney, Town Attorney

CENTURY AT CAROUSEL FARMS, LLC, a Colorado limited liability company

[Signature]
T. Amberry - SVP [name/title]

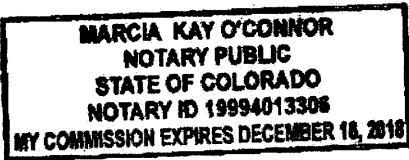
STATE OF COLORADO)
)ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 1st day of February, 2016, by TODD AMBERRY, as VICE PRESIDENT of Century at Carousel Farms, LLC, a Colorado limited liability company.

My commission expires: 12/16/18.

SEAL

[Signature]
Notary Public



CAROUSEL FARMS METROPOLITAN DISTRICT

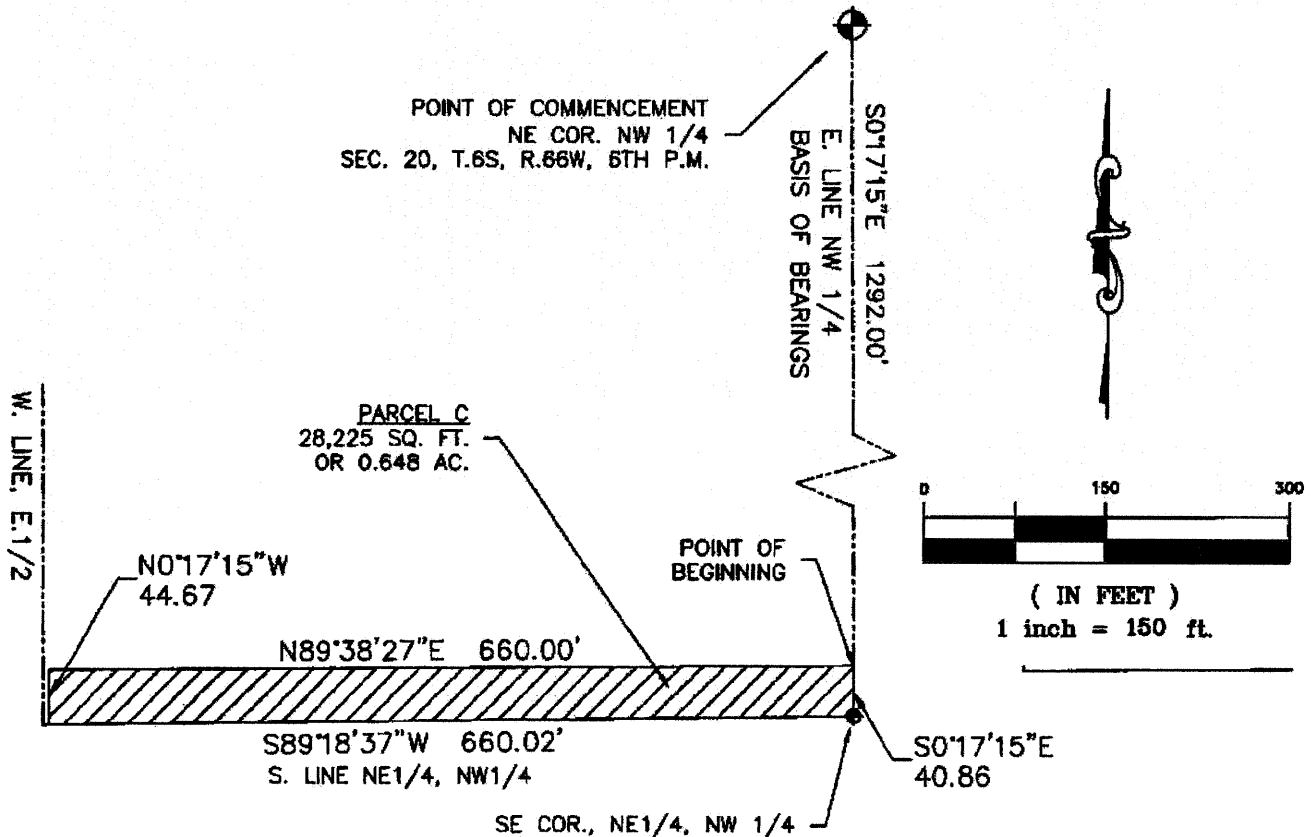
By:

[Signature]
Eric Dome, President

ATTEST:

[Signature]
Heidi Robert, Secretary

CAROUSEL FARMS SUBDIVISION PARCEL C EXHIBIT



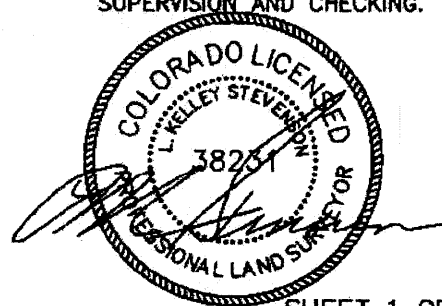
PARCEL C

A TRACT OF LAND SITUATED IN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20, AND CONSIDERING THE EAST LINE OF SAID NORTHWEST ONE-QUARTER TO BEAR SOUTH 00°17'15" EAST; THENCE SOUTH 00°17'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1292.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°17'15" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 40.86 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THENCE SOUTH 89°18'37" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 660.02 FEET; THENCE NORTH 00°17'15" WEST, A DISTANCE OF 44.67 FEET; THENCE NORTH 89°38'27" EAST, A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 28,225 SQUARE FEET OR 0.648 ACRES OF LAND, MORE OR LESS.

NOTE: THIS EXHIBIT IS INTENDED ONLY TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION, AND IS NOT A MONUMENTED LAND SURVEY.

I HEREBY CERTIFY THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.



SHEET 1 OF 1
JOB NO.: 12.205
DATE: 01/05/15

Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.

Attachment D

Approved Development Plans

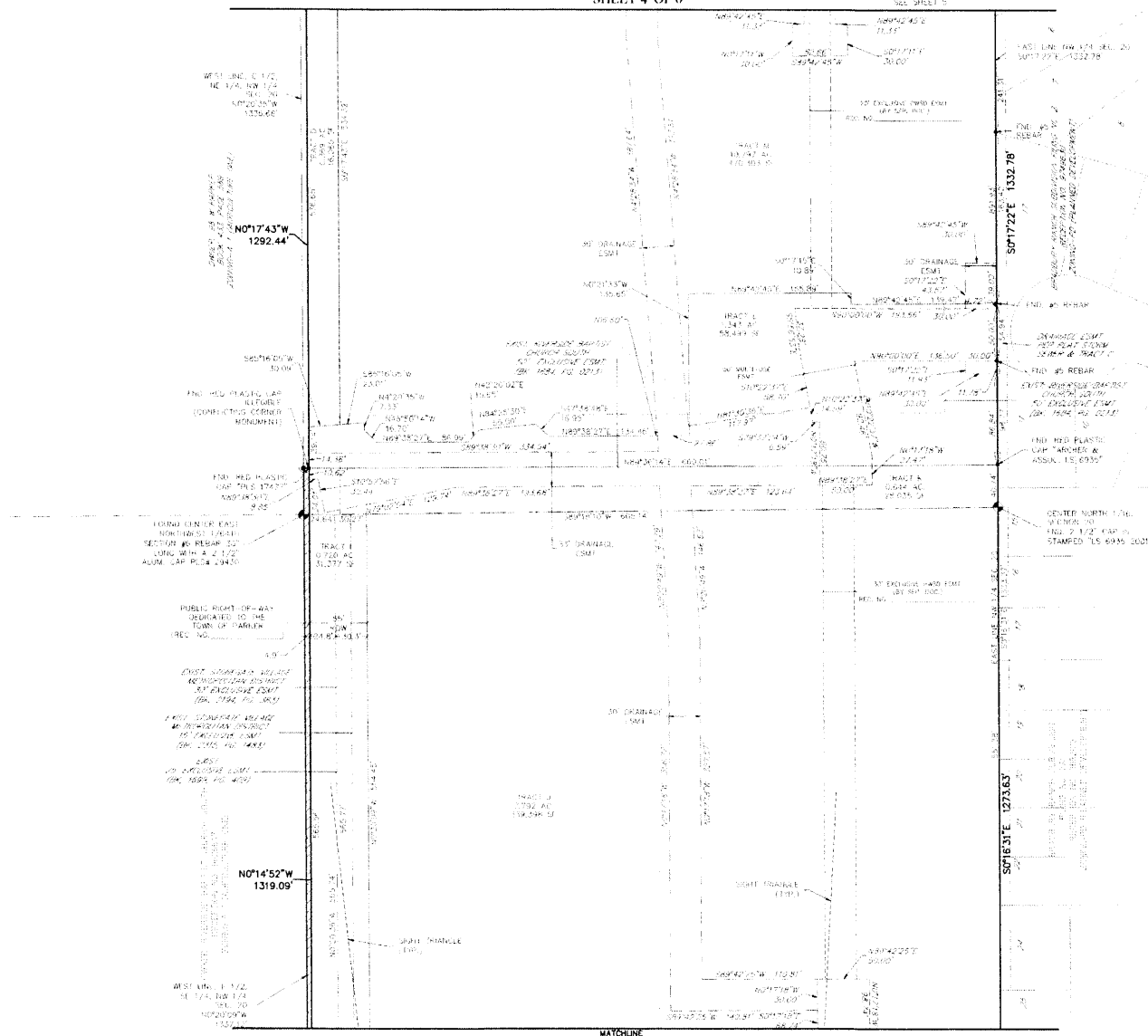


www.shwif-group.com
103.463.1880

CAROUSEL FARMS SUBDIVISION FILING NO. 1

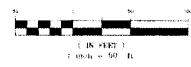
FINAL PLAT

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39 LOTS - 16 TRACTS - 39.560 AC.
SHEET 4 OF 6



- LEGEND**
- ADJUST CORNER AS DESCRIBED (MONUMENT OF RECORD)
 - FOUND MONUMENT AS DESCRIBED
 - FOUND REBAR W/ YELLOW PLASTIC CAP (P.O. 29435)

Curve Data					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	29.88	40.00	42°48'10"	N4°16'48"E	29.10
02	29.88	40.00	42°48'10"	S0°16'37"W	29.10
03	29.88	40.00	42°48'10"	S68°43'17"W	29.10
04	29.88	40.00	42°48'10"	S0°17'34"E	29.88
05	69.12	44.00	90°00'00"	S45°17'18"E	62.94
06	69.12	44.00	90°00'00"	N44°42'42"E	62.94
07	159.47	50.00	175°16'50"	S45°17'18"E	104.90
08	159.47	50.00	175°16'50"	N44°42'42"E	104.90
09	130.18	167.40	44°33'20"	S2°17'35"W	126.49
10	130.18	167.40	44°33'20"	S80°10'26"W	126.57
11	28.88	40.00	42°48'10"	N0°16'48"E	29.10
12	28.88	40.00	42°48'10"	S0°16'37"W	29.10
13	42.10	50.00	60°23'15"	S45°17'18"E	40.00
14	42.10	50.00	60°23'15"	S45°17'18"E	40.00
15	83.45	52.00	48°19'14"	N77°04'09"E	42.57
16	83.45	52.00	48°19'14"	S0°17'35"W	29.10
17	83.45	52.00	48°19'14"	S0°17'35"W	29.10
18	47.17	50.00	90°00'00"	S45°17'18"E	42.43
19	29.88	40.00	42°48'10"	N44°42'42"E	29.10
20	1.93	50.00	2°07'40"	S45°17'18"E	1.93
21	33.02	50.00	35°22'58"	S67°48'16"E	32.47
22	48.34	50.00	58°19'40"	N67°23'20"E	46.82
23	33.59	50.00	37°00'39"	N0°17'35"E	33.01
24	42.08	50.00	45°21'18"	N45°17'18"E	36.84
25	22.97	40.00	34°16'30"	S27°23'26"E	23.57
26	1.63	40.00	8°00'00"	S45°17'18"E	1.63
27	47.12	50.00	90°00'00"	N44°42'42"E	42.43
28	47.12	50.00	90°00'00"	S45°17'18"E	42.43
29	48.58	50.00	3°20'10"	N27°16'35"E	48.57
30	17.40	40.00	14°35'17"	N0°17'35"E	17.40



CS No. 12,416 Date: 08/09/16

ATWELL
www.atwell-group.com
Surveying & Mapping
Engineering & Construction

CAROUSEL FARMS SUBDIVISION FILING NO. 1

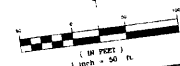
FINAL PLAT

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39 LOTS - 16 TRACTS - 39.560 AC.
SHEET 5 OF 6



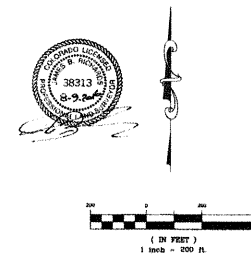
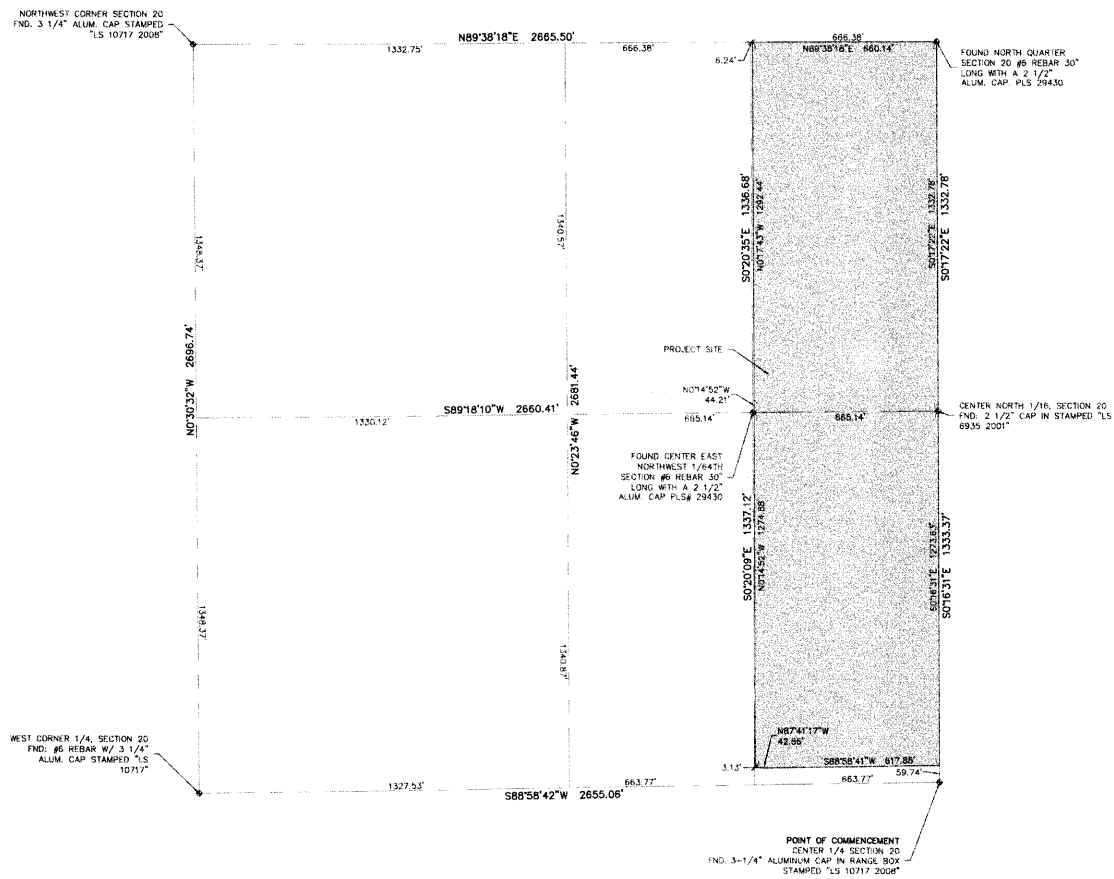
- LEGEND**
- ANNUAL CORNER AS DESCRIBED (MONUMENT OR RECORD)
 - FOUND MONUMENT AS DESCRIBED
 - FOUND #8 REBAR W/YELLOW PLASTIC CAP PLS 29430

Curve Table					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	29.86	40.00'	42°48'10"	N21°56'46"E	29.19
C2	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C3	29.86	40.00'	42°48'10"	S68°53'17"E	29.19
C4	29.86	40.00'	42°48'10"	S01°27'34"E	29.19
C5	69.12	40.00'	42°48'10"	S45°17'16"E	62.23
C6	69.12	40.00'	42°48'10"	N44°42'42"E	62.23
C7	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C8	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C9	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C10	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C11	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C12	29.86	40.00'	42°48'10"	S68°53'17"E	29.19
C13	29.86	40.00'	42°48'10"	S01°27'34"E	29.19
C14	29.86	40.00'	42°48'10"	S45°17'16"E	29.19
C15	69.12	40.00'	42°48'10"	S45°17'16"E	62.23
C16	69.12	40.00'	42°48'10"	N44°42'42"E	62.23
C17	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C18	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C19	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C20	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C21	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C22	29.86	40.00'	42°48'10"	S68°53'17"E	29.19
C23	29.86	40.00'	42°48'10"	S01°27'34"E	29.19
C24	29.86	40.00'	42°48'10"	S45°17'16"E	29.19
C25	69.12	40.00'	42°48'10"	S45°17'16"E	62.23
C26	69.12	40.00'	42°48'10"	N44°42'42"E	62.23
C27	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C28	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C29	159.37	52.00'	175°10'44"	N44°42'42"E	151.91
C30	159.37	52.00'	175°10'44"	N44°42'42"E	151.91



FINAL PLAT

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39 LOTS - 16 TRACTS - 39.560 AC.
SHEET 6 OF 6



JOB NO.: 12.205 DATE: 08/02/16



ATWELL
www.atwell-group.com
313.462.1150
CONTACT: SFP, FRANCHISE
EMERSON@ATWELL-GROUP.COM

CAROUSEL FARMS SUBDIVISION FILING NO. 2

FINAL PLAT

BEING A REPLAT OF TRACTS J, K, L AND O, CAROUSEL FARMS SUBDIVISION FILING NO. 1
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS - 9 TRACTS - 10.38 AC.

GENERAL NOTES

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR CEASES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-806, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY EFFECT OF THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY OF SUCH EFFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY EFFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MUNICIPAL, DOUGLAS COUNTY OF COLORADO, STATE OF COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER BY A FOUND IRON NAIL WITH A 2-1/2" ALUMINUM CAP STAMPED "ATWELL 2006 PLS 2061" AND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER BY A FOUND IRON NAIL WITH A 2-1/2" ALUMINUM CAP STAMPED "ATWELL 2006 PLS 2061", WHICH IS ASSUMED TO BEAR NORTH 89°18'00" EAST.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NOTES: 10/20/20 CO. DATED JULY 08, 2016, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION RELATING TO EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE EASEMENTS, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY ATWELL, LLC.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID DUTY EASEMENTS AND THE UTILITY PROVIDER, AS APPLICABLE, MAY REMOVE ANY INTERFERING OBJECTS AT THE COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSC) AND ITS SUCCESSORS RESERVE THE RIGHT TO REMOVE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSC AN EASEMENT ON ITS STANDARD FORM.
- PARCEL BEING SUBDIVIDED INTO 51 LOTS, 9 TRACTS.
- THIRTY PERCENT (30%) OF THE OVERALL LOTS WITHIN CAROUSEL FARMS FILING NOS. 1, 2 & 3 SHALL HAVE NON-GARAGE DOMAINS. HOMES, NON-GARAGE DOMAINS HOMES ARE DEFINED AS HOMES IN WHICH THE GARAGE DOORS DO NOT FACE OR FRONT ONTO THE STREET. THE LOTS MEETING THIS CRITERIA SHALL BE IDENTIFIED ON THE ASSOCIATED PLAT AND SHALL BE PROVIDED TO THE TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE FIRST BUILDING PERMIT APPLICATION.
- THE STONEGATE VILLAGE METROPOLITAN DISTRICT (COWD) HAS ENTERED A SUBSTITUTION RELATED TO CAROUSEL FARMS METROPOLITAN DISTRICT (COWD) AS IT RELATES TO THIS PROJECT AND SAID SUBSTITUTION IN CASE NO. 2019-000001 WILL BE REQUIRED TO BE FORWARDED FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY.
- A PROJECT IS DEFINED AS A COVERED, UNENCLOSED PORTION OF A SINGLE FAMILY DETACHED STRUCTURE, TYPICALLY PROJECTING BEYOND THE STRUCTURE'S PRIMARY BUILDING FRONTAGE AT THE EXTERIOR.
- THE TRACT B BUFFER AREA SHALL NOT CONTAIN ANY STRUCTURES OTHER THAN A SURFACE TRAIL, DIVISION AND CONSTRUCTED ACCORDING TO TOWN STANDARDS AND SHALL BE LANDSCAPED WITH TREES AND SHRUBS AND CONTAIN A TWENTY (20) FOOT STRIP ALONG THE EASTERN BOUNDARY OF THE PROPERTY. ALL BUFFER AREA IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF THE FIRST BUILDING PERMIT FOR CAROUSEL FARMS FILING NO. 2.
- A MULTI-USE EASEMENT IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM-WATER MANAGEMENT IMPROVEMENTS.
- DISTANCE SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET.
- 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 TREES. TREES AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT B FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DITCHES, PIPES, DRAINAGE CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, UTILITY DRAINAGE, FURROWS, FURROWS, AND WATER QUALITY FACILITIES. IT IS THE INTENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES & TABLES
3	FINAL PLAT

TRACT SUMMARY				
TRACT NAME	AREA (SF)	AREA (ACRES)	USE	OWNERSHIP
R	38,954	0.917	OPEN SPACE/DRAINAGE	HOA
S	11,159	0.256	OPEN SPACE/UTILITIES/DRAINAGE	HOA
T	2,940	0.067	OPEN SPACE/DRAINAGE	HOA
U	1,841	0.042	OPEN SPACE	METRO DISTRICT
V	7,961	0.170	OPEN SPACE/ACCESS	HOA
W	12,292	0.282	OPEN SPACE/UTILITIES/DRAINAGE	HOA
X	4,939	0.113	OPEN SPACE/DRAINAGE	METRO DISTRICT
Y	4,242	0.097	OPEN SPACE/DRAINAGE	METRO DISTRICT
Z	6,630	0.152	OPEN SPACE	HOA
TOTAL	91,969	2.098		

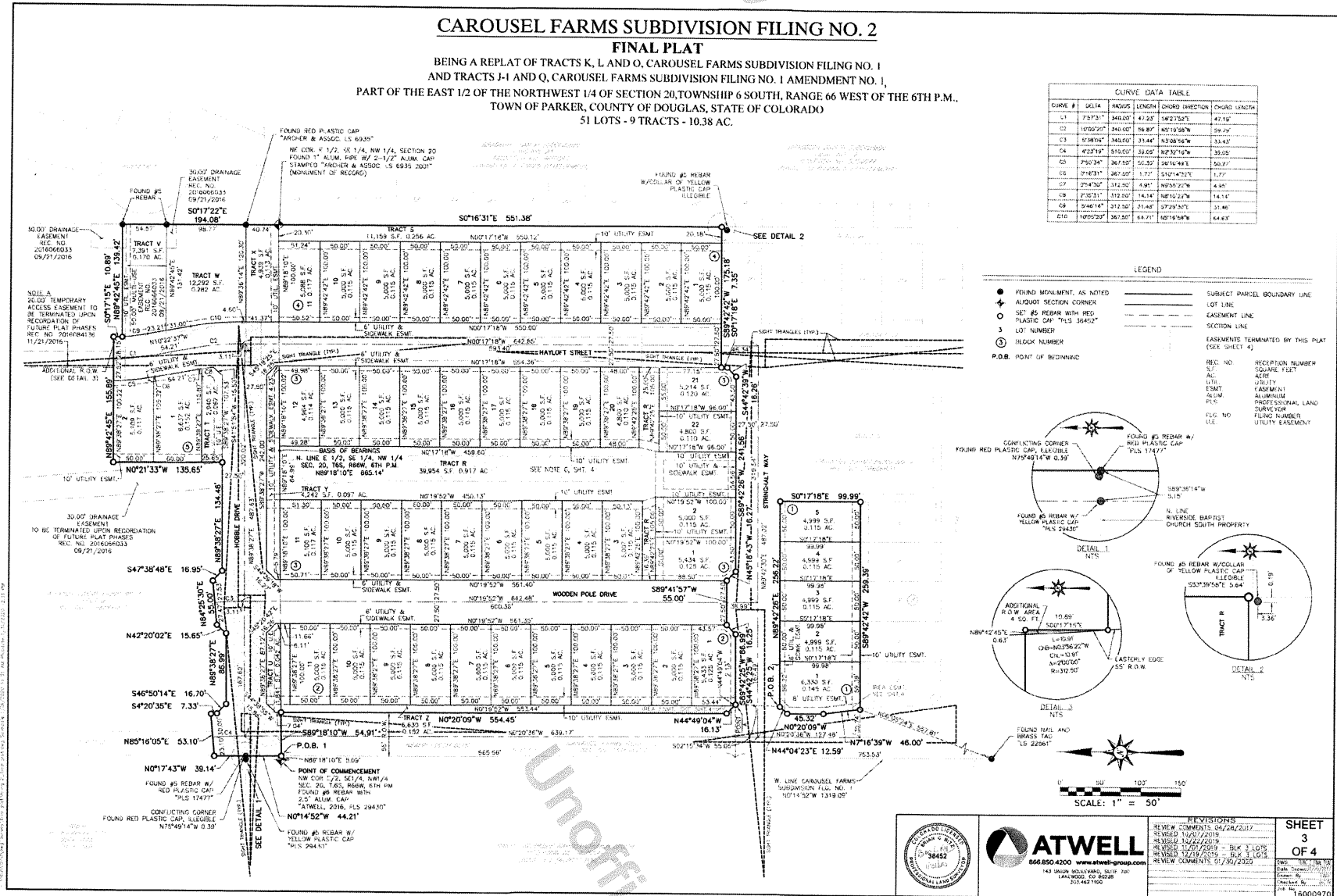
LAND USE SUMMARY		
NAME	AREA (ACRES)	PERCENT OF PROJECT
S.D.M.	2.347	22.55%
RESIDENTIAL LOTS	5.944	57.25%
OPEN SPACE	0.364	3.51%
DRAINAGE	1.734	16.70%
PARK	0	0%
TOTAL	10.383	100%

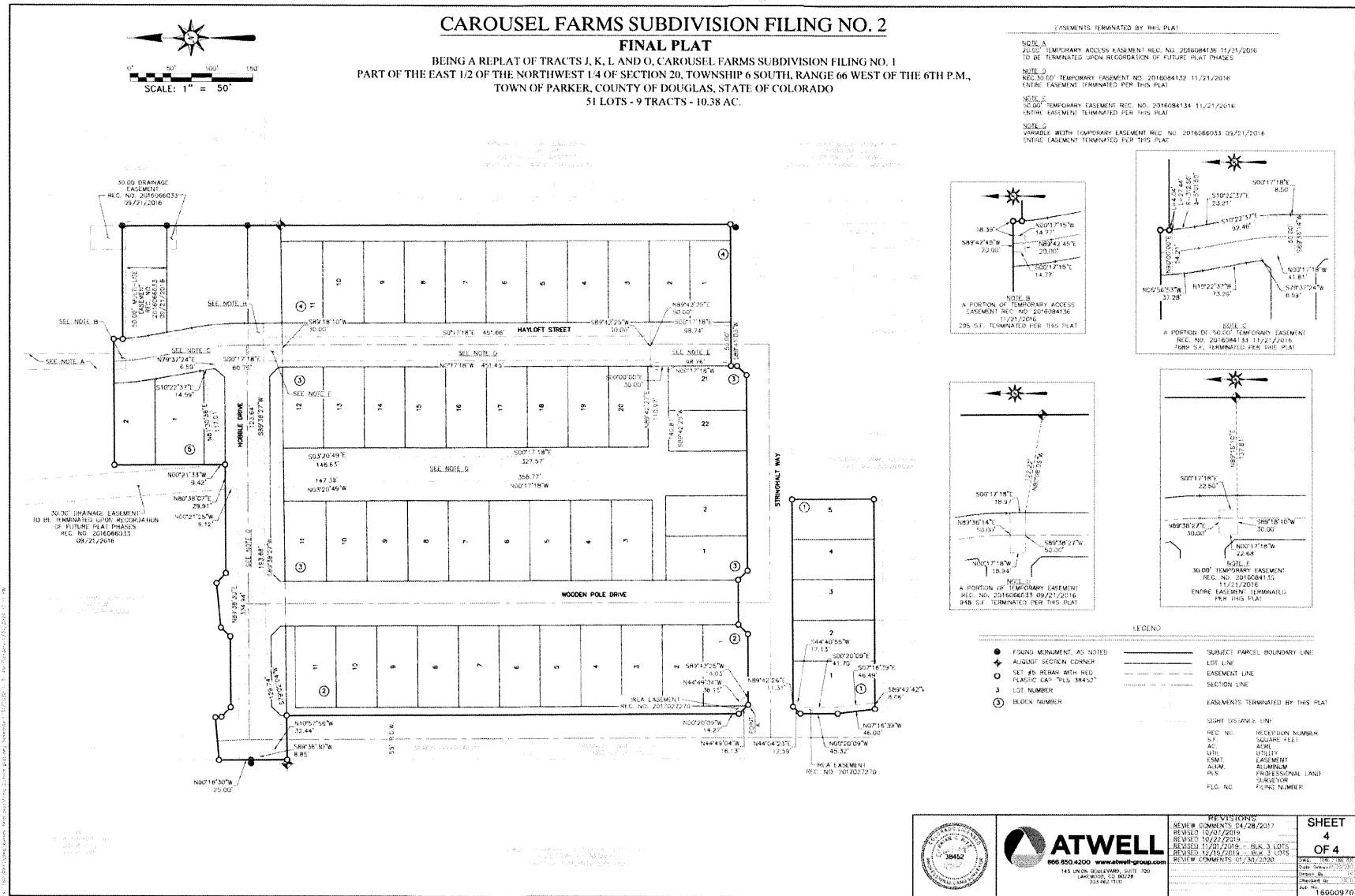
LOT SUMMARY		
MINIMUM LOT SIZE (SF)	MAXIMUM LOT SIZE (SF)	AVERAGE LOT SIZE (SF)
4,860	6,637	5,077



REVISIONS	
REVIEW COMMENTS	DATE
REVISION 01/20/2019	
REVISION 05/22/2019	
REVISION 11/20/2019 - R1K 3 LOTS	
REVISION 12/19/2019 - R1K 1 LOT	
REVIEW COMMENTS	DATE

SHEET 2 OF 4	
DATE	08/17/2020
PROJECT	16000970





Ref #2021057026, Date: 5/3/2021 2:40 PM, Pages: 1 of 3 ,RECORDING \$23.00
Electronically Recorded Douglas County, CO. Merlin Klotz, Clerk and Recorder

**PLAT CORRECTION CERTIFICATE
CAROUSEL FARMS FILING NO. 2, RECEPTION NO. 2020069586**

RECITALS:

A. Section 13.07.120(c)(1) of the Parker Municipal Code provides a procedure for correcting errors or omissions to recorded plats.

B. Section 13.07.120(c)(1)a. of the Parker Municipal Code requires the applicant to prepare a "Plat Correction Certificate" to identify the error or omission, the specific plat to be corrected, the reception number of the plat, and the action that is necessary to correct the error or omission, using the form provided by the Town of Parker Planning Department.

C. Section 13.07.120(c)(1)b. of the Parker Municipal Code provides that the Plat Correction Certificate submitted by the applicant shall be presented to the Planning Director for review, in accordance with Section 13.03.030 of the Parker Municipal Code.

D. The Applicant, ATWELL, LLC, submitted the Plat Correction Certificate described herein to correct an error and omission to Carousel Farms Filing No. 2, which was recorded in the Douglas County Clerk and Recorder's Office on July 31, 2020, at Reception No. 2020069586.

E. Subsequent to recordation, errors in bearings and distances have been discovered and require correction as follows.

1. BEARINGS BE CORRECTED ON LOT LINES FOR LOTS 1 AND 2, BLOCK 5;
2. BEARINGS BE CORRECTED ON LOT LINES FOR LOTS 12 THROUGH 20, BLOCK 3;
3. A DISTANCE BE CORRECTED ON THE NORTH LOT LINE FOR LOT 12, BLOCK 3;
4. A BEARING BE CORRECTED ON THE TRACT LINE BETWEEN TRACTS V AND W;
5. DISTANCES BE CORRECTED ON THE EAST LINES OF TRACTS V AND W;
6. A DISTANCE BE CORRECTED ON THE WEST LINE OF TRACT S;
7. A DISTANCE BE CORRECTED ON THE EAST LINE OF HAYLOFT STREET;
8. A CENTERLINE DISTANCE BE CORRECTED IN HOBBLE DRIVE;
9. A DISTANCE BE CORRECTED ON THE WEST LINE OF TRACT R;
10. A DISTANCE BE CORRECTED ON THE WEST LINE OF WOODEN POLE DRIVE;

ALL AS SHOWN ON THE ACCOMPANYING EXHIBIT A.

NOW, THEREFORE, Mr. John Fussa, the Planning Director for the Town of Parker, having reviewed the foregoing recitals in accordance with Section 13.03.030 of the Parker Municipal Code hereby approves the correction of the error and omission as follows:

1. Corrections to bearings and distances per paragraph E above and Exhibit A.

4/9/2021

G:\PLANNING\PLANNING CASE FILES\SIMON\CASE WORK\CAROUSEL FARMS\FILING NO. 2\SUB21-027 PLAT CORRECTION\PLAT
CORRECTION CERTIFICATE CAROUSEL FARMS F2.DOC

Ref # 2021057026, Pages: 2 of 3

2. The Town Clerk of the Town of Parker is directed to record this Plat Correction Certificate with the Douglas County Clerk and Recorder's Office

Approved the 3rd day of May, 2021.

**TOWN OF PARKER, COLORADO
PLANNING DEPARTMENT**

By:

John Fussa
John Fussa, Planning Director

ATTEST:

Carol Baumgartner
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

James S. Maloney
James S. Maloney, Town Attorney

BEING A REPLAT OF TRACTS K, L AND O, CAROUSEL FARMS SUBDIVISION FILING NO. 1
AND TRACTS J-1 AND Q, CAROUSEL FARMS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS - 9 TRACTS - 10.38 AC.



CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)

TRACT SUMMARY TABLE

TRACT	USE	ACRES	SQUARE FOOTAGE	OWNERSHIP	MAINTENANCE	PARK CREDIT	OPEN SPACE CREDIT
A	Detention/Drainage	1.11	48,526	HOA	HOA		1.11
B	Well Site	1.59	69,443	PWSD	PWSD		
C	Park/Trail	2.62	114,270	HOA	HOA	2.62	
D	OS/Trail/Drainage/Emergency Access	1.36	59,419	HOA	HOA		1.36
E	OS/Trail/Landscape	1.47	63,818	HOA	HOA		1.47
F	OS/Trail/Landscape	0.76	32,969	HOA	HOA		0.76
G	OS/Trail/Landscape	0.38	16,668	HOA/PWSD	HOA/PWSD		0.38
H	OS/Buffer	0.2	8,605	HOA	HOA		0.2
I	Pocket Park	0.77	33,667	HOA	HOA	0.77	
J	OS/Trail/Landscape	0.96	41,764				0.96
K	OS/Buffer/Landscape	0.57	24,639	HOA	HOA		0.57
L	Future ROW	0.37	16,065	TOWN	TOWN		
M	Future ROW	0.49	21,488	TOWN	TOWN		
N	OS/Easements	0.59	25,583	HOA	HOA		0.59
O	OS/Landscape	0.22	9,514	HOA	HOA		0.22
TOTAL		13.46				3.39	7.62

LAND USE SUMMARY

USE	ACRES	# OF LOTS	DENSITY	% OF TOTAL
SINGLE FAMILY LOTS	17.19	142	8.26 DU/AC	43.3
OPEN SPACE / EASEMENTS	8.47			21.4
PARKS	3.40			8.6
WELL SITE	1.59			4.0
ARTERIAL / COLLECTOR / LOCAL ROW	9.02			22.7
TOTAL	39.67	142	3.58 DU/AC	100.0

LOT SIZE TABLE

	4,964 SF.
MINIMUM	
MAXIMUM	10,504 SF.
AVERAGE	5,423 SF.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, WHENCE THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 00°17'15" WEST;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 00°17'15" WEST, A DISTANCE OF 59.74 TO THE POINT OF BEGINNING;

THENCE NORTH 88°58'42" WEST FOR A DISTANCE OF 617.86 FEET;

THENCE NORTH 87°41'16" WEST FOR A DISTANCE OF 46.08 FEET;

THENCE NORTH 0°20'36" WEST FOR A DISTANCE OF 1274.28 FEET;

THENCE NORTH 86°18'37" EAST FOR A DISTANCE OF 5.08 FEET;

THENCE NORTH 0°17'15" WEST FOR A DISTANCE OF 1336.67 FEET;

THENCE NORTH 89°38'27" EAST FOR A DISTANCE OF 660.00 FEET;

THENCE SOUTH 0°17'15" EAST FOR A DISTANCE OF 1332.86 FEET;

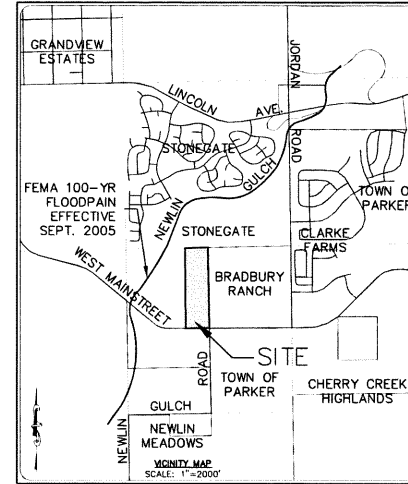
THENCE SOUTH 0°17'15" EAST FOR A DISTANCE OF 1273.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,728,097.00 SQUARE FEET (39.67 ACRES), MORE OR LESS.

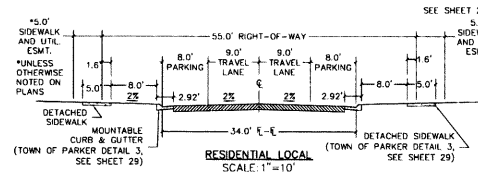
SITE DATA

LOCATION: THE SITE LIES NE OF THE INTERSECTION OF MAINSTREET AND NEWLIN GULCH BLVD.
AREA: 1,728,097 SF. (39.67 AC.)

ZONING: PLANNED DEVELOPMENT (PD)



VICINITY MAP



NOTES

- HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE.
- FIVE FOOT (5') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- AT ALL ROADWAY INTERSECTIONS, A CLEAR SIGHT DISTANCE AND SIGHT DISTANCE TRIANGLE MUST BE MAINTAINED AS SHOWN IN APPENDIX A. THIS TRIANGLE WILL BE EITHER A DEDICATED ROW OR A SIGHT DISTANCE EASEMENT AND WILL BE SHOWN ON PLATS WITHIN THIS SIGHT DISTANCE TRIANGLE. LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES.
- CONSIDERATION OF INITIAL AND MATURE PLANTING SIZE SHALL BE MADE FOR TREE PLACEMENT AND CANOPIES WITHIN THE SIGHT DISTANCE TRIANGLE. SIGHT DISTANCE WILL NOT BE COMPROMISED FOR LANDSCAPING. SIGHT DISTANCE TRIANGLE ZONES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT, AT MATURITY, WILL BE NO TALLER THAN TWO FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. RAISED MEDANS WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA AND/OR MEDIAN AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THE TOWN RESERVES THE RIGHT TO MODIFY LANDSCAPE AND IRRIGATION PLANS AND PLANT LOCATIONS DURING THE CONSTRUCTION PROCESS.
- BECAUSE OF THE HORIZONTAL AND VERTICAL ALIGNMENTS, SIGHT DISTANCES REQUIRE A CASE-BY-CASE ANALYSIS TO DETERMINE THE PROPER VISUAL CLEARANCE NEEDED. THIS ANALYSIS IS REQUIRED WITH SUBMITTAL OF SITE PLANS AND CONSTRUCTION PLANS AND WILL BE REVIEWED FOR APPROVAL BY THE TOWN.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08035C0068F, DATED SEPTEMBER 30, 2005. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE MAPS.
- NO HISTORICAL OR ARCHAEOLOGICAL FEATURES HAVE BEEN IDENTIFIED ON SITE.
- NO WILDLIFE HABITAT AREAS HAVE BEEN IDENTIFIED ON SITE.
- A MINIMUM OF 30 PERCENT OF THE HOMES OFFERED FOR SALE SHALL BE NON-GARAGE-DOMINANT DWELLINGS.

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	SKETCH-PRELIMINARY PLAN - OVERALL
5	SKETCH-PRELIMINARY PLAN
6	SKETCH-PRELIMINARY PLAN

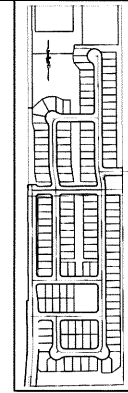
LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING SECTION LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	PROPOSED SANITARY
---	EXISTING SANITARY
---	PROPOSED SANITARY SERVICE
---	PROPOSED STORM
---	EXISTING STORM
---	PROPOSED WATER
---	EXISTING WATER
---	PROPOSED WATER SERVICE
---	PROPOSED HYDRANT
---	EXISTING HYDRANT
---	PROPOSED WATER VALVE



BENCHMARK:

THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2002" WITH AN ELEVATION OF 5920.51' NAVD 88. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "TT4A", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 88.



CAROUSEL FARMS SUBDIVISION COVER SHEET

DEVELOPER:
CENTURY COMMUNITIES

8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

Peak
Civil Consultants

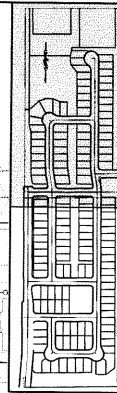
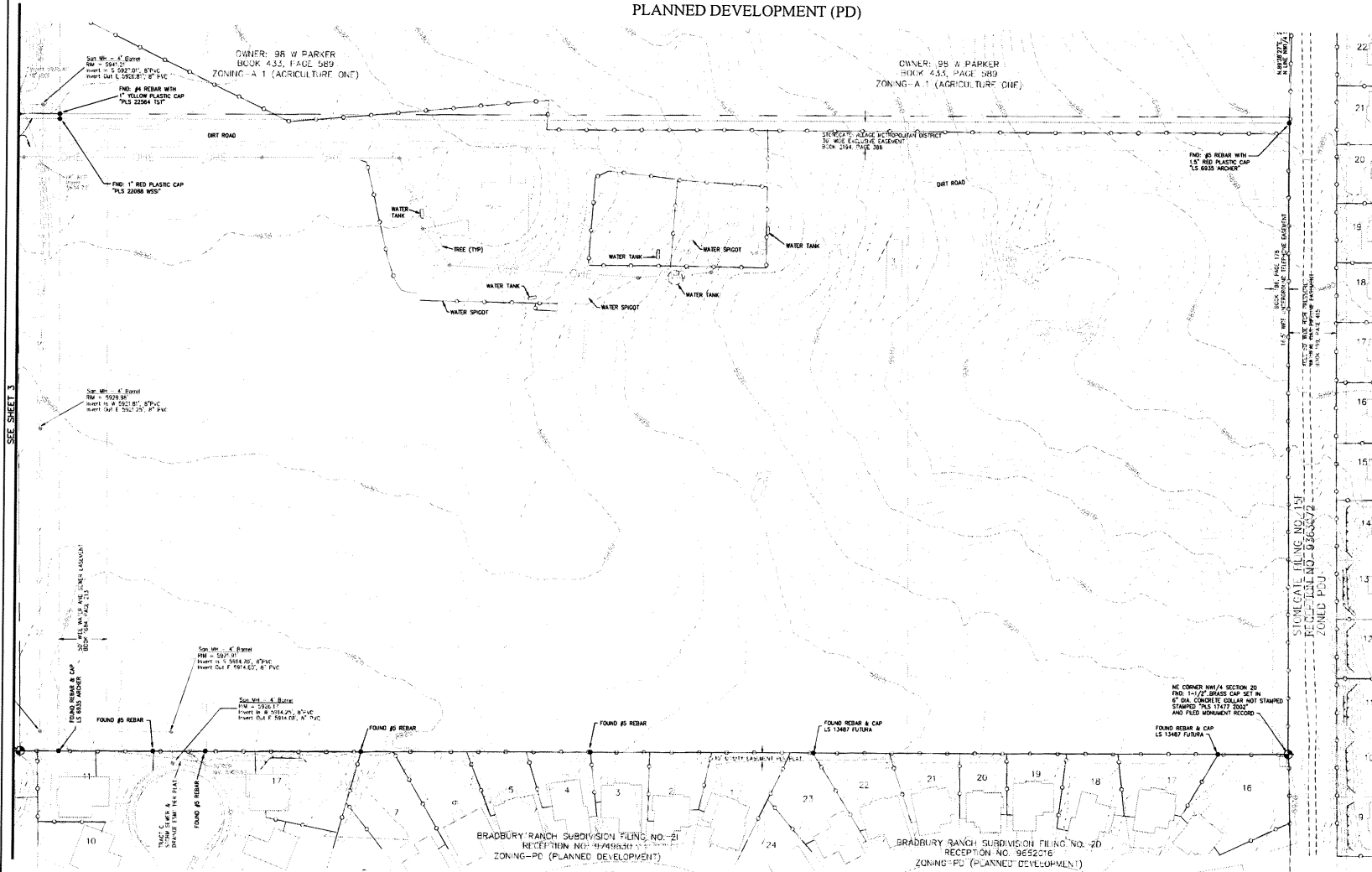
210 W. HAMPTON AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.455.3659
FAX: 720.455.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12-205
DRAWN BY: MJK
APPROVED: _____
CADD FILE: _____

CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



CAROUSEL FARMS SUBDIVISION EXISTING CONDITIONS

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

Peak
Civil Consultants
200 W. HAMPTON AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: WLF
APPROVED:
CADD FILE:
2

NOTE:
1: TREES REQUIRED FOR THE RESIDENTIAL SUBDIVISION DEVELOPMENT (E.G., STREET TREES AND PARK/OPEN SPACE LANDSCAPING) WILL NOT BE CREDITED TOWARD REQUIRED REPLACEMENT TREES. ADDITIONALLY, TREES PROPOSED FOR REPLACEMENT SHALL BE CREDITED AT FIFTY PERCENT (50%) OF THE REPLACEMENT TREE REQUIREMENTS.
2: THERE ARE NO AREAS FIFTEEN PERCENT (15%) OR GREATER AND AREAS TWENTY PERCENT (20%) OR GREATER IN THE MANNER SET FORTH WITHIN THE HILLSIDE DEVELOPMENT SECTION OF LAND DEVELOPMENT CODE.

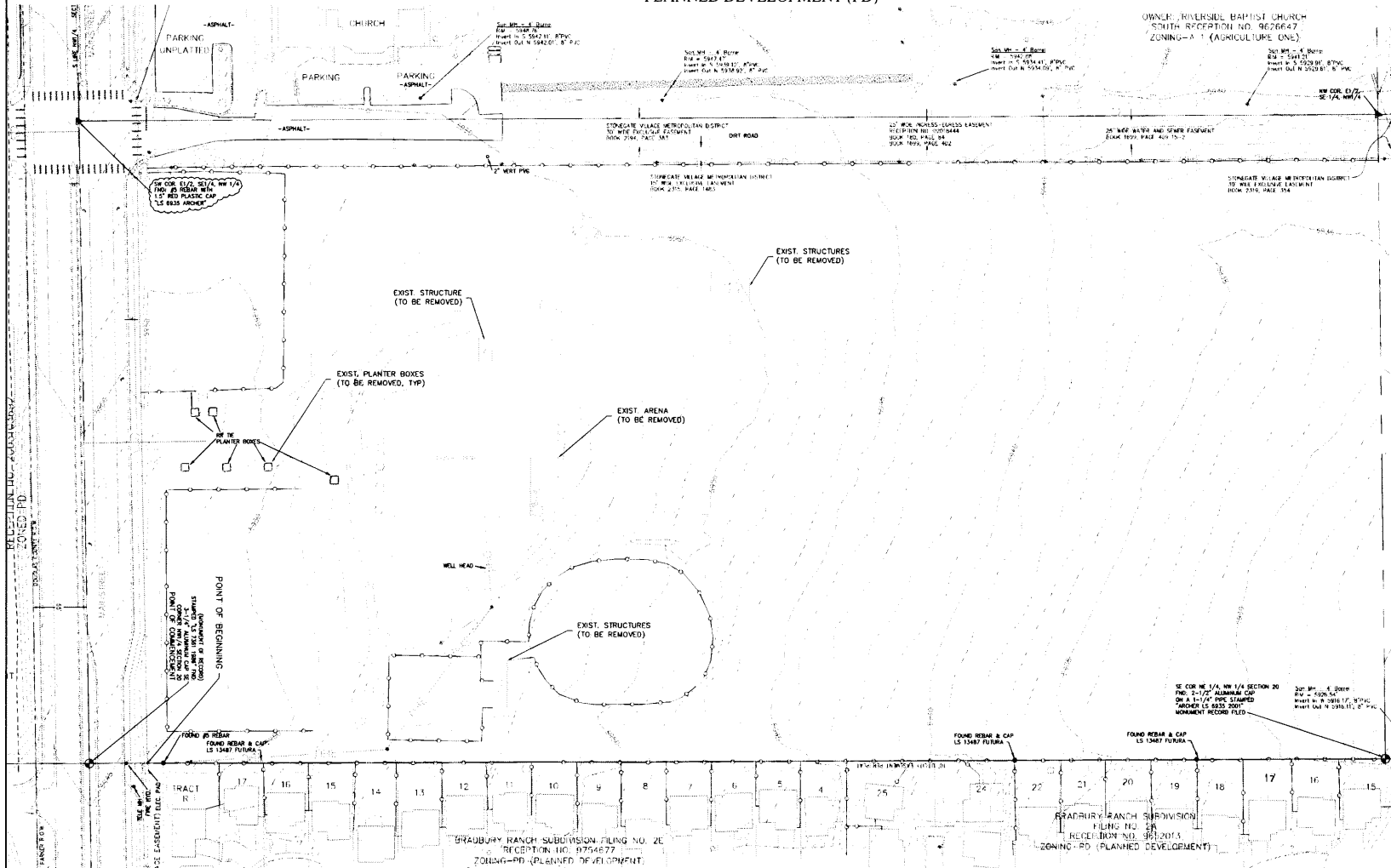


BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2002" WITH AN ELEVATION OF 5920.51' NAVD 83. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "TT44", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 88.

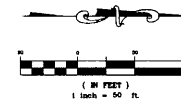
CAROUSEL FARMS SUBDIVISION

SKETCH / PRELIMINARY PLAN

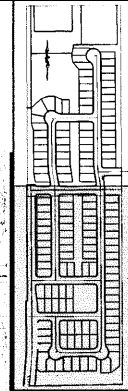
A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



- NOTE:
1. TREES REQUIRED FOR THE RESIDENTIAL SUBDIVISION DEVELOPMENT (E.G., STREET TREES AND PARK/OPEN SPACE LANDSCAPING) WILL NOT BE CREDITED TOWARD REQUIRED REPLACEMENT TREES. ADDITIONALLY, TREES PROPOSED FOR RELOCATION SHALL BE CREDITED AT FIFTY PERCENT (50%) OF THE REPLACEMENT TREE REQUIREMENTS.
 2. THERE ARE NO AREAS FIFTY PERCENT (50%) OR GREATER AND AREAS TWENTY PERCENT (20%) OR GREATER IN THE MANNER SET FORTH WITHIN THE HILLSIDE DEVELOPMENT SECTION OF LAND DEVELOPMENT CODE.



BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2002" WITH AN ELEVATION OF 5920.51' NAVD 88. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "TT44", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 88.



BENCHMARK
SITE

SEE SHEET 2

**CAROUSEL FARMS
SUBDIVISION**
EXISTING CONDITIONS

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 288-3000
CONTACT: RICHARD CROSS

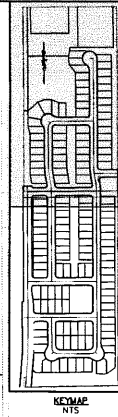
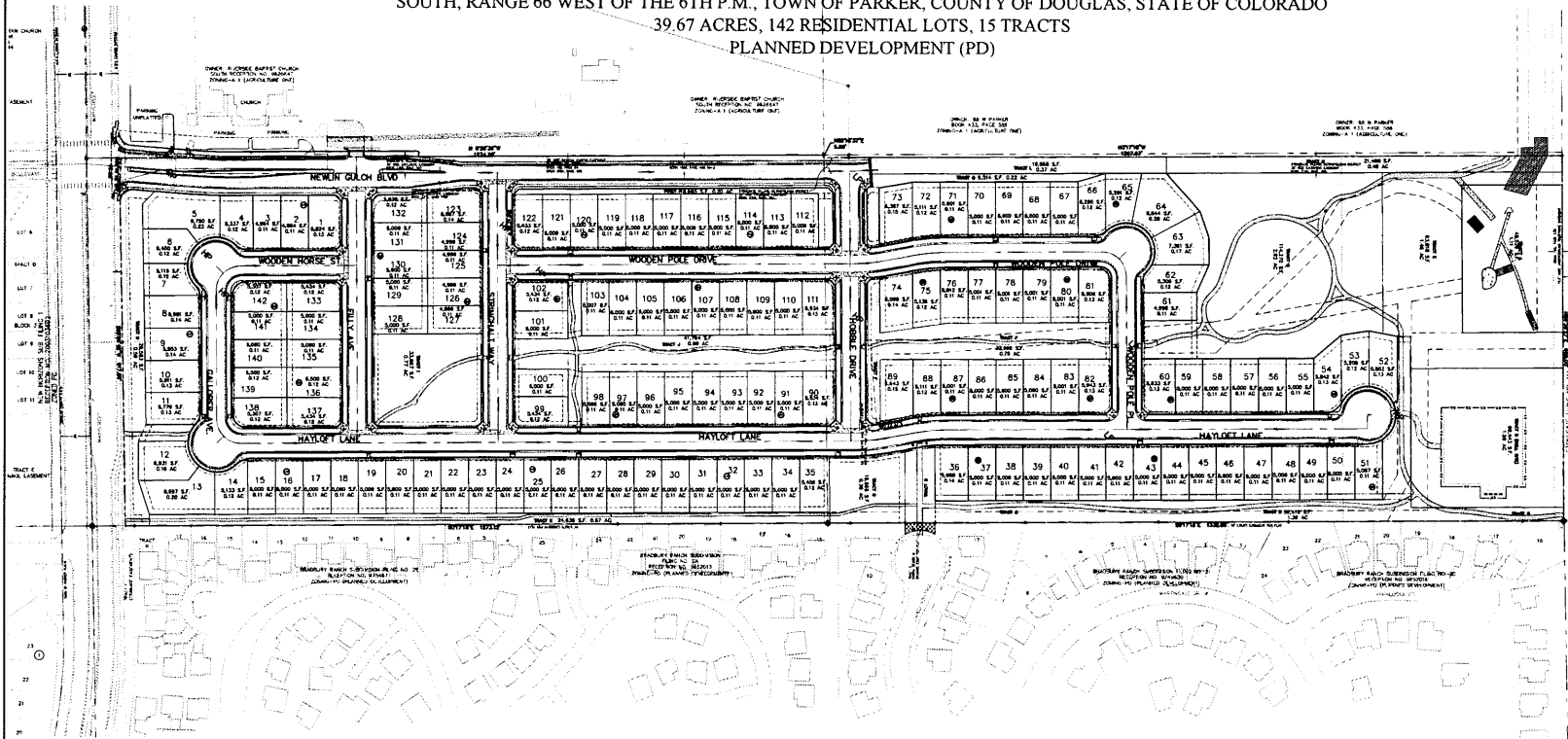
Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3858
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 13-205
DRAWN BY: MJK
APPROVED:
CADD FILE:

CAROUSEL FARMS SUBDIVISION

SKETCH /PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



NO.	REVISION	DATE	BY
1	CITY COMMENTS	08/13/13	MJ
2	CITY COMMENTS	07/11/14	DFA
3	CITY COMMENTS	08/13/14	NTA

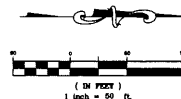
CAROUSEL FARMS SUBDIVISION

SKETCH-PRELIMINARY PLAN - OVERALL

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-6300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

Peak
Civil Consultants
200 W. HAMPODEN AVE. SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3658
FAX: 720.855.3660
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: M.J.F.
APPROVED: _____
CADD FILE: _____

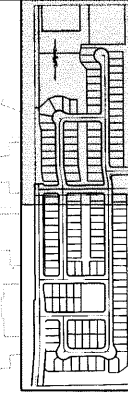
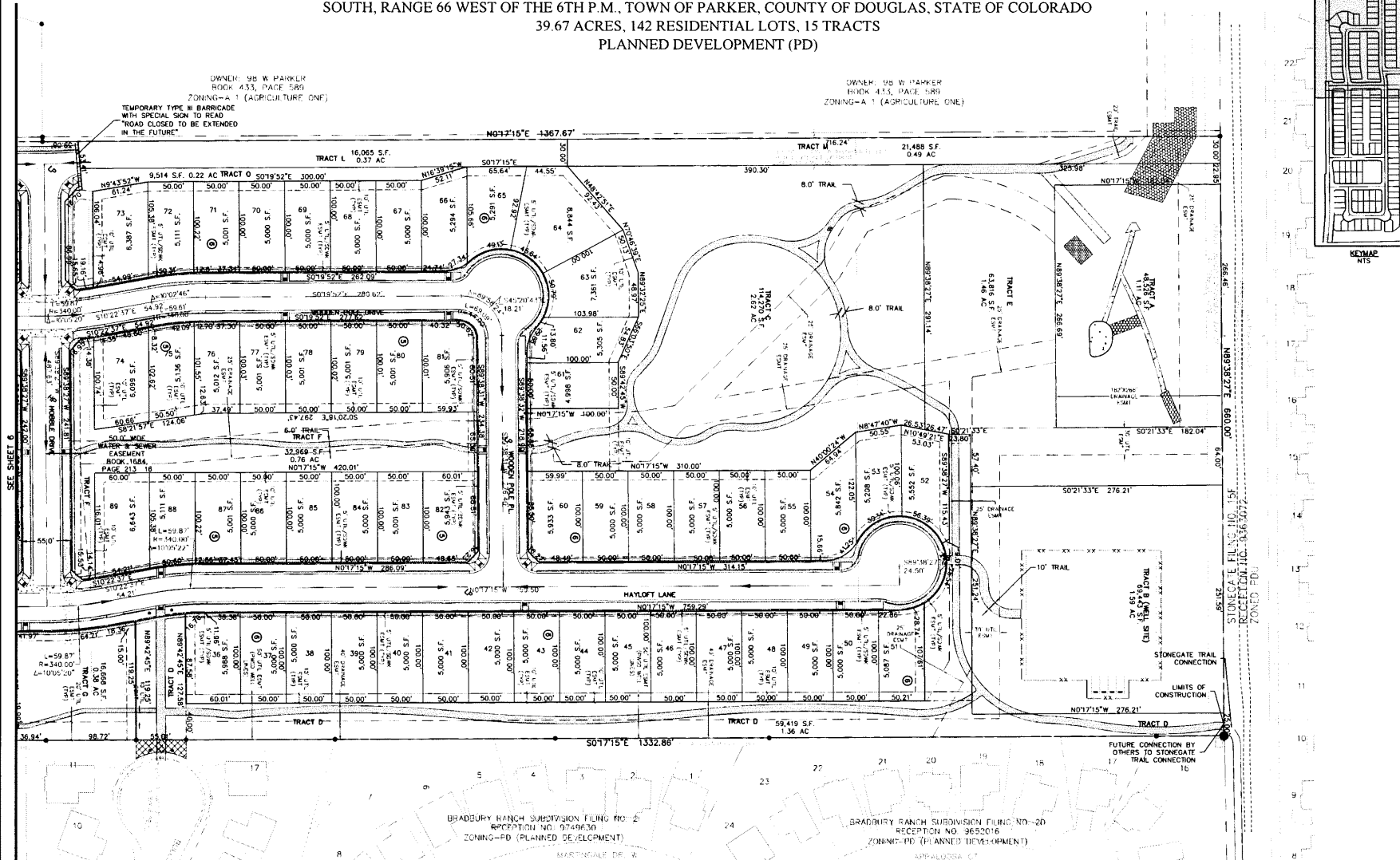


BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S.
R66W, BEING A 1-1/2" BRASS CAP SET IN A 6"
DIAMETER CONCRETE COLLAR STAMPED "PLS
17477, 2002" WITH AN ELEVATION OF 5920.51'
NAVD 88. THE PROJECT BENCHMARK IS BASED
ON USGS BENCHMARK "1144", WITH A PUBLISHED
ELEVATION OF 5899.37' NAVD 88.

CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



NO.	REVISION	DATE	BY
1	CITY COMMENTS	08/13/13	MU
2	CITY COMMENTS	07/11/14	DFA
3	CITY COMMENTS	08/13/14	NTL

CAROUSEL FARMS SUBDIVISION

SKETCH-PRELIMINARY PLAN

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 788-3300
CONTACT: RICHARD CROSS

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200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: M.K.
APPROVED:
CADD FILE:

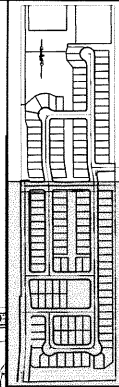
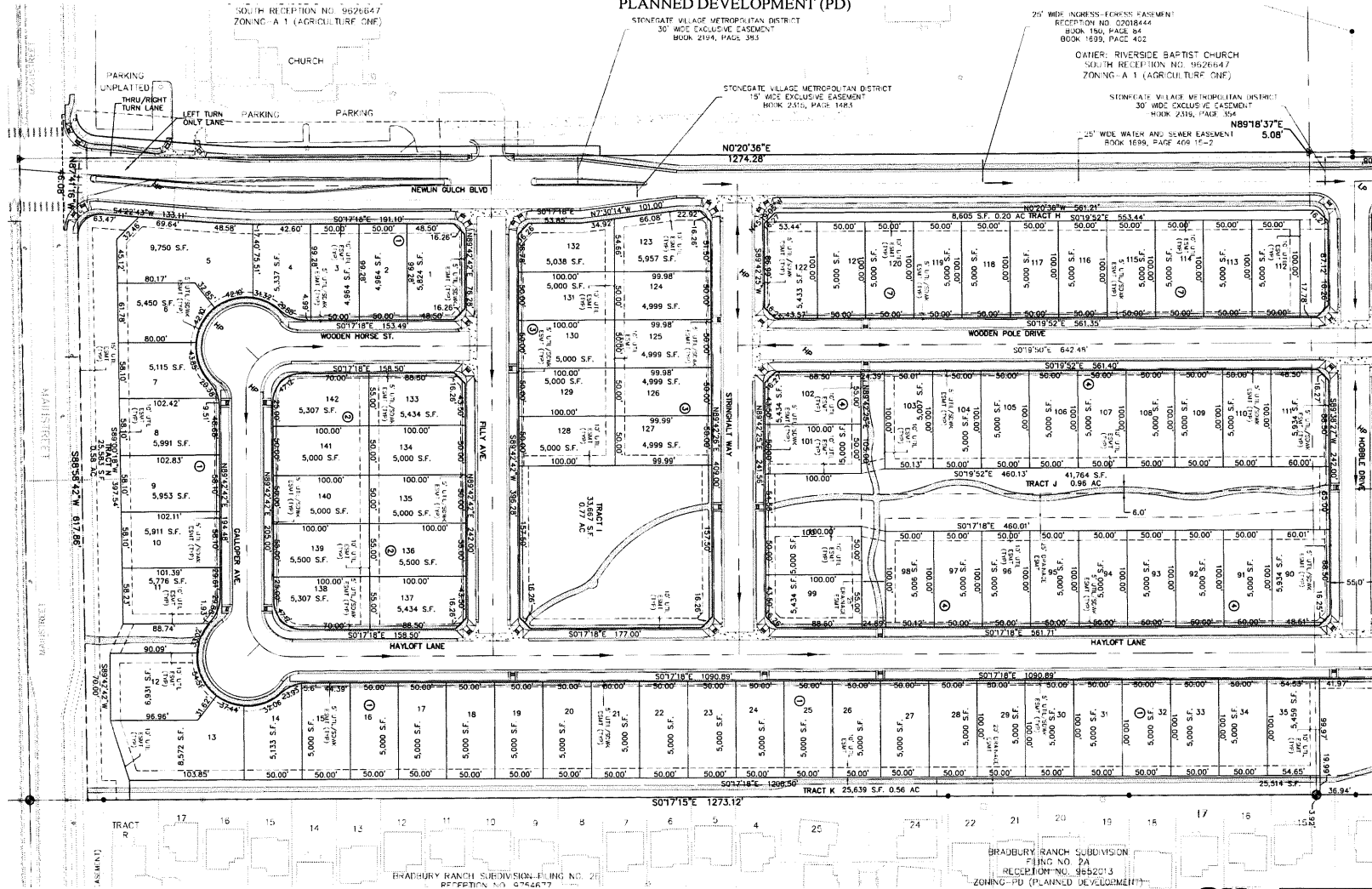
CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS

PLANNED DEVELOPMENT (PD)



CAROUSEL FARMS SUBDIVISION

SKETCH—PRELIMINARY PLAN

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH 720.855.3639
FAX 720.855.3660
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: M.F.
APPROVED: _____
CADD FILE: _____

RESOLUTION NO. 21-058, Series of 2021

TITLE: A RESOLUTION FINDING SATISFACTION OF REQUIREMENTS UNDER THE CAROUSEL FARMS METROPOLITAN DISTRICT SERVICE PLAN REGARDING INCLUSION OF PROPERTY

WHEREAS, THE TOWN COUNCIL OF PARKER FINDS:

A. That a Service Plan for the organization of the Carousel Farms Metropolitan District was approved by the Town of Parker on September 15, 2014 (the “**Service Plan**”). All terms which are not defined herein shall have the same meaning as set forth in the Service Plan.

B. The Service Plan included an approximately 0.65-acre inclusion area that was anticipated to be included within the District (the “**Inclusion Area**”), as described and attached hereto and incorporated herein as **Exhibit A**.

C. Section V.A.8(b) of the Service Plan provides that the District shall not issue any Debt until the Inclusion Area: (i) is included within the boundaries of the District, as evidenced by the recording of an Order for Inclusion for the Inclusion Area as entered by the Douglas County District Court, in the real property records of Douglas County, State of Colorado; (ii) is made subject to the Annexation Agreement for the Project by an amendment thereto signed by the Town; and (iii) is included within and made subject to an Approved Development Plan for the Project ((i) through (iii) collectively referred to herein as the “**Inclusion Requirements**”).

D. The District anticipates its first issuance of Debt in December of 2021.

E. The Inclusion Area was included within the District, as evidenced by the recording of that certain Order: Order for Inclusion, in the real property records of Douglas County, State of Colorado, at Reception No. 2016014334 on March 10, 2016, attached hereto and incorporated herein as **Exhibit B**.

F. The Inclusion Area was made subject to the Annexation Agreement for the Project, pursuant to that certain Third Amendment to Carousel Farms Annexation Agreement, dated February 1, 2016, and recorded in the real property records of Douglas County, State of Colorado, on February 3, 2016, at Reception No. 2016006564, attached hereto and incorporated herein as **Exhibit C**.

G. The Inclusion Area was made subject to that certain Carousel Farms Subdivision Filing No. 1 Final Plat, recorded in the real property records of Douglas County, State of Colorado, on September 21, 2016, at Reception No. 2016066033 (designated as Parcel K) (the “**Filing No. 1 Plat**”), and that certain Carousel Farms Subdivision Filing No. 2 Final Plat, recorded in the real property records of Douglas County, State of Colorado, on July 31, 2020, at Reception No. 2020069586 (the “**Filing No. 2 Plat**”), which included a replat of Parcel K, and the corresponding Filing No. 2 Plat Correction Certificate recorded in the real property records of Douglas County, State of Colorado, on May 3, 2021, at Reception No. 2021057026 (the “**Plat Correction**”). In addition, the Inclusion Area was incorporated in the final approved Carousel Farms Subdivision Sketch/Preliminary Plan (the “**Sketch/Preliminary Plan**”, and collectively

with the Filing No. 1 Plat, the Filing No. 2 Plat, and the Plat Correction, the “**Approved Development Plans**”). The Approved Development Plans are attached hereto and incorporated herein as **Exhibit D**.

H. Section V.A.8(b) of the Service Plan provides that satisfaction of the Inclusion Requirements shall be evidenced solely by Town Council adoption of a resolution finding satisfaction of such conditions, a certified copy of which shall be provided to the District upon adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby determines that upon consideration of all evidence provided, the Inclusion Requirements have been met and hereby finds satisfaction of such conditions.

Section 2. Any restrictions placed upon the District’s authorization to issue any Debt as provided in Section V.A.8 of the Service Plan are hereby released.

Section 3. The Town Council shall provide a certified copy of this Resolution No. 21-058, Series of 2021, to the District upon adoption.

RESOLVED AND PASSED this _____ day of December, 2021.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

Attachment A

Legal Description for the Inclusion Area

CAROUSEL FARMS SUBDIVISION

PARCEL C EXHIBIT

P.O.C. ●

PARCEL C

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 00°17'15" EAST;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 20, SOUTH 00°17'15" EAST, A DISTANCE OF 1292.00 FEET, TO THE POINT OF BEGINNING;

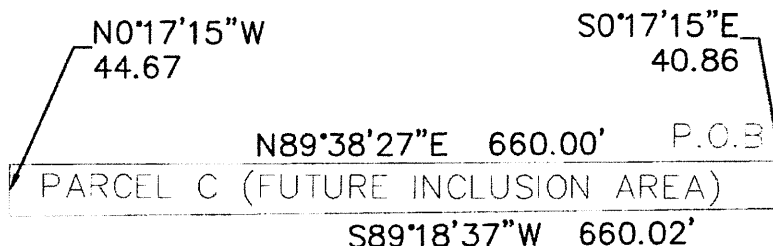
THENCE CONTINUING SOUTH 00°17'15" EAST, A DISTANCE OF 40.86 FEET;

THENCE SOUTH 89°18'37" WEST, A DISTANCE OF 660.02 FEET;

THENCE NORTH 00°17'15" WEST, A DISTANCE OF 44.67 FEET;

THENCE NORTH 89°38'27" EAST, A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 28,224 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.



(IN FEET)
1 inch = 150 ft.

S0°17'15"E 1292.00'



SHEET 1 OF 1
JOB NO.: 12.205
DATE: 07/17/14



200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.

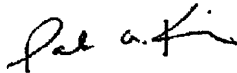
Attachment B

Order for Inclusion

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Court Address: 4000 Justice Way, Castle Rock, CO, 80109-7546	DATE FILED: March 9, 2016 9:31 AM CASE NUMBER: 2014CV31009
In the Matter of: CAROUSEL FARMS METROPOLITAN DISTRICT	△ COURT USE ONLY △
	Case Number: 2014CV31009 Division: 1 Courtroom:
Order: Order for Inclusion	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 3/9/2016



PAUL A KING
District Court Judge

DISTRICT COURT, COUNTY OF DOUGLAS, STATE OF COLORADO 4000 Justice Way Castle Rock, Colorado 80109 303-663-7200	
IN RE CAROUSEL FARMS METROPOLITAN DISTRICT	
BY THE COURT	
▲ COURT USE ONLY ▲	
Case Number: 2014CV31009	
Div.: 1 Ctrm.: _____	
ORDER FOR INCLUSION	

THIS MATTER having come before the Court on a Motion for an Order for Inclusion, and the Court being fully advised of the premises, does hereby FIND:

1. This Court has jurisdiction over the subject matter pursuant to Section 32-1-401(1)(c)(I), C.R.S.
2. The name and address of the Petitioner and the legal description of the Property proposed to be included within the boundaries of the Carousel Farms Metropolitan District (the "District") are as follows:

Petitioner:	Carousel Farms Metropolitan District
Petitioner's Address:	8390 E. Crescent Parkway, Suite 500 Greenwood Village, CO 80111
Legal Description:	Approximately .65 acres of land legally described on Exhibit A attached hereto and incorporated herein ("Property").
3. Notice of the place, time and date of the public hearing of the Board of Directors of the District when the Petition requesting such inclusion would be heard was duly published pursuant to Section 32-1-401(1)(b), C.R.S.
4. In accordance with Section 32-1-401(1)(b), C.R.S., the Board of Directors of the District held a public hearing on the Petition and thereafter granted the Petition and ordered the Property be included into the boundaries of the District.

NOW, THEREFORE, THE COURT ORDERS:

1. The Property is hereby included within the boundaries of the District pursuant to Section 32-1-401(1), C.R.S.

2. Pursuant to Section 32-1-402(1)(b), C.R.S., as of the effective date of this Order, the Property shall be subject to the taxes, charges and fees as may be imposed by the District against such Property, and shall be liable for its proportionate share of existing bonded indebtedness of the District.

3. Pursuant to Section 32-1-105, C.R.S., the effective date of this Order shall be the date this Order is recorded by the Clerk and Recorder of Douglas County, Colorado.

DONE this ____ day of March, 2016.

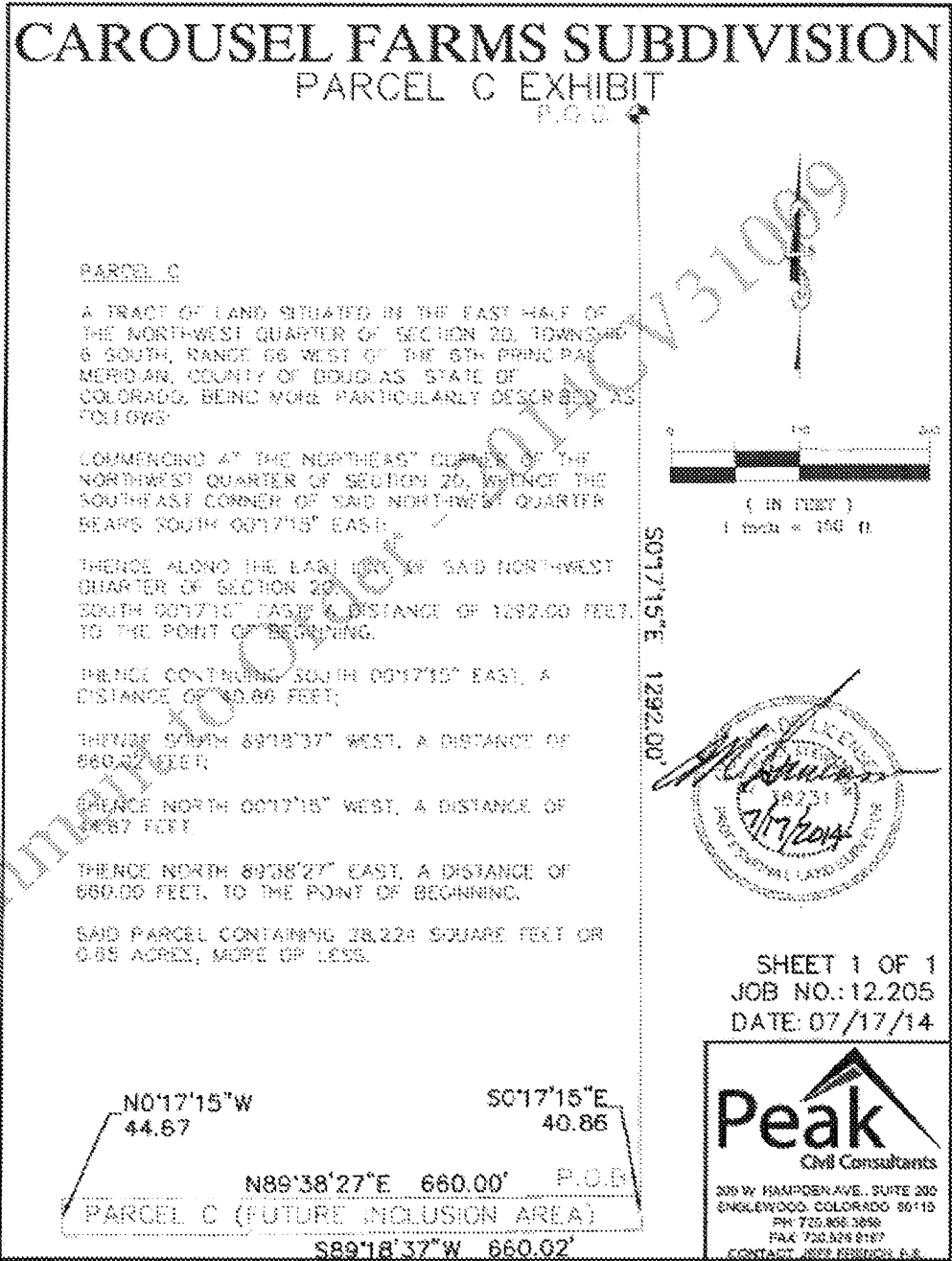
BY THE COURT

Judge

EXHIBIT A

Legal Description

Attachment to Order - 2014CV31009



Attachment C

Third Amendment to Carousel Farms Annexation Agreement

THIRD AMENDMENT TO CAROUSEL FARMS ANNEXATION AGREEMENT

THIS THIRD AMENDMENT is voluntarily made and entered into this 1st day of February 2016, by and between the Town of Parker, a Colorado home rule municipality (the "Town"), Century at Carousel Farms, LLC, a Colorado limited liability company (the "Property Owner") and the Carousel Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District").

RECITALS:

A. The Town and the Property Owner's predecessor in interest entered into the Carousel Farms Annexation Agreement on January 6, 2014, which agreement was recorded in the Douglas County Clerk and Recorder's Office, at Reception No. 2014054648 (the "Agreement").

B. The Property Owner and the Property Owner's predecessor in interest entered into the "Assignment and Assumption Agreement of the Carousel Farms Annexation Agreement," on September 19, 2014, which agreement was recorded in the Douglas County Clerk and Recorder's Office, at Reception No. 2014055515 (the "Assignment and Assumption Agreement").

C. The Property Owner assumed all of the obligations, rights, title and interest of the Property Owner's predecessor in interest under the Agreement.

D. The Town and the Property Owner entered into the First Amendment to the Agreement on March 16, 2015, which agreement was recorded in the Douglas County Clerk and Recorder's Office, at Reception No. 2015018111 (the "First Amendment").

E. The Town and the Property Owner entered into the Second Amendment on August 17, 2015, which agreement was recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2015060266 (the "Second Amendment").

F. The Property Owner desires to satisfy the condition contained in Paragraph 2.c. of the Agreement, as described in the First Amendment, and make the Strip Parcel, which is owned by the District, subject to the Agreement, as provided by this Third Amendment to the Agreement (the "Third Amendment").

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the parties hereto agree to this Third Amendment as follows:

1. The Strip Parcel. The Parties acknowledge and agree that the Strip Parcel, which is described in Exhibit A to this Third Amendment, is subject to the terms and conditions of the Agreement, the First Amendment and the Second Amendment.

2. The Town and the Property Owner acknowledge and agree that the Agreement has not been amended, except as provided in the First Amendment, the Second Amendment and this Third Amendment.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date set forth above.

TOWN OF PARKER, COLORADO

By:

[Signature]
Mike Waid, Mayor

ATTEST:

[Signature]
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

[Signature]
James S. Maloney, Town Attorney

CENTURY AT CAROUSEL FARMS, LLC, a Colorado limited liability company

[Signature]
T. Amberry - SVP [name/title]

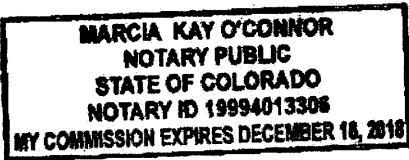
STATE OF COLORADO)
)ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 1st day of February, 2016, by TODD AMBERRY, as VICE PRESIDENT of Century at Carousel Farms, LLC, a Colorado limited liability company.

My commission expires: 12/16/18.

SEAL

[Signature]
Notary Public



CAROUSEL FARMS METROPOLITAN DISTRICT

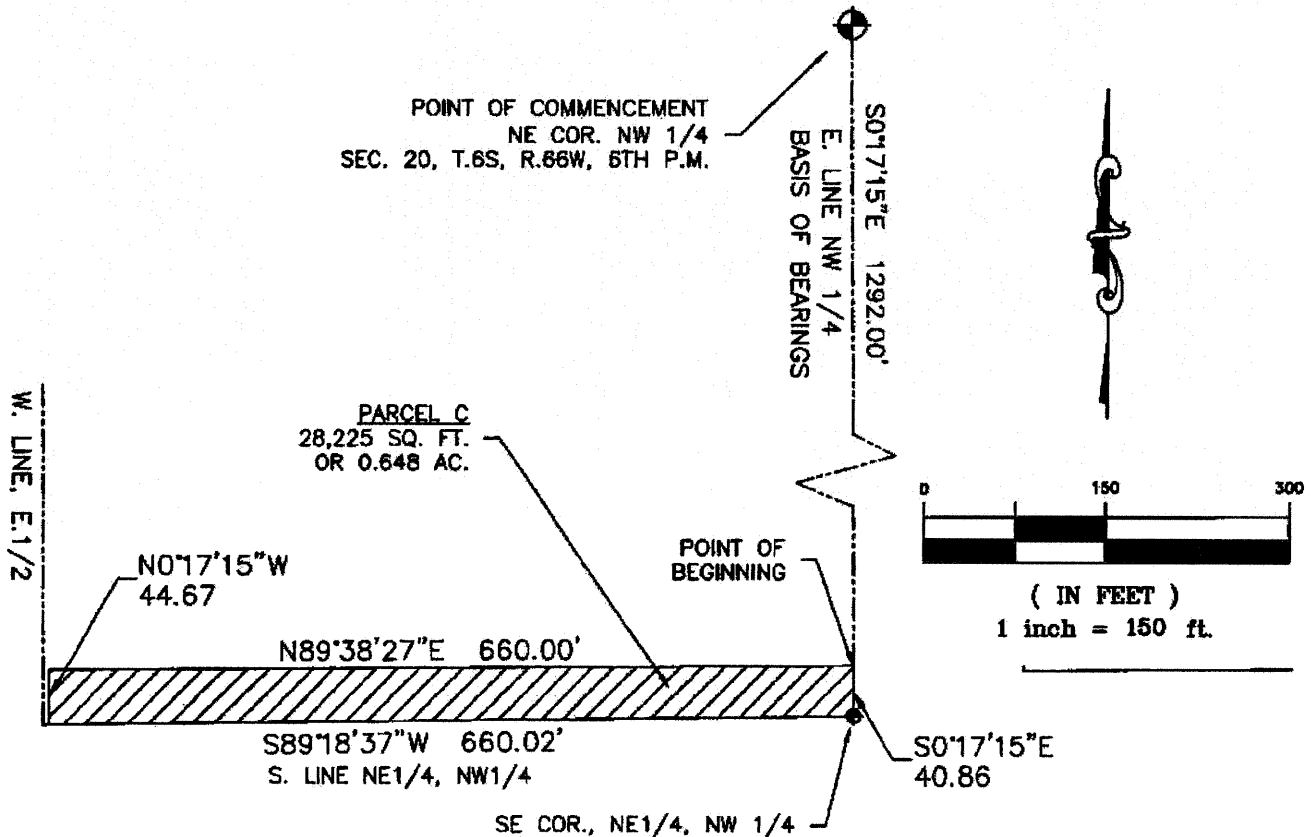
By:

[Signature]
Eric Dome, President

ATTEST:

[Signature]
Heidi Rabel, Secretary

CAROUSEL FARMS SUBDIVISION PARCEL C EXHIBIT



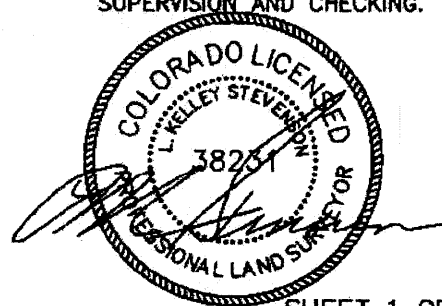
PARCEL C

A TRACT OF LAND SITUATED IN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20, AND CONSIDERING THE EAST LINE OF SAID NORTHWEST ONE-QUARTER TO BEAR SOUTH 00°17'15" EAST;
THENCE SOUTH 00°17'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1292.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°17'15" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 40.86 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;
THENCE SOUTH 89°18'37" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 660.02 FEET;
THENCE NORTH 00°17'15" WEST, A DISTANCE OF 44.67 FEET;
THENCE NORTH 89°38'27" EAST, A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 28,225 SQUARE FEET OR 0.648 ACRES OF LAND, MORE OR LESS.

NOTE: THIS EXHIBIT IS INTENDED ONLY TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION, AND IS NOT A MONUMENTED LAND SURVEY.

I HEREBY CERTIFY THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.



SHEET 1 OF 1
JOB NO.: 12.205
DATE: 01/05/15

Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.

Attachment D

Approved Development Plans

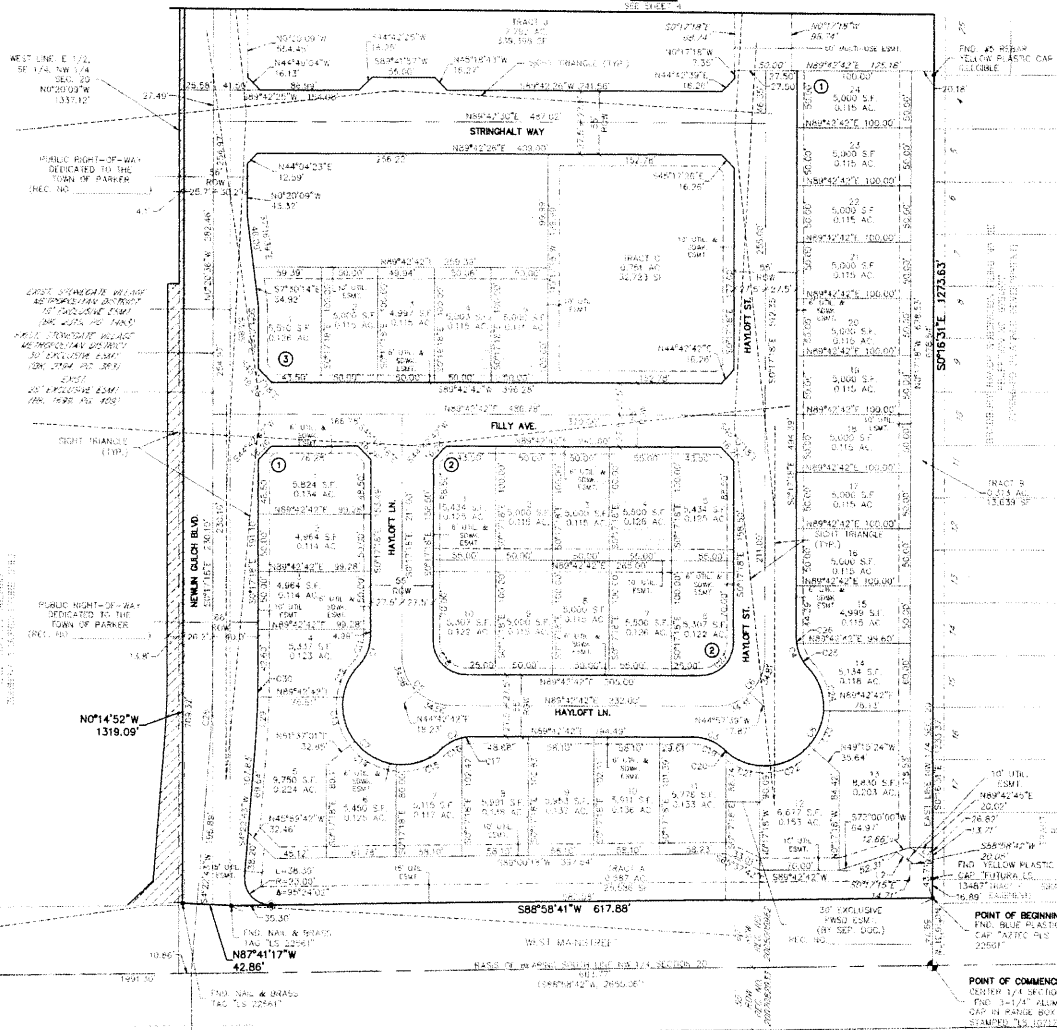
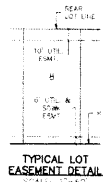
ATWELL
www.atwell-group.co.uk
0203 482 1100
CONTACT: SALES, HR, FINANCE
info@atwell.co.uk

www.shwef-group.com
103.463.1880

CAROUSEL FARMS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39 LOTS - 16 TRACTS - 39.560 AC.
SHEET 3 OF 6



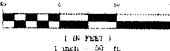
- LEGEND**
- ANGLER CORNER AS DESCRIBED (MONUMENT OF RECORD)
 - FOUND MONUMENT AS DESCRIBED
 - FOUND NO REAR W/ YELLOW PLASTIC CAP PLS. 2943C

LINE TABLE

LINE	LENGTH	BEARING
L1	74.23	N87°41'17\"
L2	17.81	N85°48'10\"

Curve Table

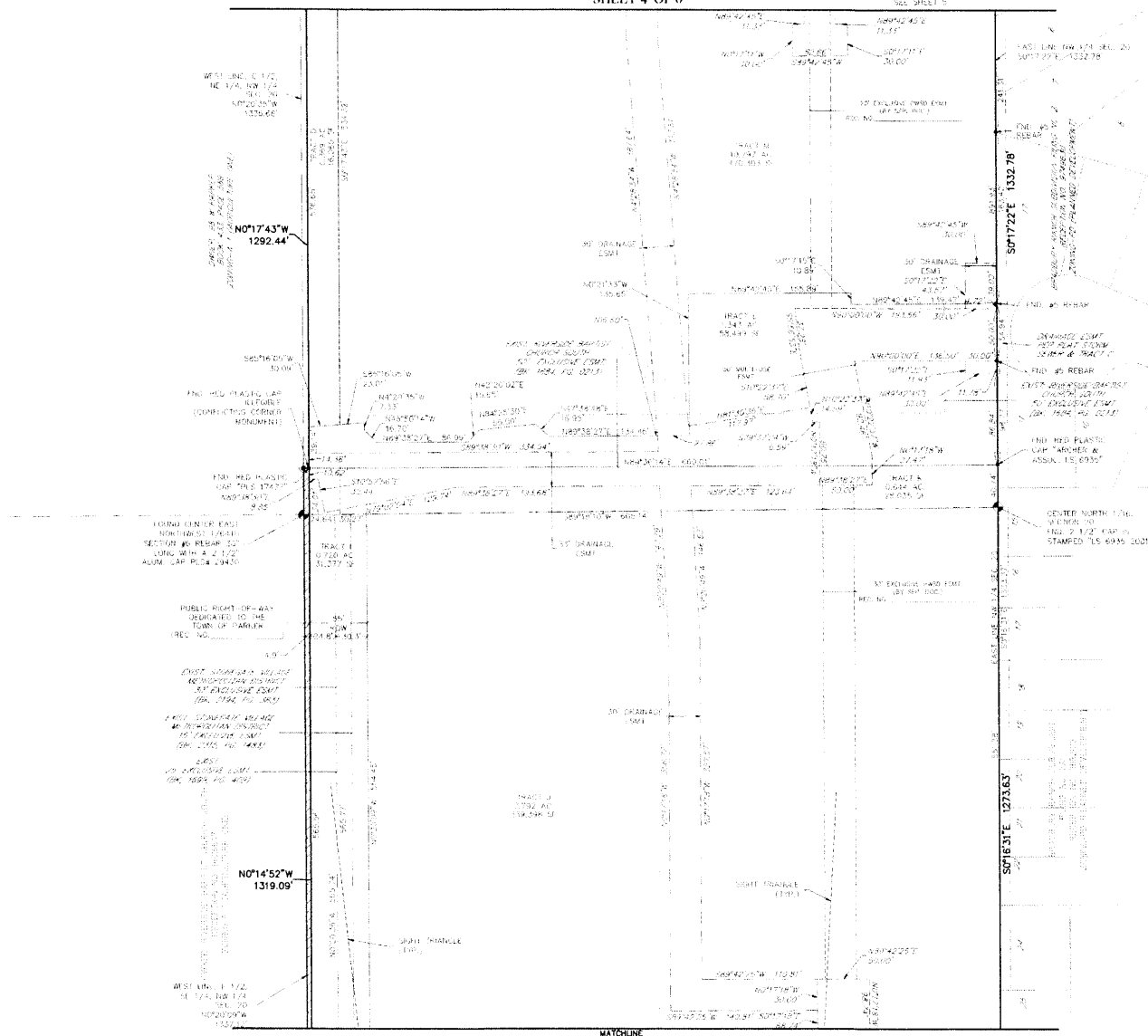
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
2	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
3	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
4	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
5	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
6	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
7	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
8	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
9	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
10	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
11	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
12	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
13	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
14	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
15	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
16	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
17	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
18	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
19	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
20	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
21	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
22	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
23	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
24	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
25	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
26	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
27	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
28	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
29	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
30	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
31	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
32	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
33	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
34	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
35	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
36	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
37	29.68	40.00	41°48'10\"	N87°41'17\"	29.18
38	29.68	40.00	41°48'10\"	S85°48'10\"	29.18
39	29.68	40.00	41°48'10\"	N87°41'17\"	29.18



CAROUSEL FARMS SUBDIVISION FILING NO. 1

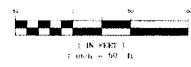
FINAL PLAT

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39 LOTS - 16 TRACTS - 39.560 AC.
SHEET 4 OF 6



- LEGEND**
- ADJUST CORNER AS DESCRIBED (MONUMENT OF RECORD)
 - FOUND MONUMENT AS DESCRIBED
 - FOUND REBAR W/ YELLOW PLASTIC CAP (P.O. 29435)

Curve Data					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	29.88	40.00	42°48'10"	N4°16'48"E	29.10
02	29.88	40.00	42°48'10"	S0°16'37"W	29.10
03	29.88	40.00	42°48'10"	S68°43'17"W	29.10
04	29.88	40.00	42°48'10"	S0°17'34"E	29.88
05	69.12	44.00	90°00'00"	S45°17'18"E	62.94
06	69.12	44.00	90°00'00"	N44°42'42"E	62.94
07	159.47	50.00	175°16'50"	S45°17'18"E	104.90
08	159.47	50.00	175°16'50"	N44°42'42"E	104.90
09	130.18	167.40	44°33'20"	S2°17'35"W	126.49
10	130.18	167.40	44°33'20"	S80°10'26"W	126.57
11	28.88	40.00	42°48'10"	N0°16'48"E	29.10
12	28.88	40.00	42°48'10"	S0°16'37"W	29.10
13	42.10	52.00	60°23'15"	S45°17'18"E	40.00
14	42.10	52.00	60°23'15"	S45°17'18"E	40.00
15	83.45	52.00	48°19'14"	N77°04'09"E	42.57
16	83.45	52.00	48°19'14"	S0°17'35"W	29.10
17	83.45	52.00	48°19'14"	S0°17'35"W	29.10
18	47.17	50.00	90°00'00"	S45°17'18"E	42.43
19	29.88	40.00	42°48'10"	N44°42'42"E	29.10
20	1.93	50.00	2°07'40"	S45°17'18"E	1.93
21	33.02	50.00	35°22'58"	S67°48'16"E	32.47
22	48.34	50.00	58°19'40"	N67°23'20"E	46.82
23	33.59	50.00	37°00'39"	N67°14'16"E	33.01
24	42.08	50.00	45°21'18"	N69°06'37"E	36.84
25	22.97	40.00	34°16'30"	S27°23'26"E	23.57
26	1.63	40.00	8°00'00"	S45°17'18"E	1.63
27	47.12	50.00	92°00'00"	N44°42'42"E	42.43
28	47.12	50.00	92°00'00"	N44°42'42"E	42.43
29	48.58	50.00	3°20'10"	N27°19'38"E	48.57
30	17.40	40.00	14°35'17"	N0°16'48"E	17.40



CS No. 12,416 Date: 08/09/16

ATWELL
www.atwell-group.com
201606033

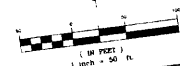
CAROUSEL FARMS SUBDIVISION FILING NO. 1 **FINAL PLAT**

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 39 LOTS - 16 TRACTS - 39.560 AC.
 SHEET 5 OF 6



- LEGEND**
- ADJACENT CORNER AS DESCRIBED (MONUMENT OR RECORD)
 - FOUND MONUMENT AS DESCRIBED
 - FOUND #1 REBAR W/ YELLOW PLASTIC CAP PLS 29430
 - FOUND #2 REBAR W/ YELLOW PLASTIC CAP PLS 29430
 - FOUND #3 REBAR W/ YELLOW PLASTIC CAP PLS 29430

Curve Table					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	29.86	40.00'	42°48'10"	N21°56'46"E	29.19
C2	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C3	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C4	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C5	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C6	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C7	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C8	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C9	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C10	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C11	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C12	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C13	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C14	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C15	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C16	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C17	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C18	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C19	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C20	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C21	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C22	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C23	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C24	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C25	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C26	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C27	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C28	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C29	29.86	40.00'	42°48'10"	S68°16'53"W	29.19
C30	29.86	40.00'	42°48'10"	S68°16'53"W	29.19

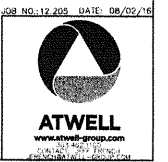
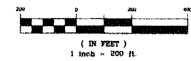
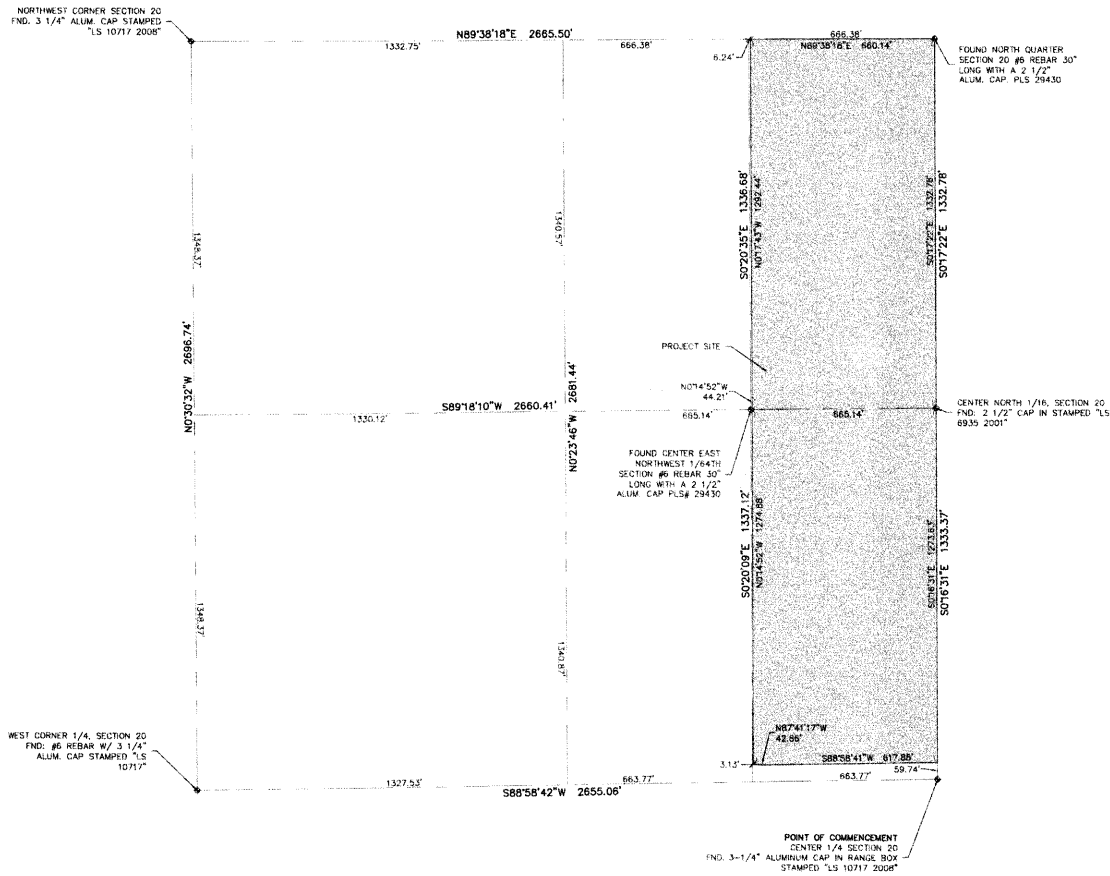


2016-12-20, DATE: 08/09/16

CAROUSEL FARMS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39 LOTS - 16 TRACTS - 39.560 AC.
SHEET 6 OF 6



CAROUSEL FARMS SUBDIVISION FILING NO. 2

FINAL PLAT

BEING A REPLAT OF TRACTS J, K, L AND O, CAROUSEL FARMS SUBDIVISION FILING NO. 1
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS - 9 TRACTS - 10.38 AC.

GENERAL NOTES

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR CEASES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY EFFECT OF THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY OF SUCH EFFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY EFFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MUNICIPAL, DOUGLAS COUNTY OF COLORADO, STATE OF COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER BY A FOUND IRON NAIL WITH A 2-1/2" ALUMINUM CAP STAMPED "ATWELL 2006 PLS 2061" AND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER BY A FOUND IRON NAIL WITH A 2-1/2" ALUMINUM CAP STAMPED "ATWELL 2006 PLS 2061", WHICH IS ASSUMED TO BEAR NORTH 89°18'00" EAST.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NOTES: 10/20/20 CO. DATED JULY 08, 2016, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY ATWELL, LLC.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID DUTY EASEMENTS AND THE UTILITY PROVIDER, AS APPLICABLE, MAY REMOVE ANY INTERFERING OBJECTS AT THE COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSC) AND ITS SUCCESSORS RESERVE THE RIGHT TO REMOVE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSC AN EASEMENT ON ITS STANDARD FORM.
- PARCEL BEING SUBDIVIDED INTO 51 LOTS, 9 TRACTS.
- THIRTY PERCENT (30%) OF THE OVERALL LOTS WITHIN CAROUSEL FARMS FILING NOS. 1, 2 & 3 SHALL HAVE NON-GARAGE DOMAINS. HOMES, NON-GARAGE DOMAINS HOMES ARE DEFINED AS HOMES IN WHICH THE GARAGE DOORS DO NOT FACE OR FRONT ONTO THE STREET. THE LOTS MEETING THIS CRITERIA SHALL BE IDENTIFIED ON THE ASSOCIATED PLAT AND SHALL BE PROVIDED TO THE TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE FIRST BUILDING PERMIT APPLICATION.
- THE STONEGATE VILLAGE METROPOLITAN DISTRICT (COWD) HAS ENTERED A SUBSTITUTION RELATED TO CAROUSEL FARMS METROPOLITAN DISTRICT (COWD) AS IT RELATES TO THIS PROJECT AND SIGHT TRIANGLES AND UTILITIES IN THE LANDLORDS EIGHTY DISTRICT COURT. ALL LOTS NOTING IN THE SUBSTITUTION IN CASE NO. 2019CV000701 WILL BE REQUIRED TO BE REFILED FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY.
- A PROJECT IS DEFINED AS A COVERED, UNENCLOSED PORTION OF A SINGLE FAMILY DETACHED STRUCTURE, TYPICALLY PROJECTING BEYOND THE STRUCTURE'S PRIMARY BUILDING FRONTAGE AT THE EXTERIOR.
- THE TRACT B BUFFER AREA SHALL NOT CONTAIN ANY STRUCTURES OTHER THAN A SURFACE TRAIL, DIVISION AND CONSTRUCTED ACCORDING TO TOWN STANDARDS AND SHALL BE LANDSCAPED WITH TREES AND SHRUBS AND CONTAIN A TWENTY (20) FOOT STRIP ALONG THE EASTERN BOUNDARY OF THE PROPERTY. ALL BUFFER AREA IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF THE FIRST BUILDING PERMIT FOR CAROUSEL FARMS FILING NO. 2.
- A MULTI-USE EASEMENT IS HEREBY DEDICATED AS SHOWN FOR THE USE OF ALL UTILITIES. THE TOWN OF PARKER IS GRANTED ACCESS OVER AND ACROSS THE EASEMENT FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM-WATER MANAGEMENT IMPROVEMENTS.
- DISTANCE SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET.
- 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 TREES 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.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT B FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DITCHES, PIPES, DRAINAGE CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, UTILITY DRAINAGE, FURROWS, FURROWS, AND WATER QUALITY FACILITIES. IT IS THE INTENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES & TABLES
3	FINAL PLAT

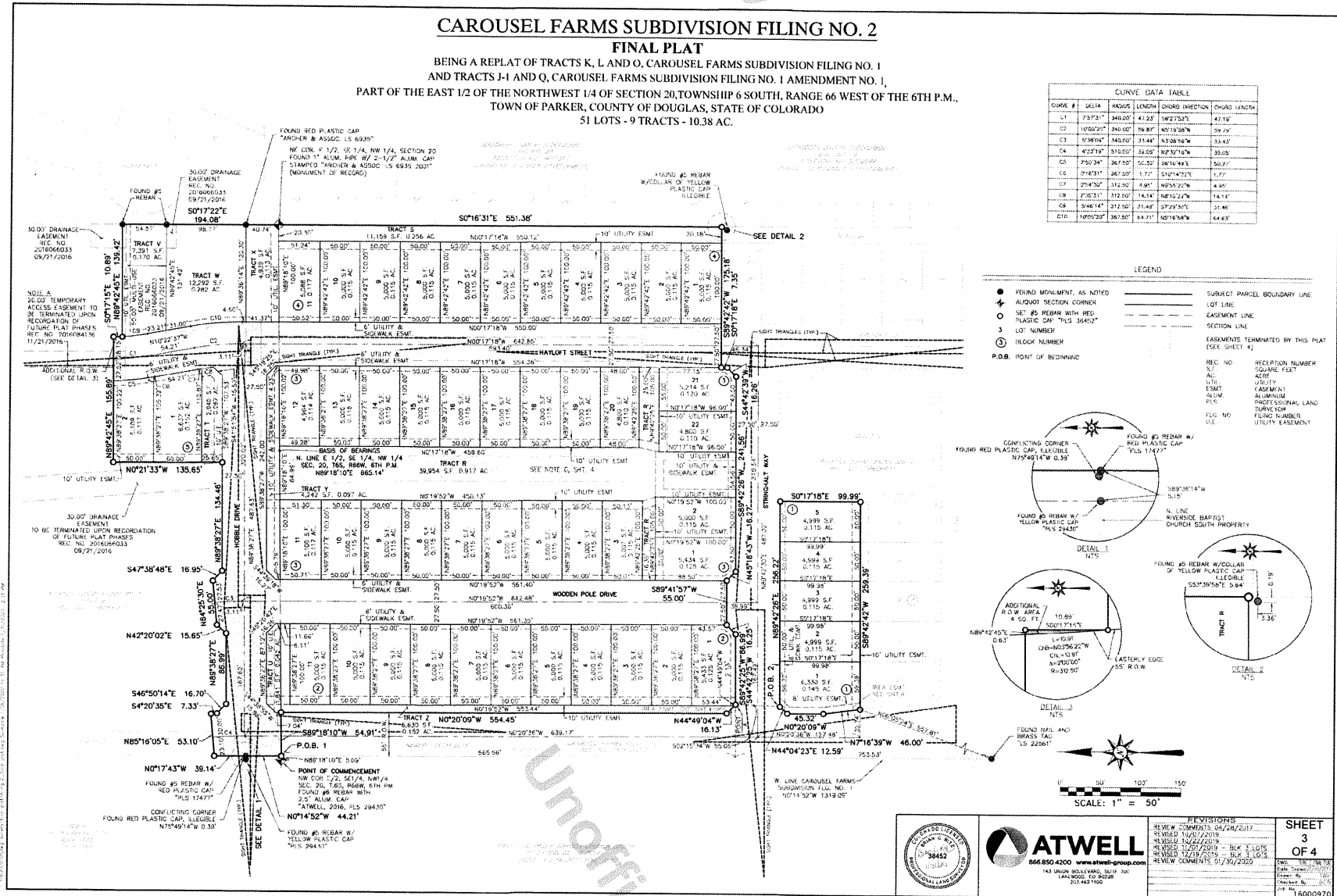
TRACT SUMMARY				
TRACT NAME	AREA (SF)	AREA (ACRES)	USE	OWNERSHIP
R	38,354	0.877	OPEN SPACE/DRAINAGE	HOA
S	11,159	0.256	OPEN SPACE/UTILITIES/DRAINAGE	HOA
T	2,940	0.067	OPEN SPACE/DRAINAGE	HOA
U	1,841	0.042	OPEN SPACE	METRO DISTRICT
V	7,361	0.170	OPEN SPACE/ACCESS	HOA
W	12,292	0.282	OPEN SPACE/UTILITIES/DRAINAGE	HOA
X	4,939	0.113	OPEN SPACE/DRAINAGE	METRO DISTRICT
Y	4,242	0.097	OPEN SPACE/DRAINAGE	METRO DISTRICT
Z	6,630	0.152	OPEN SPACE	HOA
TOTAL	91,369	2.088		

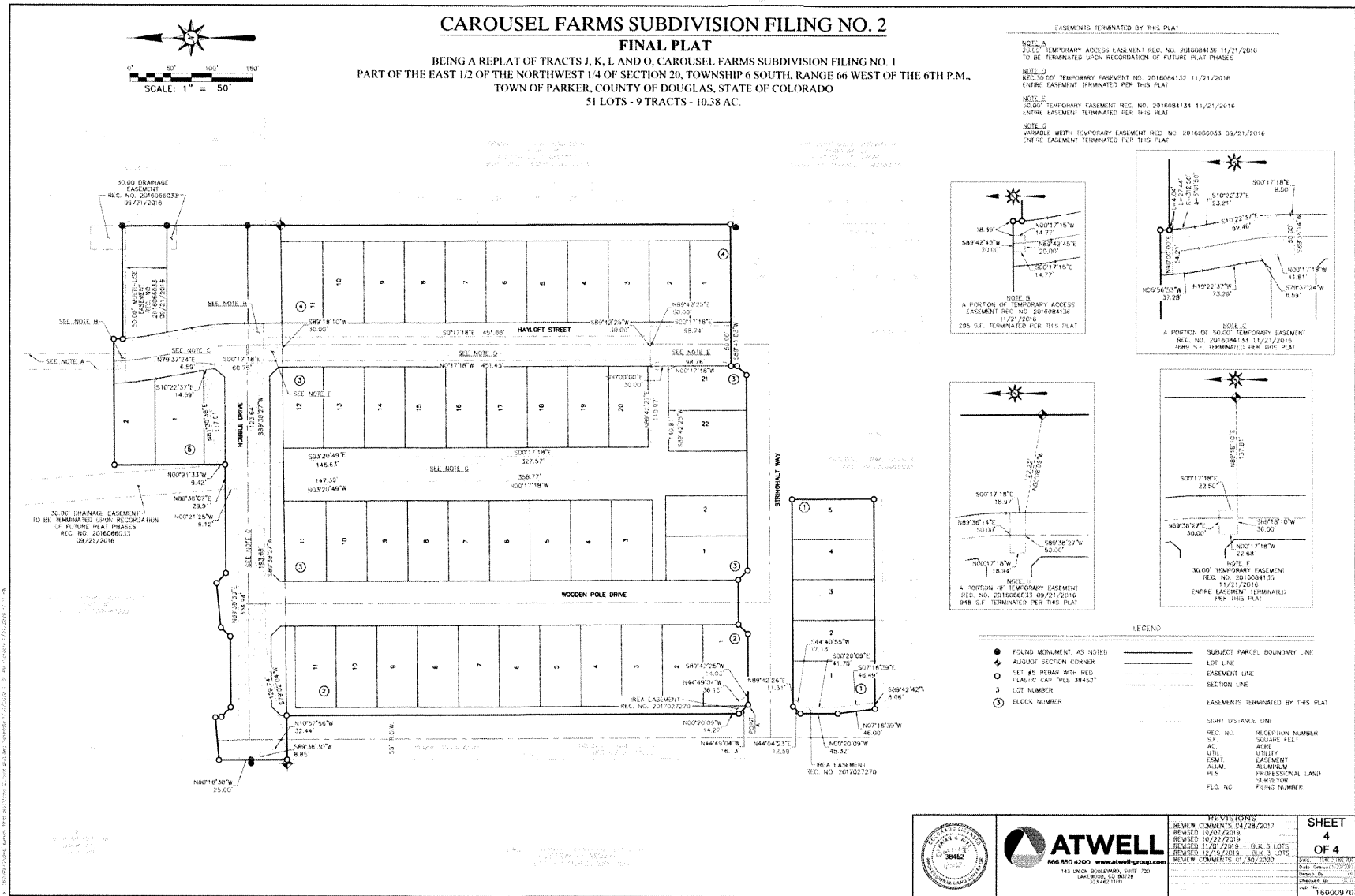
LAND USE SUMMARY		
NAME	AREA (ACRES)	PERCENT OF PROJECT
S.D.R.	2.347	22.50%
RESIDENTIAL LOTS	5.944	57.25%
OPEN SPACE	0.364	3.51%
DRAINAGE	1.734	16.70%
PARK	0	0%
TOTAL	10.383	100%

LOT SUMMARY		
MINIMUM LOT SIZE (SF)	MAXIMUM LOT SIZE (SF)	AVERAGE LOT SIZE (SF)
4,860	6,637	5,077



REVISIONS		SHEET 2 OF 4
NO.	DESCRIPTION	
1	REVIEW COMMENTS: 02/28/2017	
2	REVISION: 10/20/2019	
3	REVISION: 10/22/2019	
4	REVISION: 11/20/2019 - R.R. 3 LOTS	
5	REVISION: 12/19/2019 - R.R. 3 LOTS	
6	REVIEW COMMENTS: 01/10/2020	
7	DATE: 08/27/2020	
8	PROJECT NO.: 16000970	
9	PROJECT NAME: CAROUSEL FARMS SUBDIVISION FILING NO. 2	
10	PROJECT LOCATION: TOWN OF PARKER, CO	
11	PROJECT AREA: 10.38 AC.	
12	PROJECT OWNER: ATWELL GROUP	
13	PROJECT ENGINEER: ATWELL GROUP	
14	PROJECT SURVEYOR: ATWELL GROUP	
15	PROJECT DRAFTER: ATWELL GROUP	
16	PROJECT CHECKER: ATWELL GROUP	
17	PROJECT APPROVER: ATWELL GROUP	
18	PROJECT REVIEWER: ATWELL GROUP	
19	PROJECT SIGNATURE: ATWELL GROUP	
20	PROJECT DATE: 08/27/2020	





Ref #2021057026, Date: 5/3/2021 2:40 PM, Pages: 1 of 3 ,RECORDING \$23.00
Electronically Recorded Douglas County, CO. Merlin Klotz, Clerk and Recorder

**PLAT CORRECTION CERTIFICATE
CAROUSEL FARMS FILING NO. 2, RECEPTION NO. 2020069586**

RECITALS:

A. Section 13.07.120(c)(1) of the Parker Municipal Code provides a procedure for correcting errors or omissions to recorded plats.

B. Section 13.07.120(c)(1)a. of the Parker Municipal Code requires the applicant to prepare a "Plat Correction Certificate" to identify the error or omission, the specific plat to be corrected, the reception number of the plat, and the action that is necessary to correct the error or omission, using the form provided by the Town of Parker Planning Department.

C. Section 13.07.120(c)(1)b. of the Parker Municipal Code provides that the Plat Correction Certificate submitted by the applicant shall be presented to the Planning Director for review, in accordance with Section 13.03.030 of the Parker Municipal Code.

D. The Applicant, ATWELL, LLC, submitted the Plat Correction Certificate described herein to correct an error and omission to Carousel Farms Filing No. 2, which was recorded in the Douglas County Clerk and Recorder's Office on July 31, 2020, at Reception No. 2020069586.

E. Subsequent to recordation, errors in bearings and distances have been discovered and require correction as follows.

1. BEARINGS BE CORRECTED ON LOT LINES FOR LOTS 1 AND 2, BLOCK 5;
2. BEARINGS BE CORRECTED ON LOT LINES FOR LOTS 12 THROUGH 20, BLOCK 3;
3. A DISTANCE BE CORRECTED ON THE NORTH LOT LINE FOR LOT 12, BLOCK 3;
4. A BEARING BE CORRECTED ON THE TRACT LINE BETWEEN TRACTS V AND W;
5. DISTANCES BE CORRECTED ON THE EAST LINES OF TRACTS V AND W;
6. A DISTANCE BE CORRECTED ON THE WEST LINE OF TRACT S;
7. A DISTANCE BE CORRECTED ON THE EAST LINE OF HAYLOFT STREET;
8. A CENTERLINE DISTANCE BE CORRECTED IN HOBBLE DRIVE;
9. A DISTANCE BE CORRECTED ON THE WEST LINE OF TRACT R;
10. A DISTANCE BE CORRECTED ON THE WEST LINE OF WOODEN POLE DRIVE;

ALL AS SHOWN ON THE ACCOMPANYING EXHIBIT A.

NOW, THEREFORE, Mr. John Fussa, the Planning Director for the Town of Parker, having reviewed the foregoing recitals in accordance with Section 13.03.030 of the Parker Municipal Code hereby approves the correction of the error and omission as follows:

1. Corrections to bearings and distances per paragraph E above and Exhibit A.

4/9/2021

G:\PLANNING\PLANNING CASE FILES\SIMON\CASE WORK\CAROUSEL FARMS\FILING NO. 2\SUB21-027 PLAT CORRECTION\PLAT
CORRECTION CERTIFICATE CAROUSEL FARMS F2.DOC

Ref # 2021057026, Pages: 2 of 3

2. The Town Clerk of the Town of Parker is directed to record this Plat Correction Certificate with the Douglas County Clerk and Recorder's Office

Approved the 3rd day of May, 2021.

**TOWN OF PARKER, COLORADO
PLANNING DEPARTMENT**

By:

John Fussa
John Fussa, Planning Director

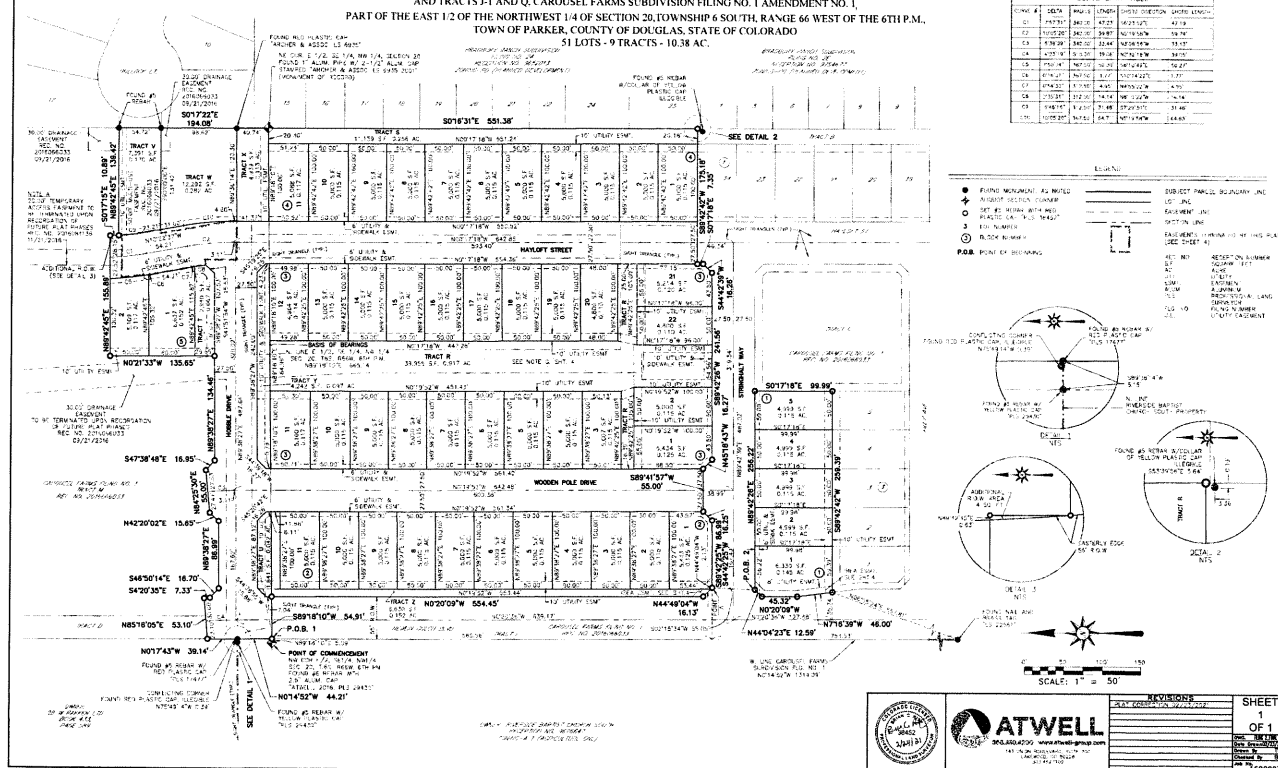
ATTEST:

Carol Baumgartner
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM AND SUFFICIENCY:

James S. Maloney
James S. Maloney, Town Attorney

FINAL PLAT - PLAT CORRECTION
BEING A REPLAT OF TRACTS K, L AND O, CAROUSEL FARMS SUBDIVISION FILING NO. 1
AND TRACTS J-1 AND Q, CAROUSEL FARMS SUBDIVISION FILING NO. 1 AMENDMENT NO. 1,
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
51 LOTS - 9 TRACTS - 1038 AC.



CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)

TRACT SUMMARY TABLE

TRACT	USE	ACRES	SQUARE FOOTAGE	OWNERSHIP	MAINTENANCE	PARK CREDIT	OPEN SPACE CREDIT
A	Detention/Drainage	1.11	48,526	HOA	HOA		1.11
B	Well Site	1.59	69,443	PWSD	PWSD		
C	Park/Trail	2.62	114,270	HOA	HOA	2.62	
D	OS/Trail/Drainage/Emergency Access	1.36	59,419	HOA	HOA		1.36
E	OS/Trail/Landscape	1.47	63,818	HOA	HOA		1.47
F	OS/Trail/Landscape	0.76	32,969	HOA	HOA		0.76
G	OS/Trail/Landscape	0.38	16,668	HOA/PWSD	HOA/PWSD		0.38
H	OS/Buffer	0.2	8,605	HOA	HOA		0.2
I	Pocket Park	0.77	33,667	HOA	HOA	0.77	
J	OS/Trail/Landscape	0.96	41,764				0.96
K	OS/Buffer/Landscape	0.57	24,639	HOA	HOA		0.57
L	Future ROW	0.37	16,065	TOWN	TOWN		
M	Future ROW	0.49	21,488	TOWN	TOWN		
N	OS/Easements	0.59	25,583	HOA	HOA		0.59
O	OS/Landscape	0.22	9,514	HOA	HOA		0.22
TOTAL		13.46				3.39	7.62

LAND USE SUMMARY

USE	ACRES	# OF LOTS	DENSITY	% OF TOTAL
SINGLE FAMILY LOTS	17.19	142	8.26 DU/AC	43.3
OPEN SPACE / EASEMENTS	8.47			21.4
PARKS	3.40			8.6
WELL SITE	1.59			4.0
ARTERIAL / COLLECTOR / LOCAL ROW	9.02			22.7
TOTAL	39.67	142	3.58 DU/AC	100.0

LOT SIZE TABLE

	4,964 SF.
MINIMUM	
MAXIMUM	10,504 SF.
AVERAGE	5,423 SF.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 20, WHENCE THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 00°17'15" WEST;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 00°17'15" WEST, A DISTANCE OF 59.74 TO THE POINT OF BEGINNING;

THENCE NORTH 88°58'42" WEST FOR A DISTANCE OF 617.86 FEET;

THENCE NORTH 87°41'16" WEST FOR A DISTANCE OF 46.08 FEET;

THENCE NORTH 0°20'36" WEST FOR A DISTANCE OF 1274.28 FEET;

THENCE NORTH 86°18'37" EAST FOR A DISTANCE OF 5.08 FEET;

THENCE NORTH 0°17'15" WEST FOR A DISTANCE OF 1336.67 FEET;

THENCE NORTH 89°38'27" EAST FOR A DISTANCE OF 660.00 FEET;

THENCE SOUTH 0°17'15" EAST FOR A DISTANCE OF 1332.86 FEET;

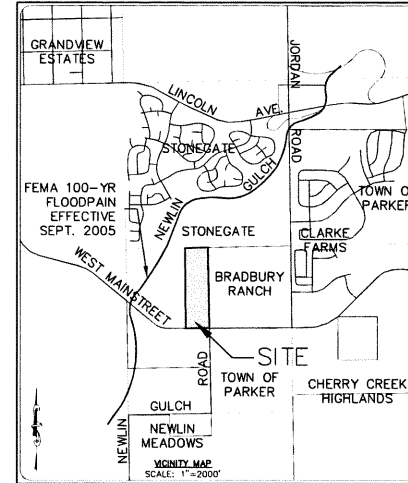
THENCE SOUTH 0°17'15" EAST FOR A DISTANCE OF 1273.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,728,097.00 SQUARE FEET (39.67 ACRES), MORE OR LESS.

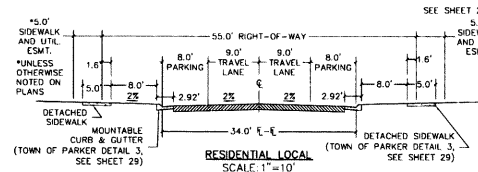
SITE DATA

LOCATION: THE SITE LIES NE OF THE INTERSECTION OF MAINSTREET AND NEWLIN GULCH BLVD.
AREA: 1,728,097 SF. (39.67 AC.)

ZONING: PLANNED DEVELOPMENT (PD)



VICINITY MAP



NOTES

- HOMEOWNERS ASSOCIATION WILL MAINTAIN OPEN SPACE.
- FIVE FOOT (5') WIDE UTILITY EASEMENTS SHALL BE GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- AT ALL ROADWAY INTERSECTIONS, A CLEAR SIGHT DISTANCE AND SIGHT DISTANCE TRIANGLE MUST BE MAINTAINED AS SHOWN IN APPENDIX A. THIS TRIANGLE WILL BE EITHER A DEDICATED ROW OR A SIGHT DISTANCE EASEMENT AND WILL BE SHOWN ON PLATS WITHIN THIS SIGHT DISTANCE TRIANGLE. LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES.
- CONSIDERATION OF INITIAL AND MATURE PLANTING SIZE SHALL BE MADE FOR TREE PLACEMENT AND CANOPIES WITHIN THE SIGHT DISTANCE TRIANGLE. SIGHT DISTANCE WILL NOT BE COMPROMISED FOR LANDSCAPING. SIGHT DISTANCE TRIANGLE ZONES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT, AT MATURITY, WILL BE NO TALLER THAN TWO FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. RAISED MEDANS WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA AND/OR MEDIAN AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THE TOWN RESERVES THE RIGHT TO MODIFY LANDSCAPE AND IRRIGATION PLANS AND PLANT LOCATIONS DURING THE CONSTRUCTION PROCESS.
- BECAUSE OF THE HORIZONTAL AND VERTICAL ALIGNMENTS, SIGHT DISTANCES REQUIRE A CASE-BY-CASE ANALYSIS TO DETERMINE THE PROPER VISUAL CLEARANCE NEEDED. THIS ANALYSIS IS REQUIRED WITH SUBMITTAL OF SITE PLANS AND CONSTRUCTION PLANS AND WILL BE REVIEWED FOR APPROVAL BY THE TOWN.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08035C0068F, DATED SEPTEMBER 30, 2005. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE MAPS.
- NO HISTORICAL OR ARCHAEOLOGICAL FEATURES HAVE BEEN IDENTIFIED ON SITE.
- NO WILDLIFE HABITAT AREAS HAVE BEEN IDENTIFIED ON SITE.
- A MINIMUM OF 30 PERCENT OF THE HOMES OFFERED FOR SALE SHALL BE NON-GARAGE-DOMINANT DWELLINGS.

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	SKETCH-PRELIMINARY PLAN - OVERALL
5	SKETCH-PRELIMINARY PLAN
6	SKETCH-PRELIMINARY PLAN

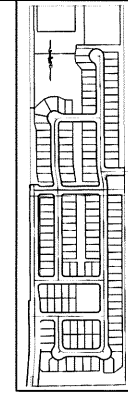
LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING SECTION LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	PROPOSED SANITARY
---	EXISTING SANITARY
---	PROPOSED SANITARY SERVICE
---	PROPOSED STORM
---	EXISTING STORM
---	PROPOSED WATER
---	EXISTING WATER
---	PROPOSED WATER SERVICE
---	PROPOSED HYDRANT
---	EXISTING HYDRANT
---	PROPOSED WATER VALVE



BENCHMARK

THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2002" WITH AN ELEVATION OF 5920.51' NAVD 88. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "TT4A", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 88.



CAROUSEL FARMS SUBDIVISION COVER SHEET

DEVELOPER:
CENTURY COMMUNITIES

8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

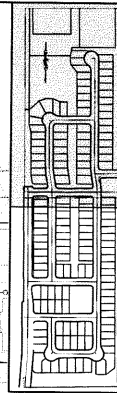
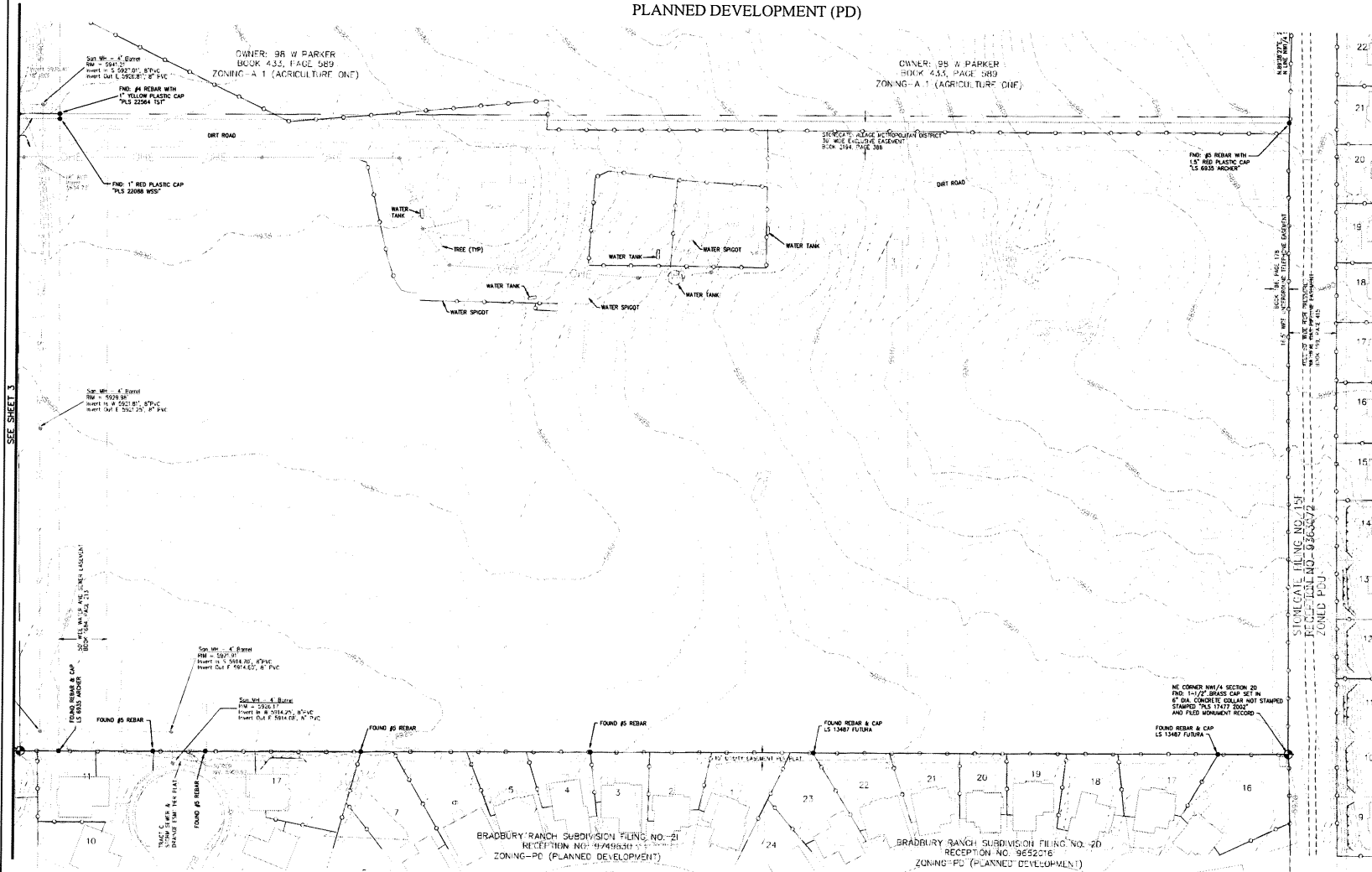
Peak
Civil Consultants
210 W. HAMPTON AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.655.3659
FAX: 720.655.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12-205
DRAWN BY: MJK
APPROVED: _____
CADD FILE: _____

CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



CAROUSEL FARMS SUBDIVISION

EXISTING CONDITIONS

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

Peak
Civil Consultants
200 W. HAMPTON AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: WLF
APPROVED:
CADD FILE:
2

NOTE:
1: TREES REQUIRED FOR THE RESIDENTIAL SUBDIVISION DEVELOPMENT (E.G., STREET TREES AND PARK/OPEN SPACE LANDSCAPING) WILL NOT BE CREDITED TOWARD REQUIRED REPLACEMENT TREES. ADDITIONALLY, TREES PROPOSED FOR RELICATION SHALL BE CREDITED AT FIFTY PERCENT (50%) OF THE REPLACEMENT TREE REQUIREMENTS.
2: THERE ARE NO AREAS FIFTEEN PERCENT (15%) OR GREATER AND AREAS TWENTY PERCENT (20%) OR GREATER IN THE MANNER SET FORTH WITHIN THE HILLSIDE DEVELOPMENT SECTION OF LAND DEVELOPMENT CODE.

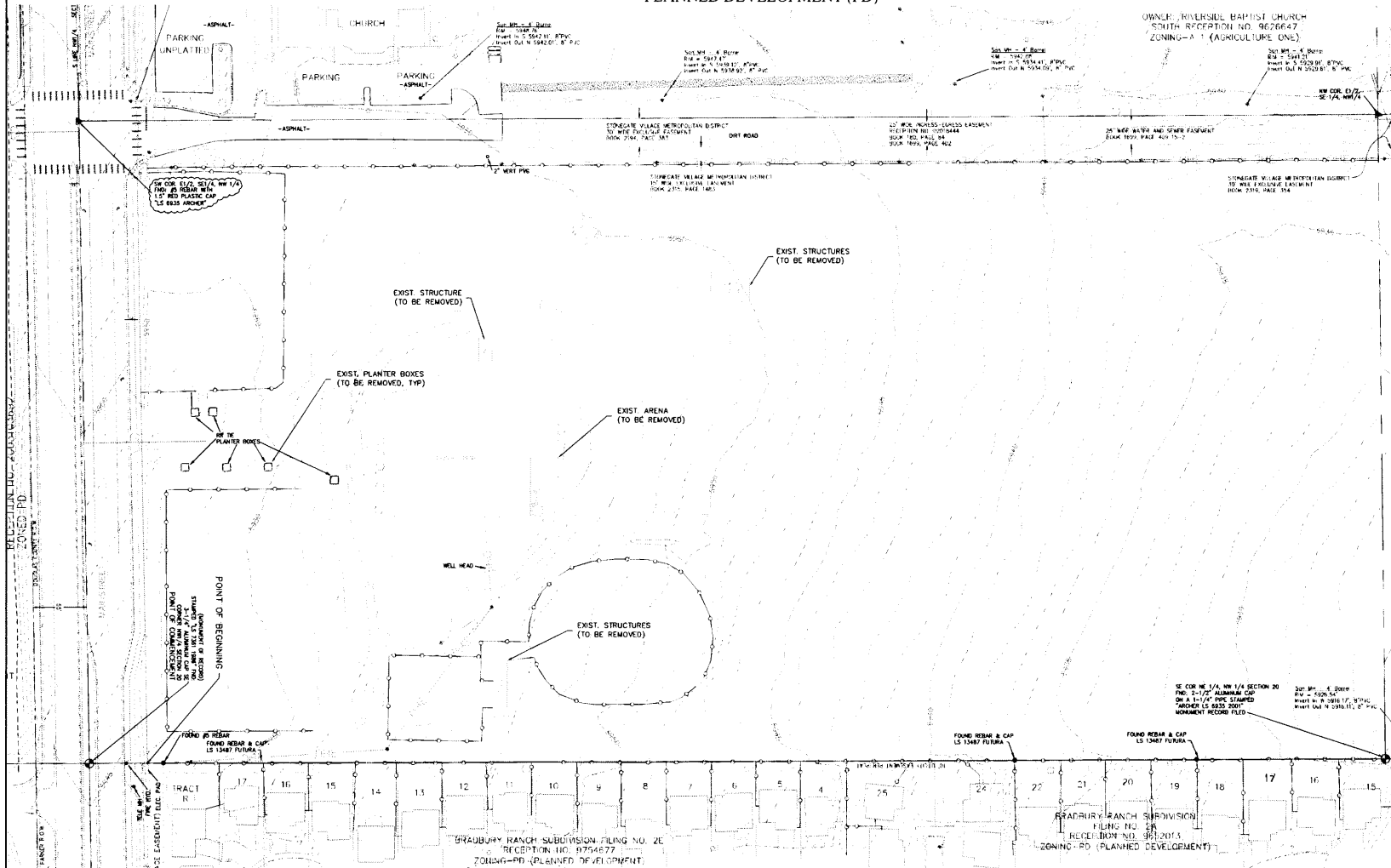


BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2002" WITH AN ELEVATION OF 5920.51' NAVD 83. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "TT44", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 83.

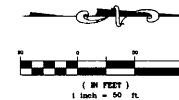
CAROUSEL FARMS SUBDIVISION

SKETCH / PRELIMINARY PLAN

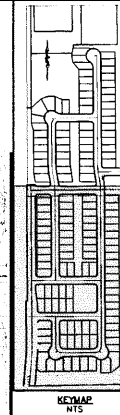
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39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



- NOTE:
1. TREES REQUIRED FOR THE RESIDENTIAL SUBDIVISION DEVELOPMENT (E.G., STREET TREES AND PARK/OPEN SPACE LANDSCAPING) WILL NOT BE CREDITED TOWARD REQUIRED REPLACEMENT TREES. ADDITIONALLY, TREES PROPOSED FOR RELOCATION SHALL BE CREDITED AT FIFTY PERCENT (50%) OF THE REPLACEMENT TREE REQUIREMENTS.
 2. THERE ARE NO AREAS FIFTY PERCENT (50%) OR GREATER AND AREAS TWENTY PERCENT (20%) OR GREATER IN THE MANNER SET FORTH WITHIN THE HILLSIDE DEVELOPMENT SECTION OF LAND DEVELOPMENT CODE.



BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2002" WITH AN ELEVATION OF 5920.51' NAVD 88. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "TT44", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 88.



NO.	DATE	BY
1	08/13/13	MJ
2	07/11/14	DFA
3	08/13/14	NTH

**CAROUSEL FARMS
SUBDIVISION**
EXISTING CONDITIONS

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 288-3000
CONTACT: RICHARD CROSS

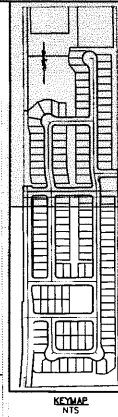
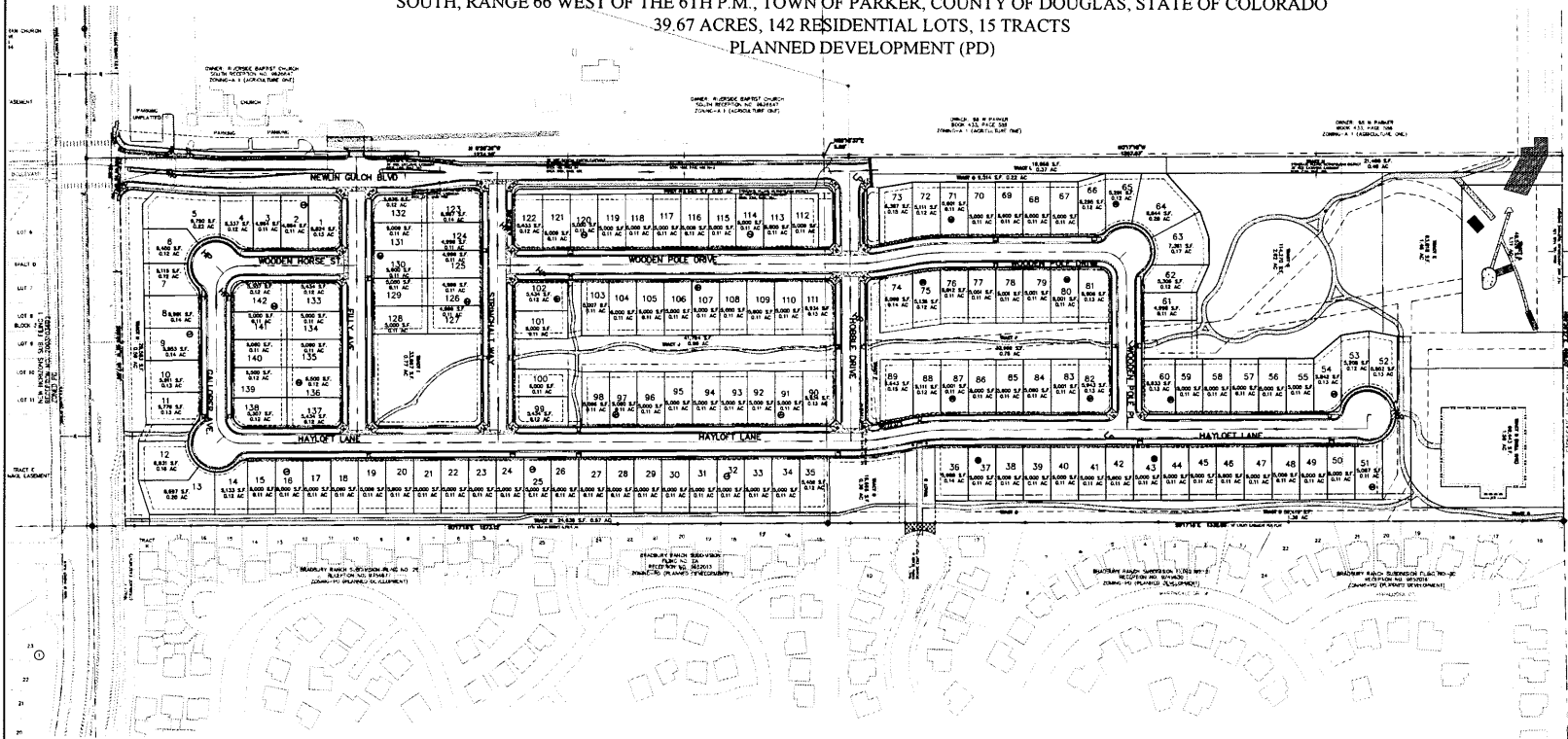
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PH: 720.855.3858
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 13-205
DRAWN BY: MJK
APPROVED:
CADD FILE:

CAROUSEL FARMS SUBDIVISION

SKETCH /PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



NO.	REVISION	DATE	BY
1	CITY COMMENTS	08/13/13	MJ
2	CITY COMMENTS	07/11/14	DFA
3	CITY COMMENTS	08/13/14	NTA

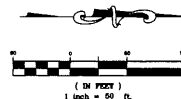
CAROUSEL FARMS SUBDIVISION

SKETCH-PRELIMINARY PLAN - OVERALL

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-6300
FAX: (303) 268-3000
CONTACT: RICHARD CROSS

Peak
Civil Consultants
200 W. HAMPODEN AVE. SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3658
FAX: 720.855.3660
CONTACT: JEFF FRENCH

DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: M.J.F.
APPROVED:
CADD FILE:

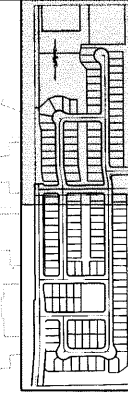
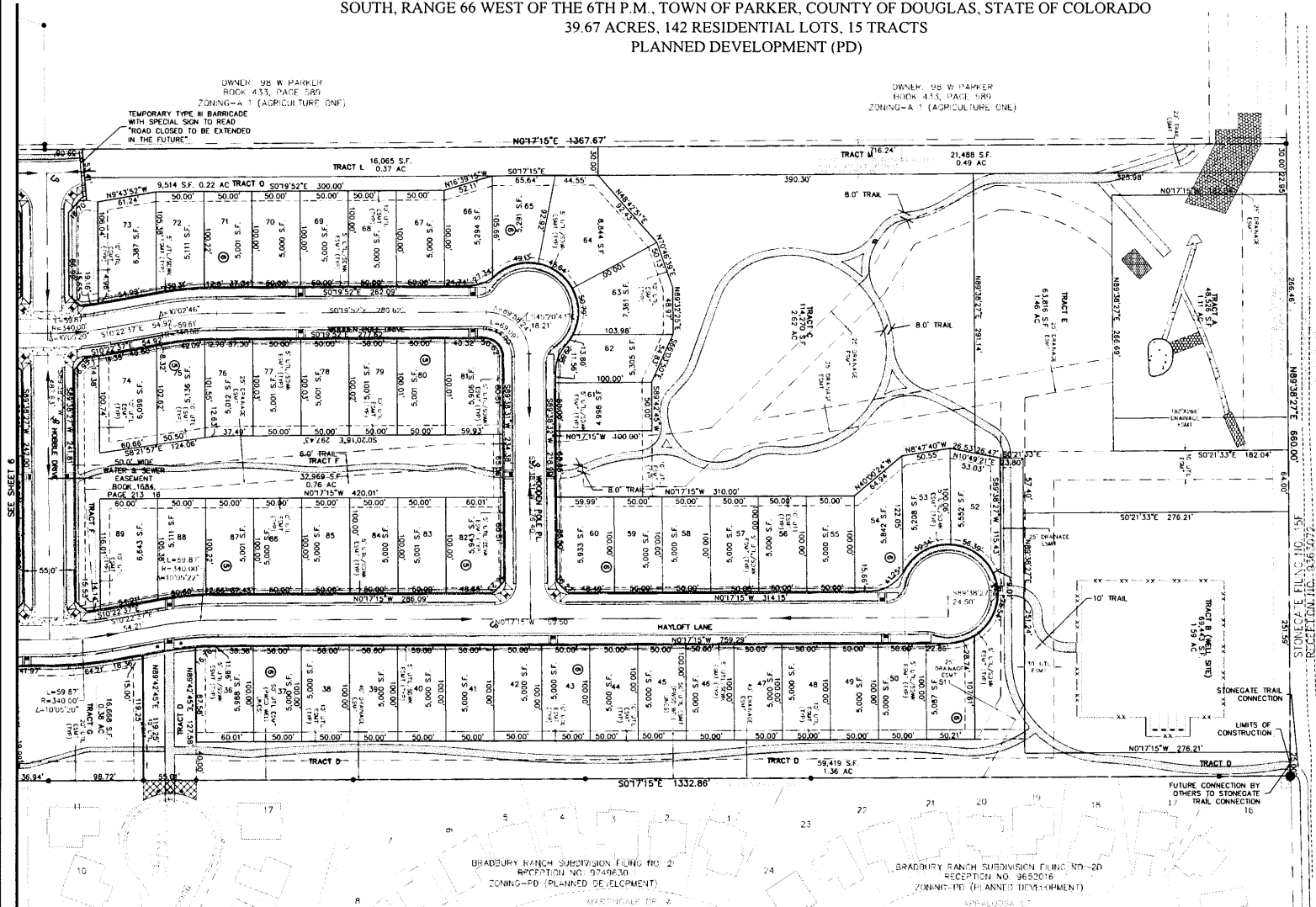


BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S.
R66W, BEING A 1-1/2" BRASS CAP SET IN A 6"
DIAMETER CONCRETE COLLAR STAMPED "PLS
17477, 2002" WITH AN ELEVATION OF 5920.51'
NAVD 88. THE PROJECT BENCHMARK IS BASED
ON USGS BENCHMARK "1144", WITH A PUBLISHED
ELEVATION OF 5899.37' NAVD 88.

CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS
PLANNED DEVELOPMENT (PD)



NO.	REVISION	DATE	BY
1	CITY COMMENTS	08/13/13	MU
2	CITY COMMENTS	07/11/14	DFA
3	CITY COMMENTS	08/13/14	NTL

CAROUSEL FARMS SUBDIVISION

SKETCH-PRELIMINARY PLAN

DEVELOPER:
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 770-8300
FAX: (303) 788-3300
CONTACT: RICHARD CROSS

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 05/28/13
JOB NO: 12.205
DRAWN BY: M.K.
APPROVED:
CADD FILE:

811
Know what's below.
Call before you dig.

BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S, R66W, BEING A 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE COLLAR STAMPED "PLS 17477, 2007" WITH AN ELEVATION OF 5920.51' NAVD 88. THE PROJECT BENCHMARK IS BASED ON USGS BENCHMARK "T144T", WITH A PUBLISHED ELEVATION OF 5899.37' NAVD 88.

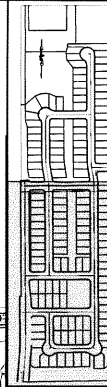
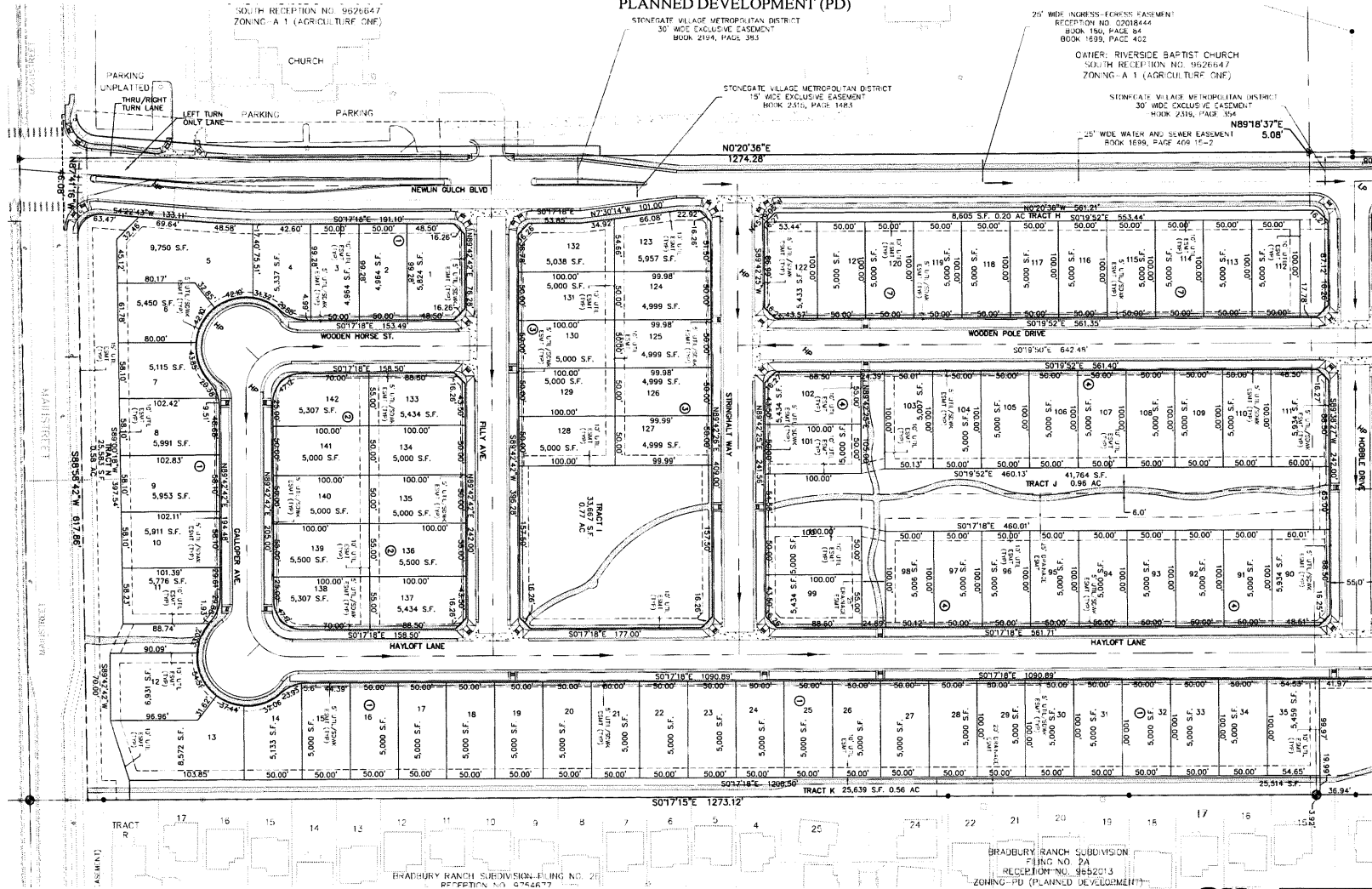
CAROUSEL FARMS SUBDIVISION

SKETCH/PRELIMINARY PLAN

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

39.67 ACRES, 142 RESIDENTIAL LOTS, 15 TRACTS

PLANNED DEVELOPMENT (PD)



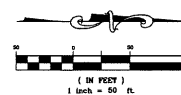
CAROUSEL FARMS SUBDIVISION

SKETCH-PRELIMINARY PLAN

DEVELOPER:
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DATE: 05/29/13
JOB NO: 12.205
DRAWN BY: M.F.
APPROVED: _____
CADD FILE: _____



811
Know what's below.
Call before you dig.

BENCHMARK:
THE NORTH 1/4 CORNER OF SECTION 20, T6S,
R66W BEING A 1-1/2" BRASS CAP SET IN A 6"
DIAMETER CONCRETE COLLAR STAMPED "PLS
17477, 2002" WITH AN ELEVATION OF 5920.51'
NAVD 88. THE PROJECT BENCHMARK IS BASED
ON USGS BENCHMARK "T74A", WITH A PUBLISHED
ELEVATION OF 5899.37' NAVD 88.