

TOWN OF PARKER COUNCIL AGENDA

January 3, 2022

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. 5:00 P.M. – Call to Order Town Council Meeting and Roll Call – Will follow immediately after the Parker Authority for Reinvestment meeting
- B. Executive Session – Immediately following Call to Order/Roll Call – (See Attached)
- C. Reconvene Town Council Meeting at 7:00 P.M. or as soon thereafter as the regular public meeting can be conducted.

2. SPECIAL PRESENTATIONS

- President Jason Standifird, The Church of Jesus Christ of Latter-Day Saints, South Parker Stake

3. PARKER CHAMBER OF COMMERCE UPDATES

4. DOWNTOWN BUSINESS ALLIANCE UPDATES

- 5. 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.

6. **REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL**

7. **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. APPROVAL OF MINUTES - December 6, 2021 and December 13, 2021

B. ORDINANCE NO. 1.556 - First Reading

A Bill for an Ordinance to Vacate a Slope Easement on Real Property Previously Owned by Parker Land Associates Limited Partnership, Pursuant to Section 13.07.120(C)(5) of the Parker Municipal Code

Department: Engineering and Public Works, Alex Mestdagh

Second Reading: January 18, 2022

C. ORDINANCE NO. 1.557 - First Reading

A Bill for an Ordinance Approving the Conveyance of Certain Real Property by Quit Claim Deed to the State of Colorado for Parker Road (SH 83) South and West of Mainstreet

Department: Engineering and Public Works, Chris Hudson

Second Reading: January 18, 2022

D. RESOLUTION NO. 22-001

A Resolution to Amend Resolution No. 21-001 Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law

Department: Town Clerk, Chris Vanderpool

E. RESOLUTION NO. 22-002

A Resolution to Appoint New Members and Alternates on the Town of Parker Special Licensing Authority and to Appoint the Chairperson and Vice Chairperson

Department: Town Clerk, Chris Vanderpool

F. RESOLUTION NO. 22-006

A Resolution Accepting the Conveyance of a Drainage Easement from Reata Ridge Realty Partners LLC for Lot 6, Block 10, Stroh Crossing Filing No. 1, Amendment No. 1

Department: Engineering and Public Works, Tyler Sandt

G. RESOLUTION NO. 22-007

A Resolution Accepting the Conveyance of a Drainage Easement from EVT Parker Colorado, LLC, for a 25-Foot-Wide Strip of Land Across Lot 2, Parker and Pine Filing 1

Department: Engineering and Public Works, Tyler Sandt

H. *RESOLUTION NO. 22-008*

A Resolution to Accepting the Conveyance of a Drainage Easement from Canvas Credit Union for Parcels of Land Situated in Portions of Lot 1, Lot 2, Lot 3 and Lot 4, Canvas Filing No. 1

Department: Engineering and Public Works, Tyler Sandt

I. *RESOLUTION NO. 22-009*

A Resolution for Town Council to Ratify the Appointment of a Town Councilmember to serve on the Investment Advisory Committee

Department: Finance, Rhonda Willey

J. *CONTRACTS OVER \$100,000*

1. *Motsenbocker Road/French Creek Traffic Signal*

Amount: \$394,560.00

Contractor: Lumin8 Transportation Technologies LLC

Department: Engineering and Public Works, Spencer Raish

2. *Sixty Percent Design Contract for Jordan Road/Newlin Gulch Improvements (Lincoln Ave to Stonegate Parkway)*

Amount:

\$327,755

Contractor: Felsburg Holt & Ullevig

Department: Engineering and Public Works, Bob Exstrom

3. *Janitorial Services Contract*

Amount: \$536,057.14

Contractor: The Key People

Department: Engineering and Public Works, Jim Gilbert

4. *CentralSquare PD CAD/RMS Contract Renewal*

Amount: \$211,072.64

Contractor: CentralSquare

Department: Information Technology, Matt Lynch

5. *First Amendment to Agreement for Professional Services*

Amount: \$100,000+

Contractor: Nothing But Net - Elite Basketball Coaching

Department: Parks, Recreation and Open Space, Mary Colton

6. *Purchase of a 2022 Street Sweeper*

Amount: \$278,360.00

Contractor: Intermountain Sweeper Company

Department: Engineering and Public Works, Jim Gilbert

7. *Rueter Hess Recreation Authority Annual Payment*
Amount: \$210,000
Contractor: Reuter-Hess Recreation Authority
Department: Parks, Recreation and Open Space, Mary Colton

8. **PUBLIC HEARINGS**

Parker Tennis Site Plan and Authorization Letter

Applicant: Casey Adragna
Location: 18396 Plaza Drive
Department: Community Development, Julia Duncan
TRAKiT No.: SP21-018

9. **ORDINANCES**

A. **ORDINANCE NO. 1.555 - Second 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

B. **ORDINANCE NO. 4.116 - Second 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

10. **PUBLIC COMMENTS CONTINUED IF NECESSARY**

11. **ADJOURNMENT**

Parker Town Council

Executive Session Agenda

January 3, 2022

“To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).”

1. My Mainstreet Plan and Downtown Development
2. Insurance Agreements
3. Proposed Mainstreet sidewalk easement from Town & Country Village Townhomes

“To hold a conference with the Town’s attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b).”

4. Colo. Rev. Stat. Sections 32-9-105 and 32-9-158, concerning the process to consolidate the status of the Town as completely included in or completely excluded from the boundaries of the Regional Transportation District

**TOWN OF PARKER COUNCIL
MINUTES
DECEMBER 6, 2021**

Mayor Jeff Toborg called the Town Council meeting to order at 5 p.m. All Councilmembers were present.

Town Attorney Jim Maloney announced the topics for discussion in Executive Session were three (3) items. Under C.R.S. § 24-6-402(4)(b) there was one (1) item which was to receive legal advice on specific legal questions regarding Section 13.04.200 of the Parker Municipal Code concerning use by special review for Parker Auto Plaza Development Guide. Under C.R.S. § 24-6-402(4)(e) there were two (2) items; the first item was concerning My Mainstreet Plan and Downtown Development; and the second item was concerning Carousel Farms Metropolitan District concerning satisfaction of inclusion requirements to issue debt.

Mayor Toborg stated there was one item on the Executive Session agenda related to the Carousel Farms Metropolitan District, which is a residential metropolitan district. On June 15, 2020, the Town Council found that a conflict of interest existed for Councilmember Poage that precludes her from participating in any executive session that involves matters related to a residential metropolitan district service plan. He added that Councilmember Poage would leave the Pikes Peak Conference Room before item three (3) on the Executive Session agenda was discussed by Town Council.

EXECUTIVE SESSION

Joshua Rivero moved and Cheryl Poage seconded to go into Executive Session at 5:02 p.m. to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

The motion was approved unanimously.

Cheryl Poage left the meeting at 5:32 p.m.. due to a conflict of interest.

Joshua Rivero moved and Todd Hendreks seconded to come out of Executive Session at 5:41 p.m.

The motion was approved unanimously.

Todd Hendreks moved and Joshua Rivero seconded to recess the regular Town Council Meeting until 7 p.m.

The motion was approved unanimously.

REGULAR MEETING

Mayor Toborg reconvened the Town Council meeting to order at 7 p.m.

The Mayor led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Dr. Doug Resler with Parker Evangelical Presbyterian Church and Darrin Kessler with Douglas County Christian Counseling Center, were recognized for their exceptional mental and emotional health services to Parker.

Council also recognized the Legend High School CHSAA 5A State Softball Champions.

PARKER CHAMBER OF COMMERCE UPDATES

TJ Sullivan provided an update of Chamber activities for the month of December. He also provided a brief update on Parker Days 2022.

DOWNTOWN BUSINESS ALLIANCE UPDATES

Kris Schnell provided an update on Downtown Business Alliance activities for December.

The Mayor recognized Kris Schnell for his hard work and dedication as president in 2020-2021.

PUBLIC COMMENTS

There was one written general public comment that will be attached to the approved minutes.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember provided an update on meetings they attended since the last Town Council meeting.

CONSENT AGENDA

A. *APPROVAL OF MINUTES - November 15, 2021*

B. *ORDINANCE NO. 3.01.127 – First 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

Second December 13, 2021

Reading:

C. *RESOLUTION NO. 21-056*

A Resolution to Set a Fee for Communal Outdoor Dining Area and Festival Permit Applications Pursuant to Section 5.02.710 of the Parker Municipal Code

*Department: Town Clerk, Chris Vanderpool
Town Attorney, Jamie Wynn*

D. *CONTRACTS OVER \$100,000*

1. *Give 5 Productions - Footloose*

*Amount: Not to exceed \$130,000
Contractor: Give 5 Productions
Department: Cultural, Carrie Glassburn*

2. *Parker Road Sidewalks East Side Multi-Use Trail Connection (CIP22-004) - Final Design Services - Phase 2*

*Amount: \$ 154,366
Contractor: Stanley Consulting, Inc.
Department: Engineering and Public Works, Tom Gill*

Joshua Rivero moved to approve Consent Agenda items 7A through 7D.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage -Yes

Todd Hendreks - Yes

John Diak - Yes

Ann Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

PUBLIC HEARINGS

A. TOWNHOMES AT PINE DRIVE SKETCH AND PRELIMINARY PLAN

Applicant: Chuck Micale, Parker Townhomes, LLC
Location: Northeast corner of Pine Drive and Summerset Lane
Department: Community Development, Stacey Nerger
TRAKiT No.: SUB20-043 and SUB20-044

The Public Hearing was opened at 7:35 p.m.

The applicant, Parker Townhomes L.L.C., submitted a Sketch and Preliminary Plan application to subdivide an existing 8.37 acre property for future residential and commercial development

with required parks, open space, landscaping and access. The subject property is located at the northeastern corner of the intersection of Pine Drive and Summerset Lane.

The proposed Sketch and Preliminary Plan incorporates a total of 85 lots for single-family townhomes at a residential density of 14.2 du per acre ($85 / 5.97 = 14.2$). The Sketch and Preliminary Plan also includes a 2.4 acre unbuildable tract for future commercial use, 1.3 acres of park(s), 1.25 acres of open space and associated road right-of-way, drainage and utility easements. The Plan design complies with the Town's park, open space and infrastructure requirements found in the Municipal Code and the Annexation Agreement. The proposed Sketch and Preliminary Plan as well as the future commercial and residential development are consistent with the Master Plan and compatible with the existing land use pattern of the surrounding area.

The Planning Commission held a public hearing on November 4, 2021, to consider the proposed Sketch and Preliminary Plan. The Commission voted unanimously to recommend Town Council approve the application(s).

Applicant:

Chuck Micale, 3094 Aspen Creek Drive, Highlands Ranch, Colorado, was present to answer any questions.

Public Comment: None.

The Public Hearing was closed at 7:46 p.m.

Anne Barrington moved to approve, based on staff findings, with the following conditions contained in the staff report:

1. All Final Plats shall be substantially similar in design and layout and the inclusion of amenities to this Preliminary Plan, as determined by Town staff.
2. The applicant shall add the required Xcel easements to the Final Plat.
3. The applicant shall continue to work with Douglas County on street names and addresses, which will be finalized at the time of any final plats for the property.
4. The applicant shall meet required setbacks, stagger and zoning as stated within the Parker Land Development Ordinance.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - No

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion passed 5-1 (Poage voted no).

B. STROH RANCH FILING NO. 14 LOT 3 XCEL GAS REGULATOR STATION - Use by Special Review

Applicant: Cheryl Diedrich, Public Service Company of Colorado
Location: Southwest corner of Parker Road and J. Morgan Boulevard
Department: Community Development, Stacey Nerger
TRAKiT No.: Z21-002

The Public Hearing was opened at 7:50 p.m.

The applicant, Public Service Company of Colorado, requested a Use by Special Review approval to upgrade an existing natural gas regulator station. The site is located on the west (southbound) side of Parker Road south of the intersection with J. Morgan Boulevard. Xcel Energy has been upgrading their facilities within the Parker area to meet the substantial increase in demand for natural gas created by new development. The proposed expansion of the natural gas regulator station, along with the construction of additional connections to the existing natural gas pipeline under Parker Road, will support an increase in the capacity of the natural gas distribution network required for the southern section of the Town and adjacent areas.

The proposed upgrades to the natural gas regulator station are located within the existing easement area, but the applicant will be enlarging the station and acquiring the parcel in fee simple ownership. The expanded regulator station will continue to be unstaffed, but Xcel employees will make periodic visits for inspection and maintenance purposes only.

The applicant also submitted a Site Plan application #SP21-072 for the proposed natural gas regulator station that is currently under review and will be approved administratively if the Town Council approves the UbSR application. The applicant is required by the Land Development Ordinance (LDO) standards to fully screen the proposed facility and comply with all landscaping requirements.

The Planning Commission heard this request on November 18, 2021, and recommended unanimous approval.

Applicant:

Cheryl Diedrich, Xcel Energy, 1123 W. 3rd Avenue, Denver, Colorado, presented an overview of the project.

Public Comment: None.

The Public Hearing was closed at 8:18 p.m.

Joshua Rivero moved to approve, based on staff findings, with the following conditions contained in the staff report:

1. The Use by Special Review exhibits, submitted to the Town on October 29, 2021, will be the approved plan set. Any alteration or modification will require the applicant to file for an amendment to the approved set.

2. The parallel project applications for Stroh Ranch Filing No. 14 Amendment No. 1 Replat (Case No. SUB21-038) and Stroh Ranch Filing No. 14 Amendment No. 1 Lot 3 Site Plan (Case No. SP21-072) must be approved and, in the case of the replat, be recorded, before this Use by Special Review approval can be issued.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

C. KIME RANCH ANNEXATION

Applicant: PCS Group
Location: Kime North Parcel; 7611 E. Parker Road
Department: Community Development, Julia Duncan
TRAKiT No.: ANX21-005; Z21-007

The Public Hearing was opened at 8:21 p.m.

The applicant, PCS Group, proposes to annex 7.5 acres of undeveloped land along East Mainstreet into the Town of Parker on behalf of property owner Century Land Holdings L.L.C. The subject land will be consolidated with an adjoining 35.4 acre parcel known as Kime Ranch that is already in the Town. The combined 42.9 acre site is proposed to be zoned Planned Development (PD) for medium density residential use with a maximum yield of 150 single-family residential lots. The proposed residential development will be similar in character to the adjacent Parker Vista and Sunset Ridge residential neighborhoods with regard to use, bulk standards and parks/open space.

Applicant:

PCS Group, Paul Shoukas, 200 Kalamath Street, Denver, Colorado, provided a brief presentation for Council.

Owner, Cindy Myers, Century Communities, 8390 E. Crescent Parkway, Greenwood Village, stated they met with property owners from the east and north of the proposed development to discuss the buffer.

Public Comment:

Joanna Floyd, 7786 Lake Drive, Parker, Colorado (northern property line), was concerned about the buffer along the property line. She was not in favor of the project.

The Public Hearing was closed at 8:48 p.m.

1. RESOLUTION NO. 21-053

A Resolution to Set Forth Town Council's Findings of Fact and Conclusions as to the Eligibility of the Kime Ranch Property for Annexation into the Town of Parker

Joshua Rivero moved to approve Resolution No. 21-053.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - No

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion passed 5-1 (Poage voted no).

2. ORDINANCE NO. 2.278 – Second Reading

A Bill for an Ordinance Approving and Accomplishing the Annexation of Contiguous Unincorporated Territory Known as the Kime Ranch Property in Douglas County

Todd Hendreks moved to approve Ordinance No. 2.278 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - No

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion passed 5-1 (Poage voted no).

3. ORDINANCE NO. 3.360 – Second Reading

A Bill for an Ordinance Zoning Certain Property Within the Town of Parker, Colorado, Known as the Kime Ranch Property to PD-Planned Development District Pursuant to the Town of Parker Land Development Ordinance and Amending the Zoning Ordinance and Map to Conform Therewith

Joshua Rivero moved to approve Ordinance No. 3. 360 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - No

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion passed 5-1 (Poage voted no).

4. Kime Ranch Annexation Agreement

Anne Barrington moved to approve the Kime Ranch Annexation Agreement.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - No

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion passed 5-1 (Poage voted no).

ORDINANCES

ORDINANCE NO. 3.01.126 - Second Reading

A Bill for an Ordinance to Amend Section 13.03.030 of the Parker Municipal Code concerning Planning Department Adjustments for Temporary Patios

Department: Town Attorney, Jim Maloney

To assist Parker businesses during the COVID pandemic, the Town Administrator issued an emergency order to allow for temporary patios. On July 12, 2021, prior to the expiration of the emergency order, the Town Council approved Ordinance No. 3.01.125, Series of 2021, to extend the period of time that a business owner may use a patio approved as a temporary use during the pandemic until December 31, 2021. Recently, the Colorado Department of Revenue extended the expiration date to May 31, 2022, for temporary modifications to a licensed premise to use patios and other outdoor areas for the consumption of alcohol. The purpose of this Ordinance is to further extend the temporary use of patios from December 31, 2021, to May 31, 2022.

Public Comment: None.

Todd Hendreks moved to approve Ordinance No. 3.01.126 on second reading.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak – Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

RESOLUTIONS

RESOLUTION NO. 21-050

A Resolution to Approve the Douglas County Local Mitigation Plan, Comprehensive 2021 Update, Volumes I and II

Department: Police, Andy Coleman

In June 2020, the Douglas County Office of Emergency Management (DCOEM) was tasked with updating the Natural Hazard Mitigation Plan for the entire County of Douglas to include the municipalities. The mitigation planning process includes the development of a Risk Assessment, Capability and Vulnerability Assessment, and Hazard Mitigation Actions (projects). FEMA requires a Hazard Mitigation Plan to be federally approved and updated every five years.

Public Comment: None.

Cheryl Poage moved to approve Resolution No. 21-050.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - No

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

ADJOURNMENT

Joshua Rivero moved to adjourn the meeting at 9:03 p.m.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

Chris Vanderpool, Town Clerk

Jeff Toborg, Mayor

**TOWN OF PARKER COUNCIL
MINUTES
DECEMBER 13, 2021**

Mayor Toborg called the meeting to order at 7 p.m. All Councilmembers were present.

The Mayor led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

The Mayor recognized Tanner Brown, the 2021 5A High School State Cross Country Champion.

PUBLIC COMMENTS – None.

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Each Councilmember reported on meetings they attended since the last Town Council meeting.

CONSENT AGENDA

- 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 Mestdagh
Second January 3, 2022
Reading:
- 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 January 3, 2022
Reading:

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

John Diak moved to approve Consent Agenda Items 5A through 5C.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes
 Cheryl Poage - Yes
 Todd Hendreks - Yes
 John Diak - Yes
 Anne Barrington - Yes
 Laura Hefta - Yes

The motion was approved unanimously.

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

The Public Hearing was opened at 7:12 p.m.

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.

Applicant:

Alysse Scaturro, 17021 Lincoln Avenue, was present to answer any questions.

Public Comment:

Jason Brown, 17103 E. Champion Lane, asked about the pet waste station.

The Public Hearing was closed at 7:22 p.m.

The applicant responded that there would be a pet waste station located on a parking island and would be emptied twice per day.

Joshua Rivero moved 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.

John Diak seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

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

The Public Hearing was opened at 7:26 p.m.

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.

The Applicant: Dan Ramirez, 9895 Twenty Mile Road, Parker, Colorado

Public Comment: None.

The Public Hearing was closed at 7:36 p.m.

Anne Barrington moved to approve Ordinance No. 3.193.6 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

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

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 moved to deny the ordinance at the December 9, 2021 Planning Commission meeting.

Public Comment: None.

Cheryl Poage moved to approve Ordinance No. 3.01.127 on second reading.

Laura Hefta seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

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

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 Parker Authority for Reinvestment (PAR). The Exemption Plat will dedicate right-of-way to be used for future sidewalk and streetscape improvements along Mainstreet. The PAR 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.

Joshua Rivero moved to approve Resolution No. 21-046.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

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

John Diak moved to withdraw Resolution No. 21-057.

Joshua Rivero seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

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

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.

Public Comment: None.

Cheryl Poage moved to approve Resolution No. 21-059.

Anne Barrington seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Cheryl Poage - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

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**

The Mayor stated the final item on the agenda was a resolution for Town Council's consideration of matters related items to the Carousel Farms Metropolitan District, which is a residential metropolitan district. On June 15, 2020, the Town Council found that conflict of interest existed for Councilmember Poage that precludes her from participating in any public hearing that involves a residential metropolitan district.

Cheryl Poage left the meeting at 8:06 p.m., due to a conflict of interest.

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.

Public Comment: None.

Joshua Rivero moved to approve Resolution No. 21-058.

Todd Hendreks seconded the motion.

A roll call vote was taken:

Joshua Rivero - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

ADJOURNMENT

Laura Hefta moved and Todd Hendreks seconded to adjourn the meeting at 8:14 p.m.

A roll call vote was taken:

Joshua Rivero - Yes

Todd Hendreks - Yes

John Diak - Yes

Anne Barrington - Yes

Laura Hefta - Yes

The motion was approved unanimously.

Chris Vanderpool, Town Clerk

Jeff Toborg, Mayor



Request for Town Council Action

Date: January 3, 2022

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.556 - First Reading**
A Bill for an Ordinance to Vacate a Slope Easement on Real Property Previously Owned by Parker Land Associates Limited Partnership, Pursuant to Section 13.07.120(C)(5) of the Parker Municipal Code
Department: Engineering and Public Works, Alex Mestdagh
Second Reading: January 18, 2022

EXECUTIVE SUMMARY

This ordinance proposes to vacate a portion of a Town-owned Slope Easement on Lot 10, Parker Hilltop Square. This vacation is being requested by the developer of the property in order to recover a portion of the easement area for development.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

In 1998, the Town of Parker acquired a slope easement from Parker Land Associates Limited Partnership at the northwest corner of Parker Road and the future Twenty Mile Road intersection. This slope easement was necessary to allow the construction of the roadway embankment for Twenty Mile Road west of Parker Road, which has now been in place for approximately 20 years.

This slope easement on the north side of Twenty Mile Road encumbers portions of commercial lots in and around the Parker Pavilions development. Over the years, as these lots have developed, portions of this slope easement have been vacated back to the property owners to allow some of the easement area to be recovered for development. In all cases, the easement areas have been developed in a manner that will preserve the stability of the roadway embankment.

The last of these lots - Parker Hilltop Town Square Lot 10 - is now proposed to be developed as a car wash, and the developer has requested that portion of the slope easement be vacated. The proposed development plan would install a tiered retaining wall system that would preserve the integrity of the roadway embankment, which could allow approximately 30 feet of the 50-foot

slope easement to be vacated should Town Council see fit. If approved, this easement vacation would be conditioned upon the developer obtaining site plan approval from the Town.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



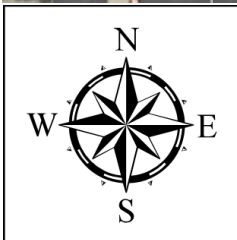
DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 1.556

RECOMMENDED MOTION

I move to approve Ordinance No. 1.556 on first reading and to schedule second reading for January 18, 2022, as part of the consent agenda.



Slope Easement
Vacation
Vicinity Map

ORDINANCE NO. 1.556, Series of 2022

TITLE: A BILL FOR AN ORDINANCE TO VACATE A SLOPE EASEMENT ON REAL PROPERTY PREVIOUSLY OWNED BY PARKER LAND ASSOCIATES LIMITED PARTNERSHIP, PURSUANT TO SECTION 13.07.120(c)(5) OF THE PARKER MUNICIPAL CODE

WHEREAS, the Town was granted a Slope easement, pursuant to a Slope Easement Agreement, dated November 10, 1998, by Parker Land Associates Limited Partnership, and recorded at Reception No. 99002350 of the Douglas County Clerk and Recorder's Office, which is attached hereto as **Exhibit 1** and incorporated by this reference (the "Slope Easement");

WHEREAS, application has been made to vacate that portion of the Slope Easement described in **Exhibit 2**, which is attached hereto and incorporated by this reference, as the "33.9' Slope Easement (Herein Vacated)" (the "Vacation Request");

WHEREAS, the portion of the real property subject to the Vacation Request is no longer necessary;

WHEREAS, the portion of the Slope Easement that is not subject to the Vacation Request is described in Exhibit 2 as the "16.1' Slope Easement (to Remain in Effect);"

WHEREAS, the Vacation Request is contingent upon the property owner obtaining site plan approval for the project on the adjacent property, Lot 10, Parker Hilltop Town Square, on or before January 4, 2022;

WHEREAS, the Vacation Request was heard by the Town Council; and

WHEREAS, the Town Council desires to approve the Vacation Request.

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

Section 1. The Town Council of the Town of Parker hereby vacates that portion of the Slope Easement described in Exhibit 2 as the "33.9' Slope Easement (Herein Vacated)."

Section 2. The Town Council hereby directs the Town Clerk to record this Ordinance with the Douglas County Clerk and Recorder upon the effective date of this Ordinance, upon the satisfaction of the condition described herein.

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 _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

99002350 - 01/08/99 10:31 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1653 - P1128 - \$85.00 - 11/ 17

(parker\c50-3\dransfld\docs\prkrland.es3)

EXHIBIT B

SLOPE EASEMENT

THIS EASEMENT, Made this 10TH day of NOVEMBER, 1998, between **PARKER LAND ASSOCIATES LIMITED PARTNERSHIP, A Colorado Limited Partnership**, GRANTOR, whose address is 1670 Broadway, Suite 3350, Denver, CO 80202 and **TOWN OF PARKER**, a Colorado Home Rule Municipality, GRANTEE, whose legal address is 20120 E. Mainstreet, Parker, Colorado 80134.

THE GRANTOR, for and in consideration of the sum of **Ten dollars (\$10.00)**, and other valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns forever, a perpetual easement over, across and on, the following described real property located in the County of Douglas, State of Colorado, and described as follows:

(See attached Exhibit "B")

Said easement is for the purpose of providing and maintaining (1) a proper sight distance and line of sight, (2) lateral support, and (3) proper drainage grade, as determined by the Parker Public Works Department, for a public roadway, road shoulder and attendant road improvements and construction. Grantee, its successors, contractors or assigns, and their agents and employees shall have full right to enter at all times upon said premises to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain a suitable slope or grade which will provide the above mentioned proper sight distance and line of sight, lateral support, and proper drainage grade.

Grantor retains the right to use said property for any and all purposes which will not interfere with the Grantee's full use and enjoyment of the rights acquired herein. Provided, however, Grantor or his successors, assigns and subsequent Grantees, will not use or improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the Grantee, except that Grantee's prior written consent shall not be required for (a) the installation of pavement or grass or other landscaping on said property, or (b) the grant of any easement(s) over, across or under said property for installation, maintenance, repair or replacement of utility lines, provided the easement is located approximately perpendicular to said property.. Such consent will not be unreasonably withheld provided that the

sight distance and line of sight, lateral support, and proper drainage grade necessary for the roadway and its attendant facilities, as determined by the Grantee is maintained. Grantee will, at all times, maintain the easement in good condition and repair, and perform maintenance work promptly and in a workmanlike manner.

The Grantor shall and will warrant and forever defend the above bargained easement in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused his name to be subscribed hereto, the day and year first written above.

GRANTOR: PARKER LAND ASSOCIATES LIMITED PARTNERSHIP
BY: ALPINE PROPERTY SPECIALISTS III L.L.C., G.P.

BY: JIM MARSHALL

TITLE: CHIEF FINANCIAL MANAGER

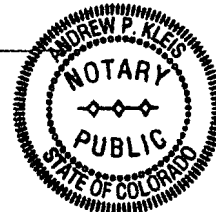
[illegible]

The foregoing instrument was acknowledged before me, a Notary Public, by Tim Marshall as Chief Fin. Mgr., for Parker Land Associates Limited Partnership, as Grantor, this 11 day of November, 1998.

WITNESS my hand and official seal.


Notary Public

My commission expires: 12.9.01



**MY COMMISSION EXPIRES.
DECEMBER 9, 2001**

GRANTEE: TOWN OF PARKER

By:

Gary G. Gator
MAYOR

Date: December 7, 1998

Attest:

Carol D. Dunnington
Town Clerk

Approved as to legal form:

James A. Moley
Town Attorney

EXHIBIT B 1 of 4

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 22 , Township 6 South, Range 66 West, of the Sixth Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Southeast Quarter of Section 22, Thence, along the West line of said Southwest Quarter of the Southeast Quarter, South 00°13'43" East, a distance of 506.66 feet to a point on a curve and the TRUE POINT OF BEGINNING.

Thence along the arc of said curve to the left through a central angle of 00°45'34" an arc distance of 17.89 feet, having a radius of 1350.00 feet and a chord bearing North 83°32'06" East, a distance of 17.89 feet to a point of tangent; Thence, along said tangent, North 83°09'19" East, a distance of 218.36 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 60°00'00" an arc distance of 104.72 feet, having a radius of 100.00 feet and a chord bearing South 66°50'41" East, a distance of 100.00 feet; Thence South 83°09'19" West, a distance of 328.67 feet to a point on said West line of the Southwest Quarter of the Southeast Quarter of Section 22; Thence, along said West line, North 00°13'43" West, a distance of 50.45 feet to the TRUE POINT OF BEGINNING.

Containing 0.345 acres (15,030 square feet), more or less.

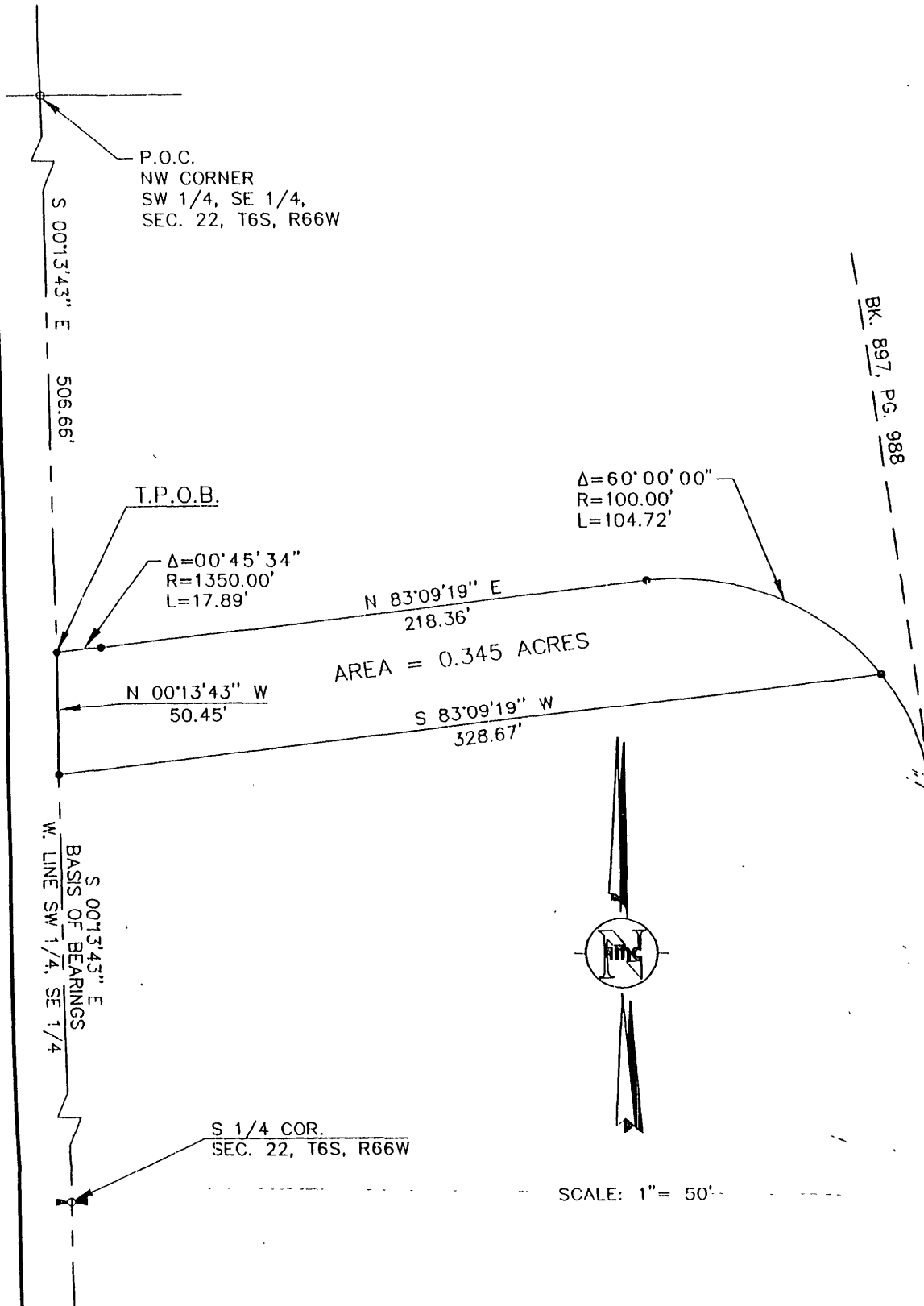
Bearings are based on said West line of the Southwest Quarter of the Southeast Quarter of Section 22 being South 00°13'43" East.

DuWayne M. Phillips PLS#9329
For and on Behalf of
Rocky Mountain Consultants, Inc.
8301 E. Prentice Ave., Ste. 101
Englewood, Co. 80111
(303) 741-6000

Date: _____

Twenty mile road extension
S. Esmt. on Parker Land prop.
RMC Job No. 0300.019.05
Doc. C:\Project\Parker\20mileg\0300019.05b
April 24, 1996 JW
Rev. Mar. 18, 1997 JW
Rev. Oct. 3, 1997 VRI

EXHIBIT B 2 of 4



THIS EXHIBIT DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS ONLY
 INTENDED TO DEPICT THE ATTACHED
 DESCRIPTION.

ROCKY MOUNTAIN CONSULTANTS, INC.

8301 E Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106

JOB NO. 0300.019.05B

DATE 10\03\97

REVISED

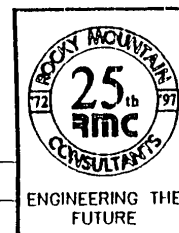


EXHIBIT B 3 of 4

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 22 , Township 6 South, Range 66 West, of the Sixth Principal Meridian, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Southeast Quarter of Section 22, Thence, along the West line of said Southwest Quarter of the Southeast Quarter, South 00°13'43" East, a distance of 315.50 feet to the TRUE POINT OF BEGINNING.

Thence North 83°09'19" East, a distance of 300.83 feet, non-tangent to the following curve, through a central angle of 60°00'00" an arc distance of 104.72 feet, having a radius of 100.00 feet and a chord bearing South 53°09'19" West, a distance of 100.00 feet to a point of tangent; Thence, along said tangent, South 83°09'19" West, a distance of 218.36 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 00°04'45" an arc distance of 1.67 feet , having a radius of 1210.00 feet and a chord bearing South 83°11'42" West, a distance of 1.67 feet to a point on said West line of the Southwest Quarter of the Southeast Quarter of Section 22; Thence, along said West line, North 00°13'43" West, a distance of 50.33 feet to the TRUE POINT OF BEGINNING.

Containing 0.320 acres (13,927 square feet), more or less.

Bearings are based on said West line of the Southwest Quarter of the Southeast Quarter of Section 22 being South 00°13'43" East.

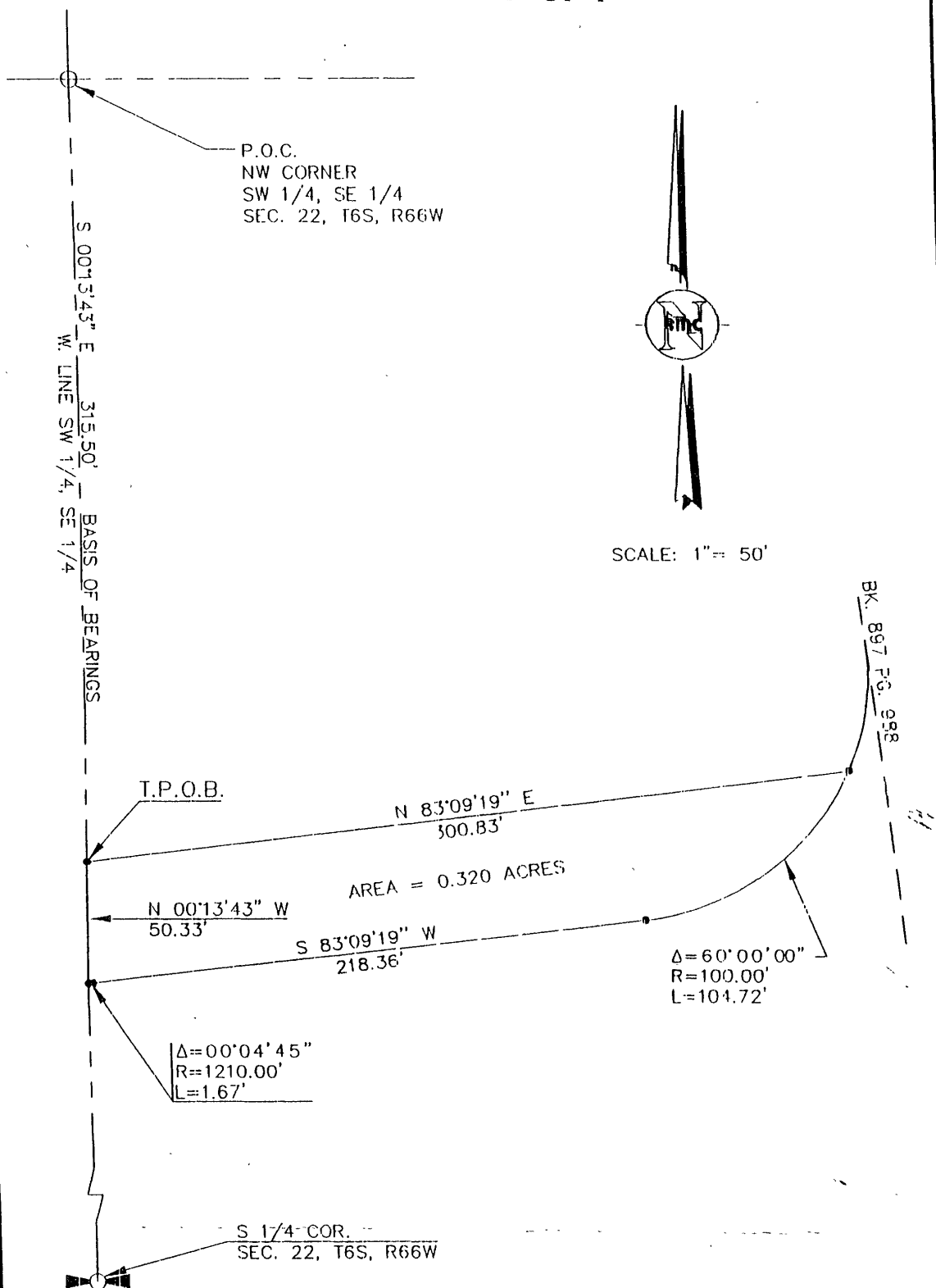
99002350 - 01/08/99 10:31 - RETA A. CRAIN DOUGLAS CO. COLO. CLERK & RECORDER	
B1653 - P1133 -	\$85.00 - 16/ 17

DuWayne M. Phillips PLS#9329
For and on Behalf of
Rocky Mountain Consultants, Inc.
8301 E. Prentice Ave., Ste. 101
Englewood, Co. 80111
(303) 741-6000

Date: _____

Twenty mile road extension
N. Esmt. on Parker Land prop.
RMC Job No. 0300.019.05
Doc. C:\Project\Parker\20mileg\0300019.05a
April 24, 1996 JW
Rev. Mar. 18, 1997 JW
Rev. Oct. 2, 1997 VRI

EXHIBIT B 4 of 4



THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED SURVEY. IT IS ONLY
INTENDED TO DEPICT THE ATTACHED
DESCRIPTION.

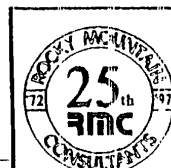
ROCKY MOUNTAIN CONSULTANTS, INC.

8301 E Prentice Ave Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106

JOB NO 0300.019.05cl

DATE 10/02/97

REVISED



ENGINEERING THE
FUTURE

EXHIBIT 2

PARCEL DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

A VARIABLE WIDTH SLOPE EASEMENT BEING LOCATED IN LOT 10, PARKER HILLTOP TOWN SQUARE, RECORDED AT RECEPTION NUMBER 2006078783, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, BEING ASSUMED TO BEAR SOUTH 00°13'43" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE SOUTH 00°13'43" WEST, A DISTANCE OF 315.50 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 83°09'19" EAST, A DISTANCE OF 300.83 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°01'55" AND A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 47.18 FEET AND A CHORD WHICH BEARS SOUTH 36°40'26" WEST A DISTANCE OF 46.74 FEET;

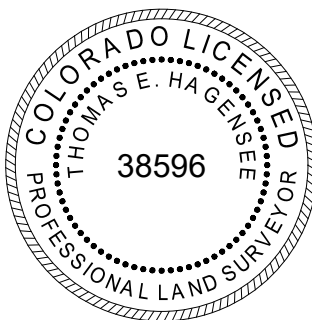
THENCE SOUTH 83°09'19" WEST, A DISTANCE OF 272.57 FEET;

THENCE NORTH 00°13'43" WEST, A DISTANCE OF 34.12 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 9,805 SQ. FT. OR 0.225 MORE OR LESS.

Thomas E. Hagensee

THOMAS E. HAGENSEE, PLS 38596
FOR AND ON-BEHALF OF
BOWMAN



SEC 22, T6S, R66W
6TH P.M.
DOUGLAS COUNTY
COLORADO

EASEMENT VACATION

BY: DM

CHK: TH/BG

DATE: 12/10/2021

BCG PROJECT NO: 020441-01-005

SHEET
1
OF
2

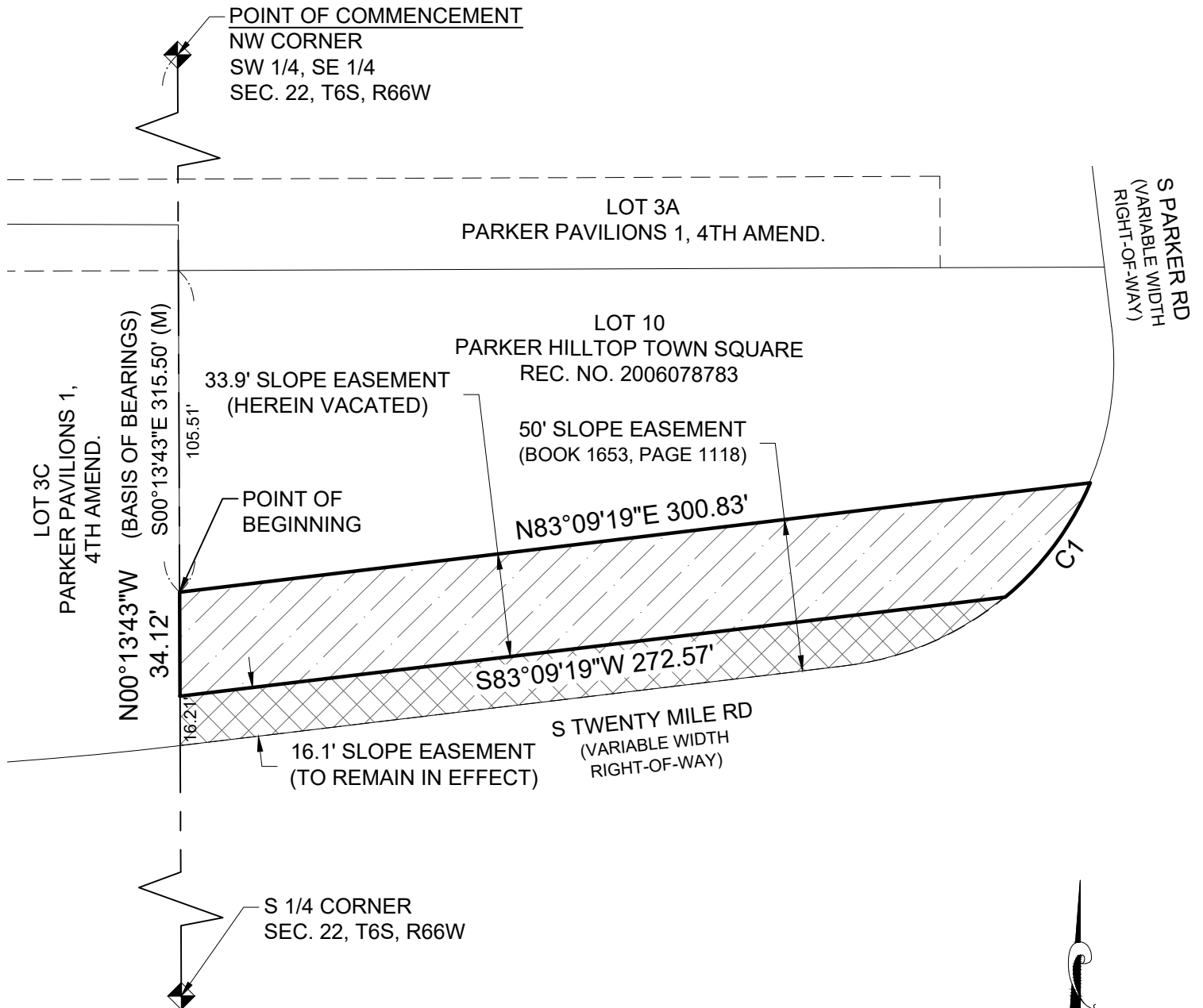
Bowman

1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Phone: (303) 801-2900
www.bowman.com

EXHIBIT TO ACCOMPANY PARCEL DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO



CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CH. LENGTH
C1	47.18'	100.00'	027°01'55"	S36°40'26\"W	46.74'

NOTE:
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED PARCEL
DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY.
IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SCALE: 1" = 50'

SEC 22, T6S, R66W
6TH P.M.
DOUGLAS COUNTY
COLORADO

EASEMENT VACATION

BY: DM CHK: TH/BG DATE: 12/10/2021
BCG PROJECT NO: 020441-01-005

SHEET
2
OF
2

Bowman

1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Phone: (303) 801-2900
www.bowman.com



Request for Town Council Action

Date: January 3, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.557 - First Reading**
A Bill for an Ordinance Approving the Conveyance of Certain Real Property by Quit Claim Deed to the State of Colorado for Parker Road (SH 83) South and West of Mainstreet
Department: Engineering and Public Works, Chris Hudson
Second January 18, 2022
Reading:

EXECUTIVE SUMMARY

This ordinance, if approved, would dedicate Parker Road (State Highway 83) right-of-way at the southwest corner of the Mainstreet intersection to the Colorado Department of Transportation (CDOT).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

On December 7, 2020, Town Council approved the Chase Bank Minor Development Plat for the property at the southwest corner of Parker Road (State Highway 83) and Mainstreet. This plat dedicated Tract A (4,498 square feet) to the Town of Parker, which was for right-of-way for the proposed Mainstreet and Parker Road improvements. This additional right-of-way was utilized for operational (turn lane) improvements constructed by the Town at the southwest corner of Parker Road and Mainstreet in 2021. With the operational improvements complete and since the Town will not be maintaining Parker Road, Town staff would like to move forward with the dedication of the Parker Road right-of-way to the Colorado Department of Transportation (CDOT).

This ordinance will deed the Parker Road right-of-way to CDOT. A total area of 1,893 square-feet of Tract A will be deeded to CDOT for Parker Road right-of-way. The remainder of Tract A will be retained by the Town for Mainstreet right-of-way.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. Ordinance No. 1.557

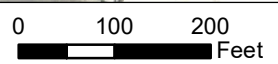
RECOMMENDED MOTION

I move to approve Ordinance No. 1.557 on first reading and to schedule second reading for January 18, 2022, as part of the consent agenda.

Mainstreet at Parker Road
Quitclaim to CDOT
Vicinity Map



Town of Parker right-of-way
quitclaim to CDOT



ORDINANCE NO. 1.557, Series of 2022

TITLE: A BILL FOR AN ORDINANCE APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY BY QUIT CLAIM DEED TO THE STATE OF COLORADO FOR PARKER ROAD (SH83) SOUTH AND WEST OF MAINSTREET

WHEREAS, the Town Council of the Town of Parker desires to convey certain real property to the State of Colorado for Parker Road (SH83) South and West of Mainstreet; and

WHEREAS, the Town Council of the Town of Parker desires to authorize the Mayor to execute the subject Quit Claim Deed.

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

Section 1. The Town Council of the Town of Parker hereby approves the Quit Claim Deed by the Town of Parker conveying certain property to the State of Colorado for Parker Road (SH83) South and West of Mainstreet, which is attached hereto as **Exhibit 1** and incorporated herein by this reference, and authorizes the Mayor of the Town to execute the Quit Claim Deed on behalf of the Town.

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 ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2022.

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

EXHIBIT 1

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, 2022,
between the TOWN OF PARKER, a Colorado home rule municipality, of
the County of Douglas and State of Colorado, grantor(s),
whose legal address is 20120 E. Mainstreet, Parker, Colorado 80138, and

COLORADO DEPARTMENT OF TRANSPORTATION

whose legal address is 2829 W. Howard Place
of the City and County of Denver and State of Colorado, grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of One and no/100

-----Dollars

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and
by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns
forever, all the right, title, interest, claim and demand ,if any, which the grantor(s) has in and to the real property,
together with improvements, if any, situate, lying and being in the County of Douglas and State of Colorado,
described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Note: Chase Bank to Town of Parker Minor Development Plat recording number is 2021098352.

also known by street and number as: N/A
assessor's schedule or parcel number: a portion of 223322299033

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges
thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim
whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its
heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

STATE OF COLORADO
County of Douglas

The foregoing instrument was acknowledged before me this _____ day of _____, 2022,
by Jeff Toborg, Mayor of the Town of Parker, Colorado.

Witness my hand and official seal.
My commission expires:

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

**EXHIBIT A
LEGAL DESCRIPTION
PUBLIC RIGHT-OF-WAY**

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2015033142 OF DOUGLAS COUNTY OFFICIAL RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 83°00'47" EAST, A DISTANCE OF 104.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 83°00'47" EAST, A DISTANCE OF 8.32 FEET;

THENCE SOUTH 50°25'53" EAST, A DISTANCE OF 49.28 FEET;

THENCE SOUTH 06°56'11" EAST, A DISTANCE OF 63.90 FEET;

THENCE NORTH 78°54'22" WEST, A DISTANCE OF 15.25 FEET;

THENCE NORTH 07°07'29" WEST, A DISTANCE OF 20.91 FEET TO THE BEGINNING OF A POINT OF A TANGENT CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 64.50 FEET WITH AN ARC LENGTH OF 67.13 FEET, THROUGH A CENTRAL ANGLE OF 59°37'52", (CHORD BEARING NORTH 36°56'24" WEST, FOR A DISTANCE OF 64.14 FEET);

THENCE NORTH 05°50'09" EAST, A DISTANCE OF 21.00 FEET TO THE **POINT OF BEGINNING**.

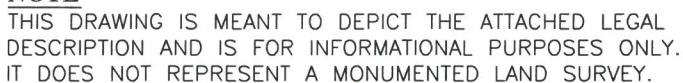
CONTAINING 1,893 SQUARE FEET OR 0.043 ACRE OF LAND.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 22. SAID LINE IS ASSUMED TO BEAR SOUTH 00°13'08" EAST, AND IS MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 9133" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE.



STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
PHONE: 303-753-6730
JOB NO. SA18032

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 22,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



RIGHT-OF-WAY DEDICATION - CDOT		 R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINERS.COM
Date: 1/28/2021	Sheet	
Drawn: JDM	2	
Checked: SLJ	of	
Job No.: SA18032	2	



Request for Town Council Action

Date: January 3, 2022

Submitted By:

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-001**
A Resolution to Amend Resolution No. 21-001 Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law
Department: Town Clerk, Chris Vanderpool

EXECUTIVE SUMMARY

Every year, the Town Council designates the public place for posting of public meetings, as required by state law.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

As required by the Colorado Open Meetings Law, each year the Town Council must designate a public place for the posting of meeting notices. This Resolution designates Town Hall as the public place for posting notices.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 22-001

RECOMMENDED MOTION

I move to approve Resolution No. 22-001, as part of the consent agenda.

RESOLUTION NO. 22-001, Series of 2022

**TITLE: A RESOLUTION TO AMEND RESOLUTION NO. 21-001
ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING
OF MEETING NOTICES AS REQUIRED BY THE COLORADO OPEN
MEETINGS LAW**

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

Section 1. Town Hall shall constitute the designated public place for the posting of meeting notices, as required by the Colorado Open Meetings Law. The Town Clerk shall be responsible for posting the required notices no later than twenty-four (24) hours prior to the holding of the meeting. All meeting notices shall include specific agenda information, where possible.

RESOLVED AND PASSED this _____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: January 3, 2022

Submitted By: Chris Vanderpool, Town Clerk

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-002**
A Resolution to Appoint New Members and Alternates on the Town of Parker Special Licensing Authority and to Appoint the Chairperson and Vice Chairperson

Department: Town Clerk, Chris Vanderpool

EXECUTIVE SUMMARY

The Town Council appoints the chairperson, vice chairperson, regular members and alternate members of the Special Licensing Authority, as provided by the Parker Municipal Code.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Section 5.08.050 of the Parker Municipal Code provides that the term of the Authority members is two years and alternate members is one year. The term of two members of the Authority and the term of the two alternates ended on December 31, 2021. Section 5.08.060 of the Parker Municipal Code provides that the Town Council shall appoint a Chairperson and Vice Chairperson. The purpose of this resolution is to appoint two regular members, two alternate members, a Chairperson and a Vice Chairperson.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Resolution No. 22-002

RECOMMENDED MOTION

I move to approve Resolution No. 22-002, as part of the consent agenda.

RESOLUTION NO. 22-002, Series of 2022

**TITLE: A RESOLUTION TO APPOINT NEW MEMBERS AND ALTERNATES
ON THE TOWN OF PARKER SPECIAL LICENSING AUTHORITY AND
TO APPOINT THE CHAIRPERSON AND VICE CHAIRPERSON**

WHEREAS, the term of two (2) members of the Authority expired on December 31, 2021;

WHEREAS, the term of the one (1) alternate of the Authority expired on December 31, 2021;

WHEREAS, the Town Council of the Town of Parker desires to appoint new members and alternates, as described herein;

WHEREAS, Section 5.08.060 of the Parker Municipal Code provides that the Town Council shall appoint one member of the Authority to be Chairperson and one member to be Vice Chairperson of the Authority; and

WHEREAS, the Town Council desires to appoint a new Chair and Vice Chair for the Authority.

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 appoints two (2) members to the Authority for the term ending December 31, 2023, and appoints two (2) alternate members to the Authority for the term ending December 31, 2022, as described in **Exhibit A**, which is attached hereto and incorporated by this reference.

Section 2. The Town Council of the Town of Parker hereby appoints David Chung as the Chairperson for the Authority.

Section 3. The Town Council of the Town of Parker hereby appoints Kelli Narde as the Vice Chairperson for the Authority.

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT A

1. Appointment of three (3) regular Special Licensing Authority members for a term up to and including December 31, 2022.

- a. Jon Brusco
- b. David Chung
- c. Kelli Narde

2. Appointment of two (2) regular Special Licensing Authority members for a term up to and including December 31, 2023.

- a. Mike Appleby
- b. Bryan Campbell

3. Appointment of two (2) alternate Special Licensing Authority members for a term up to and including December 31, 2022.

- a. Gregory Simpson
- b. Brandi Wilks



Request for Town Council Action

Date: January 3, 2022

Submitted By: Tyler Sandt, Development Review Engineer

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-006**
A Resolution Accepting the Conveyance of a Drainage Easement from Reata Ridge Realty Partners LLC for Lot 6, Block 10, Stroh Crossing Filing No. 1, Amendment No. 1

Department: Engineering and Public Works, Tyler Sandt

EXECUTIVE SUMMARY

This item accompanies a resolution accepting the conveyance of a drainage easement covering drainage improvements proposed with the site plan for a portion of Lot 6, Block 10, Stroh Crossing Filing No. 1, Amendment No. 1.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Stormwater criterion requires that drainage easements be dedicated over all public storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff.

The Engineering Department has reviewed and approved the construction drawings for the drainage facilities associated with an approved site plan for a portion of Lot 6, Block 10, Stroh Crossing Filing No. 1, Amendment No. 1. Since the drainage facilities are being constructed as part of a site plan process, and not a plat, the easements need to be dedicated by a separate instrument.

FINANCIAL IMPACT

The drainage improvements proposed with the easement will be the maintenance responsibility of the property owner. There is no financial impact to the Town.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Vicinity Map
2. Resolution No. 22-006

RECOMMENDED MOTION

I move to approve Resolution No. 22-006, as part of the consent agenda.

Vicinity Map

Parker Road

Stroh Road

Easement Area



RESOLUTION NO. 22-006, Series of 2022

TITLE: A RESOLUTION ACCEPTING THE CONVEYANCE OF A DRAINAGE EASEMENT FROM REATA RIDGE REALTY PARTNERS LLC FOR LOT 6, BLOCK 10, STROH CROSSING FILING NO. 1, AMENDMENT NO. 1

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities;

WHEREAS, Section 1.06.010 of the Town of Parker Municipal Code requires the acceptance of a conveyance of real property to the Town be effectuated by resolution; and

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement specified hereinbelow to the Town by this Resolution.

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 accepts the conveyance of certain property interests for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities from Reata Ridge Realty Partners LLC for Lot 6, Block 10, Stroh Crossing Filing No. 1, Amendment No. 1, as provided in the Drainage Easement Agreement attached as **Exhibit 1** and incorporated by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "Easement Agreement") is dated this _____ day of _____, 202_, by Reata Ridge Realty Partners LLC, having an address at 8400 E. Crescent Parkway, Suite 160, Greenwood Village, Colorado 80111 ("Grantor"), and the Town of Parker, a Colorado home rule municipality, having an address of 20120 East Mainstreet, Parker, Colorado 80138 ("Grantee").

WHEREAS, Grantee desires to acquire an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities on and through the property more particularly described and depicted in **Exhibit A and Exhibit B** (collectively, the "Easement Property"), attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is willing to grant an easement to Grantee for the aforesaid purposes on the terms and conditions set forth hereinbelow.

NOW, THEREFORE, for good and valuable consideration by Grantee to Grantor, the covenants of Grantee herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, and for and in consideration of the easement rights herein granted and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee does hereby covenant and agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey unto Grantee, its successors, assigns, lessees, licensees and agents, an easement under and through the Easement Property, for the purpose of providing the maintenance of a drainage pipe and appurtenant drainage facilities. Grantee shall also have the specific rights of ingress and egress, consistent with this Easement Agreement, for the construction, reconstruction, operation and maintenance of a drainage pipe and appurtenant drainage facilities, consistent with the easement provided herein. Subject to the other terms and conditions of this Easement Agreement, Grantee shall also have the right to remove impediments to operation and maintenance of the Easement Property such as trees, asphalt and sidewalks. Grantee 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. If required by Grantor, Grantee will restore any damage or disturbance to the Easement Property resulting from such activity at the cost of the Grantor.

2. Unencumbered Title. Grantor warrants that the Easement Property granted herein is granted free and clear of all liens and encumbrances, subject to matters of public record as of the date hereof, subject to matters of public record as of the date thereof.

3. Operation and Maintenance.

a. The operation and maintenance of the drainage facilities described herein and located within the Easement Property shall be the responsibility of the Grantor; provided, however, that Grantee shall have the right to maintain the drainage facilities in the event Grantee, in its sole

discretion, determines to enter the Easement Property for the operation and/or maintenance of the drainage facilities as set forth in subsection b. hereinbelow. The Grantor acknowledges and agrees that the Grantee has the right to enter the Easement Property to maintain and operate the drainage facilities covered by Chapter 4.08 of the Parker Municipal Code or to maintain and operate the drainage facilities in the manner described herein, in accordance with subsection b. below.

b. If Grantor fails to adequately maintain the drainage facilities located within the Easement Property, and within fourteen (14) days after the date of written notice from Grantee, fails to correct the maintenance problem, or fails to begin to clean, cure or correct such problem within fourteen (14) days if such problem cannot be reasonably cleaned, cured or corrected within fourteen (14) days, and fails to diligently prosecute such cleaning, cure or correction to completion, then Grantee may do so as provided herein. Notwithstanding the foregoing, Grantee may, in the event of an emergency, as determined by Grantee in its sole discretion, clean, cure or correct any damage caused by Grantor's failure to adequately maintain the drainage facilities located within the Easement Property. The Grantor shall reimburse the Grantee for the cost of such maintenance to the extent that (i) the drainage facilities and/or the type of maintenance performed by Grantee are not covered by Chapter 4.08 of the Parker Municipal Code, as amended, or (ii) if the drainage facilities and/or the type of maintenance performed by the Grantee is covered by Chapter 4.08 of the Parker Municipal Code, as amended, and the Grantee determines in its sole discretion that there are not sufficient funds available for such maintenance. If Grantor fails to reimburse Grantee for the cost of such maintenance, within thirty (30) days after receipt of an invoice from Grantee describing the corrective or maintenance action taken, the unpaid amount shall constitute a lien on the Easement Property until paid in full, with priority over all other liens, except general tax liens, which liens shall be certified to the County Treasurer and collected in the same manner as other taxes are collected. Grantor further agrees that Grantee may also pursue any and all other remedies available at law or in equity.

4. 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. The burdens and benefits of this Easement Agreement shall be deemed covenants running with said easements and said land. Notwithstanding any contrary provision in this Easement Agreement, however, any obligation under this Easement Agreement which is to be performed by the owner of any land which is burdened by this Easement Agreement shall be enforceable only against the then owner of such land, and not against any such owner's predecessors in interest.

5. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor, and its successors and assigns, as follows:

a. Grantee shall protect the Easement Property, and the adjacent lands of Grantor over which Grantee has rights of ingress and egress, from damage caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. Grantee 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

GRANTEE: TOWN OF PARKER

Jeff Toborg, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT "A" EASEMENT DESCRIPTION

A 25' Drainage Easement situated within Lot 6 Block 10, Stroh Crossing Filing No. 1, Amendment No.1, being a part of the Southeast $\frac{1}{4}$ of Section 34, Township 6 South, Range 66 West of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado more particularly described as follows:

Commencing at a CDOT right-of-way marker located on the east right-of-way line of State Highway 83 and the west line of said Lot 6, Block 10, thence North $01^{\circ}01'29''$ W 18.73 feet, to the **Point of Beginning**;

Thence N $00^{\circ}01'29''$ W a distance of 25.00 feet along said east right-of-way line:

Thence departing said right-of-way line N $89^{\circ}55'57''$ E a distance of 103.93 feet;

Thence N $00^{\circ}00'00''$ E a distance of 14.00 feet;

Thence N $90^{\circ}00'00''$ E a distance of 25.00 feet;

Thence S $00^{\circ}00'00''$ W a distance of 38.97 feet;

Thence S $89^{\circ}55'57''$ W a distance of 128.55 feet to the **Point of Beginning**.

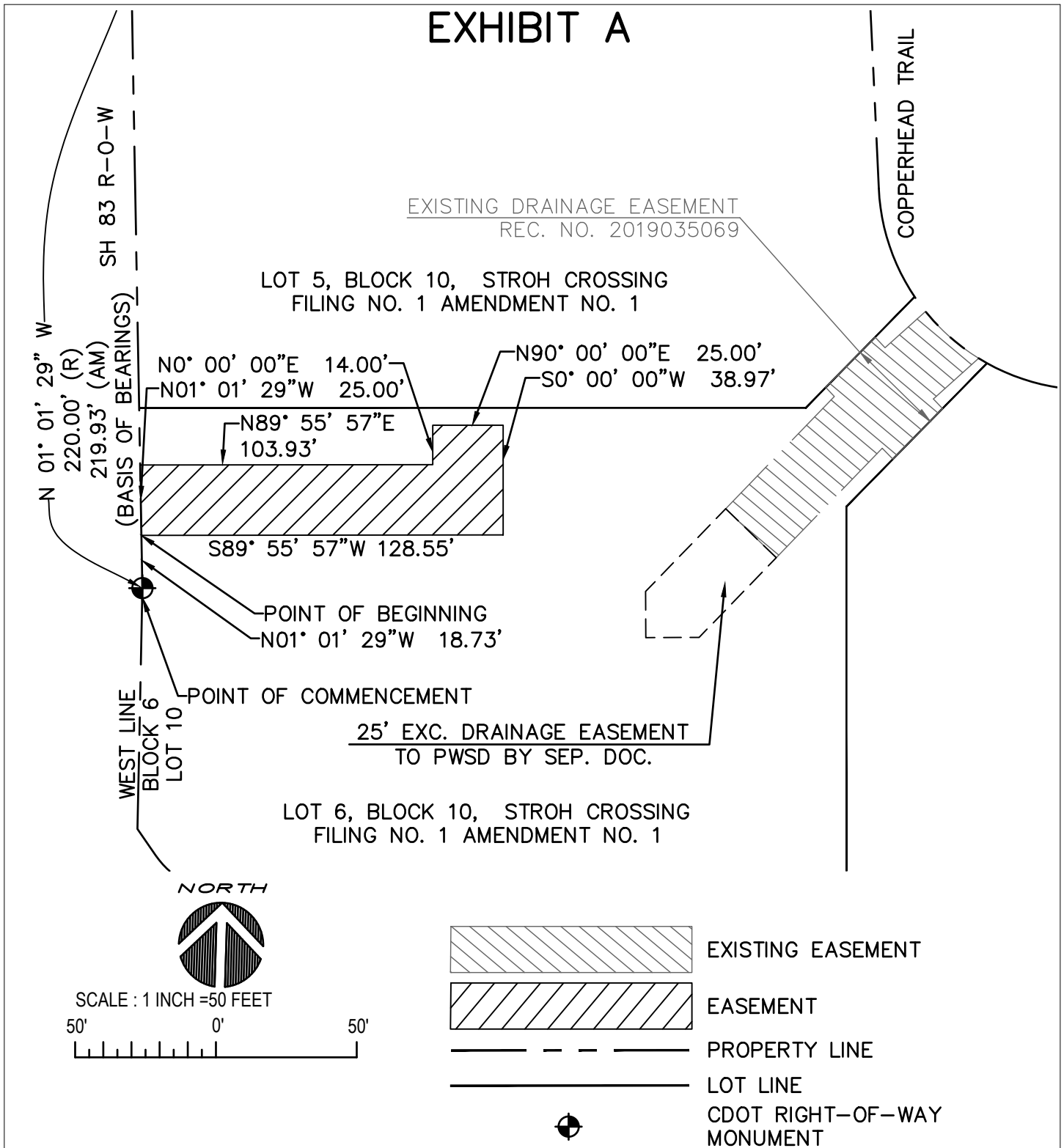
Parcel contains 3,568 square feet (0.0819 acres) more or less.

Basis of Bearing West Line Lot 6, Block 10, North $01^{\circ}01'29''$ W.

James V. Hastings, CO Licensed P.L.S. No. 22917
Anderson & Hastings Consultants, Inc.
12596 West Bayaud Ave., Suite 200
Lakewood, Co 80228
(720) 452-0520



EXHIBIT A



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.
PARCEL CONTAINS 3,568 SQ. FT. (0.0819 ACRE) MORE OR LESS

ANDERSON & HASTINGS CONSULTANTS, INC.

25' DRAINAGE EASEMENT SITUATED IN
LOT 6, BLOCK 10 STROH CROSSING NO.
1, AMEND. NO. 1, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF
COLORADO

DRAFT BY: MBB	SCALE: 1" = 50'	
CHECKED BY: JVH	DATE: 03 MAR. 2020	A&H JOB NO.: 023-19028

EXHIBIT "B" EASEMENT DESCRIPTION

A 25' Drainage Easement situated within Lot 6 Block 10, Stroh Crossing Filing No. 1, Amendment No.1, being a part of the Southeast $\frac{1}{4}$ of Section 34, Township 6 South, Range 66 West of the Sixth Principal Meridian, Town of Parker, County of Douglas, State of Colorado more particularly described as follows:

Commencing at a CDOT right-of-way marker located on the east right-of-way line of State Highway 83 and the west line of said Lot 6, Block 10, thence South $83^{\circ}35'30''$ E 179.66 feet, to the **Point of Beginning**;

Thence N $00^{\circ}12'59''$ W a distance of 16.40 feet;

Thence N $44^{\circ}04'01''$ E a distance of 40.89 feet to a point on the south line of existing drainage easement (Rec. No. 2019035069);

Thence S $45^{\circ}55'59''$ E a distance of 25.00 feet along said easement line;

Thence departing said easement line S $44^{\circ}04'01''$ W a distance of 39.40 feet;

Thence S $89^{\circ}44'46''$ W a distance of 18.94 feet to the **Point of Beginning**.

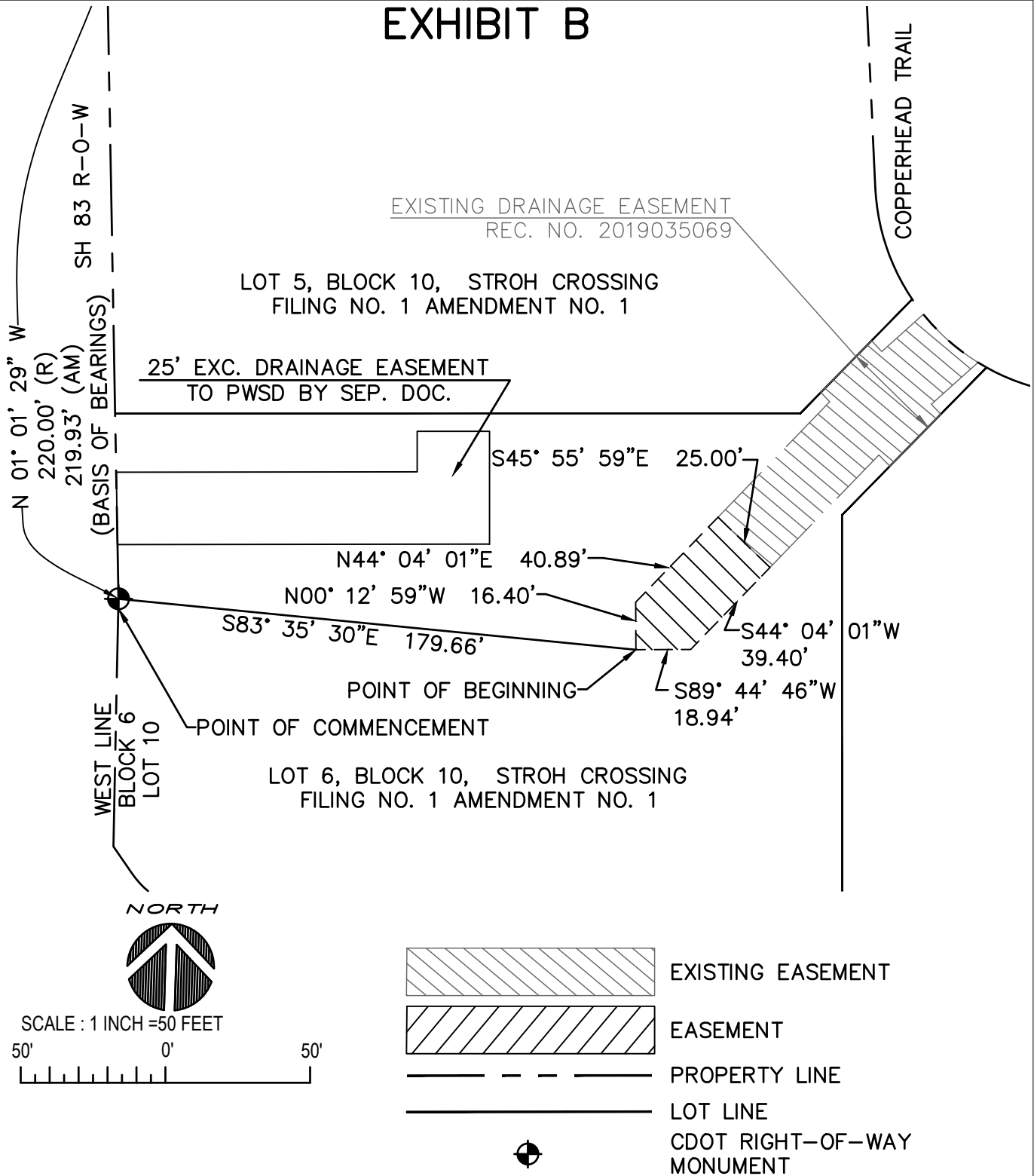
Parcel contains 1,159 square feet (0.0266 acres) more or less.

Basis of Bearing West Line Lot 6, Block 10, North $01^{\circ}01'29''$ W.

James V. Hastings, CO Licensed P.L.S. No. 22917
Anderson & Hastings Consultants, Inc.
12596 West Bayaud Ave., Suite 200
Lakewood, Co 80228
(720) 452-0520



EXHIBIT B



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.
PARCEL CONTAINS 1,159 SQ. FT. (0.0266 ACRE) MORE OR LESS

ANDERSON & HASTINGS CONSULTANTS, INC.

25' DRAINAGE EASEMENT SITUATED IN
LOT 6, BLOCK 10 STROH CROSSING NO.
1, AMEND. NO. 1, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF
COLORADO

DRAFT BY: MBB	SCALE: 1" = 50'	
CHECKED BY: JVH	DATE: 03 MAR. 2020	A&H JOB NO.: 023-19028



Request for Town Council Action

Date: January 3, 2022

Submitted By: Tyler Sandt, Development Review Engineer

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-007**
A Resolution Accepting the Conveyance of a Drainage Easement from EVT Parker Colorado, LLC, for a 25-Foot-Wide Strip of Land Across Lot 2, Parker and Pine Filing 1
Department: Engineering and Public Works, Tyler Sandt

EXECUTIVE SUMMARY

This item accompanies a resolution accepting the conveyance of a drainage easement covering drainage improvements proposed with the site plan for a 25-foot-wide strip of land across Lot 2, Parker and Pine Filing No.1.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Stormwater criterion requires that drainage easements be dedicated over all public storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff.

The Engineering Department has reviewed and approved the construction drawings for the drainage facilities associated with an approved site plan for a portion of Lot 2, Parker and Pine Filing No. 1. Since the drainage facilities are being constructed as part of a site plan process, and not a plat, the easements need to be dedicated by a separate instrument.

FINANCIAL IMPACT

The drainage improvements proposed with the easement will be the maintenance responsibility of the property owner. There is no financial impact to the Town.

STRATEGIC GOAL(S)



ATTACHMENTS

1. Vicinity Map
2. Resolution No. 22-007

RECOMMENDED MOTION

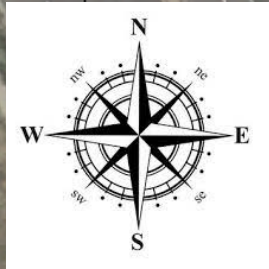
I move to approve Resolution No. 22-007, as part of the consent agenda.

Vicinity Map

Pine Lane

Parker Road

Easement
Area



RESOLUTION NO. 22-007, Series of 2022

TITLE: A RESOLUTION ACCEPTING THE CONVEYANCE OF A DRAINAGE EASEMENT FROM EVT PARKER COLORADO, LLC, FOR A 25-FOOT-WIDE STRIP OF LAND ACROSS LOT 2, PARKER AND PINE FILING 1

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities;

WHEREAS, Section 1.06.010 of the Town of Parker Municipal Code requires the acceptance of a conveyance of real property to the Town be effectuated by resolution; and

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement specified hereinbelow to the Town by this Resolution.

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 accepts the conveyance of certain property interests for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities from EVT Parker Colorado, LLC, for a 25-Foot-Wide Strip of Land Across Lot 2, Parker And Pine Filing 1, as provided in the Drainage Easement Agreement attached as **Exhibit 1** and incorporated by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "Easement Agreement") is dated this _____ day of _____, 20__, by EVT Parker Colorado, LLC, an Arizona limited liability company, having an address at 2710 E. Camelback Road, Suite 210, Phoenix, Arizona 85016 ("Grantor"), and the Town of Parker, a Colorado home rule municipality, having an address of 20120 East Mainstreet, Parker, Colorado 80138 ("Grantee").

WHEREAS, Grantee desires to acquire an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities on and through the property more particularly described and depicted in **Exhibit A** ("Easement Property"), attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is willing to grant an easement to Grantee for the aforesaid purposes on the terms and conditions set forth hereinbelow.

NOW, THEREFORE, for good and valuable consideration by Grantee to Grantor, the covenants of Grantee herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, and for and in consideration of the easement rights herein granted and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee does hereby covenant and agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey unto Grantee, its successors, assigns, lessees, licensees and agents, an easement under and through the Easement Property, for the purpose of providing the maintenance of a drainage pipe and appurtenant drainage facilities. Grantee shall also have the specific rights of ingress and egress, consistent with this Easement Agreement, for the construction, reconstruction, operation and maintenance of a drainage pipe and appurtenant drainage facilities, consistent with the easement provided herein. Subject to the other terms and conditions of this Easement Agreement, Grantee shall also have the right to remove impediments to operation and maintenance of the Easement Property such as trees, asphalt and sidewalks. Grantee 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. Operation and Maintenance.

a. The operation and maintenance of the drainage facilities described herein and located within the Easement Property shall be the responsibility of the Grantor; provided, however, that Grantee shall have the right to maintain the Easement Property in the event Grantee, in its sole discretion, determines to enter the Easement Property for the operation and/or maintenance of the Easement Property as set forth in subsection b. hereinbelow. The Grantor acknowledges and agrees that the Grantee has the right to enter the Easement Property to maintain and operate the

drainage facilities covered by Chapter 4.08 of the Parker Municipal Code or to maintain and operate the drainage facilities in the manner described herein.

b. If Grantor fails to adequately maintain the drainage facilities located within the Easement Property, and within fourteen (14) days after the date of written notice from Grantee, fails to correct the maintenance problem, or fails to begin to clean, cure or correct such problem within fourteen (14) days if such problem cannot be reasonably cleaned, cured or corrected within fourteen (14) days, and fails to diligently prosecute such cleaning, cure or correction to completion, then Grantee may do so as provided herein. Notwithstanding the foregoing, Grantee may, in the event of an emergency, as determined by Grantee in its sole discretion, clean, cure or correct any damage caused by Grantor's failure to adequately maintain the drainage facilities located within the Easement Property. The Grantor shall reimburse the Grantee for the cost of such maintenance to the extent that (i) the drainage facilities and/or the type of maintenance performed by Grantee are not covered by Chapter 4.08 of the Parker Municipal Code, as amended, or (ii) if the drainage facilities and/or the type of maintenance performed by the Grantee is covered by Chapter 4.08 of the Parker Municipal Code, as amended, and the Grantee determines in its sole discretion that there are not sufficient funds available for such maintenance. If Grantor fails to reimburse Grantee for the cost of such maintenance, within thirty (30) days after receipt of an invoice from Grantee describing the corrective or maintenance action taken, the unpaid amount shall constitute a lien on the Easement Property until paid in full, with priority over all other liens, except general tax liens, which liens shall be certified to the County Treasurer and collected in the same manner as other taxes are collected. Grantor further agrees that Grantee may also pursue any and all other remedies available at law or in equity.

4. 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. The burdens and benefits of this Easement Agreement shall be deemed covenants running with said easements and said land. Notwithstanding any contrary provision in this Easement Agreement, however, any obligation under this Easement Agreement which is to be performed by the owner of any land which is burdened by this Easement Agreement shall be enforceable only against the then owner of such land, and not against any such owner's predecessors in interest.

5. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor, and its successors and assigns, as follows:

a. Grantee shall protect the Easement Property, and the adjacent lands of Grantor over which Grantee has rights of ingress and egress, from damage caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. Grantee 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.

6. Retained Rights. Grantor shall have all rights to the Easement Property not granted hereby.

7. Miscellaneous.

a. 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.

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

c. This easement shall be of no force and effect until this easement is duly and validly executed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date and year first above written.

GRANTOR: EVT PARKER COLORADO, LLC

Craig F. Eisenberg, Member

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Craig F. Eisenberg, as Member of EVT Parker Colorado, LLC.

My commission expires: _____

(S E A L)

Notary Public

GRANTEE: TOWN OF PARKER

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

APPROVED AS TO FORM:

Town Attorney's Office

EXHIBIT A

DESCRIPTION:

A 25 FOOT WIDE STRIP OF LAND ACROSS LOT 2, PARKER AND PINE FILING 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2020 AT RECEPTION NUMBER 2020059999, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS BEING 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF SAID LOT 2 BEARS N89°59'52"E, MONUMENTED BY A #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069" ON THE EACH END, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE WITH THE NORTH LINE OF SAID LOT 2, N89°59'52"E, A DISTANCE OF 43.28 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING THE NORTH LINE OF SAID LOT 2, S10°51'49"E, A DISTANCE OF 151.09 FEET;

THENCE S80°15'59"W, A DISTANCE OF 72.80 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, AND THE **POINT OF TERMINUS**.

THE SIDE LINES OF THIS EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE NORTH AND WEST LINES OF SAID LOT 2.

CONTAINING 0.13 ACRES (5,597 SQUARE FEET), MORE OR LESS.

DESCRIPTION PREPARED BY
BRIAN J. DENNIS
PROJECT NO. MOC000046.10
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLON, JAY & COMPANY, INC.



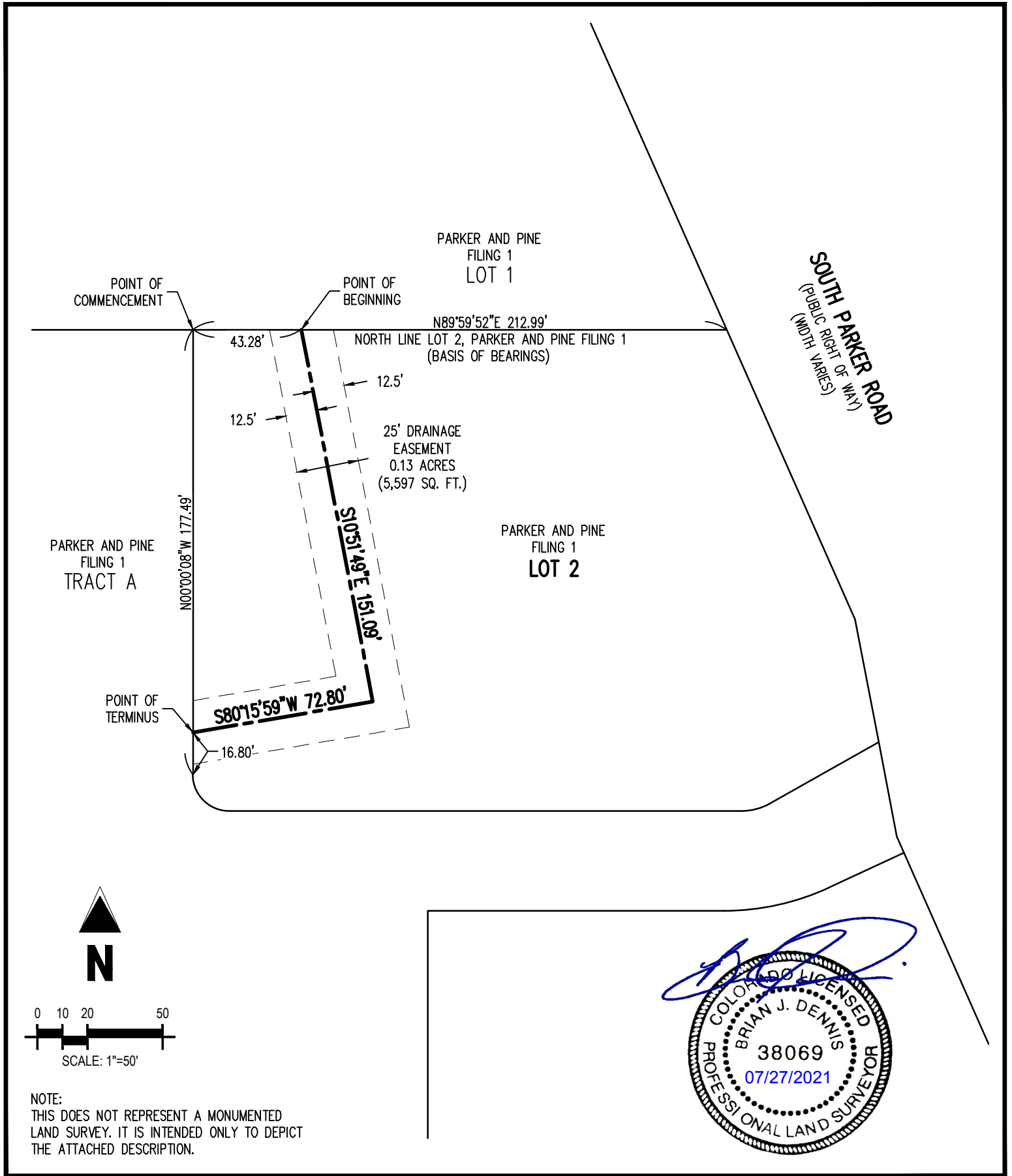


EXHIBIT
LOT 2, PARKER AND PINE FILING 1
PARKER, COLORADO

Project No:	MOC000046
Drawn By:	EMV
Checked By:	BJD
Date:	07/27/21

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com



Request for Town Council Action

Date: January 3, 2022

Submitted By: Tyler Sandt, Development Review Engineer

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-008**
A Resolution to Accepting the Conveyance of a Drainage Easement from Canvas Credit Union for Parcels of Land Situated in Portions of Lot 1, Lot 2, Lot 3 and Lot 4, Canvas Filing No. 1

Department: Engineering and Public Works, Tyler Sandt

EXECUTIVE SUMMARY

This item accompanies a resolution accepting the conveyance of a drainage easement covering drainage improvements proposed with the site plan for parcels of land situated in portions of Lot 1, Lot 2, Lot 3, and Lot 4, Canvas Filing No.1.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town's Stormwater criterion requires that drainage easements be dedicated over all public storm drainage facilities located on private property. The drainage easements are necessary to ensure the long-term operation and maintenance of drainage infrastructure to minimize flooding and protect the quality of stormwater runoff.

The Engineering Department has reviewed and approved the construction drawings for the drainage facilities associated with an approved site plan for parcels of land situated in portions of Lot 1, Lot 2, Lot 3, and Lot 4, Canvas Filing No.1. Since the drainage facilities are being constructed as part of a site plan process, and not a plat, the easements need to be dedicated by a separate instrument.

FINANCIAL IMPACT

The drainage improvements proposed with the easement will be the maintenance responsibility of the property owner. There is no financial impact to the Town.

STRATEGIC GOAL(S)



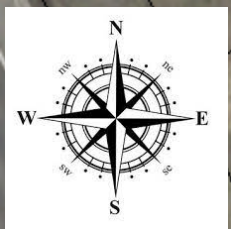
PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Vicinity Map
2. Resolution No. 22-008

RECOMMENDED MOTION

I move to approve Resolution No. 22-008, as part of the consent agenda.

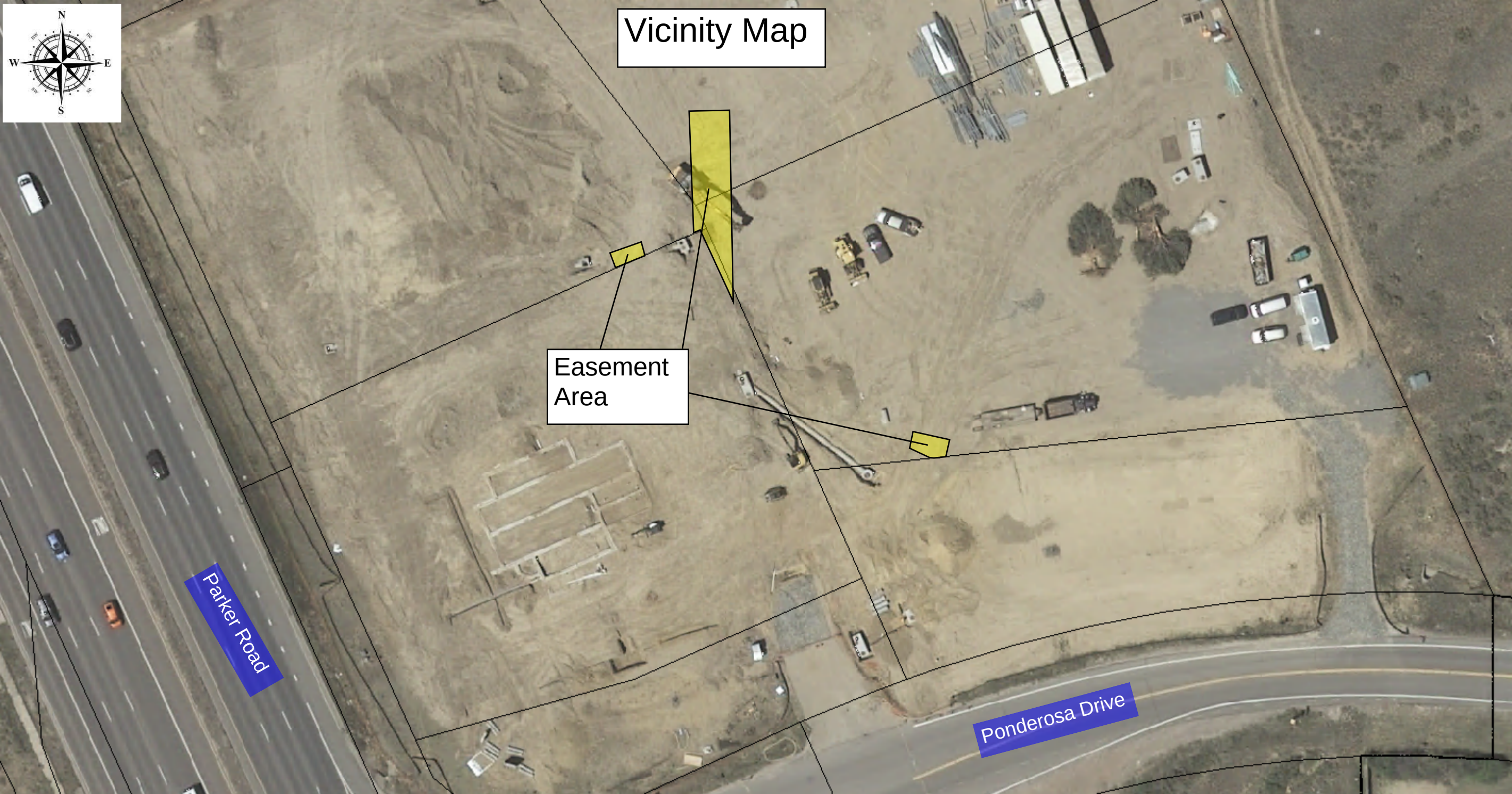


Vicinity Map

Easement
Area

Parker Road

Ponderosa Drive



RESOLUTION NO. 22-008, Series of 2022

TITLE: A RESOLUTION ACCEPTING THE CONVEYANCE OF A DRAINAGE EASEMENT FROM CANVAS CREDIT UNION FOR PARCELS OF LAND SITUATED IN PORTIONS OF LOT 1, LOT 2, LOT 3 AND LOT 4, CANVAS FILING NO. 1

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities;

WHEREAS, Section 1.06.010 of the Town of Parker Municipal Code requires the acceptance of a conveyance of real property to the Town be effectuated by resolution; and

WHEREAS, the Town Council of the Town of Parker desires to accept the grant of an easement specified hereinbelow to the Town by this Resolution.

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 accepts the conveyance of certain property interests for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities from Canvas Credit Union for Parcels of Land Situated in Portions of Lot 1, Lot 2, Lot 3 and Lot 4, Canvas Filing No. 1, as provided in the Drainage Easement Agreement attached as **Exhibit 1** and incorporated by this reference, and authorizes the Mayor of the Town to enter into the Agreement on behalf of the Town.

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

EXHIBIT 1

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "Easement Agreement") is dated this _____ day of _____, 202__, by Canvas Credit Union, a Colorado nonprofit corporation having an address at 9990 Park Meadows Drive, Lone Tree, Colorado 80124 ("Grantor"), and the Town of Parker, a Colorado home rule municipality, having an address of 20120 East Mainstreet, Parker, Colorado 80138 ("Grantee").

WHEREAS, Grantee desires to acquire an easement for the purpose of the maintenance of a drainage pipe and appurtenant drainage facilities on and through the property more particularly described and depicted in **Exhibit A, Exhibit B, and Exhibit C** (collectively the "Easement Property"), attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is willing to grant an easement to Grantee for the aforesaid purposes on the terms and conditions set forth hereinbelow.

NOW, THEREFORE, for good and valuable consideration by Grantee to Grantor, the covenants of Grantee herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, and for and in consideration of the easement rights herein granted and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee does hereby covenant and agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey unto Grantee, its successors, assigns, lessees, licensees and agents, an easement under and through the Easement Property, for the purpose of providing the maintenance of a drainage pipe and appurtenant drainage facilities. Grantee shall also have the specific rights of ingress and egress, consistent with this Easement Agreement, for the construction, reconstruction, operation and maintenance of a drainage pipe and appurtenant drainage facilities, consistent with the easement provided herein. Subject to the other terms and conditions of this Easement Agreement, Grantee shall also have the right to remove impediments to operation and maintenance of the Easement Property such as trees, asphalt and sidewalks. Grantee 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. Operation and Maintenance.

a. The operation and maintenance of the drainage facilities described herein and located within the Easement Property shall be the responsibility of the Grantor; provided, however, that Grantee shall have the right to maintain the Easement Property in the event Grantee, in its sole discretion, determines to enter the Easement Property for the operation and/or maintenance of the Easement Property as set forth in subsection b. hereinbelow. The Grantor acknowledges and

agrees that the Grantee has the right to enter the Easement Property to maintain and operate the drainage facilities covered by Chapter 4.08 of the Parker Municipal Code or to maintain and operate the drainage facilities in the manner described herein.

b. If Grantor fails to adequately maintain the drainage facilities located within the Easement Property, and within fourteen (14) days after the date of written notice from Grantee, fails to correct the maintenance problem, or fails to begin to clean, cure or correct such problem within fourteen (14) days if such problem cannot be reasonably cleaned, cured or corrected within fourteen (14) days, and fails to diligently prosecute such cleaning, cure or correction to completion, then Grantee may do so as provided herein. Notwithstanding the foregoing, Grantee may, in the event of an emergency, as determined by Grantee in its sole discretion, clean, cure or correct any damage caused by Grantor's failure to adequately maintain the drainage facilities located within the Easement Property. The Grantor shall reimburse the Grantee for the cost of such maintenance to the extent that (i) the drainage facilities and/or the type of maintenance performed by Grantee are not covered by Chapter 4.08 of the Parker Municipal Code, as amended, or (ii) if the drainage facilities and/or the type of maintenance performed by the Grantee is covered by Chapter 4.08 of the Parker Municipal Code, as amended, and the Grantee determines in its sole discretion that there are not sufficient funds available for such maintenance. If Grantor fails to reimburse Grantee for the cost of such maintenance, within thirty (30) days after receipt of an invoice from Grantee describing the corrective or maintenance action taken, the unpaid amount shall constitute a lien on the Easement Property until paid in full, with priority over all other liens, except general tax liens, which liens shall be certified to the County Treasurer and collected in the same manner as other taxes are collected. Grantor further agrees that Grantee may also pursue any and all other remedies available at law or in equity.

4. 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. The burdens and benefits of this Easement Agreement shall be deemed covenants running with said easements and said land. Notwithstanding any contrary provision in this Easement Agreement, however, any obligation under this Easement Agreement which is to be performed by the owner of any land which is burdened by this Easement Agreement shall be enforceable only against the then owner of such land, and not against any such owner's predecessors in interest.

5. Covenants of Grantee. Grantee hereby represents, covenants and warrants in favor of Grantor, and its successors and assigns, as follows:

a. Grantee shall protect the Easement Property, and the adjacent lands of Grantor over which Grantee has rights of ingress and egress, from damage caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents.

b. Grantee 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

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

A PARCEL OF LAND SITUATED IN A PORTION OF LOT 2, CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT, RECORDED AT RECEPTION NO. 2019072823 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ASSUMING THE EAST LINE OF LOT 1 OF SAID CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT, TO BEAR SOUTH 23°55'48" EAST, A DISTANCE OF 186.45 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1:

THENCE SOUTH 83°58'33" WEST A DISTANCE OF 53.11 FEET TO THE NORTH LINE OF THE 25' WIDE DRAINAGE EASEMENT RECORDED AT SAID RECEPTION NO. 2019072823 AND THE **POINT OF BEGINNING**;

THENCE ON THE NORTH LINE OF SAID 25' WIDE DRAINAGE EASEMENT THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 79°08'29" WEST A DISTANCE OF 10.49 FEET;
- 2) SOUTH 71°37'05" WEST A DISTANCE OF 14.90 FEET;

THENCE NORTH 24°38'39" WEST A DISTANCE OF 8.63 FEET;

THENCE NORTH 65°21'21" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 24°38'39" EAST A DISTANCE OF 12.75 FEET **TO THE POINT OF BEGINNING**;

SAID DESCRIBED PARCEL CONTAINS 257 SQ. FT. MORE OR LESS;

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
4007 SOUTH LINCOLN AVE, SUITE 405
LOVELAND, COLORADO 80537

EXHIBIT B

A PARCEL OF LAND SITUATED IN A PORTION OF LOT 1, LOT 2, LOT 3 AND LOT 4, CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT, RECORDED AT RECEPTION NO. 2019072823 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ASSUMING THE EAST LINE OF LOT 1 OF SAID CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT, TO BEAR SOUTH 23°55'48" EAST, A DISTANCE OF 186.45 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1:

THENCE NORTH 51°47'17" WEST A DISTANCE OF 5.92 FEET TO THE NORTHEAST ANGLE POINT OF THE 25' WIDE DRAINAGE EASEMENT RECORDED AT SAID RECEPTION NO. 2019072823 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 79°08'29" WEST ON THE NORTH LINE OF SAID 25' WIDE DRAINAGE EASEMENT A DISTANCE OF 5.19 FEET;

THENCE NORTH 06°37'54" EAST A DISTANCE OF 54.79 FEET;

THENCE SOUTH 83°22'06" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 06°37'54" WEST A DISTANCE OF 87.18 FEET TO THE EAST LINE OF SAID 25' WIDE DRAINAGE EASEMENT;

THENCE NORTH 23°56'09" WEST ON THE EAST LINE OF SAID 25' WIDE DRAINAGE EASEMENT A DISTANCE OF 39.43 FEET **TO THE POINT OF BEGINNING**;

SAID DESCRIBED PARCEL CONTAINS 1,675 SQ. FT. MORE OR LESS;

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
4007 SOUTH LINCOLN AVE, SUITE 405
LOVELAND, COLORADO 80537

EXHIBIT C

A PARCEL OF LAND SITUATED IN A PORTION OF LOT 4, CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT, RECORDED AT RECEPTION NO. 2019072823 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: ASSUMING THE EAST LINE OF LOT 1 OF SAID CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT, TO BEAR SOUTH 23°55'48" EAST, A DISTANCE OF 186.45 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1:

THENCE SOUTH 40°39'21" EAST A DISTANCE OF 119.27 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 67°12'02" EAST A DISTANCE 25.00 FEET;

THENCE SOUTH 22°47'58" WEST A DISTANCE OF 14.86 FEET TO THE SOUTH LINE OF SAID LOT 4;

THENCE SOUTH 84°05'42" WEST ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 7.76 FEET TO THE SOUTHEAST ANGLE POINT OF THE 25' WIDE DRAINAGE EASEMENT RECORDED AT SAID RECEPTION NO. 2019072823;

THENCE NORTH 53°35'06" WEST ON THE EAST LINE OF SAID 25' WIDE DRAINAGE EASEMENT A DISTANCE OF 18.72 FEET;

THENCE NORTH 22°47'58" EAST A DISTANCE OF 14.18 FEET **TO THE POINT OF BEGINNING**;

SAID DESCRIBED PARCEL CONTAINS 412 SQ. FT. MORE OR LESS;

ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

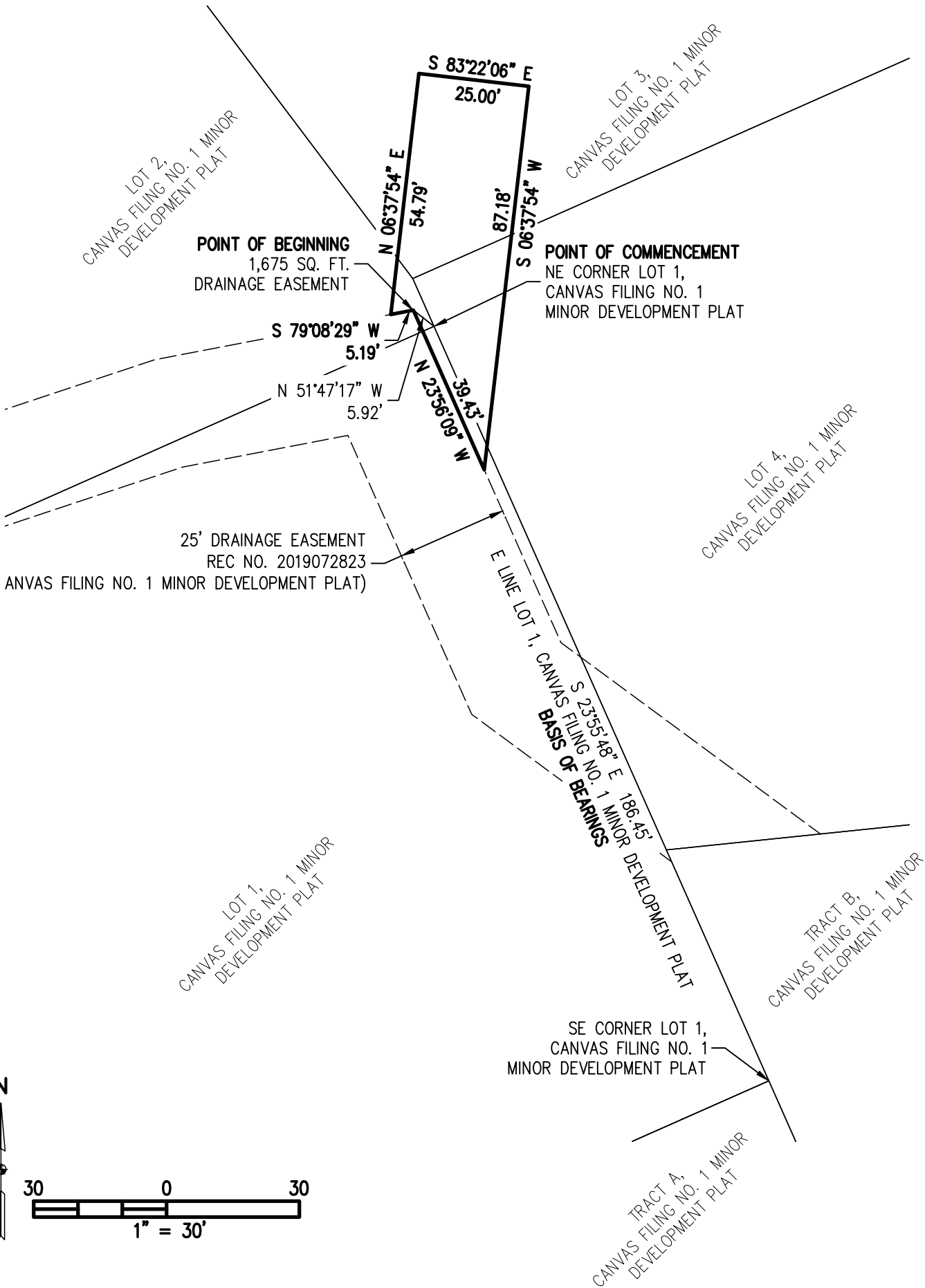
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BASELINE ENGINEERING CORP.
4007 SOUTH LINCOLN AVE, SUITE 405
LOVELAND, COLORADO 80537

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

 Engineering - Planning - Surveying 4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537 P. 970.353.7800 • F. 866.678.4864 • www.baselinecorp.com	LEVEL5 LLC		DESIGNED BY INITIAL SUBMITTAL 10/01/2020	
	TOWN OF PARKER	DRAINAGE EASEMENT LOT 2, CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT	DOUGLAS COUNTY	DRAWING SIZE 8.5" X 14" SURVEY FIRM SURVEY DATE BASELINE CORP.
				DRAWN BY JOB NO. CO-3265a DEW DRAWING NAME Storm A.dwg
				CHECKED BY SHEET 2 OF 2 AAD LAYOUT

EXHIBIT

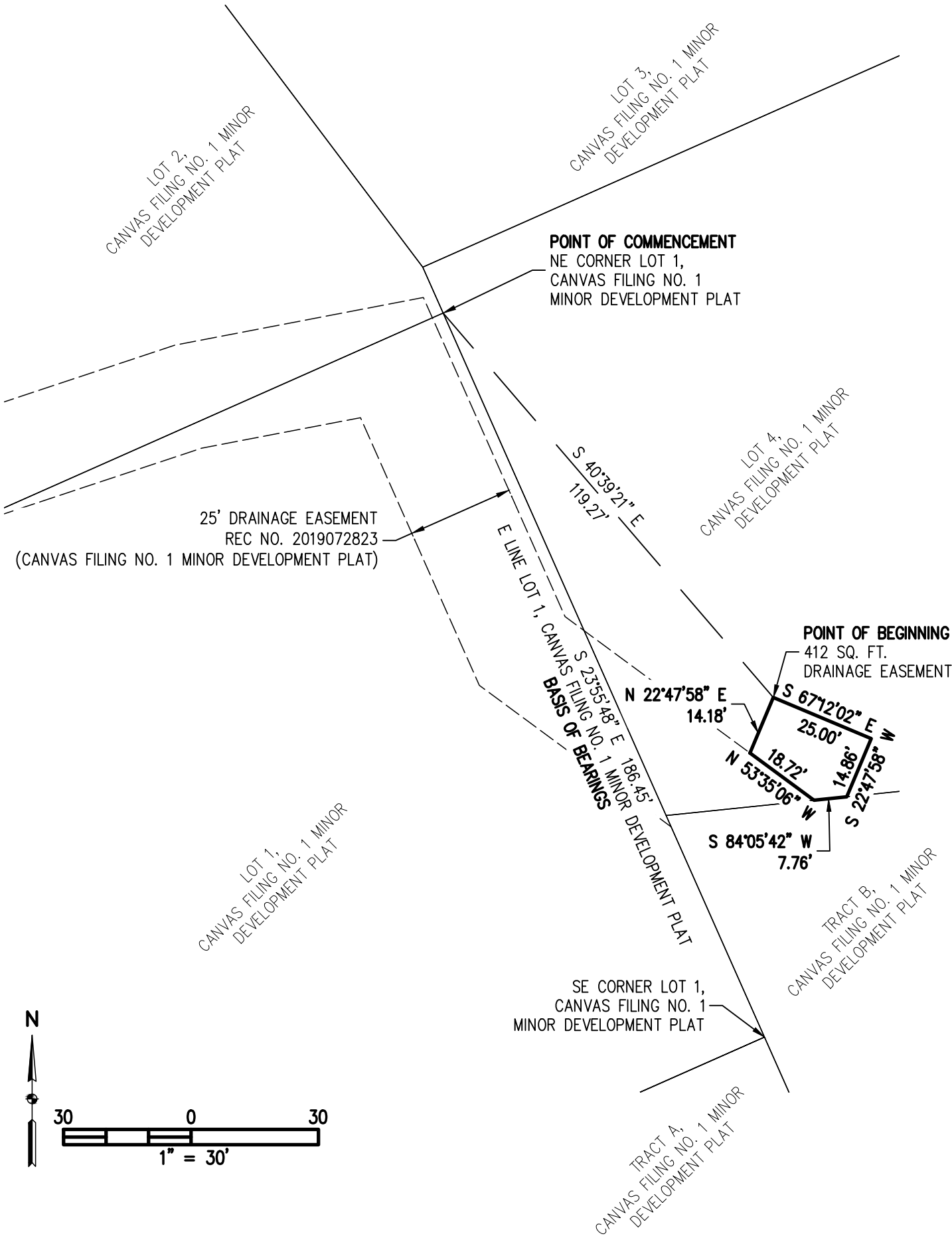


AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY, IT IS INTENDED ONLY
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BASELINE Engineering · Planning · Surveying 4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537 P. 970.353.7600 • F. 866.678.4864 • www.baselinecorp.com	LEVEL5 LLC		DESIGNED BY	INITIAL SUBMITTAL	10/01/2020
	TOWN OF PARKER			DRAWING SIZE	8.5" X 14"
	DOUGLAS COUNTY			SURVEY FIRM	SURVEY DATE
	DRAINAGE EASEMENT		DRAWN BY	BASELINE CORP.	
	LOT 1, LOT 2, LOT 3 & LOT 4 CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT		DEW	JOB NO.	CO-3265a
			CHECKED BY	DRAWING NAME	
			AAD	Storm A.dwg	
				SHEET	2 OF 2
				LAYOUT	

EXHIBIT



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

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BASELINE Engineering · Planning · Surveying 4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537 P: 970.353.7600 • F: 970.678.4864 • www.baselinecorp.com	LEVEL5 LLC		DESIGNED BY	INITIAL SUBMITTAL	10/01/2020
	TOWN OF PARKER			DRAWING SIZE	8.5" X 14"
	DOUGLAS COUNTY		DRAWN BY	SURVEY FIRM	SURVEY DATE
			DEW	BASELINE CORP.	
DRAINAGE EASEMENT LOT 4, CANVAS FILING NO. 1 MINOR DEVELOPMENT PLAT		CHECKED BY	JOB NO.	CO-3265a	
			Storm A.dwg		
		AAD	SHEET	2	OF 2
		LAYOUT			



Request for Town Council Action

Date: January 3, 2022

Submitted By: Rhonda Willey, Controller

Reviewed By: Michelle Kivela, Town Administrator

Title: **RESOLUTION NO. 22-009**
A Resolution for Town Council to Ratify the Appointment of a Town Councilmember to serve on the Investment Advisory Committee

Department: Finance, Rhonda Willey

EXECUTIVE SUMMARY

The Investment Advisory Committee consists of a Councilmember, Town Finance Director, Town Administrator and two community financial professionals. The term of the Councilmember expired on December 31, 2021.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker Investment Policy (the "Investment Policy") was adopted by the Town Council on July 7, 2015, through Resolution No. 15-031. Pursuant to the Investment Policy, the Town maintains an Investment Advisory Committee (the "Committee") consisting of "the Mayor or a Councilmember appointed by the Mayor and ratified by Town Council, the Town Finance Director, the Town Administrator and two financial professionals."

On December 31, 2021, the term of Councilmember Diak expired. The Mayor has reappointed Councilmember Diak to a term on the Committee expiring December 31, 2023.

FINANCIAL IMPACT

There is no direct financial impact of this action. The Committee provides an oversight function related to the working capital investments of the Town.

STRATEGIC GOAL(S)



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



ENHANCE ECONOMIC
VITALITY

ATTACHMENTS

1. Resolution No. 22-009

RECOMMENDED MOTION

I move to approve Resolution No. 22-009, as part of the consent agenda

RESOLUTION NO. 22-009, Series of 2022

**TITLE: A RESOLUTION FOR TOWN COUNCIL TO RATIFY THE APPOINTMENT
OF A TOWN COUNCILMEMBER TO SERVE ON THE INVESTMENT
ADVISORY COMMITTEE**

WHEREAS, the Mayor appoints a member of Town Council to serve a 2-year term, beginning in January of even numbered years, on the Investment Advisory Committee, subject to ratification by Town Council;

WHEREAS, the Mayor appointed Councilmember John Diak to serve as a member of the Investment Advisory Committee; and

WHEREAS, the Town Council desires to ratify the appointment of John Diak to serve as a member of the Investment Advisory Committee.

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 ratifies the appointment of John Diak to serve as a member of the Investment Advisory Committee.

RESOLVED AND PASSED this ____ day of _____, 2022.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Town Clerk



Request for Town Council Action

Date: January 3, 2022

Submitted By: Spencer Raish, Assistant Traffic Engineer

Reviewed By: Michelle Kivela, Town Administrator

Title: **Motsenbocker Road/French Creek Traffic Signal**

Amount: **\$394,560.00**

Contractor: **Lumin8 Transportation Technologies LLC**

Department: **Engineering and Public Works, Spencer Raish**

EXECUTIVE SUMMARY

This item is to enter into a trade contractor agreement with Lumin8 Transportation Technologies LLC., for the Motsenbocker Road - French Creek Avenue traffic signal project (CIP22-001) for \$394,560.00

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Staff completed a traffic signal warrant analysis of the Motsenbocker Road and French Creek Avenue intersection in 2021, based upon the Manual on Uniform Traffic Control Devices (MUTCD). The results of this study showed that this intersection meets the minimum requirements for the installation of a traffic signal. The Town issued a "Notice to Bidders" for proposals for the Motsenbocker Road/French Creek Avenue traffic signal (CIP22-001) on October 21, 2021, with the proposals (bids) publicly opened on November 17, 2021. The project consists of the installation of a mast arm traffic signal at the Motsenbocker Road/French Creek Avenue intersection and interconnected fiber and conduit that will connect three traffic signals to the existing fiber communication network. This new fiber network will connect the Motsenbocker Road/French Creek Avenue signal (new), the Motsenbocker Road/Keyser Creek Avenue signal (existing), and the Motsenbocker Road/Stroh Road signal (existing).

The Town received bids from four (4) contractors, with Lumin8 Transportation Technologies being the lowest responsible bidder. Lumin8 Transportation Technologies has successfully completed traffic signal projects as a contractor and subcontractor with the Town, as well as being the current on-call contractor for traffic signal maintenance. Therefore, staff recommends awarding this contract to Lumin8 Transportation Technologies LLC. The bid results were as follows:

Lumin8 Transportation Technologies: \$394,560.00
Adiona Transportation Solutions, LLC: \$456,004.50
Sturgeon Electric Company, Inc: \$457,482.50
Morton Electric Inc: \$571,844.00

FINANCIAL IMPACT

Funding for this project is part of the approved 2022 Capital Improvement Fund. The Town will assume the long-term maintenance of the traffic signal. The Town currently has Traffic Services staff to maintain the traffic signal, but will require additional annual funding in future years for maintenance supplies and operation costs.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: January 3, 2022

Submitted By: Bob Exstrom, Project Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **Sixty Percent Design Contract for Jordan Road/Newlin Gulch Improvements (Lincoln Ave to Stonegate Parkway)**

Amount: **\$327,755**

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 and Ullevig (FHU) for the 60% design of the Jordan/Newlin Gulch Improvement Project (Lincoln Avenue to Stonegate Parkway).

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Due to continued and projected traffic increases on Jordan Road, operational improvements are needed on Jordan Road south of the Lincoln Avenue intersection. This work generally includes extending existing acceleration/deceleration lanes, adding sidewalks and extending left-hand turn lanes. Due to the proximity of the Jordan/Newlin Gulch Bridge, this bridge must be widened to make operational improvements. The project will include the addition of a sidewalk on the west side of Jordan Road that does not exist today. This sidewalk will help facilitate access to the Town's parks, trails, recreation amenities and activities.

Staff included this project as part of the Lincoln Avenue Widening Project RFQ for engineering services due to its proximity and relationship to that project and for economy of scale purposes.

As part of the RFQ, a total of six firms from the County's on-call listing were requested to submit statements of qualifications and Felsburg Holt & Ullevig (FHU) was selected as the most qualified consultant candidate. As a condition of the RFQ, FHU was invited to submit a separate scope and fee for this project.

FHU has the expertise for this project type, available resources to meet the project schedule and a proven track record with staff at delivering quality services. The contract amount is \$327,755, which is in line with typical costs for a project of this size. Design services generally include:

surveying, geotechnical engineering, subsurface utility engineering (SUE), utility coordination, right-of-way research and mapping, environmental research clearances and permitting, roadway design, traffic engineering, structural engineering, drainage and water quality design, cost estimating and project management. The estimated duration of this effort is approximately ten(10) 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 to start in early 2024 and be completed in late 2025. The intent is to construct this project simultaneously with the Lincoln Avenue Widening Project using separate bid schedules and one contractor for economy of scale purposes.

FINANCIAL IMPACT

Funding has been appropriated for the 60% design effort in the Streets Capital Projects fund (301-4310).

STRATEGIC GOAL(S)



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: January 3, 2022

Submitted By: Jim Gilbert, Deputy Director of Operations

Reviewed By: Michelle Kivela, Town Administrator

Title: **Janitorial Services Contract**

Amount: **\$536,057.14**

Contractor: **The Key People**

Department: **Engineering and Public Works, Jim Gilbert**

EXECUTIVE SUMMARY

The Town of Parker contracts out the custodial services at town-operated facilities. The Town currently contracts these services with The Key People through a one-year renewable contract entered in 2019. The contract allows for renewal on an annual basis. The contract may be renewed for four (4) additional one-year terms.

It is staff's position that it is in the Town's best interest to renew this current contract for 2022. Reasons for this include, but are not limited to: the current service levels provided by The Key People meet and exceed the Town's expectations on a consistent basis, the negotiated price adjustment for the upcoming 2022 Fiscal Year, which includes a 4% increase from the current contract, is considered reasonable, and putting this service out for bid would result in a delay in service.

The base contract amount is \$506,057.14. An additional \$30,000 is requested to cover incidental items that are not covered by the contract. These include, but are not limited to, such items as special and periodic cleaning of facilities, semi-annual window washing, and off-schedule floor care.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Town of Parker previously operated custodial services as an in-house function for several facilities, and a contracted service for other facilities. In 2013, the Town moved to a complete outsource of these services. It is a well established position to contract these services out as they are typically not a core mission and can be performed more efficiently by a service provider.

The Town entered into a multi-year capable contract with The Key People to perform custodial services at all Town-operated facilities in 2013. In 2019, the Town established a new multi-year

capable contract with The Key People.

The Facilities Maintenance Division currently acts as the primary point of contact between the Town and The Key People. This arrangement provides oversight on a consistent measure for all Town operated facilities and ensures proper contract management.

FINANCIAL IMPACT

The annual anticipated contract amount for 2022 is \$536,057.14. This includes a 4% increase in the base contract from 2021, with an additional \$30,000 allocated for incidental cleaning. Incidental cleaning includes coverage for services such as window cleaning, flooring care, and other special requested cleaning not specifically covered in the scope of work as recurring on a schedule. This amount is in line with the current contract and services being provided to the Town.

STRATEGIC GOAL(S)



**SUPPORT AN
ACTIVE COMMUNITY**



**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: January 3, 2022

Submitted By: Matt Lynch, Sr. Systems Administrator

Reviewed By: Michelle Kivela, Town Administrator

Title: CentralSquare PD CAD/RMS Contract Renewal

Amount: \$211,072.64

Contractor: CentralSquare

Department: Information Technology, Matt Lynch

EXECUTIVE SUMMARY

This item renews the contract for the computer-aided dispatch and records management software used by the Police Department.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

This is for the annual renewal of the Police Department's computer-aided dispatch and record management programs. This software is critical to the functioning of the Police Department and aids in its mission of Public Safety.

FINANCIAL IMPACT

The financial impact is \$211,072.64 for the budget year 2022.

STRATEGIC GOAL(S)



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: January 3, 2022

Submitted By: Mary Colton, Parks and Recreation Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **First Amendment to Agreement for Professional Services**

Amount: **\$100,000+**

Contractor: **Nothing But Net - Elite Basketball Coaching**

Department: **Parks, Recreation and Open Space, Mary Colton**

EXECUTIVE SUMMARY

The Parks and Recreation Department partners with Nothing but Net - Elite basketball coaching to provide youth basketball camps, clinics, academies and small group/one on one training throughout the year, which results in varying revenues based on participation.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

The Parks and Recreation Department has partnered with Nothing But Net (NBN) - Elite Basketball Coaching since 2009 to provide basketball camps, clinics, academies and small group/one on one training for the Parker community. An RFP process was utilized. Since then, the popularity of the program has increased dramatically due to the excellent quality of the instruction and high-profile professional basketball players that are brought in each year for the featured summer camp. As a result, participation has increased, along with revenues. In recent years, the amount paid to the contractor has steadily increased to exceed \$100,000 and as such, is being presented to Town Council for approval.

FINANCIAL IMPACT

The financial impact varies annually based on the participation rates and overall revenue, but it is estimated it will be at or exceed the \$100,000 threshold annually.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



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: January 3, 2022

Submitted By: Jim Gilbert, Deputy Director of Operations

Reviewed By: Michelle Kivela, Town Administrator

Title: **Purchase of a 2022 Street Sweeper**

Amount: **\$278,360.00**

Contractor: **Intermountain Sweeper Company**

Department: **Engineering and Public Works, Jim Gilbert**

EXECUTIVE SUMMARY

The Town of Parker's Fleet Maintenance division is seeking authorization to purchase a replacement street sweeper as part of the 2022 fleet replacement plan. This piece of equipment was identified and approved as part of the 2022 budget process as a candidate for replacement.

The quote provided by the vendor, Intermountain Sweeper Company, is based on a current competitively bid contract through Utah State Contract #MA3488. This contract includes a cooperative capacity which allows the Town of Parker the ability to purchase items that have been competitively bid and are available to other entities for the same pricing. This is an efficient means of purchasing equipment and has been an acceptable practice. The existing street sweeper is a model year 2015 Tymco 500X, a regenerative air type sweeper. The base replacement cycle for street sweepers is currently set at 7 years. The maintenance cost for sweepers increases significantly as it passes the planned replacement cycle. The lifetime to date maintenance costs for repair and maintenance on this unit exceed \$33,000.

The Town continues to perform street sweeping activities year round. While the Town benefits from the beautification aspect of this effort, the main purpose of doing this function is to address air quality and water quality issues. The Town renewed its commitment to participate in the State of Colorado's PM10 Air Quality program. The use of sweepers to perform this work is essential to meeting this commitment. The vendor provided a complete quote which meets the specifications for this replacement unit. The quoted price for this sweeper, prior to trade-in, is \$333,360. The vendor allocated \$55,000 as a trade-in value for the Town's existing unit. The total adjusted quoted cost for this unit is \$278,360. This amount is deemed reasonable.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Parker's Financial and Budget Policy includes provisions for the Town to acquire goods and

services using contracts based on competitive solicitations received by other government agencies.

The Town's Fleet Replacement Policy provides that:

It is the policy of the Town to equip staff with the tools needed to provide services to our citizens in a professional, competent and safe manner. Among the biggest “tools” in accomplishing this task are vehicles and other fleet equipment (“Fleet Unit”). In addition, these items represent a substantial financial investment and must be handled in the most economic manner, both in their operation and in maximizing their disposal value.

The purpose of this policy is to establish procedures to ensure that the decision to replace fleet is in the best interest of the Town, financially and economically. This policy recognizes that extending the life of the fleet beyond the proper time for replacement only shifts the funding of fleet from being capital to operational in nature, and may actually increase expenses overall if repair costs surpass the cost to replace.

This policy recognizes that each Fleet Unit has a number of “lives.”

- Service life – amount of time a unit is capable of rendering service
- Economic life – amount of time the unit’s average total cost is at a minimum
- Technological life – amount of time the relative productivity of the unit is comparable to newer models

The following costs and other factors should be considered in determining Fleet Unit replacement recommendations.

- Operation/maintenance costs
- Repair costs
- Parts availability
- Downtime
- Technological obsolescence
- Condition
- Safety

FINANCIAL IMPACT

This vehicle was identified as part of the 2022 fleet replacement plans and previously approved through the budget process. No additional financial impacts are anticipated.

STRATEGIC GOAL(S)



PROMOTE A SAFE AND
HEALTHY COMMUNITY



SUPPORT AN
ACTIVE COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE

ATTACHMENTS

None

RECOMMENDED MOTION

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



Request for Town Council Action

Date: January 3, 2022

Submitted By: Mary Colton, Parks and Recreation Director

Reviewed By: Michelle Kivela, Town Administrator

Title: **Rueter Hess Recreation Authority Annual Payment**

Amount: **\$210,000**

Contractor: **Reuter-Hess Recreation Authority**

Department: **Parks, Recreation and Open Space,
Mary Colton**

EXECUTIVE SUMMARY

The Town is a member of the Rueter-Hess Recreation Authority (Authority), which was established by an Intergovernmental Agreement (IGA) between the Parker Water and Sanitation District (PWSD), Castle Rock, Lone Tree, Castle Pines and Douglas County. The Town's annual contribution to the Authority is \$210,000, which will be used for the purpose of providing recreational opportunities, including capital projects described in the Rueter-Hess Recreation Master Plan. Additionally, the 2022 the Authority budget has been approved and is attached for your information. The purpose of this agenda item is for Town Council to approve the payment of \$210,000 to the Authority.

STAFF RECOMMENDATION

Approve

BACKGROUND/DISCUSSION

Annually, the Town approves a contribution of \$210,000 to the Rueter-Hess Recreation Authority, along with contributions from other members of the Authority for the purposes of providing recreational activities and capital recreation improvements based on the Rueter-Hess Reservoir Recreation Master Plan. Funding for the Town's annual assessment was appropriated in the 2022 budget in fund (203-4520). Additionally, a resolution was approved by the Authority to adopt the 2022 Rueter-Hess Recreation Authority's budget. Improvements over the past few years include the incline challenge, trail development, park shelters and additional parking areas, with further trail development planned for 2022.

FINANCIAL IMPACT

The Town's annual contribution of \$210,000 along with contributions from PWSD, Castle Rock, Lone Tree, Castle Pines and Douglas County allow for capitalization of the Rueter-Hess Reservoir to enhance recreational activities and amenities for Parker residents.

STRATEGIC GOAL(S)



SUPPORT AN
ACTIVE COMMUNITY



INNOVATE WITH
COLLABORATIVE
GOVERNANCE



PROMOTE A SAFE AND
HEALTHY COMMUNITY

ATTACHMENTS

1. Rueter-Hess Recreation Authority 2022 Budget

RECOMMENDED MOTION

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

**RESOLUTION
TO ADOPT 2022 BUDGET AND APPROPRIATE SUMS OF MONEY
RUETER-HESS RECREATION AUTHORITY**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR RUETER-HESS RECREATION AUTHORITY, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022, AND ENDING ON THE LAST DAY OF DECEMBER, 2022,

WHEREAS, the Board of Directors of the Rueter-Hess Recreation Authority has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 5, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RUETER-HESS RECREATION AUTHORITY OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Rueter-Hess Recreation Authority for calendar year 2022.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 5. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 5th day of November, 2021.

RUETER-HESS RECREATION
AUTHORITY

Via May Allen
President

ATTEST:

Pat J.

Secretary

Rueter Hess Recreation Authority

2022 Consolidated Budget

		2021				
	2020 Actual	Jan-Sep Actual	Oct-Dec Projection	Total Projection	2021 Budget	2022 Budget
Revenue:						
40100 · General Assessments	140,000	350,000	-	350,000	350,000	350,000
40200 · Capital Assessments	741,000	531,000	-	531,000	531,000	531,000
40300 · Recreational Income	18,030	26,376	3,806	30,182	60,000	60,000
40400 · Application Fee Income	-	200	-	200	500	500
40500 · Interest & Other Income	8,196	441	92	533	10,000	750
45000 · Misc. Income	-	-	-	-	-	-
Total Revenue	907,226	908,016	3,898	911,914	951,500	942,250
Operating Expenses:						
51100 · Management	20,000	61,668	33,330	94,998	50,000	100,000
51200 · Operations	21,096	49,796	5,482	55,278	300,000	300,000
51300 · Repairs & Maint	44,960	271	385	656	35,000	35,000
51400 · Accounting	14,470	4,730	2,840	7,570	20,000	20,000
51500 · Audit	4,400	-	4,500	4,500	4,750	4,750
51600 · Legal	21,624	14,863	10,080	24,943	25,000	25,000
51700 · Consulting Fees	-	-	-	-	40,000	40,000
51800 · Insurance	2,217	3,296	-	3,296	2,500	5,000
51900 · Membership Dues	376	1,125	-	1,125	380	1,200
52000 · General & Administrative	1,797	1,980	608	2,589	2,000	3,000
59000 · Contingency	-	-	-	-	10,000	10,000
Total Operating Expenditures	130,940	137,729	57,225	194,954	489,630	543,950
Capital Projects:						
70110 · CIP - Master Plan	2,000	-	-	-	-	-
70120 · CIP - RHR Lower Parking Lot "E"	7,269	9,329	-	9,329	-	-
70130 · CIP - RHR Entry Fence/Drive	-	-	-	-	-	-
70140 · CIP - RHR Entry Station/Bldg	-	-	-	-	-	-
70150 · CIP - RHR Entry Road Trail	-	-	-	-	15,000	15,000
70160 · CIP - RHR Upper Parking Lot	-	61,425	-	61,425	70,000	70,000
70170 · CIP - RHR Shade Structure	-	-	-	-	-	-
70180 · CIP - RHR WS Shoreline Dest.	-	-	-	-	126,500	126,500
70190 · CIP - RHR Trails	145,474	28,153	14,873	43,026	458,700	458,700
70200 · CIP - RHR ADA Parking Lot	-	55,365	-	55,365	-	-
70210 · CIP - RHR ADA Trail Loop	-	-	-	-	-	-
70220 · CIP - RHR South Overlook (3-Adit, Pelican, P)	-	-	-	-	-	-
70230 · CIP - RHR Upper Lot Picnic	-	-	-	-	-	-
70240 · CIP - RHR Overlook Arrow Point	393,103	-	-	-	27,500	27,500
70250 · CIP - RHR Overflow Parking Percy Hess Lot	-	79,050	-	79,050	20,000	20,000
70260 · CIP - RHR Camping - Woodstone	-	-	-	-	-	-
70270 · CIP - RHR Camping - Prospectors	-	-	-	-	-	-
70280 · CIP - RHR Concessions	-	-	-	-	-	-
70290 · CIP - N420 Hess Road Trails and Parking Lot	104,204	-	-	-	100,000	100,000
70300 · CIP - N420 Rosie Rueter Trails	115,155	-	-	-	50,000	50,000
70310 · CIP - N420 Hess Rd Picnic Area	-	-	-	-	-	-
70320 · CIP - N420 R. Rueter Picnic Area	121,460	-	-	-	-	-
70330 · CIP - N420 Incline Challenge	576,072	-	-	-	101,750	101,750
70340 · CIP - N420 Xeriscape Garden	-	-	-	-	-	-
70350 · CIP - N420 Interpretive & Trail Signage	-	263	-	263	20,000	20,000
70360 · CIP - N420 Archery Facility	-	-	-	-	-	-
70370 · CIP - N420 Trails	9,133	-	-	-	-	-
70380 · CIP - N420 Sledding Hill	-	-	-	-	-	-
70390 · CIP - RHR Fish Stocking	-	-	-	-	50,000	50,000
70400 · CIP - Other Rec Improvements	-	19,134	407	19,541	95,000	95,000
70900 · CIP - Contingency - Capital	-	-	-	-	300,000	300,000
Total Capital Projects Expenditures	1,473,869	252,719	15,280	267,998	1,434,450	1,434,450
Total Expenditures	1,604,809	390,447	72,505	462,952	1,924,080	1,978,400
Revenue in Excess of Expenditures	(697,585)	517,569	(68,607)	448,962	(972,580)	(1,036,150)
Fund Balance Beginning of Period	2,133,889	1,436,304	-	1,436,304	1,436,304	1,885,266
Fund Balance End of Period	1,436,304	1,953,873	(68,607)	1,885,266	463,724	849,116



Request for Town Council Action

Date: January 3, 2022

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

Reviewed By: Michelle Kivela, Town Administrator

Title: **Parker Tennis Site Plan and Authorization Letter**

Applicant: Casey Adragna
Location: 18396 Plaza Drive
Department: Community Development, Julia Duncan
TRAKiT No.: SP21-018

EXECUTIVE SUMMARY

The subject property is located at the southeastern corner of Twenty Mile Road and Plaza Drive, adjacent to the Parker Fieldhouse. The applicant, Parker Racquet Club, and the Town have a partnership for a tennis and racquet sports facility on the Town-owned property. The applicant is proposing a site plan amendment to add multiple outdoor sports courts to the existing Parker Racquet Club facility.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

On October 2, 2017, the Town (property owner) and Parker Tennis Center, LLP (applicant/tenant) entered into a ground lease for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment, Subdivision Exemption Plat, County of Douglas, State of Colorado. Parker Tennis Center subsequently obtained Town Council site plan approval in March, 2018 for a tennis and racquet sports facility on the Town-owned property located at the southeastern corner of the intersection of Twenty Mile Road and Plaza Drive. The first phase of this project has been developed and is in operation for private and public use.

The applicant proposes a second phase of the project and has submitted an application for a site plan amendment to add multiple outdoor sports courts to the existing Parker Racquet Club facility. The applicant's signed and executed ground lease for the subject property requires that

"No alterations of any kind shall be made without the prior written consent of Landlord . . ."

The applicant must therefore obtain Town Council written consent for the second phase and Council approval of the proposed site plan amendment under Section 13.06.040 of the Land Development Ordinance requiring that projects on Town-owned property be reviewed by the Planning Commission and approved by the Town Council at public hearing.

The first phase of the Parker Racquet Club is approximately 45,000 s.f. in total floor area and provides athletic and recreational activities for the Town's residents. The existing facility currently offers six (6) indoor tennis courts, a social area, a viewing mezzanine, locker rooms and offices that are available to members of all ages. The applicant's proposed site plan amendment would provide multiple outdoor courts for tennis and other racquet sports to advance their goal of creating a campus providing recreational opportunities for private members and the public.

The subject property is approximately five (5) acres in total area and slopes from the east to the west along Twenty Mile Road. The Town's existing Railbender Park containing outdoor tennis courts and skate park, is located across the street on the west side of Twenty Mile Road. The existing Parker Fieldhouse, providing an array of recreational facilities and programs is located immediately east of the subject property.

The applicant proposes to expand their operations to the remaining vacant and undeveloped section of the subject property in response to the success of the first phase of the project. The proposed outdoor court expansion will include three (3) tennis courts, four (4) padel courts, two (2) pickle ball courts, one (1) combined hitting wall/pickle ball court and two (2) sand volleyball courts. To support the proposed outdoor courts expansion, the applicant proposes an additional 22 parking spaces that, when combined with the existing 47 parking spaces, will result in a total of 69 parking spaces at the facility. This is consistent with the parking analysis of the submitted special parking study. The proposed site plan also incorporates connections to the existing sidewalk network along the street frontages to improve bicycle and pedestrian access. This is consistent with the goals of the Transportation Master Plan, Parker 2035 Master Plan and is a best practice in the planning and design of recreational facilities.

The Planning Commission held a public hearing on the proposed site plan amendment at the December 9, 2021 meeting and unanimously recommended that the Town Council approve the application.

FINANCIAL IMPACT

None.

STRATEGIC GOAL(S)



**INNOVATE WITH
COLLABORATIVE
GOVERNANCE**



**SUPPORT AN
ACTIVE COMMUNITY**



**DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH**

ATTACHMENTS

1. Vicinity Map
2. SP21-018 Site Plan
3. Applicant's Project Narrative
4. Required Ground Lease Site Plan Alteration Authorization Letter
5. SP21-018 Racquet Club Planning Commission Report

RECOMMENDED MOTION

1. I move to approve the Ground Lease Authorization Letter.
2. I move to approve the Site Plan for SP21-018, based on staff findings, with the following conditions contained in the staff report:
 - a. The SP21-018 Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document', shall be the approved plans. All development and improvements shall be consistent with these plans.
 - b. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a certificate of occupancy or completion.
 - c. Any dead trees on site and within the tree lawn shall be replaced consistent with the stamped and approved landscape plan.
 - d. Any substantial changes to the approved site plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.
 - e. The final warranty work from Phase 1 will be incorporated into this project. The Phase 1 public improvements security will be retained by the Town in the interim.



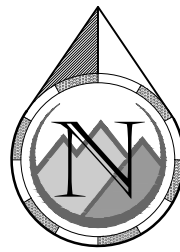
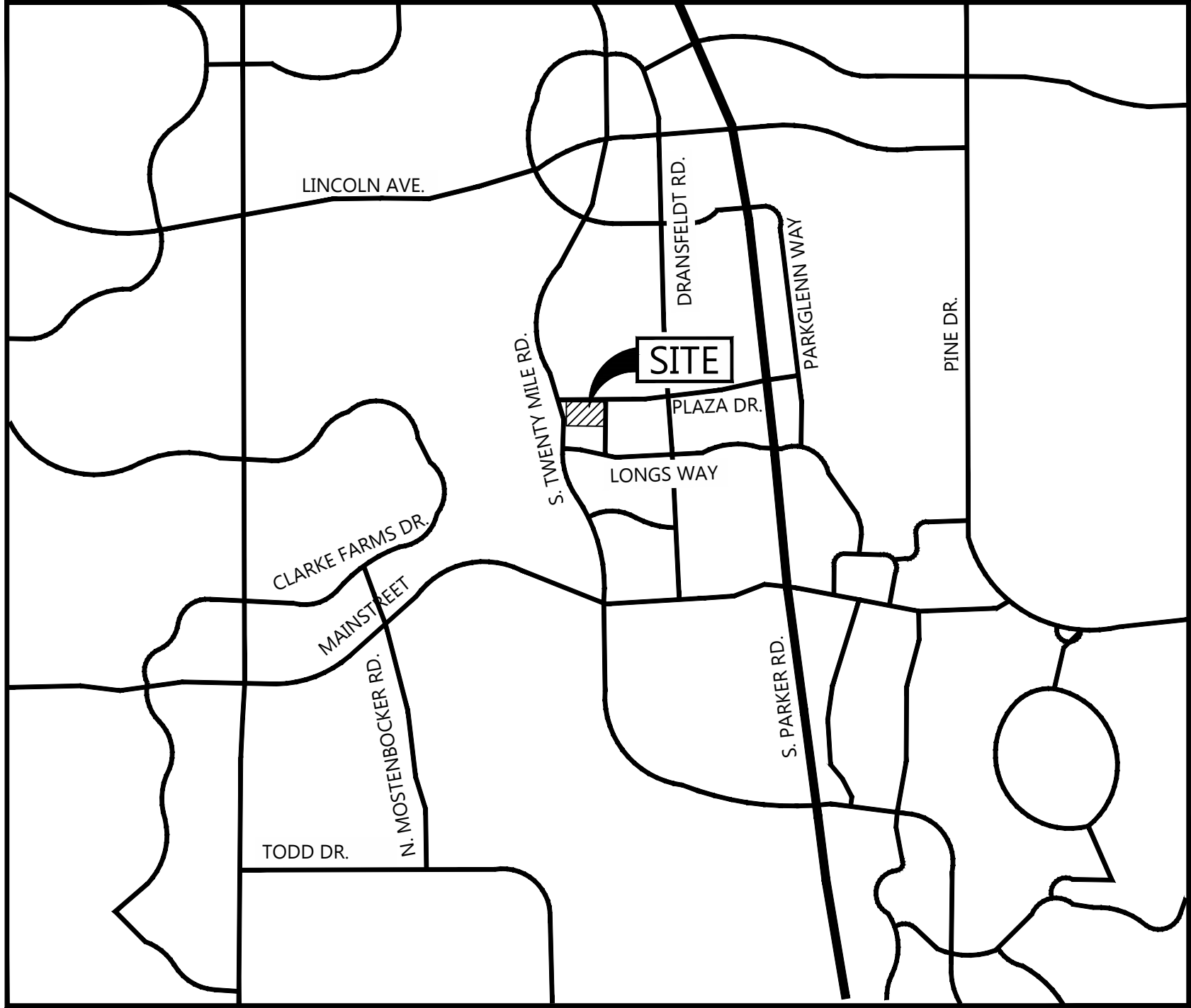
Project Site

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NARRATIVE

THE GOAL OF THIS EXPANSION IS TO PROVIDE A DIVERSE SELECTION OF OUTDOOR SPORTING OPTIONS TO THE PARKER COMMUNITY. THE OUTDOOR COURT EXPANSION WILL INCLUDE 3 TENNIS COURTS, 4 PADEL COURTS, 2 PICKLE BALL COURTS, 1 HITTING WALL/ PICKLE BALL COURT, AND 4 SAND VOLLEYBALL COURTS. AS A PART OF OUTDOOR COURT EXPANSION THERE WILL ALSO BE AN ADDITIONAL 22 PARKING SPACES ADDED TO THE EXISTING 47 PARKING SPACES.



VICINITY MAP
SCALE: 1" = 2000'

OWNER
PARKER RACQUET CLUB C/O BARRY RIDDLE
18396 PLAZA DR
PARKER, CO 80134
PH: 720.676.7560

ARCHITECT
ADRANGA ARCHITECTURE
7383 S ALTON WAY STE. 150,
CENTENNIAL, CO 80112
PH: 719.351.4918
CASEY ADRAGNA

LANDSCAPE ARCHITECT
TIM DUNN LANDSCAPE ARCHITECTURE
6948 DAVENTRY PL
CASTLE ROCK, CO 80108
PH: 720-350-2411
TIM DUNN

ENGINEER
PROOF CIVIL
600 GRANT ST., STE 210
DENVER, CO 80203
PH: 303.325.5709
JASON DEYOUNG

SHEET INDEX	
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	GRADING PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS
E1.0	PHOTOMETRIC PLAN
E2.0	LIGHTING DETAILS
A1.0	SITE DETAILS AND RENDERINGS
C4.0	EXISTING CONDITIONS MAP

SITE DATA CHART		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA:	213,458 SF (4.9 ACRES)	100%
- EXISTING BUILDING AND PATIO FOOTPRINT	46,489 SF	22%
- PROPOSED COURTS FOOTPRINT	41,825 SF	20%
- ROADS/PARKING/WALKS	42,451 SF (EXISTING) + 7,235 (PROPOSED)	23%
- LANDSCAPE COVERAGE	75,458 SF	35%
HARDSCAPE TOTAL:	138,000 SF	65%
ITEM	DESCRIPTION	
ZONING	PD-CLARKE PROPERTY AND COMMERCIAL/OFFICE/INDUSTRIAL	
PROPOSED ADDITION:		
-3 TENNIS COURTS		
-4 PADEL BALL COURTS		
-2 PICKLE BALL COURTS		
-22 ADDITIONAL PARKING SPACES		
-1 HITTING WALL		
-SEATING FOR TENNIS COURTS		
PARKING:	REQUIRED	PROPOSED
STANDARD STALLS	69	47 EXISTING + 22 ADDITIONAL= 69 TOTAL (SEE SPECIAL PARKING STUDY)
H.C. STALLS	4	N/A
BICYCLE PARKING	10 (14 EXISTING ONSITE)	6 ADDED (20 TOTAL)



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/22/2021	RESPONSE TO COMMENTS
2	09/24/2021	RESPONSE TO COMMENTS

PROJ. NO.:

20097

DATE:

02/17/2021

DRAWN BY:

ANM

CHECKED BY:

JGD

COVER SHEET

PARKER RACQUET CLUB
18396 PLAZA DR.
PARKER
COLORADO

DRAWING NO.

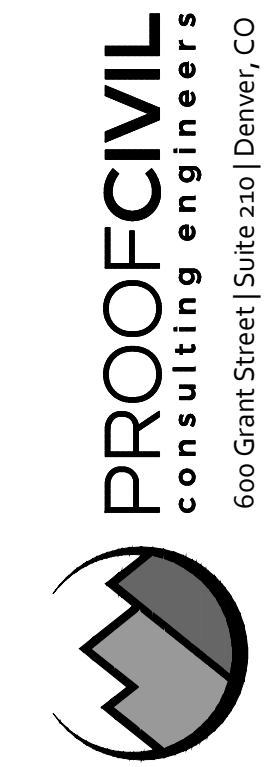
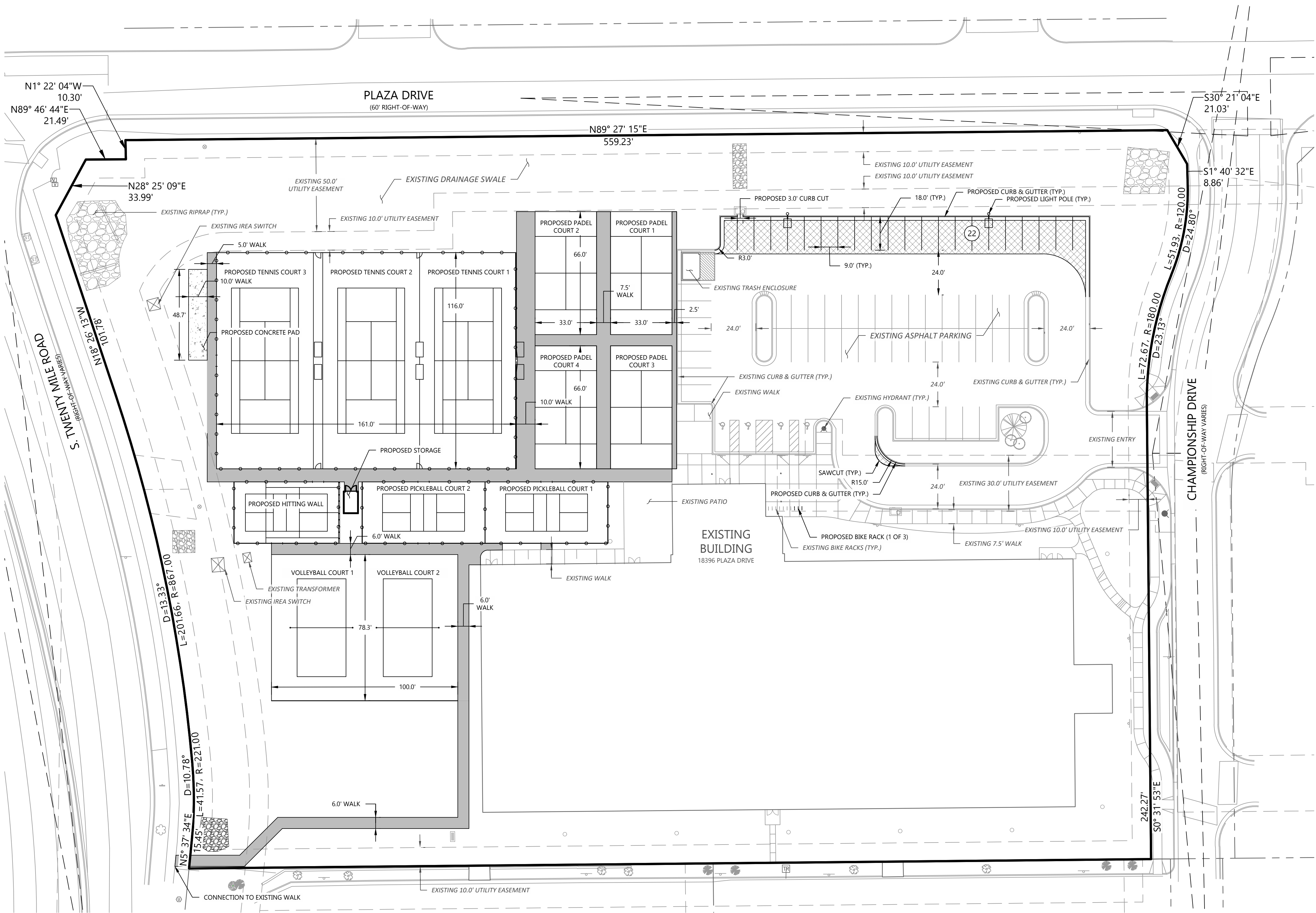
C1.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND:
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED SAWCUT
 - PROPOSED COURT FENCING (SEE ARCHITECTURAL)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE WALK (MATCH EXISTING COLOR/FINISH)
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - EXISTING SIGN

NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

PROJ. NO. 20097

SITE PLAN

DRAWING NO.

DATE

DATE

DESCRIPTION

C2.0

NO.

NO.

DESCRIPTION

1

1

06/22/2021

RESPONSE TO COMMENTS

2

2

09/24/2021

RESPONSE TO COMMENTS

ANM

JGD

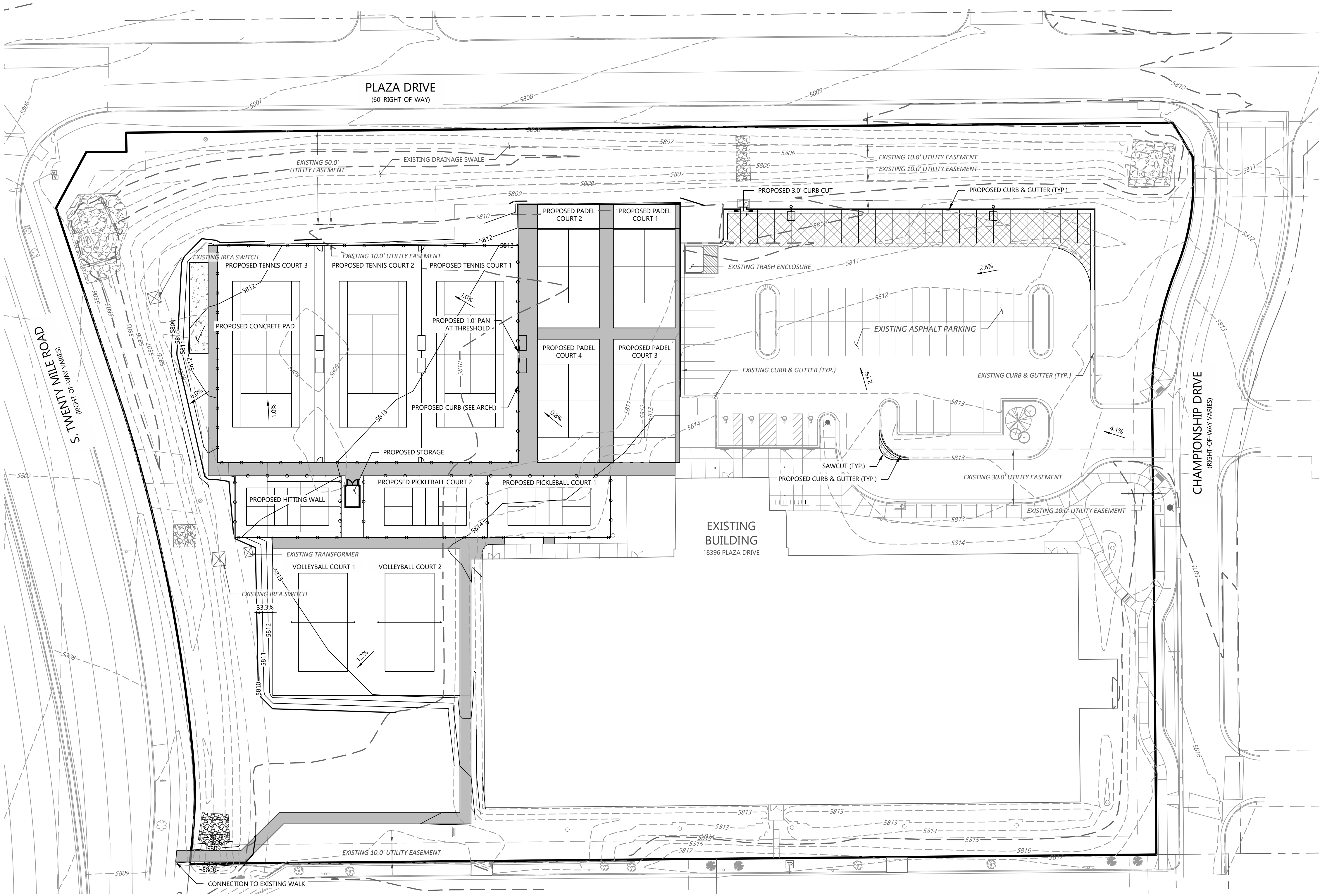
COLORADO

PARKER

PARKER RACQUET CLUB
18396 PLAZA DR.

C2.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

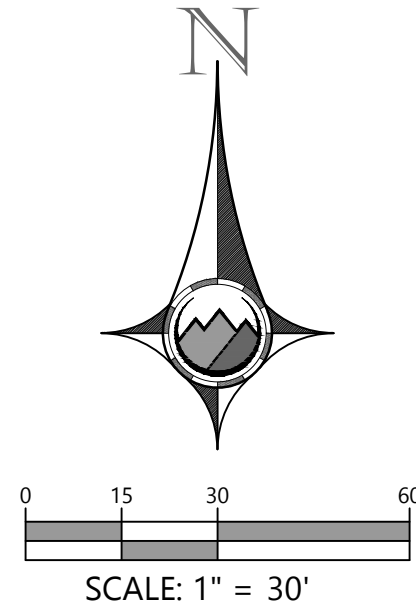


LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	EXISTING SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

NOTES:

- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REV. NO.	DATE	DESCRIPTION	PROJ. NO.		20097	
			NO.	DATE		
1	06/22/2021	RESPONSE TO COMMENTS	1	06/22/2021		
2	09/24/2021	RESPONSE TO COMMENTS	2	09/24/2021		
			DRAWN BY:	ANM		
			CHECKED BY:	JGD		

GRADING PLAN

PARKER RACQUET CLUB

18396 PLAZA DR.

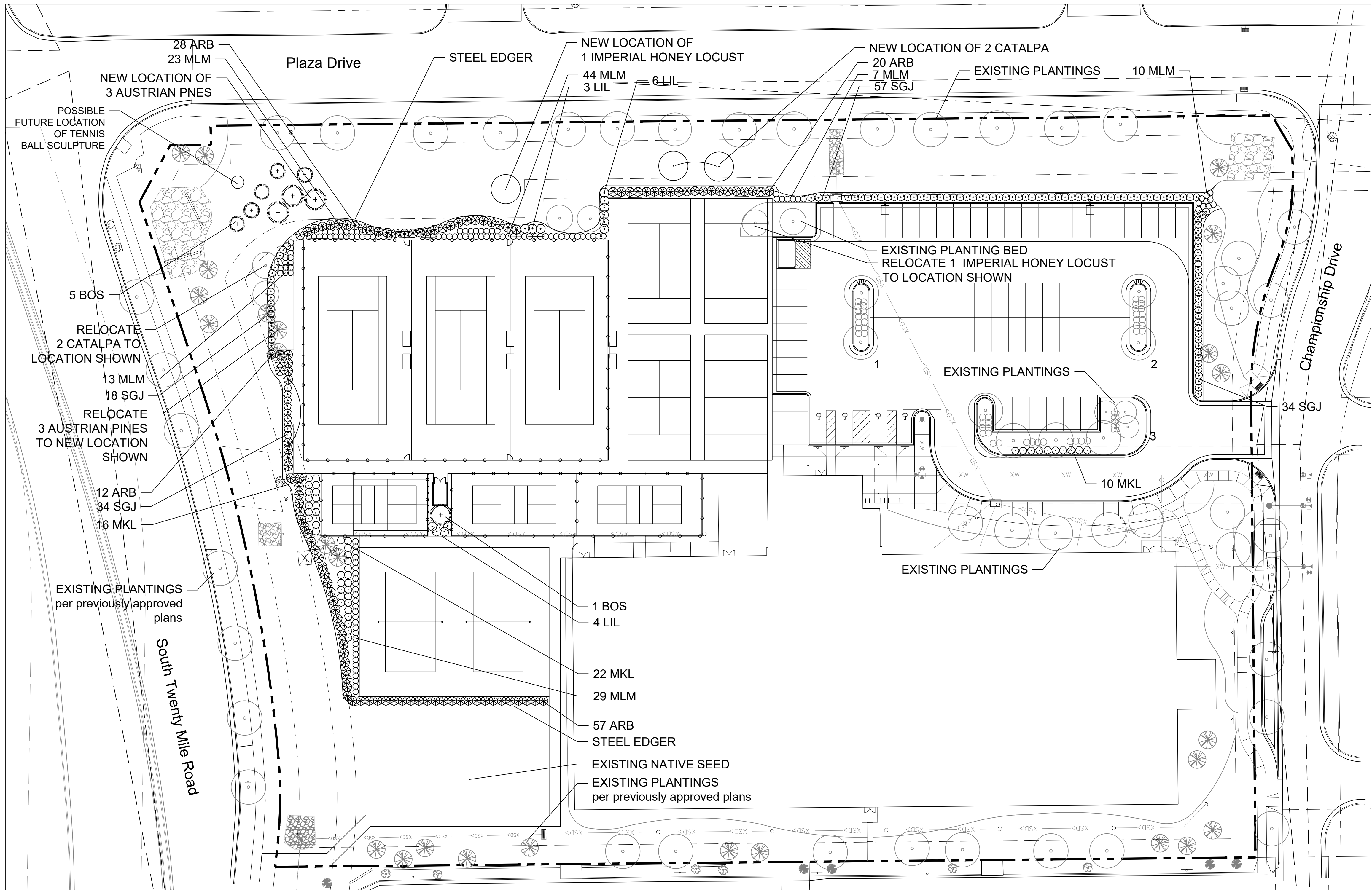
COLORADO

PARKER

DRAWING NO.

C3.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Total Site Area 213,458 sf
Total Landscape Area 75,405 sf

TOWN OF PARKER LANDSCAPE REQUIREMENTS
LANDSCAPE CALCULATIONS TABLE

Landscape per original plan approved 4.11.2018 shown below
Note: Plant counts are on site only, no right-of-way plants are included in plant counts.

Perimeter Landscape Buffer North - 590 lf @ 1 tree & 5 shrubs/40 lf = 15 trees required and 75 shrubs required
19 trees provided and 137 shrubs provided

Perimeter Landscape Buffer South - 532 lf @ 1 tree & 5 shrubs/40 lf = 14 trees required and 70 shrubs required
17 trees provided and 81 shrubs provided

Perimeter Landscape Buffer East - 385 lf @ 1 tree & 5 shrubs/40 lf = 10 trees required and 50 shrubs required
10 trees provided and 53 shrubs provided

Perimeter Landscape Buffer West - 386 lf @ 1 tree & 5 shrubs/40 lf = 10 trees required and 50 shrubs required
10 trees provided and 115 shrubs provided

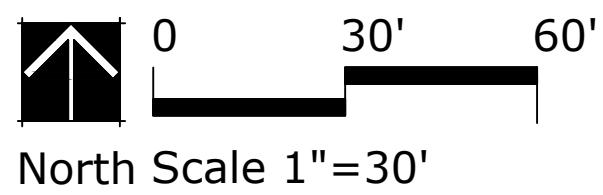
Parking Lot Island Landscape
Parking Lot Island #1 - 162 sf = 1 tree required, 2 trees provided, 5 shrubs required, 14 shrubs provided
Parking Lot Island #2 = 162 sf = 1 tree required, 2 trees provided, 5 shrubs required, 14 shrubs provided
Parking Lot Island #3 - 1,215 sf = 8 trees required, 7 trees provided, 40 shrubs required, 59 shrubs provided (substitute 3 grasses per 1 shrub)

TOTALS original approved plan plus amended landscape plan
Trees - 67
Shrubs - 454
Grasses - 366

Total landscape area 75,405 sf
Total sf living area = 64,100 (85%)

Total number of evergreens - 23 (34%)

Total Site Landscape requirement of 1 tree and 5 shrubs per 1,500 sf
73,866 sf not including parking islands = 50 trees and 250 shrubs required
55 trees and 386 shrubs provided and 383 grasses provided



LEGEND

- 6'-8 ht. evergreen trees
- 5 gallon evergreen shrubs
- 5 gallon deciduous shrubs
- 1 gallon ornamental grasses

Note:
All Beds are tan rock mulch
3" depth over commercial grade
weed barrier

- Existing evergreen trees
- Existing deciduous trees

TIM DUNN DESIGN
Landscape Architecture & Planning
TIM DUNN A.S.L.A.
720-350-2411 tudunn1958@gmail.com
www.timdunnlandscapearchitect.com
state of colorado license# 400

SEAL:

REVISIONS

PROJ. NO.: 20097

DATE 3/22/21
DRAWN BY: TAD
CHECKED BY: TAD

Landscape Plan

PARKER RACQUET CLUB
18396 PLAZA DRIVE

PARKER

DRAWING NO.

L1.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Landscape Notes

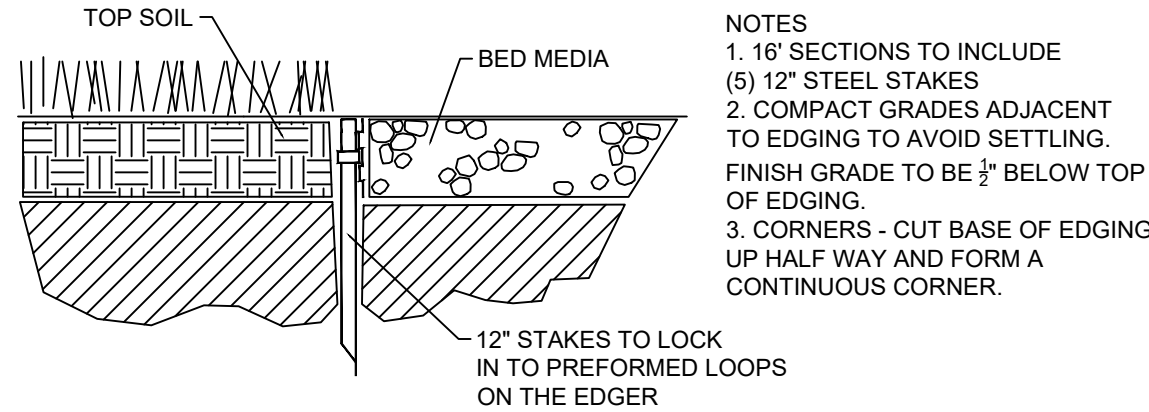
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAEETY REGULATIONS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSBILE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY.
3. CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATING OR TRENCHING.
- 4.CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
5. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/IMPROVEMENTS, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECTS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTORS OPERATIONS DURING CONSTRUCTION AND/OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/OR DESTROYED THAT IS NOT DESIGNED FOR DEMOLITION.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE USE OF THE MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING, DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERING DETAILS.
9. ALL LANDSCAPE BED AREAS AND TURF AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (4) CUBIC YARDS PER 1,000 SF. PRIOR TO LANDSCAPE INSTALLATION A SOILS TEST SHALL BE PERFORMED TO DETERMINE THE SPECIFICS OF THE SOIL AMENDMENT FOR THE TURF AREAS. IRRIGATED NATIVE AREAS ARE TO RECIEVE(1) CUBIC YARD OF SOIL PREPARATION PER 1,000 SF. NON-IRRIGATED NATIVE SEED AREAS ARE NOT TO RECEIVE ANY SOIL AMENDMENT.
10. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS AS SHOWN ON PLANS AND ADJACENT TO TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENT-PARALLEL TO CURBS, WALKS, AND WALLS. EDGER IS NOT NECESSARY FOR TREES AND SHRUBS IN NATIVE AREAS.
11. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEPTH TAN ROCK MULCH OVER COMMERCIAL GRADE WEED BARRIER, UNLESS SPECIFIED ON PLANS. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
12. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE A MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARDS FOR NURSERY STOCK"
13. ALL PLANTS SHALL BE PLANTED USING EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE SPECIFIED OR NOTED ON THE LANDSCAPE DRAWINGS.
14. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTORS LIABILITY TO RELOCATE OR REPAIR.
15. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. LOCATION AND NUMBER OF PLANTS SHALL BE SUBSTANTIALLY CONSISTENT WITH THE APPROVED LANDSCAPE PLAN FOR THE PROPERTY.
16. CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR THE OWNER OF THE PROPERTY.
17. ALL PLANTING BEDS AND TREES SHALL BED DRIP OR MICRO SPRAY IRRIGATED, TURF GRASS SHALL BE IRRIGATED BY POP UP HEADS. ALL IRRIGATION SHALL BE AN UNDERGROUND, AUTOMATIC SYSTEM. SEE IRRIGATION PLANS FOR FINAL LAYOUT AND DESIGN.

Town of Parker Maintenance Notes

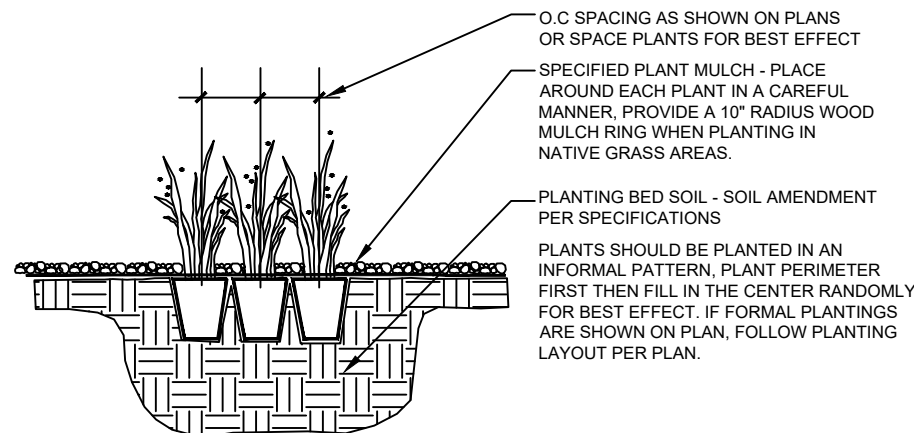
1. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMIED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNERS, AGENT OR TENANT OR A HOME OWNERS ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY. ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITEDTO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPAYING, CULTIVATING OR OTHER MAINTENANCE AS NEEDED AS IN ACCORDANCE WITH ACCEPTABLE HORITIUCULTURAL PRACITICES. AREAS OF NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
2. DEAD PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITH A HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBMIT REMOVAL AND REPACEMENT. IN SUCH CASE, REMOVAL AND REPLACEMENT SHALL OCCUR WITH A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
3. NON LIVING LANDSCAPE SUCH AS ROCK, STONE, BARKCHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREAS IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN FULL OVERAGE TO A MINIMUM OF THREE (3) INCHES FOR ROCK AND FOUR (4) INCHES FOR WOOD MULCH.
4. LANDSCAPE STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTERS BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, ASTRUCTURAL AND ATTRACTIVE CONDITION.
5. IRRIGATION SYSTEMS ARE TO BE MONITORED AND AJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
6. IRRIGATION REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY.

Plant Schedule

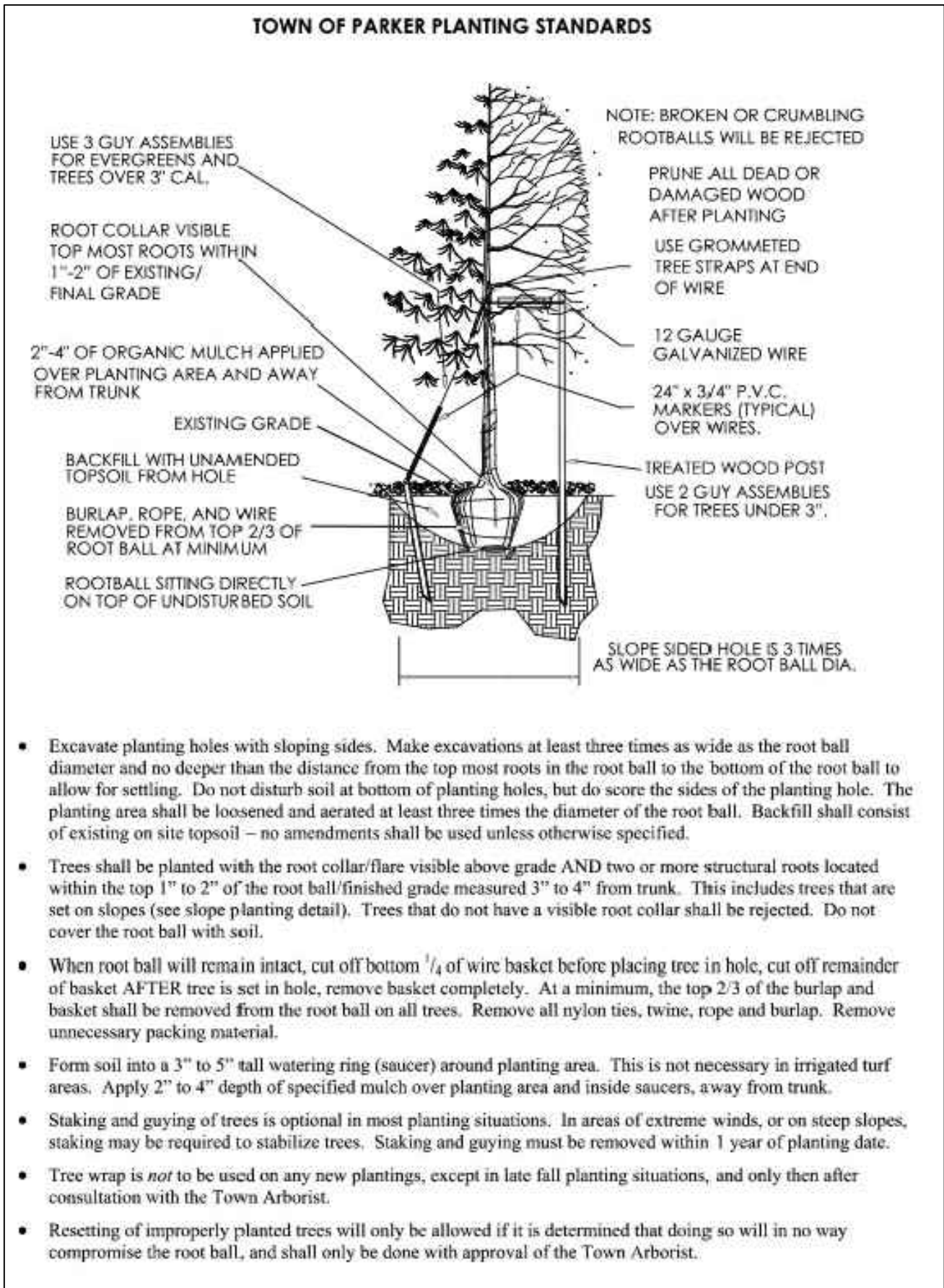
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	HYDROZONE	MATURE SIZE
EVERGREEN TREE							
6	BOS	BOSNIAN PINE	Pinus heldreichii	6'-8' ht.	B&B	LOW	25'ht.x12'sp.
EVERGREEN SHRUBS							
112	ARB	EMERALD ARBOVITAE	Thuja occidentalis 'Emerald'	15 GAL.	CONTAINER	LOW	10'ht.x4'sp.
109	SGJ	SEA GREEN JUNIPER	Juniperus x media 'Sea Green'	5 GAL.	CONTAINER	LOW	6'ht.x6'sp.
DECIDUOUS SHRUBS							
13	LIL	WHITE FRENCH LILAC	Syringa vulgaris 'Sensation'	5 GAL.	CONTAINER	LOW	10'ht.x8'sp
38	MKL	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 GAL.	CONTAINER	MODERATE	5'ht.x3'sp.
ORNAMENTAL GRASS							
90	MLM	MORNING LIGHT MAIDEN GRASS	Miscanthus sinensis 'Morning Light'	1 GAL.	CONTAINER	LOW	5'ht.x3'sp.



5 Steel Edger Detail
4

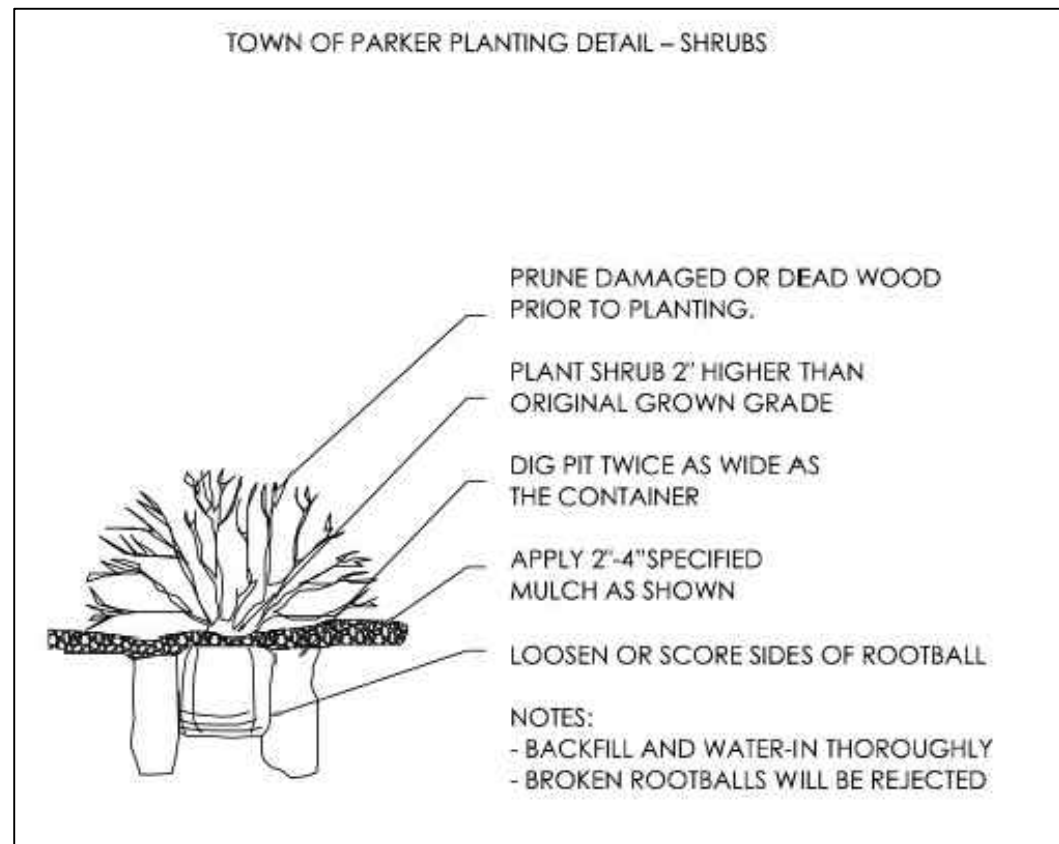


4 Ornamental Grass Planting Detail
4



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

2 Tree Planting Detail
4 Town of Parker



3 Shrub Planting Detail
4 Town of Parker

TIM DUNN DESIGN
Landscape Architecture & Planning
TIM DUNN A.S.L.A.
720-350-2411 tadum1958@gmail.com
www.timdunlandscapearchitect.com
state of colorado license# 400

SEAL:

REVISTONS

NO.	DATE	DESCRIPTION
1	6.30.21	1st Round Comments
2	9.24.21	2nd Round Comments

PROJ. NO.: 20097
DATE: 3.22.21
DRAWN BY: TAD
CHECKED BY: TAD

COLORADO

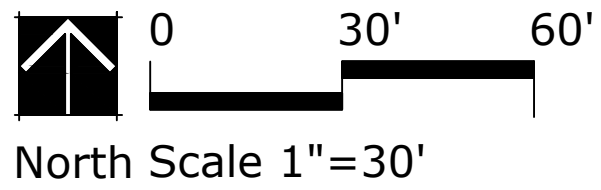
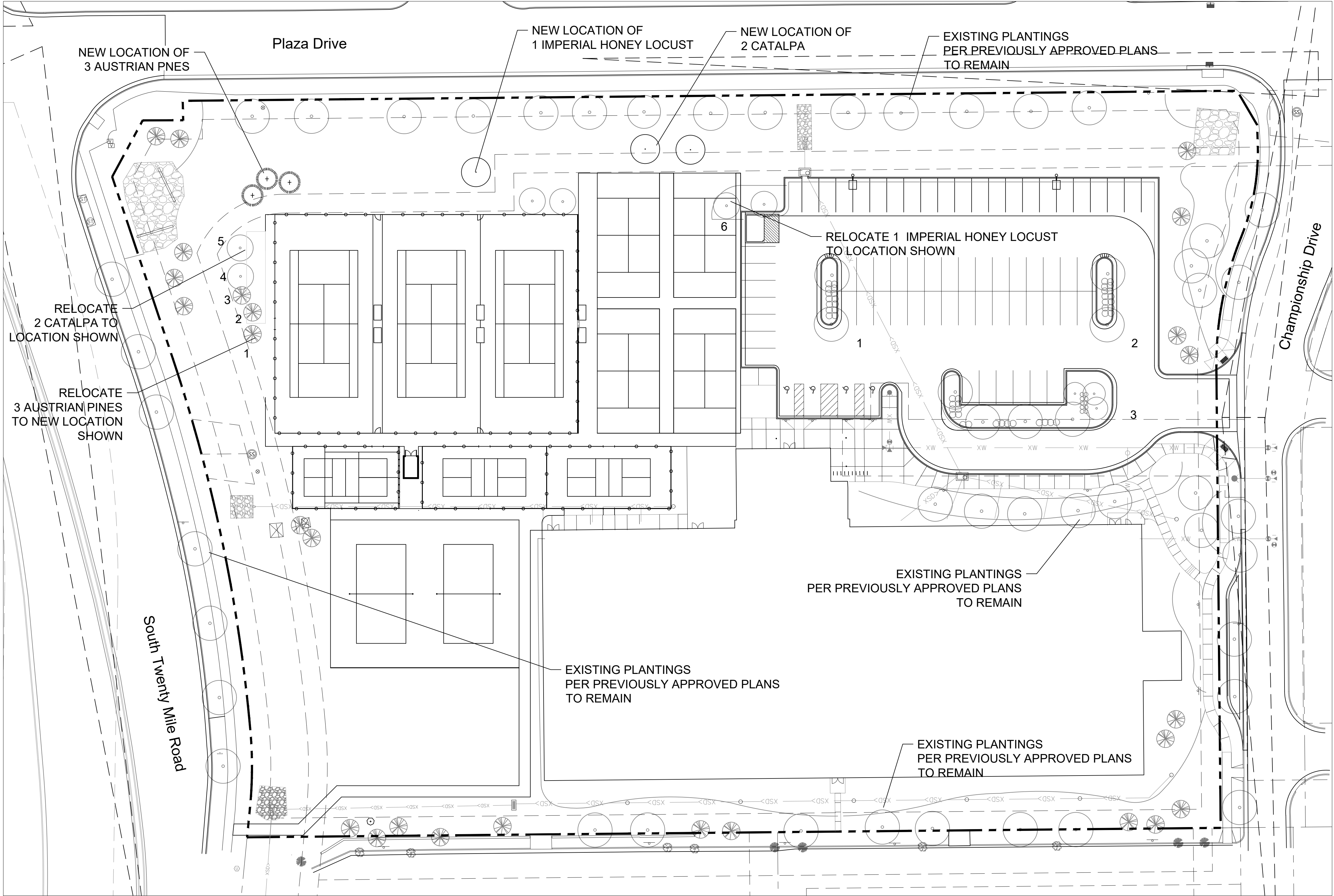
Notes & Details

PARKER RACQUET CLUB
18396 PLAZA DRIVE
PARKER

DRAWING NO.

L2.0

LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



TREE INVENTORY & ASSESSMENT

Tree #	Species	Size dbh or height	Health	Action	Tree Value
Tree 1	Austrian Pine	8' ht.	Good	To be relocated	\$800
Tree 2	Austrian Pine	8' ht.	Good	To be relocated	\$800
Tree 3	Austrian Pine	8' ht.	Good	To be relocated	\$800
Tree 4	Catalpa	2.5"	Good	To be relocated	\$750
Tree 5	Catalpa	2.5"	Good	to be relocated	\$750
Tree 6	Imperial Honeylocust	2.5"	Good	to be relocated	\$750

Tree Location Plan Notes

- ALL EXSTING LANDSCAPING SHOWN ON PLAN IS PER THE APPROVED PLANS DATED 4/11/2018.
- NO EXISTING TREES ARE TO BE REMOVED WITH NEW LANDSCAPE PLAN, SIX TREES WILL BE RELOCATED
- EXISTING TREES TO BE RELOCATED ARE
 - 3 AUSTRIAN PINE
 - 2 CATALPA TREES
 - 1 IMPERIAL HONEY LOCUSTSEE TREE LOCATIONS ON PLAN
- ALL TREES DESIGNATED AS "RELOCATE" SHALL BE TRANSPLANTED IN ACCORDANCEWITH STANDARDS AND PROCEDURES SET FORTH BY THE INTERNATIONAL SOCIETY OF ABORICULTURE ("ISA") OR THE TREE CARE INDUSTRY ASSOCIATION ("TCIA")
- TREES AND SHRUBS DESIGNATED AS "PRESERVE" SHALL BE PROTECTED FROM DAMAGE CAUSED BY CONSTRUCTION RELATED ACTIVITIES IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.

Tree Preservation Plan

PARKER RACQUET CLUB

18396 PLAZA DRIVE

PARKER

PROJ. NO. 20097

DATE 3.22.21

DRAWN BY: TAD

CHECKED BY: TAD

REVISITONS

NO.	DATE	DESCRIPTION
1	6.30.21	1st Round Comments
2	9.24.21	2nd Round Comments

SEAL:

TIM DUNN DESIGN

Landscape Architecture & Planning

TIM DUNN A.S.L.A.

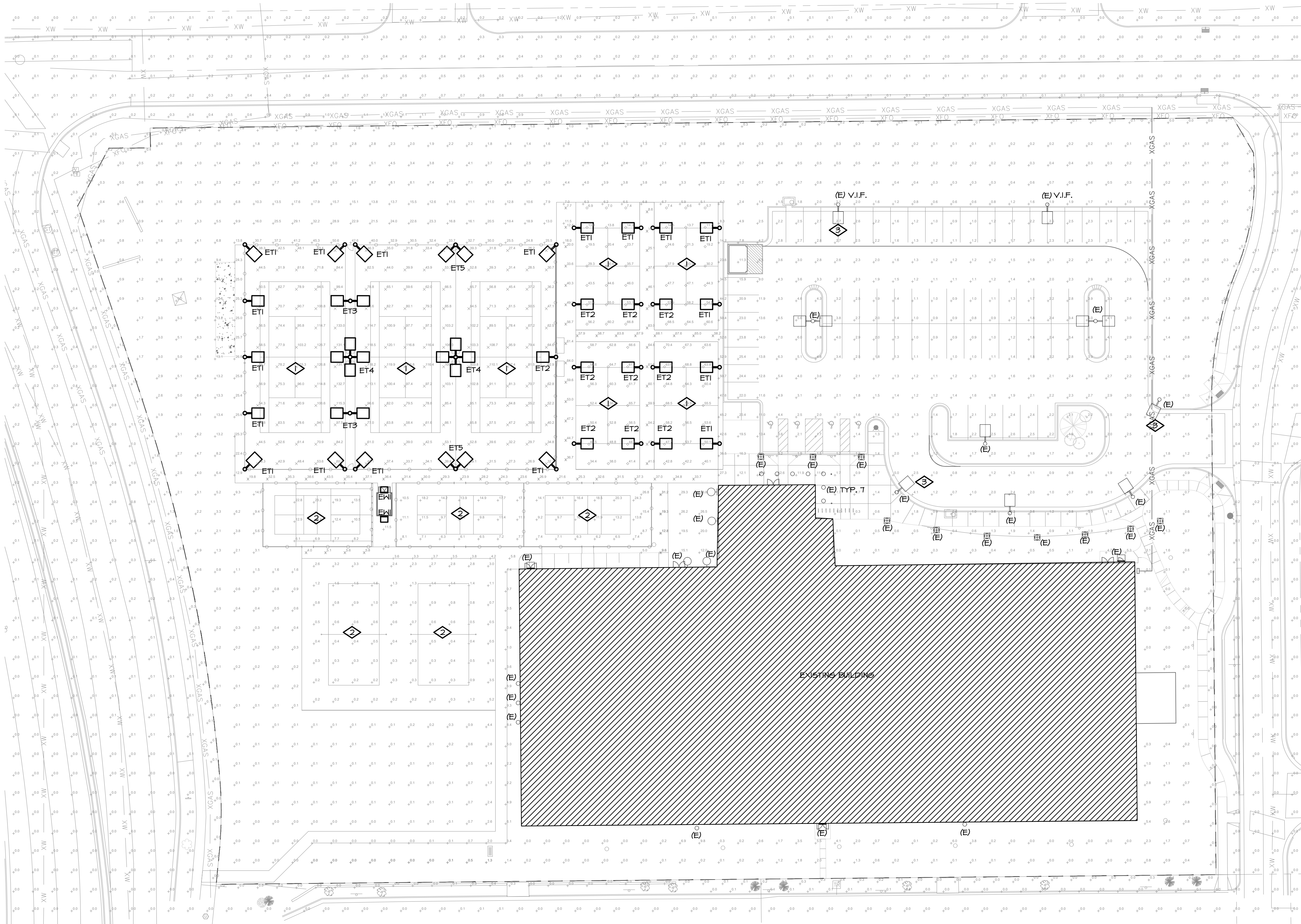
720-350-2411 tadum1958@gmail.com

www.timdunnlandscapearchitect.com

state of colorado license# 400

DRAWING NO.

L3.0

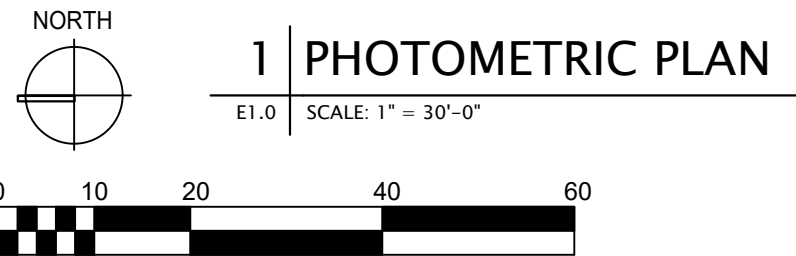


- LIGHTING FIXTURES**
- A LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
 - WALL MOUNTED LUMINAIRE
 - DOWNLIGHT LUMINAIRE
 - EMERGENCY LUMINAIRE - SHADED PROVIDE WITH INTEGRAL BATTERY BACKUP
 - BOLLARD OR POST TOP LUMINAIRE
 - EXTERIOR AREA LIGHT

- GENERAL NOTES**
- LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
 - CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
 - ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED IN CALCULATIONS.
 - ALL EXTERIOR PARKING LOT LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE EXTINGUISHED WITHIN ONE (1) HOUR AFTER THE END OF BUSINESS HOURS AND REMAIN EXTINGUISHED UNTIL ONE (1) HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS HOURS. FOR REASONS OF SECURITY, A MAXIMUM OF THIRTY PERCENT (30%) OF THE TOTAL LIGHTS USED FOR PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING SUCH PERIOD, PER LDO 13.10.140 E.3.C.
 - ALL LIGHT FIXTURES ON SITE NOT TO EXCEED 30' IN OVERALL FIXTURE HEIGHT, UNO. REFER TO DETAIL 2/E201 FOR POLE HEIGHT DETAILS OF SPECIFIED FIXTURES.
 - ILLUMINATED SIGNAGE NOT INCLUDED IN PHOTOMETRIC CALCULATION, CONTRIBUTION IS NEGLIGIBLE AT GRADE.
 - LIGHTING FOR SPORT COURTS SHALL BE SHUT OFF AT 10PM NOT TO BE TURNED BACK ON UNTIL THE START OF BUSINESS HOURS, IF NECESSARY, PER LDO 13.10.140 C.B.

- KEYNOTE LEGEND**
- | KEY | VALUE |
|-----|---|
| ◇ | 1. LIGHTING LEVELS FOR TENNIS BALL COURTS ARE DESIGNED FOR CLASS II LEVEL OF PLAY, PER IES RECOMMENDATIONS, THE TARGET ILLUMINATION LEVEL FOR COURT LIGHTING IS 15 FC AVG MAINTAINED ON THE HORIZONTAL PLANE, MEASURED 3'-0" ABOVE FINISHED GRADE. POLE HEIGHTS FOR TENNIS AND PADEL BALL COURT LIGHTING SHALL BE 38'-0" TALL FOR CLASS II LEVEL OF PLAY. |
| ◇ | 2. PER OWNER'S DIRECTION, LIGHTING SHALL NOT BE PROVIDED FOR NIGHTTIME PLAY AT VOLLEYBALL AND PICKLE BALL COURTS. |
| ◇ | 3. THIS PARKING LOT LUMINAIRE SHALL BE ON ON UNTIL (1) HOUR AFTER DAWN, AS PART OF THE ALLOWABLE 30% SECURITY/NIGHT LIGHTING. |
| ◇ | 4. MAXIMUM LIGHT LEVELS THROUGHOUT SURPASS THE 12FC MAXIMUM DUE TO ADDED SPORT COURT LIGHTING. |

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outdoor Patio	+	23.3 fc	21.2 fc	14.0 fc	1.9:1	1.7:1
Overall Site	+	0.4 fc	4.8 fc	0.1 fc	46.0:1	4.0:1
Padel Ball #1	◇	29.0 fc	50.8 fc	8.9 fc	5.7:1	3.3:1
Padel Ball #2	◇	31.3 fc	53.5 fc	11.4 fc	4.7:1	2.7:1
Padel Ball #3	◇	45.8 fc	54.3 fc	32.8 fc	1.7:1	1.4:1
Padel Ball #4	◇	48.4 fc	58.3 fc	33.5 fc	1.7:1	1.4:1
Parking Lot	+	3.7 fc	24.3 fc	0.7 fc	41.4:1	5.3:1
Property Line	+	0.8 fc	3.4 fc	0.0 fc	0:0	0:0
Tennis Court #1	×	58.4 fc	87.3 fc	28.4 fc	3.0:1	2.0:1
Tennis Court #2	×	78.8 fc	104.1 fc	36.7 fc	2.8:1	2.0:1
Tennis Court #3	×	64.2 fc	105.2 fc	35.3 fc	3.0:1	2.0:1
Hallways	X	13.8 fc	44.7 fc	0.3 fc	144.0:1	46.0:1
Hallways Between Courts	X	38.4 fc	63.2 fc	11.2 fc	5.6:1	3.5:1



PHOTOMETRIC PLAN

PARKER RACQUET CLUB
18396 PLAZA DR.

PARKER

REVISIONS

NO.	DATE	DESCRIPTION
1	06/22/2021	RESPONSE TO COMMENTS
2	09/24/2021	RESPONSE TO COMMENTS

PROJ. NO.: 20097
DATE: 02/17/2021
DRAWN BY:
CHECKED BY:

DRAWING NO.

E1.0



Philips Gardco AeroScape LED wall and surface mount features energy saving LEDs and a design that compliments modern architecture. ASW is designed for building and perimeter zones as well as egress lighting zones. Three optical distributions are available with typical Type II, Type III, and Type IV. Full range dimming and control options are available for additional energy savings.



Project: _____
Location: _____
Cat.No: _____
Type: _____
Quantity: _____
Notes: _____

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Mounting	Dist.	Voltage	Dimming Control	Electrical	Options	Finish
ASW	32L			SM						
ASW AeroScape LED Wall & Surface Mounted Luminaire	32L 32 LEDs	350 350mA 530 530mA 1000 1000mA	CW-G2 Cool White 2700K, 70 CRI Generation 2 WW-G2 Warm White 4000K, 70 CRI Generation 2 WW-G2 Warm White 3000K, 70 CRI Generation 2	SM Surface mount	2 Type I 3 Type J 4 Type L	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 0-277V AC HWU 347-480V AC	DD 0-10V Dimming Driver DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{1,2} CS50 Motion 50% Dimming, 8 hours ^{1,2} CS50 Unimotion 50% Dimming, 8 hours ^{1,2} DASO All Night 50% Dimming ^{1,2} Photoelectric Systems PCB Photocontrol Buttons ^{1,3}	Fusing F1 Single (20, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pole (208, 240, 480VAC) ¹	— None (See e-blank) DL Diffuse lens WH White BK Black BZ Bronze DGY Dark Gray MDY Medium Gray RAL Specify optional color or RAL (see RAL 7024) CC Custom color (customer supplied color chip to match is required)	Textured

1. Available in 120, 208, 240, 277 or UNV only.
2. The PCB option not available in 480V.
3. Must specify input voltage.
4. Not available with Dimming Driver (DD) option.

Accessories (order separately)

F1-KIT¹	Single Fusing Kit (120, 277, 347V)	DYN-KIT1	DynaDimmer USB Cable Kit (for field programming). The USB programming cable is used to directly link and program DynaDimmer 0-10V from a PC. When using this cable, no programmer tool is needed. DynaDimmer software has a special button to activate the USB feature. Cable only.	DYN-KIT2	DynaDimmer Handheld Programmer Kit (for field programming). The DynaDimmer programmer enables users to program the individual DynaDimmer either on or off-site. Powered by 4 AA or LR6 batteries. Handheld programmer only.
---------------------------	------------------------------------	-----------------	---	-----------------	---

ASW-32_G2 02/17 page 1 of 3



Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

ZONE™ Large (ZNL) Outdoor Sports Light



OVERVIEW	
Lumen Range	60,000 - 78,000
Wattage Range	448 - 653
Efficacy Range (LPW)	116 - 133
Weight lbs (kg)	60 (27.2)

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Designed to mount to round or square poles without need for pole adapters.
- Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 60 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integral lower (L) and house-side shield (IH) options available for improved back-light control without sacrificing street side performance. See page 5 for more details

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L90 Calculated Life: >100K Hours (See Lumen Maintenance on Page 5).
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 78L lumen package rated to +40°C.
- Power factor: >90.
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth[™] motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.

- LSI's AirLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Utilizes both B3 and B5 drill patterns for easy fastening of LSI products. (See drawing on page 5).

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24 Compliant; with INSDT, ALS-C, or ALSCH Options.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IDA compliant; with 3000K color temperature selection.

Specifications and dimensions subject to change without notice.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsiindustries.com
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SPEC.1062.A.0620



Type: _____

ZONE Large Outdoor Sports Light

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **ZNL 60L CT UNV 50 ALBCS1 BLK IH**

Prefix	Output	Distribution	Voltage	Color Temperature
ZNL - Zone Large	60L - 60,000 lms 78L - 78,000 lms	CT - Court Optic FT - Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (347 - 480V)	50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT

Controls	Finish	Options
(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System Head / Satellite ^{1,2} ALSCSR2 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCSR2S - AirLink Synapse Control System Head / Satellite with 12-20' Motion Sensor ^{1,2} ALSCSR4 - AirLink Synapse Control System with 20-40' Motion Sensor ALSCSR4S - AirLink Synapse Control System Head / Satellite with 20-40' Motion Sensor ^{1,2} ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ^{1,3} ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) ^{1,3}	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus GRN - Green WHI - White	(Blank) - None IH - Integral House-side Shield IL - Integral Louver (Sharp Spill Light Cutoff) FMS - Fixed Mounting Stud (Includes 5' dimming and power leads extended to housing exterior) ¹
Stand-Alone Controls EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ¹ INB3T1 - Integral Bluetooth [™] Motion and Photocell Sensor max 8-24' mounting height ^{1,3} INB3T2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height ^{1,3}		

Accessory Ordering Information

Controls Accessories ⁵		Mounting Accessories ⁶	
Description	Order Number	Description	Order Number
AirLink S Pin Twist Lock Controller	661409	Universal Mounting Bracket	694616CLR
AirLink S Pin Twist Lock Controller	661410	Adjustable Slip Filter (2" - 2.3/8" Tension)	688138CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR	Quick Mount Pole Bracket (Square Pole)	687073CLR
Shorting Cap for use with CR7P	149328	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
Fusing Accessories⁴		Wall Mount Bracket	382112CLR
Description	Order Number	38" Extension Arm	142699CLR
Single Fusing (120V)	FK120	Pole Top Hub - Single w/ 2@180°	143864CLR
Single Fusing (120V)	FK277	Pole Top Hub - 2@70°	143865CLR
Double Fusing (480V)	DFK480	Pole Top Hub - 2@90°	143866CLR
Double Fusing (347V)	DFK347	Pole Top Hub - 4@90°	143867CLR
		Pole Top Hub - 4@70°	143868CLR
Shielding Accessories		Description	Order Number
FOOTNOTES: 1. Not available in HV. 2. Consult Factory for Site Layout. 3. INSDT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. 4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information. 5. "CLR" denotes finish. See Finish options. 6. Fusing must be located in hand hole of pole. 7. Not compatible with Adjustable Slip Filter, Quick Mount Pole or Pole Top Hub bracket accessories.		Internal Louver/Shield	696465
		Internal House Side Shield	743416
		External Shield	Consult Factory
		10' Linear Bird Spike Kit (4' Recommended per Luminaire)	736795



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SPEC.1062.A.0620

1 | EW1
E2.0 | SCALE: NTS

2 | ET1,ET2,ET3,ET4,ET5
E2.0 | SCALE: NTS

LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP			LUMEN OUTPUT	MAX WATTS	MOUNTING INFORMATION	
					QTY	WATT	TYPE			LOCATION	BOF/RFD/OPH
ET1	SINGLE-HEAD, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC, HOUSE SIDE SHIELD	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-IH	UNIV	1	653	LED 4000K	63,241 PER HEAD	653	POLE GROUND	30'-0" TOF
ET2	SINGLE-HEAD, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK	UNIV	1	653	LED 4000K	60,505 PER HEAD	653	POLE GROUND	30'-0" TOF
ET3	THIN-HEAD, 180 DEG, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-D180	UNIV	2	653	LED 4000K	60,505 PER HEAD	1806	POLE GROUND	30'-0" TOF
ET4	QUAD HEAD, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-Q90	UNIV	4	653	LED 4000K	60,505 PER HEAD	2612	POLE GROUND	30'-0" TOF
ET5	THIN-HEAD, 45 DEG, FULL CUTOFF, TENNIS COURT AREA LUMINAIRE, COURT OPTIC	LSI INDUSTRIES	ZNL-T8L-CT-UNV-40-BLK-MOD-D45	UNIV	2	653	LED 4000K	60,505 PER HEAD	1806	POLE GROUND	30'-0" TOF
EW1	EXTERIOR WALLPACK WITH EMERGENCY	PHILIPS-GARDCO	107L-16L-530-WH-91-3-EBPC-UNV-DD-FI-XX	UNIV	1	28	LED 3000K	2691	28	SURFACE HALL	10'-0" BOF
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OPH - OVERALL FIXTURE HEIGHT, AFF(AFS) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH											
GENERAL NOTES: A. ALL PARKING LED LAMPS TO BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UNLESS NOTED OTHERWISE. ALL SPORT LIGHTING SHALL BE 4000K COLOR TEMPERATURE. B. LUMENS LISTED ARE DELIVERED, NOT INITIAL.											

LIGHTING DETAIL

REVISIONS

FOR AND ON BEHALF OF PROOF CIVIL CO.

NO.	DATE	DESCRIPTION
1	06/22/2021	RESPONSE TO COMMENTS
2	09/24/2021	RESPONSE TO COMMENTS

PROJ. NO.:	20097
DATE:	02/17/2021
DRAWN BY:	
CHECKED BY:	

COLORADO

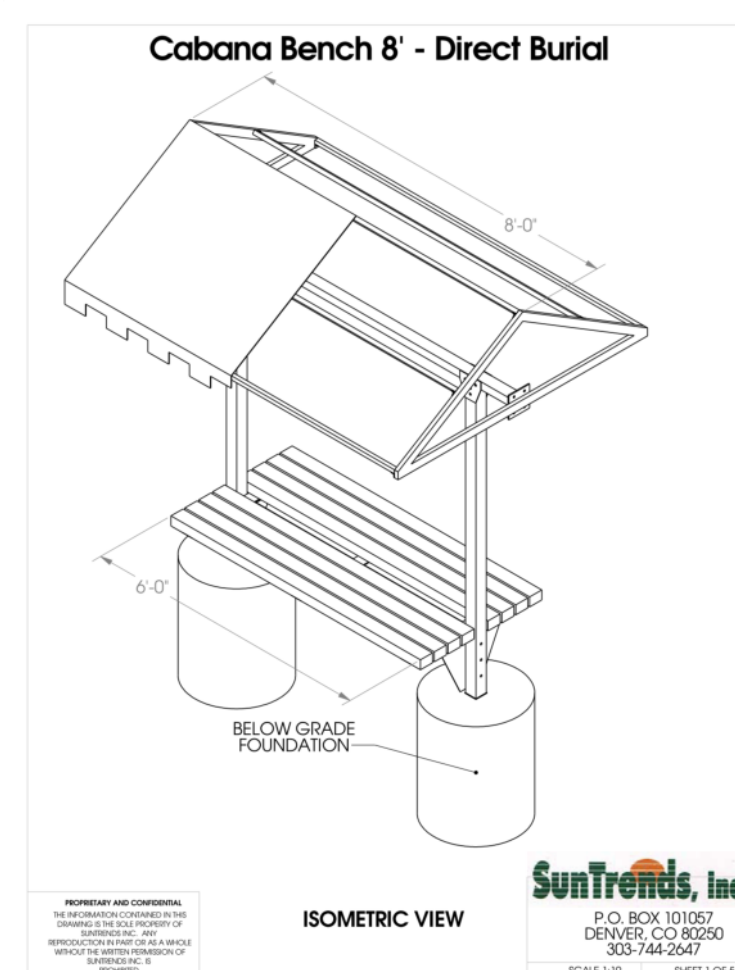
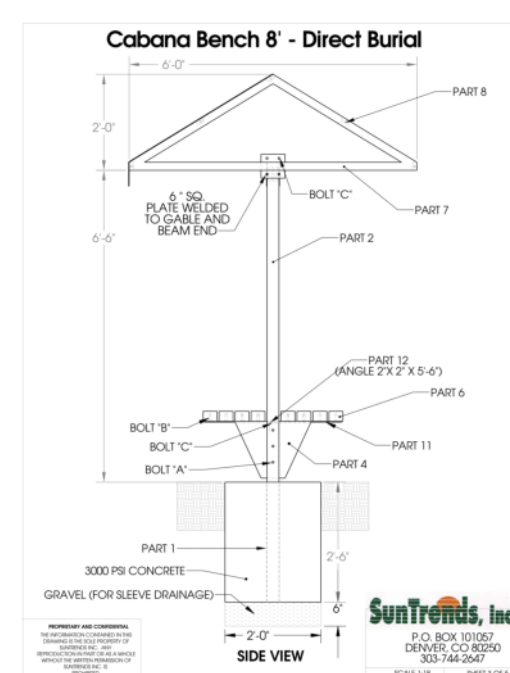
PARKER RACQUET CLUB
18396 PLAZA DR.

PARKER

DRAWING NO.

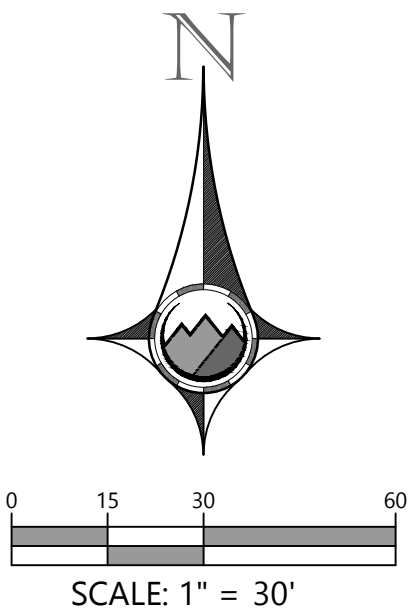
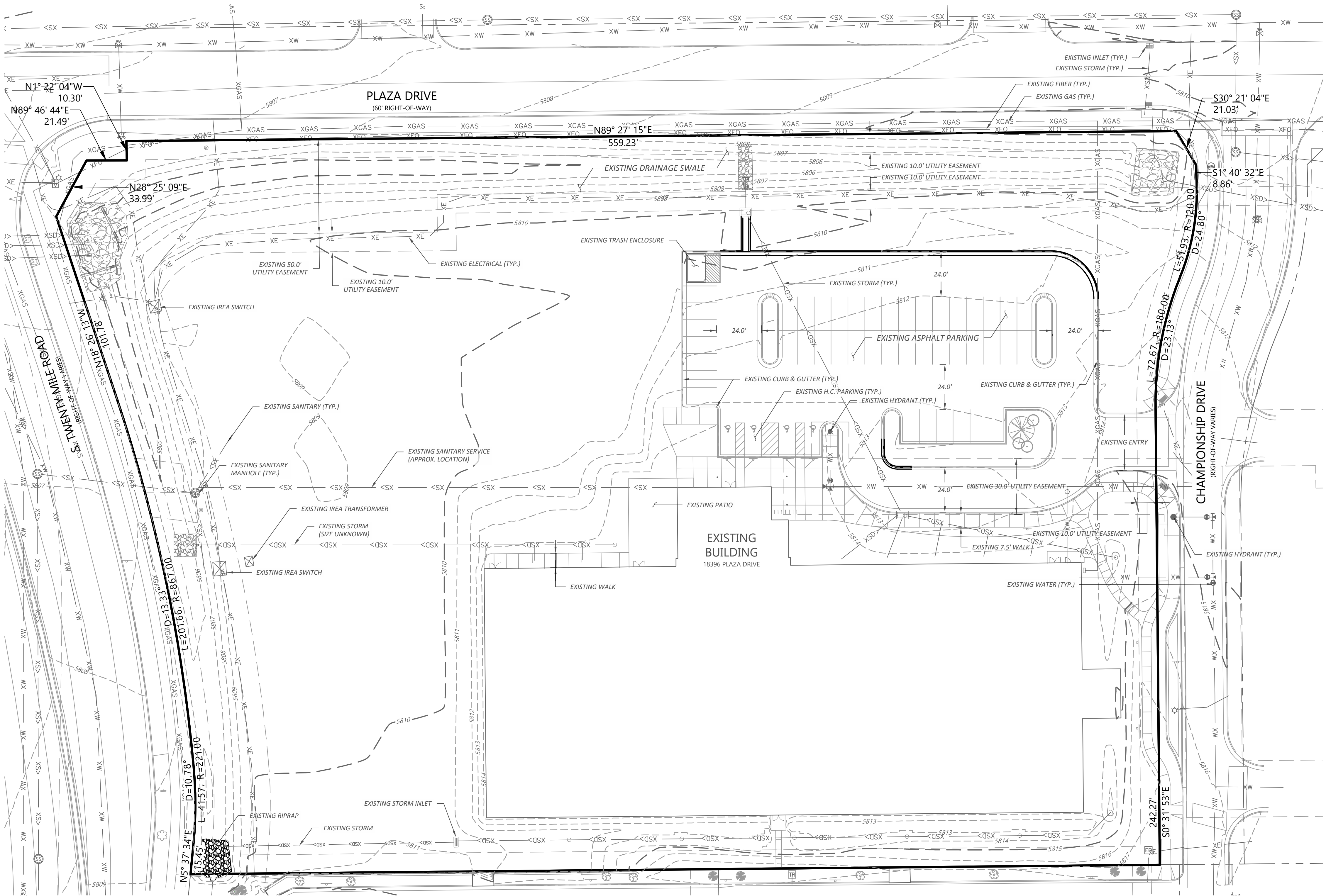
E2.0

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LOT 2A, TWENTY MILE INDUSTRIAL PARK FILING NO. 2
PARKER RACQUET CLUB SITE PLAN - FIRST AMENDMENT
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, T6S, R66W OF THE 6TH PM
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND:
- PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - EXISTING STORM LINE
 - EXISTING INLET
 - EXISTING WATER LINE
 - EXISTING HYDRANT & VALVE
 - EXISTING SAN SEWER LINE
 - EXISTING ELECTRICAL LINE
 - EXIST. OVERHEAD ELEC. LINE
 - EXISTING TELECOMM LINE
 - EXISTING GAS LINE
 - EXISTING IRRIGATION LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING LIGHT POLE



PROOF CIVIL consulting engineers 600 Grant Street Suite 210 Denver, CO		SEAL:	
		FOR AND ON BEHALF OF PROOF CIVIL CO.	
PROJ. NO.: 20097	REVISIONS		
	NO.	DATE	DESCRIPTION
	1	06/22/2021	RESPONSE TO COMMENTS
	2	09/24/2021	RESPONSE TO COMMENTS
DATE: 02/17/2021		DRAWN BY: ANM	CHECKED BY: JGD
EXISTING CONDITIONS MAP		COLORADO	
PARKER RACQUET CLUB 18396 PLAZA DR.		PARKER	
DRAWING NO.		C5.0	



February 17, 2021

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Site Plan Amendment- Project Narrative

Parker Racquet Club- Outdoor Courts Addition

Parker Racquet Club Background

The Town of Parker and Parker Tennis Co. joined together to create an indoor and future outdoor racquet and activities facility for community members of all ages. The existing indoor Tennis facility include six indoor tennis courts, a welcome center with social area, locker rooms, and offices. Located across from the existing fieldhouse, the Parker Tennis teams' goal is to add to the athletic campus, create a place for people to work out, and a place for community members to gather.

Existing Site Characteristics

The site is approximately five acres that slopes from the east to the west side where there is a drainage ditch. Already part of the site topography, the drainage ditch winds around the west and across the north side of the property.

To the west side of Twenty Mile road you will find Railbender tennis courts and skate park. To the east is the Parker Fieldhouse. The existing tennis building on this site is approximately 45,000 s.f. The existing phase of the project includes parking, a food truck area, and drop off zones, as well as handicapped parking spaces. The existing phase also includes an outdoor patio area for gatherings and social events. In addition to the main site elements, there is a low water landscaping that enhances all the site and building elements. Connections to and from the Fieldhouse are also part of the site plan goals.

Existing Indoor Tennis Facility

The existing tennis facility houses six indoor tennis courts, welcome center, and viewing mezzanine in a 45,000 s.f. building. The tennis courts are made of post tensioned slabs and provide the minimum play area for tennis based on USTA standards. The structure spans from the north to the south without any central columns, which is a great benefit to those who play on the courts.



New Outdoor Courts Additions

With the popularity and success of the phase one indoor portion of this project Parker Racquet Club is looking to expand to the exterior: taking full advantage of the remaining portions of the site. The goal of this expansion is to provide a diverse selection of outdoor sporting options to the Parker community. The outdoor court expansion will include 3 tennis courts, 4 padel courts, 2 pickle ball courts, 1 hitting wall/ pickle ball court, and 4 sand volleyball courts. As a part of outdoor court expansion there will also be an additional 22 parking spaces added to the existing 47 parking spaces.

We look forward to working with the Town of Parker on this project.

Cordially,

A handwritten signature in dark ink, appearing to read 'Casey Adragna'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Casey Adragna, AIA
Architect



Your kind of place.

November __, 2021

Barry Riddle
Parker Tennis Center, LLLP
10651 Clarkeville Way
Parker, CO 80134

Re: Ground Lease

Dear Mr. Riddle:

On October 2, 2017, the Town, as landlord, and Parker Tennis Center, LLLP, as tenant, entered into a Ground Lease for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment, Subdivision Exemption Plat, County of Douglas, State of Colorado (the "Property"). Parker Tennis Center, LLLP ("Parker Tennis"), submitted an application for a site plan amendment for the Property, which was approved by the Town Council following a public hearing that was held on January 3, 2022 (the "Site Plan"). A copy of the approved Site Plan is attached to this letter. Parker Tennis plans to alter the Property in accordance with the Site Plan. Section 4.06 of the Ground Lease provides that "[n]o Alterations of any kind shall be made without the prior written consent of Landlord" The purpose of this letter is to provide written consent to Parker Tennis to alter the Property to the extent provided by the Site Plan.

Sincerely,

Michelle Kivela
Town Administrator

Encl.

c: Mary Colton, Parks, Recreation and Open Space Director
Brett Collins, Park Project Manager



Planning Commission Staff Report

Planning Commission Date: 12/9/2021

Town Council Date: 1/3/2022

Hearing Type: Public Hearing
20 Mile Ind Park F2 A1 L2A Tennis site plan AMD
Site Plan Amendment
TRAKiT No.: SP21-018

Location: 18396 Plaza Drive

Project Planner: Julia Duncan, Associate Planner

Applicant: Parker Racquet Club

Executive Summary: The applicant, Parker Racquet Club, is proposing a Site Plan Amendment to add exterior sport courts to the existing Parker Racquet Club. The site is located on the southeast corner of Twenty Mile Road and Plaza Drive.

Staff Recommendation: Approval with Conditions

RECOMMENDED MOTION

"I move the Planning Commission recommend that the Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff's report."

- 1. The SP21-018 Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document', shall be the approved plans. All development and improvements shall be consistent with these plans.*
- 2. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a Certificate of Occupancy.*
- 3. Any dead trees on site and within the tree lawn shall be replaced consistent with the original stamped and approved landscape plan approved by Town Council on March 19, 2018.*
- 4. Any substantial changes to the approved Site Plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.*

5. *The final warranty work from phase 1 will be rolled into this project. The phase 1 public improvements security will be retained by the Town in the interim.*

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend that the Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion.”

“I move the Planning Commission recommend that the Town Council deny the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff’s report.”

“I move the Planning Commission vote to continue the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to a future date.”

I. BACKGROUND/DISCUSSION

On October 2, 2017, the Town, as landlord, and Parker Tennis Center, LLLP, as tenant, entered into a Ground Lease for Lot 2A, Twenty Mile Industrial Park Subdivision Filing No. 2, 1st Amendment, Subdivision Exemption Plat, County of Douglas, State of Colorado (the “Property”). Parker Tennis Center, LLLP (“Parker Tennis”), submitted an application for a site plan amendment for the Property, which was approved by the Town Council following a public hearing that was held on March 19, 2018 (the “Site Plan”). Parker Tennis has requested to amend the site plan to allow for outdoor courts.

While Site Plan Amendments are generally administrative in process, The Town of Parker Municipal Code Section 13.06.040 requires that projects on town owned facilities be considered by the Planning Commission and Town Council at public hearings.

The Parker Racquet Club provides athletic and recreational activities to Town residents. They currently offer six indoor tennis courts, social area, viewing mezzanine, locker rooms, and offices at their facilities which are open to members of all ages. The tennis courts provide the minimum play area for tennis based on USTA standards. The Site Plan Amendment requests to create outdoor courts with intent of creating an athletic campus with amenities that serve the needs of the public.

The site is approximately five acres and slopes from the east to the west. Railbender tennis courts and skate park are located on the west side of Twenty mile across from the facility. To the east is the Parker Fieldhouse. The existing structure is approximately 45,000 s.f.

Due to the success in operations and demand of the indoor portion of the facility, the applicant is seeking to expand their operations on the remaining vacant and underutilized portions of the site. The applicant’s stated goal of the expansion is to provide a diverse selection of outdoor sporting options to the Parker community. The outdoor court expansion will include:

- 3 tennis courts;
- 4 padel courts;
- 2 pickle ball courts

- 1 hitting wall/ pickle ball court; and
- 2 sand volleyball courts.

In conjunction with the outdoor court expansion there will be an additional 22 parking spaces added to the existing 47 parking spaces, for a total of 69 parking spaces consistent with the special parking study. Connections to and from existing pedestrian sidewalks around the site perimeter are also part of the site plan goals.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
1985	Town Council approved the Clarke PD Zoning
2010	Town Council approved the subdivision exemption plat that created the subject property.
03/19/2018	Town Council approved SP17-044

III. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	Light Industrial Conservation Industrial District		
PD & Plan Area	Clarke PD – Mixed Use Commercial/Light Industrial		
Master Plan Area	Light Industrial		
Site Acreage	4.9 +/- acres		
Subdivision	Twenty Mile Industrial Park Filing No. 2 First Amended Subdivision Exemption Plat		
Existing Use	Parker Racquet Club Facility		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Light Industrial	PD - Planned Development	Alpine Lumber
South	Light Industrial	PD - Planned Development	Multi-Tenant Light Industrial
East	Light Industrial	PD - Planned Development	Parker Fieldhouse
West	Mixed Use	PD - Planned Development	Railbender Park

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Light Industrial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Light Industrial District The Light Industrial District is centrally located with spaces that generally serve smaller local light industrial businesses that supply local, regional and sometimes national markets. This character area is intended to provide a location for a variety of work processes such as manufacturing, machine shops, production facilities, distribution facilities, flex office, commercial services and other uses of similar research and development, high tech and medical device manufacturing firms that have a synergistic relationship. Processes and land uses within this character area will be low impact in nature and not create or cause fumes, odor noise, vibration or other impacts which are detrimental to abutting properties or land uses. Special care should be taken to ensure that uses not compatible with the light industrial uses proposed within the character area are located in other more appropriate areas of Town. Public Facilities are appropriate within the character area.
Consistent Goals/Strategies	<u>Land Use 1.A</u>

	Land Use 1.H Land Use 1.I Jobs and Economic Vitality 2 Public Services and Facilities 1.E
Inconsistent Goals/Strategies	None
Staff Analysis	The property is zoned Mixed Use Commercial/Light Industrial within the Clarke Planned Development. The Town of Parker 2035 Master Plan indicates that Public Facilities are appropriate in the Light Industrial District. The public facility operates as a racquet club offering tennis, padel, and pickle ball courts to the residents of Parker. The public facility is consistent with the Master Plan's designation of the area and provides an additional recreational facility for residents.

V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – None Side – None Rear – None Corner – None	Front – 187' Side – N/A Rear – 25' Corner – 157' to the west and 40' to the east	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The request is for non-residential development.	☐ Consistent ☐ Inconsistent ☒ N/A
Height/Stories	40'	39'	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	4.9 +/- acres	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	None	22%	☒ Consistent ☐ Inconsistent ☐ N/A

Landscaping	Title 13.06.070	32,019 square feet required/75,405 square feet provided 50 Trees and 250 Shrubs required 55 Trees and 386 Shrubs	☒ Consistent ☐ Inconsistent ☐ N/A
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		and 383 Grasses provided	
Off-Street Parking	Special Parking Study requires 69 spaces	69 spaces proposed	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	N/A	N/A	☐ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	After performing an analysis of the Land Development Ordinance and Clarke PD development requirements, staff has determined that the request has satisfied the applicable standards.		

VI. DESIGN REVIEW

The applicant is seeking to expand their operations on the remaining vacant and underutilized portions of the site. The outdoor court expansion will include 3 tennis courts, 4 padel courts, 2 pickle ball courts, 1 hitting wall/ pickle ball court, and 2 sand volleyball courts.

The project meets all Site Plan Standards including parking lot requirements totaling 69 parking spaces consistent with the special parking study required for the use. The project meets all landscaping, photometric, screening, and bicycle parking requirements of the Town of Parker Municipal Code Section 13.06. Connections to and from existing pedestrian sidewalks around the site perimeter are also part of the site plan.

VII. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The proposed development will have vehicular access from Championship Drive on the east side of the subject property. This access aligns with the existing access for the Parker Fieldhouse. Once patrons enter the site via automobile, they will circulate counter-clockwise through the parking lot or through the one-way drop-off zone just north of the building. Patrons arriving to the site by foot will be able to access the building through a network of sidewalk connections that lead to the front entrance. The proposed development will provide bike racks in accordance with the Town's development requirements for those who choose to ride their bike to this facility.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	Advisory Comments
Fire and Life Safety	Approved
Building Division	Advisory comments
Parker Water	Advisory comments
Cherry Creek Basin Water Quality Authority	Advisory comments
Xcel	Advisory comments
IREA	Approved
CenturyLink	No comment

IX. CONCLUSION

As discussed in detail in Sections IV, V and VI above, staff has evaluated the proposal against the development requirements of the Town and determined that the proposal meets those requirements.

In addition to the development requirements, the Town's adopted Parks, Recreation and Open Space Master Plan encourages private-public partnerships for athletic facilities to supplement recreation opportunities in Parker. Specifically, the Plan states; *"There are many independent clubs that organize sporting events using department facilities and those of other recreation providers throughout Parker. Some examples include: Parker Tennis, a long-time collaborator with the Department, is partnering to build a new tennis center in Parker. When complete, the center will offer lessons based on age and skill level."*

After reviewing the request by the applicant, staff has determined that the request meets the development requirements of the Town and is consistent with the Parks, Recreation and Open Space Master Plan.

X. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Twenty Mile Industrial Park F2 A1 L2A Parker Racquet Club Site Plan Amendment to allow additional exterior court expansion, subject to the five (5) conditions contained in staff's report:

1. The SP21-018 Site Plan exhibit, building elevations exhibit and landscape plan exhibit stamped 'Final Document', shall be the approved plans. All development and improvements shall be consistent with these plans.
2. The applicant shall be required to work with the Town's Cultural staff to incorporate public art at the northwest corner of the site prior to issuance of a Certificate of Occupancy.
3. Any dead trees on site and within the tree lawn shall be replaced consistent with the original stamped and approved landscape plan approved by Town Council on March 19, 2018.
4. Any substantial changes to the approved Site Plan, as determined by Town staff, shall require approval by Town Council after recommendation from Planning Commission.
5. The final warranty work from phase 1 will be rolled into this project. The phase 1 public improvements security will be retained by the Town in the interim.

XI. ATTACHMENTS

1. Vicinity Map
2. Project Narrative
3. Site Plan

Report Approved By: Bryce Matthews, Planning Manager



Request for Town Council Action

Date: January 3, 2022

Submitted By: Alex Mestdagh, Engineering Service Manager

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 1.555 - Second 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

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 second reading.



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**.

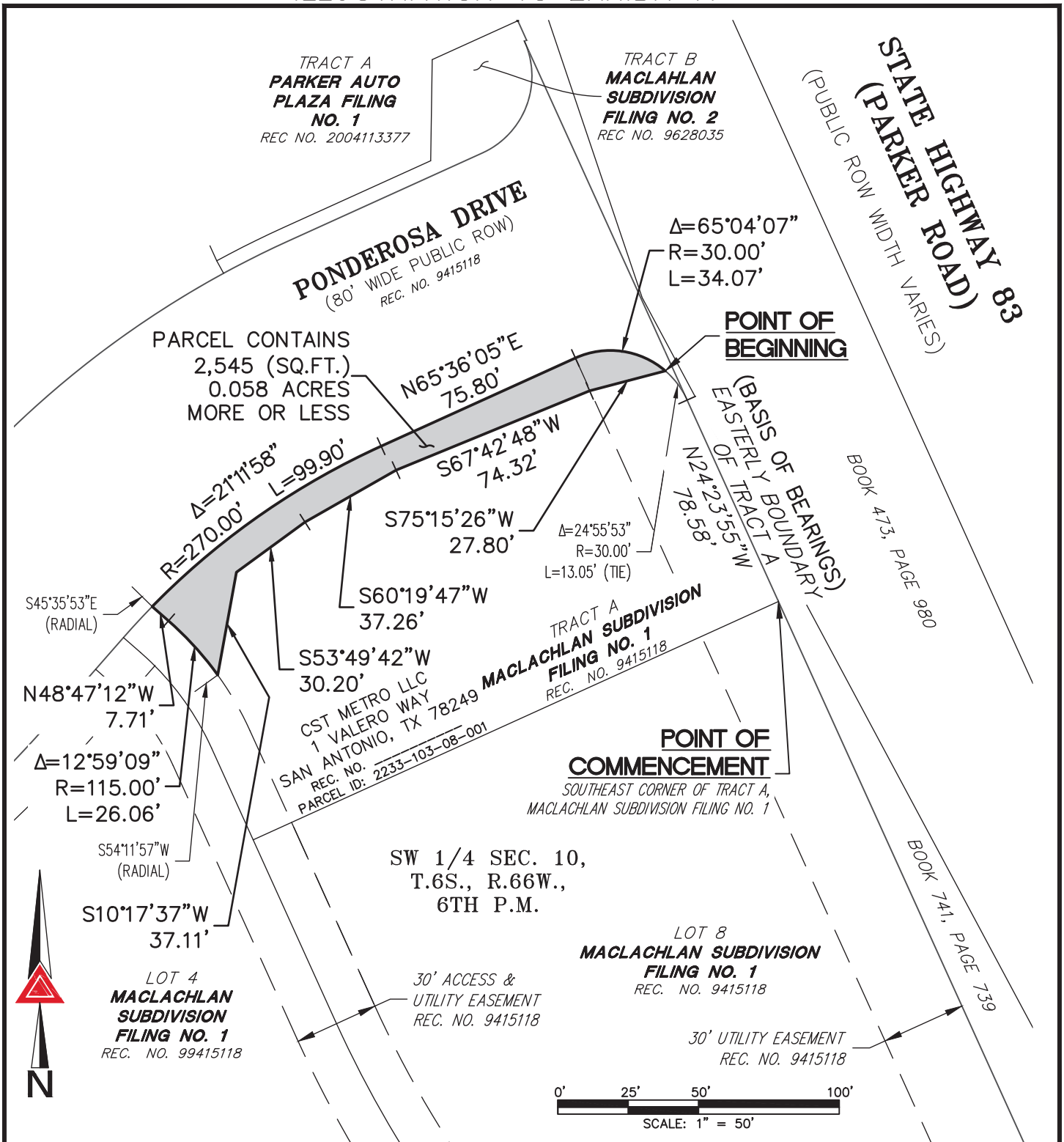
THE ABOVE DESCRIBED PERMANENT ACQUISITION CONTAINS AN AREA OF 0.058 ACRES, (2,545 SQUARE FEET), MORE OR LESS.

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;

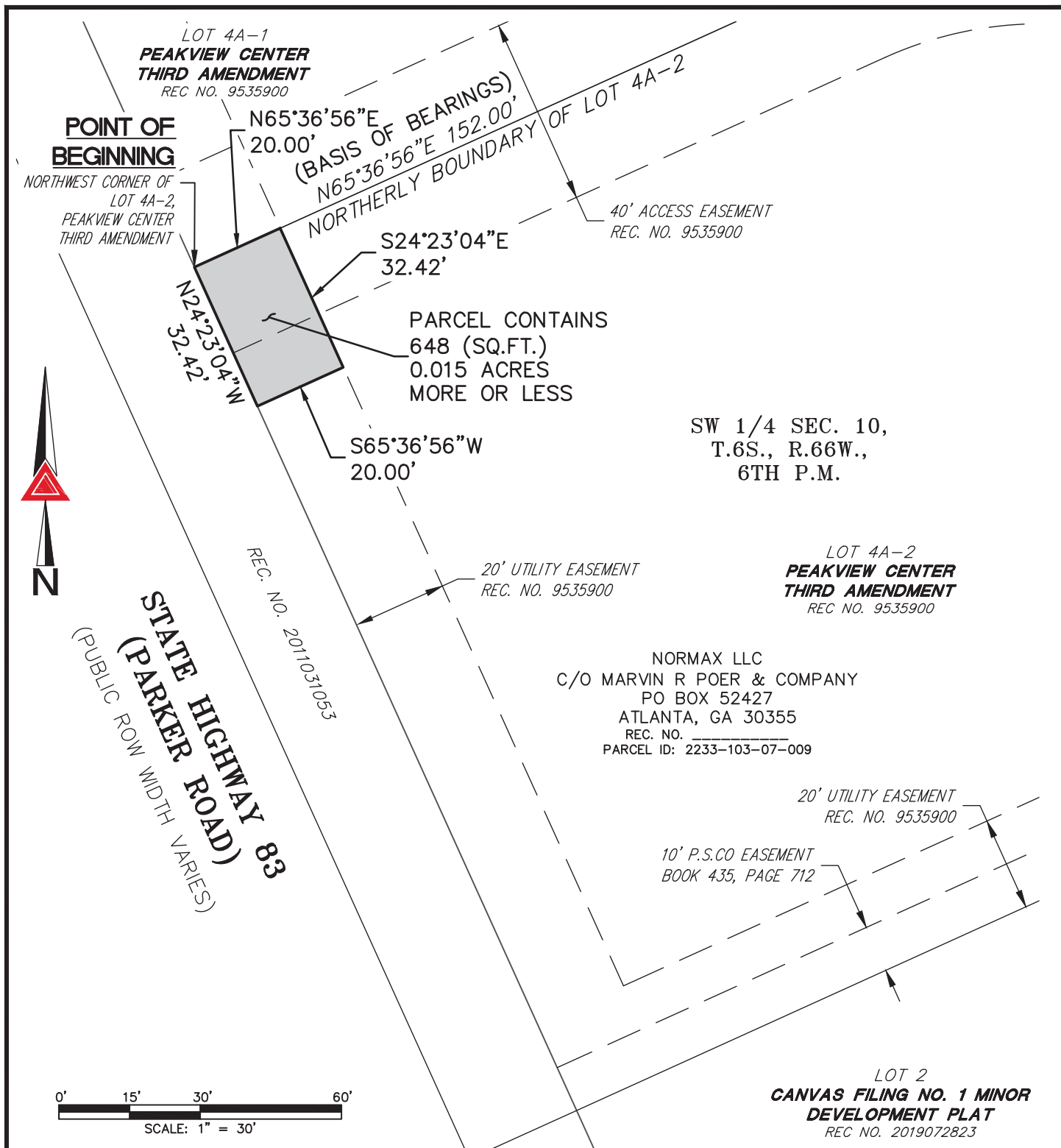
THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 24°23'04" WEST, A DISTANCE OF 32.42 FEET TO THE **POINT OF BEGINNING**.

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'



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 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
 N24°23'04"W 239.00'
 (BASIS OF BEARINGS)

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

40' ACCESS EASEMENT
 REC. NO. 9535900



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

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

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

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,
 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 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

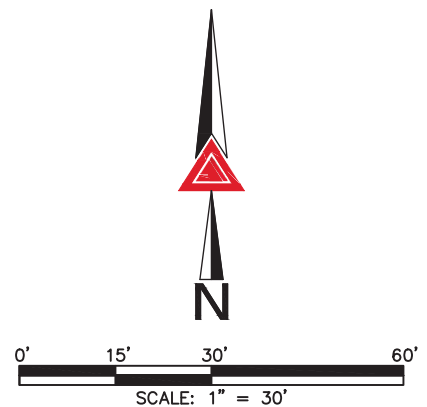
SOUTHERLY BOUNDARY OF LOT 1, BLOCK 1
S80°29'20"W 347.15'
(BASIS OF BEARINGS)

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



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,
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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;

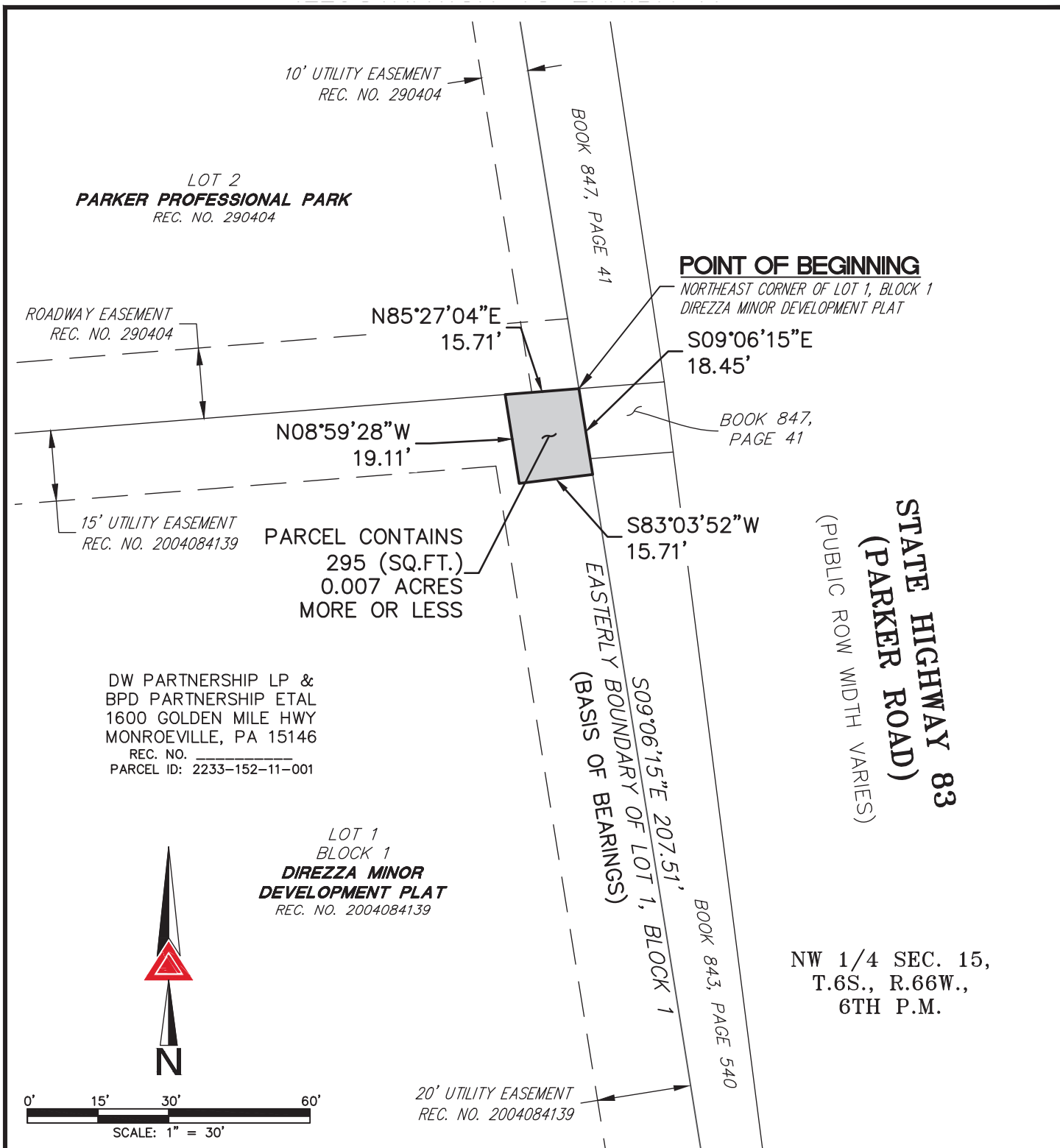
THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 85°27'04" EAST, A DISTANCE OF 15.71 FEET TO THE **POINT OF BEGINNING**.

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



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-2.DWG
DWG: BAM CHK: KDS
DATE: 2021-11-22
SCALE: 1" = 30'



AZTEC
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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'



AZTEC
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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;

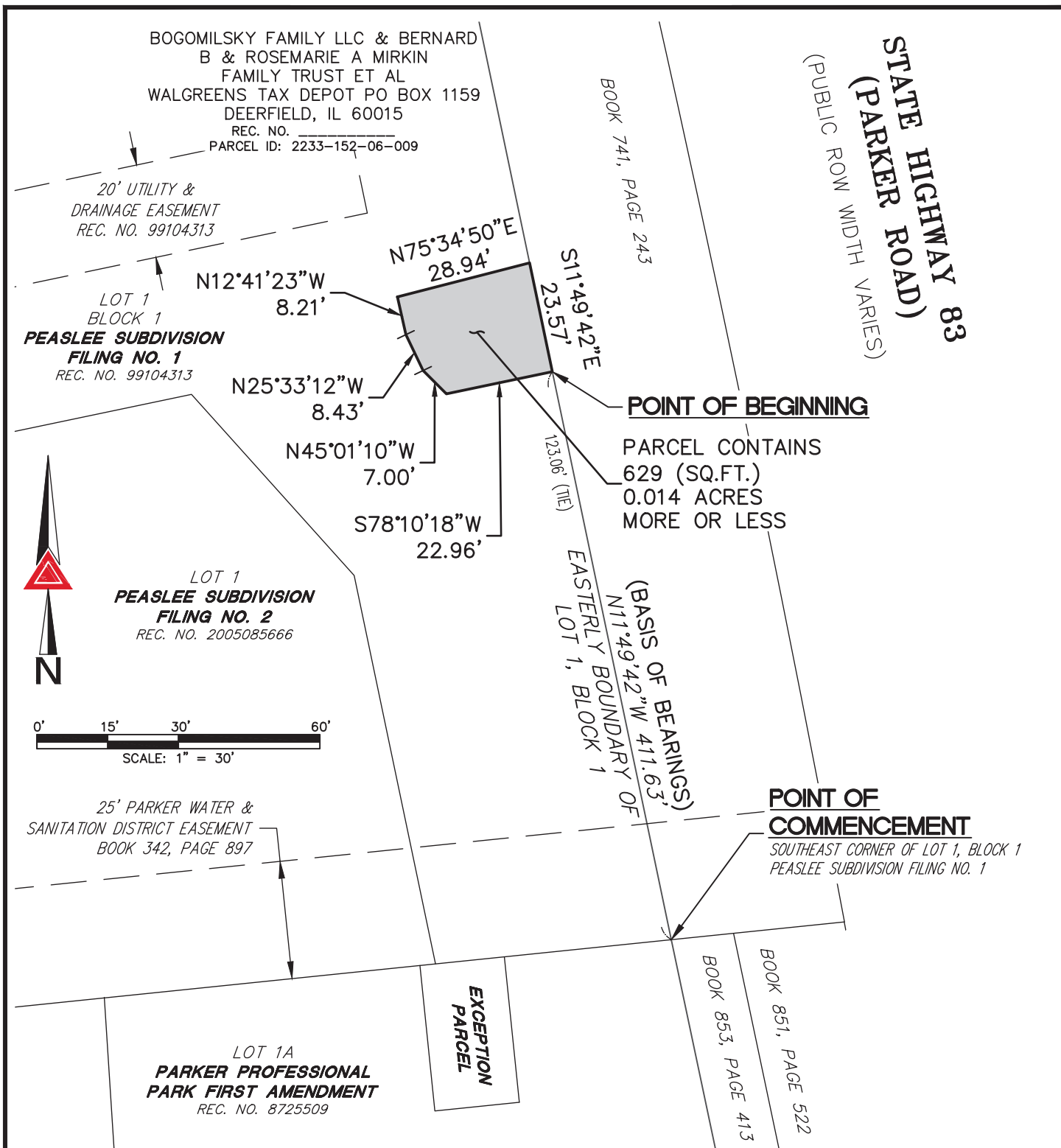
THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH $11^{\circ}49'42''$ EAST, A DISTANCE OF 23.57 FEET TO THE **POINT OF BEGINNING**.

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;

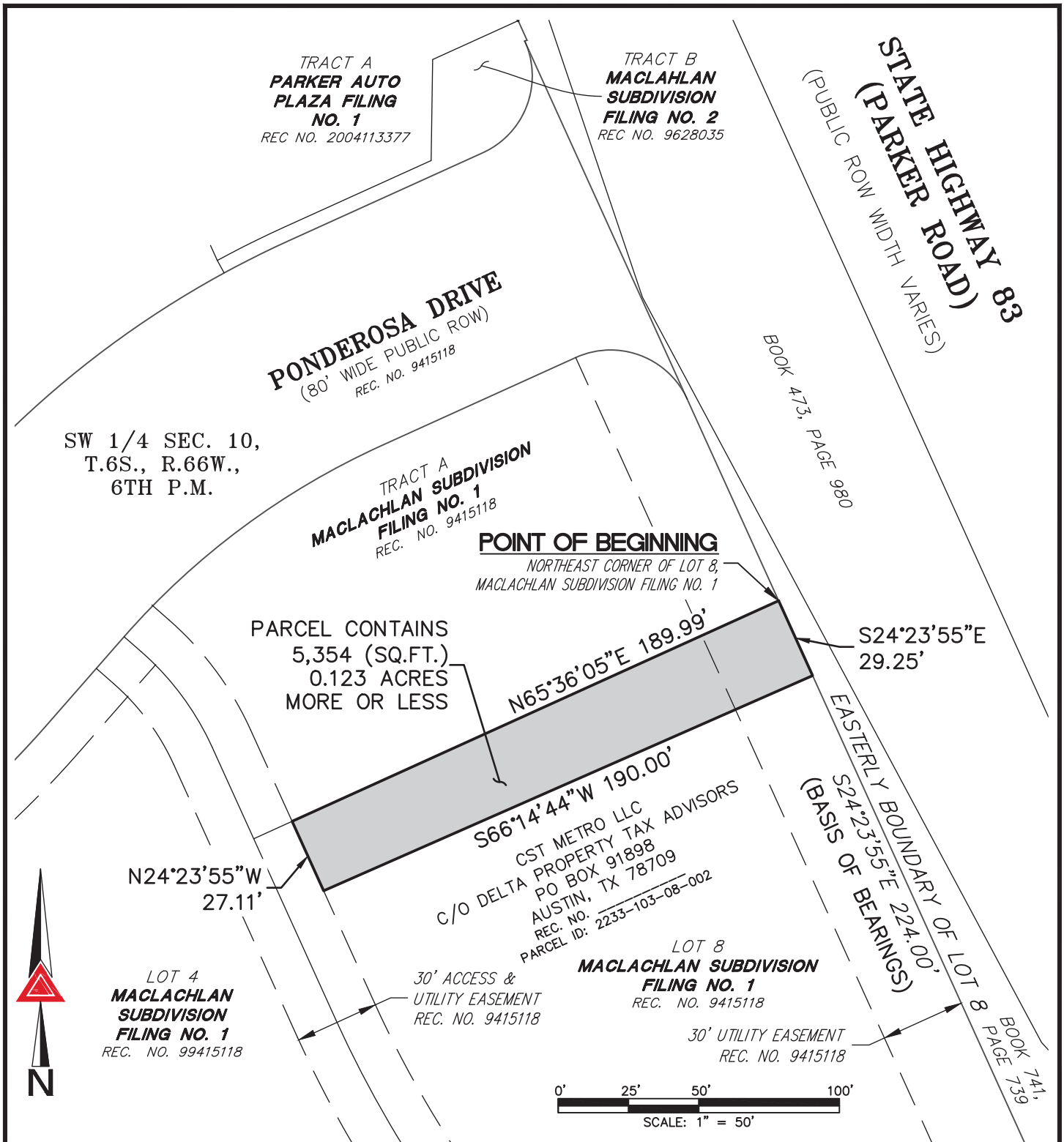
THENCE DEPARTING SAID EASTERLY LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8, NORTH 65°36'05" EAST, A DISTANCE OF 189.99 FEET TO THE **POINT OF BEGINNING**.

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:

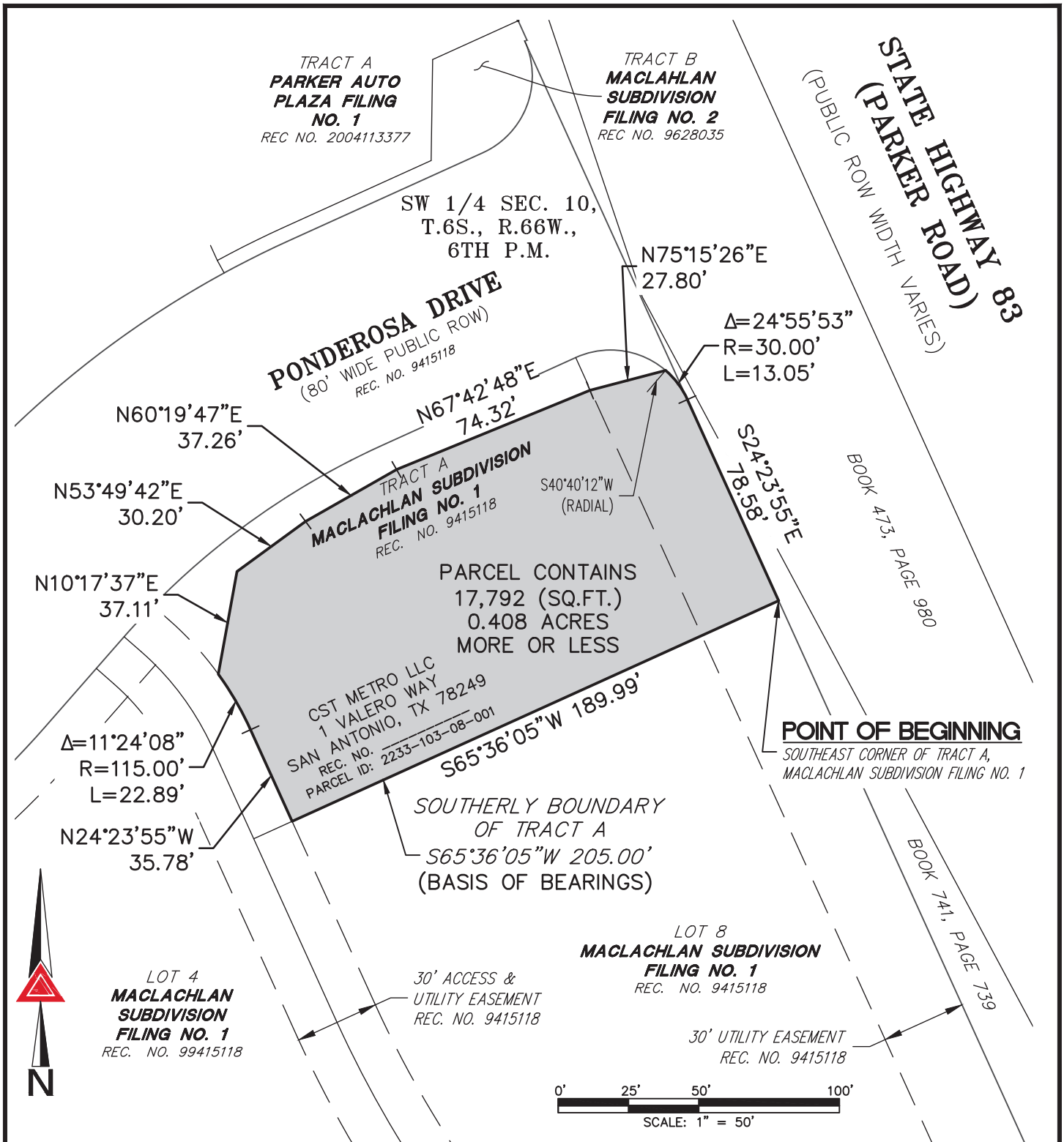
1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $24^{\circ}55'53''$, AN ARC LENGTH OF 13.05 FEET;
2. SOUTH $24^{\circ}23'55''$ EAST, A DISTANCE OF 78.58 FEET TO THE **POINT OF BEGINNING**.

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;

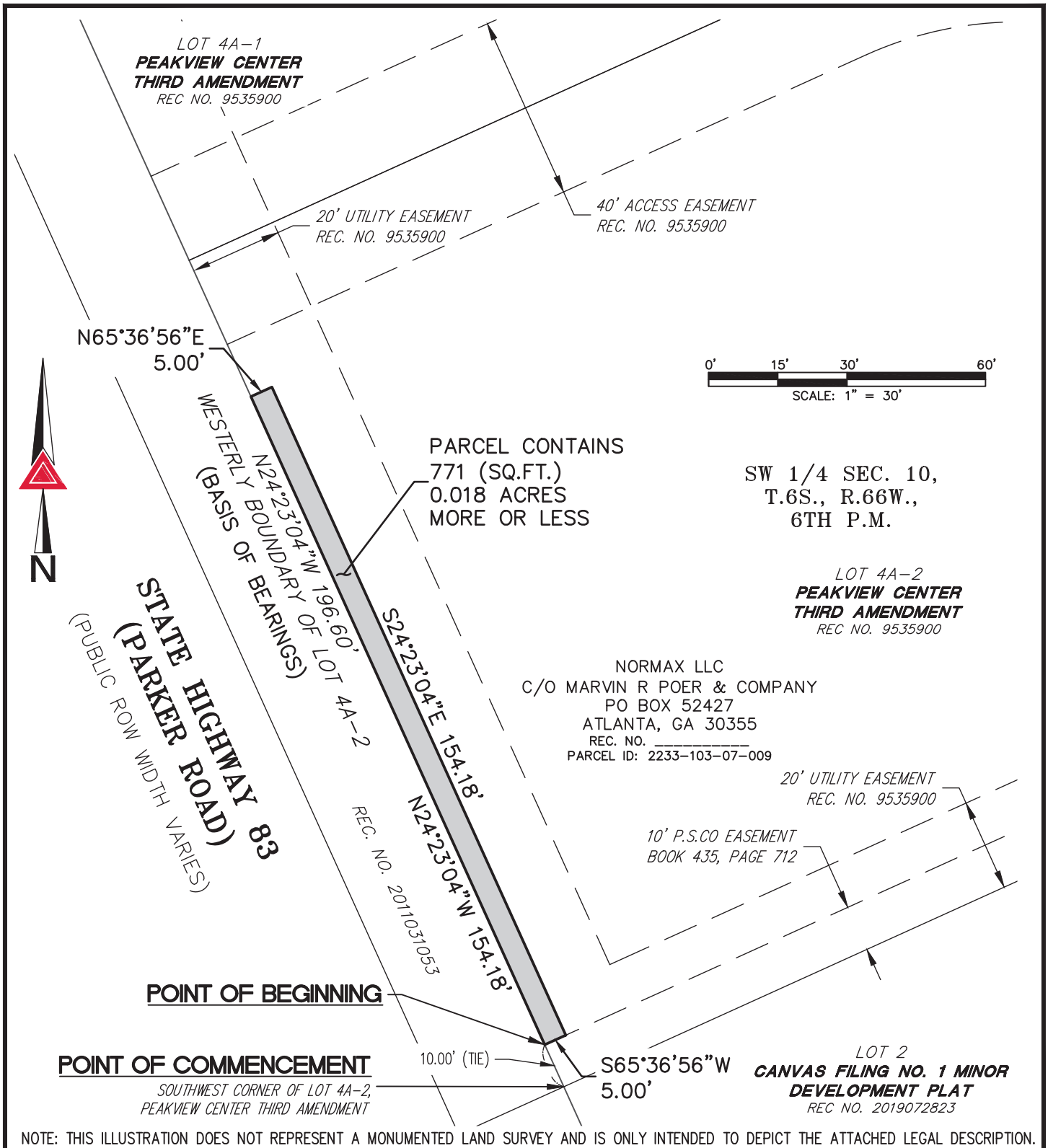
THENCE ALONG SAID NORTHERLY LINE, SOUTH 65°36'56" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

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



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;

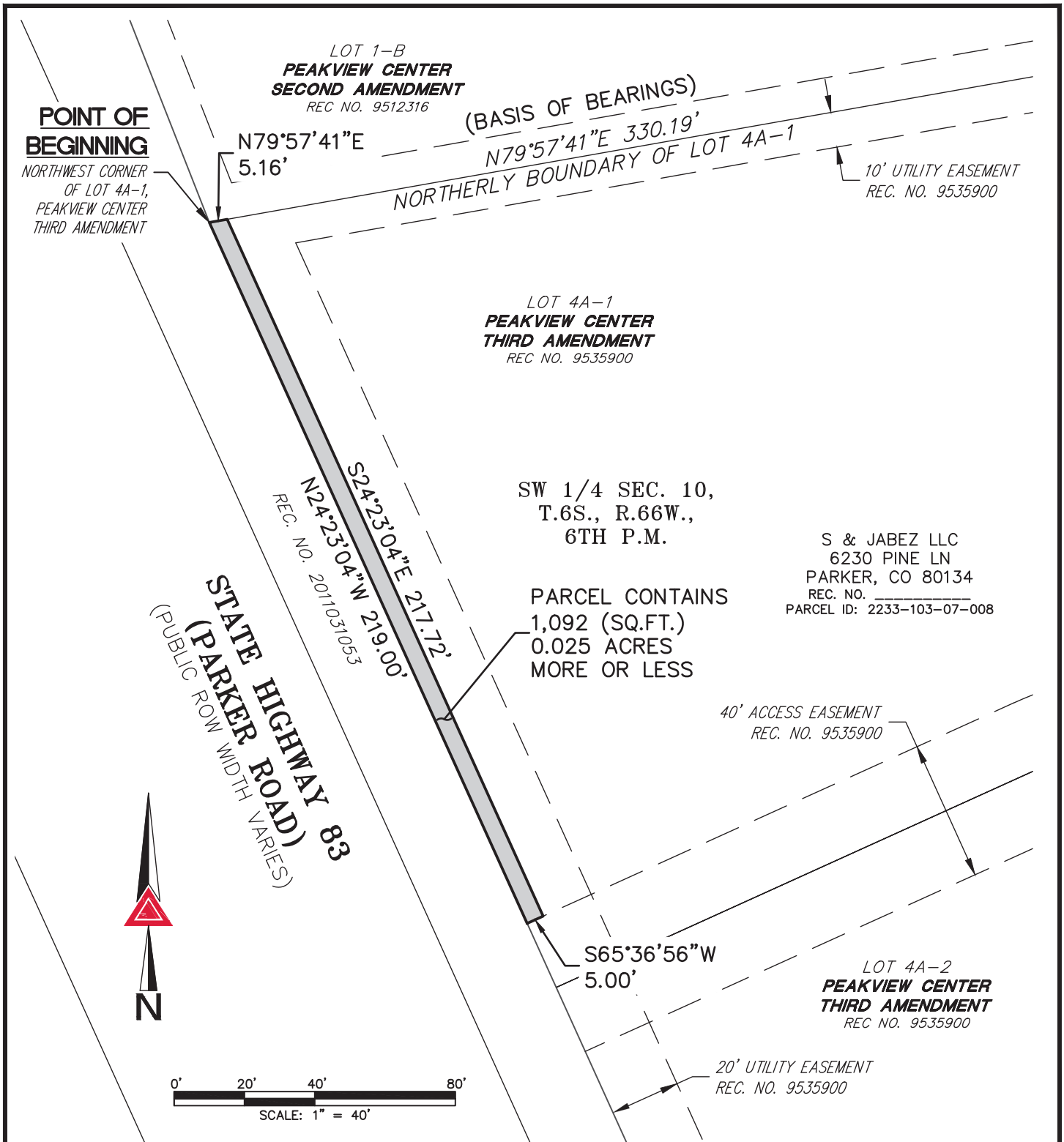
THENCE DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY BOUNDARY, NORTH 24°23'04" WEST, A DISTANCE OF 219.00 FEET TO THE **POINT OF BEGINNING**.

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.

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 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;

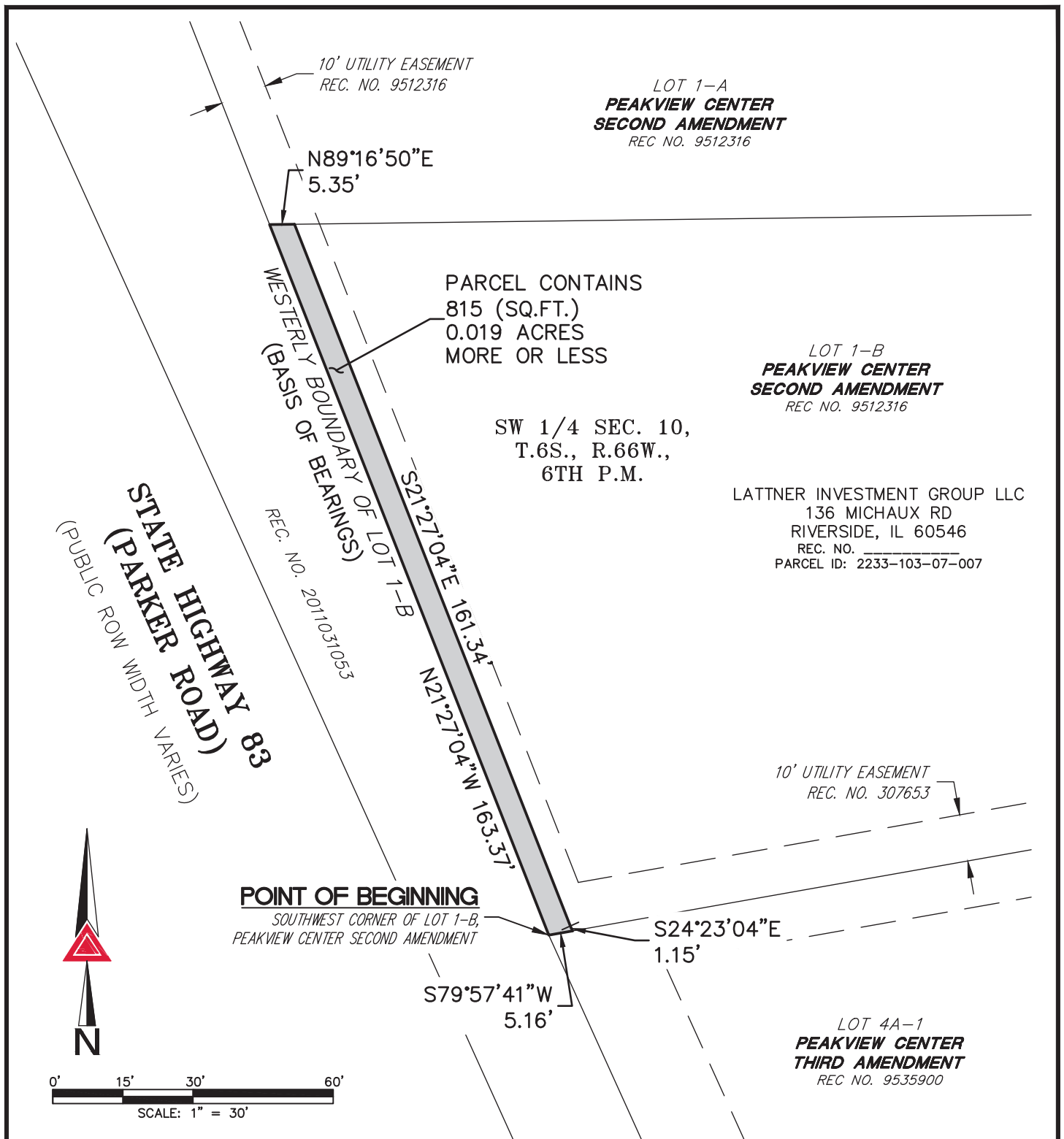
THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 79°57'41" WEST, A DISTANCE OF 5.16 FEET TO THE **POINT OF BEGINNING**.

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



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
CONSULTANTS, INC.

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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

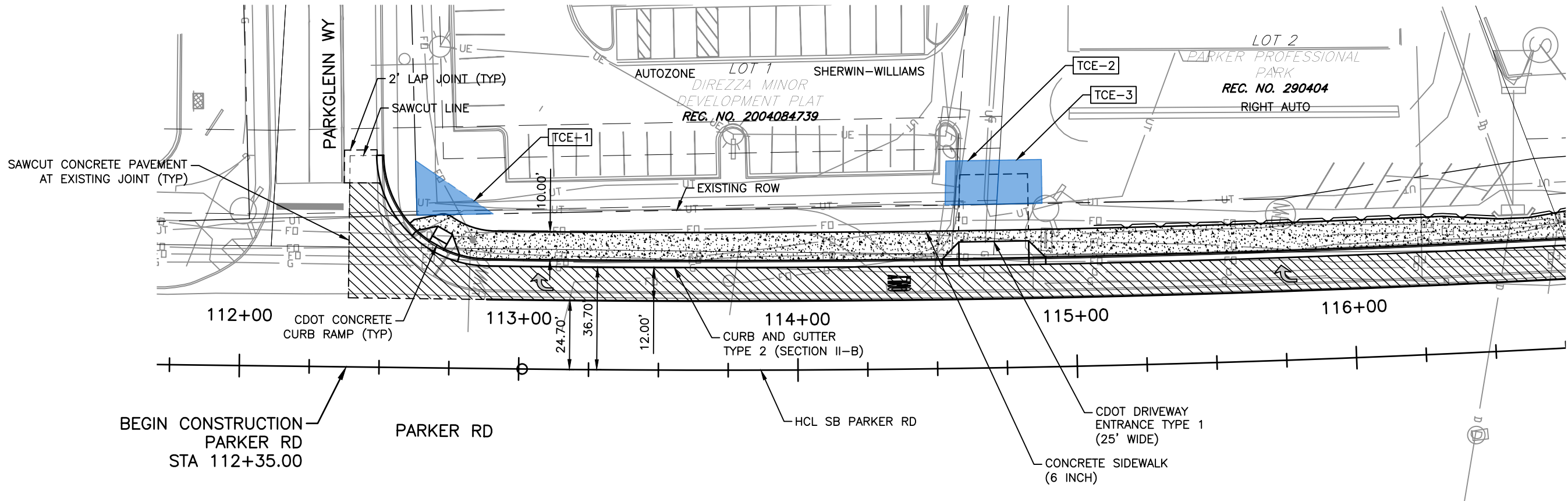
3 OF 3 SHEETS

I:\117363-07 North Parker Road\02-CADD\Exhibits\117363-12 Proposed ROW Exhibits, 10/28/2021 10:26:59 AM, Michelle.Schefflin



Know what's below.
Call before you dig.

EXHIBIT D



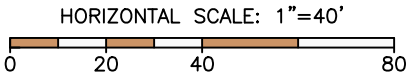
LEGEND

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT AQUISIION

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.



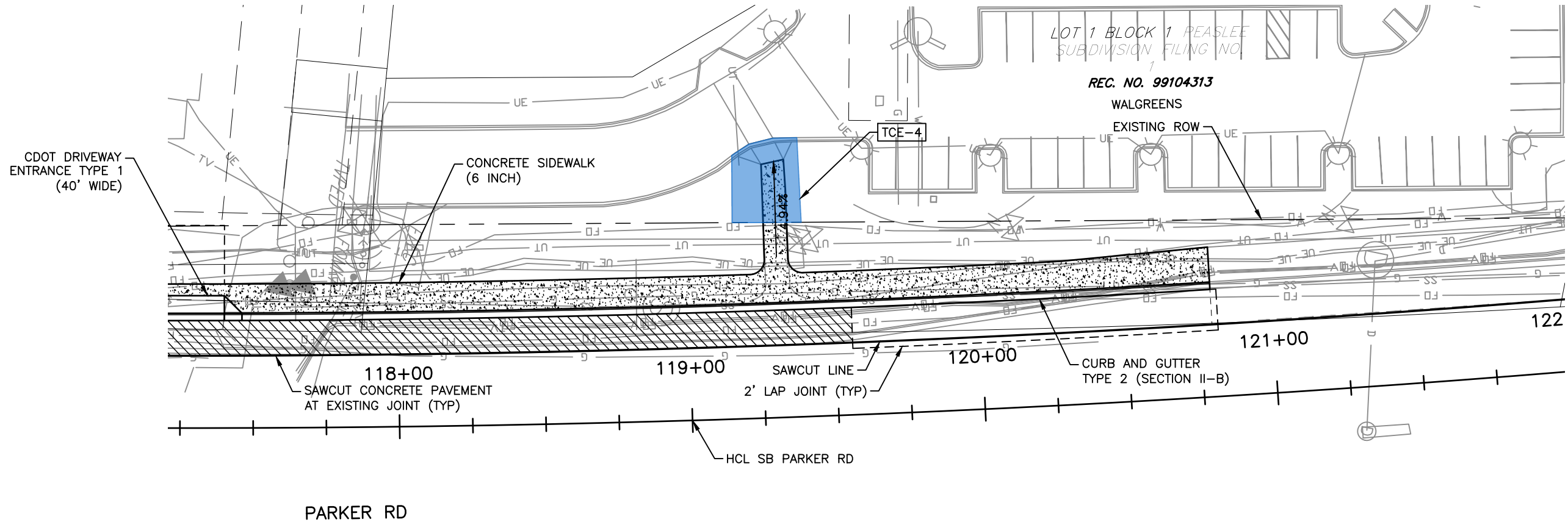
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File Name: 117363-12 Proposed ROW Exhibits.dwg
Horizontal Scale: 1"=40' Vertical Scale: N/A
6300 South Syracuse Way, Suite 600 Centennial, CO 80111 Phone: 303.721.1440 www.FHUENG.com

Sheet Revisions			
(R-X)	Date	Comments	Initials
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000			
000			



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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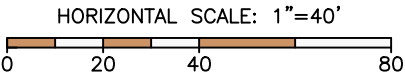
LEGEND

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT AQUISITION

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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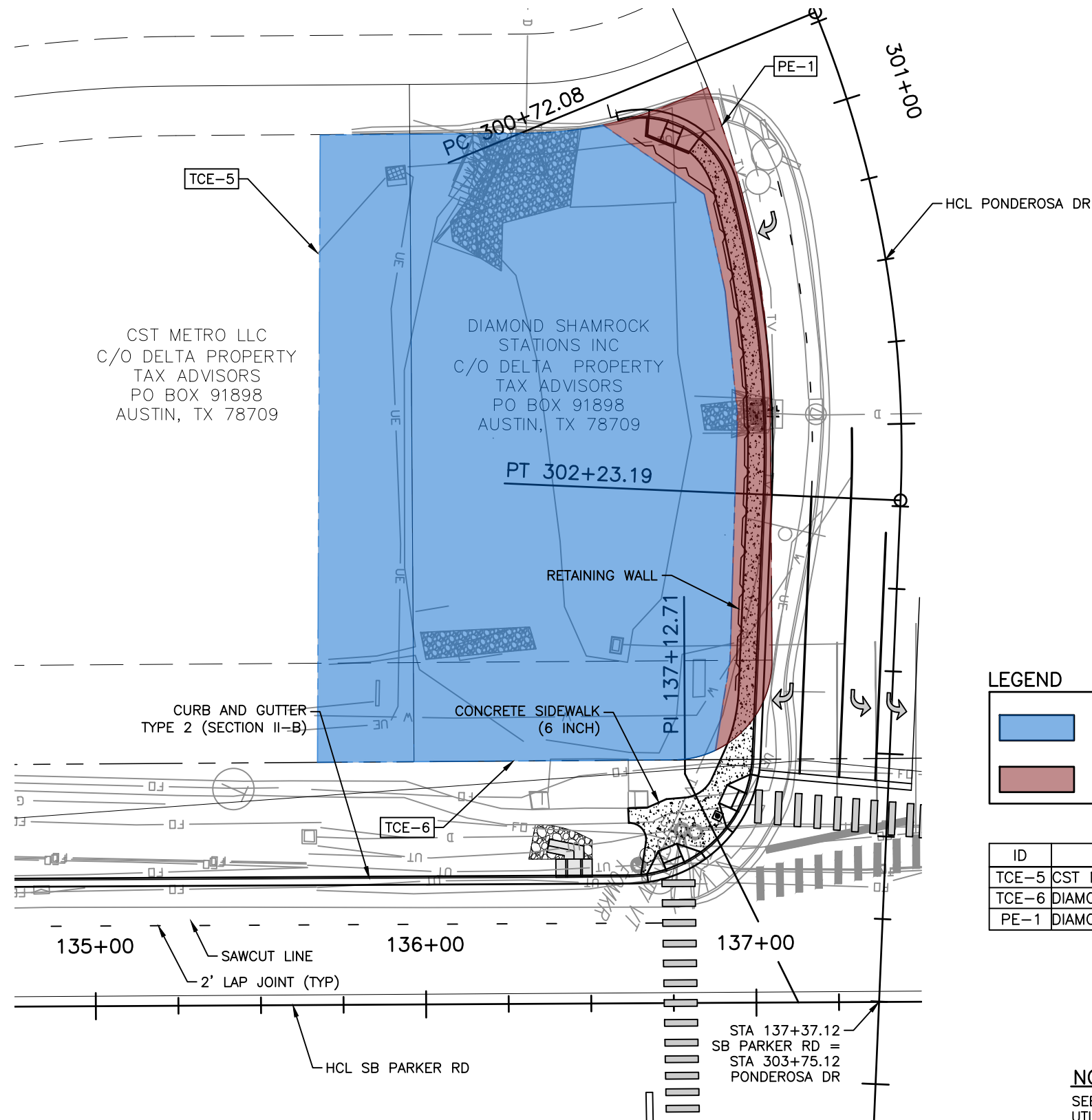
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Centennial, CO 80111
Phone: 303.721.1440
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Sheet Revisions			
(R-X)	Date	Comments	Initials

As Constructed		NORTH PARKER ROAD RIGHT OF WAY EXHIBITS			Project No./Code
No Revisions:					117363-07
Revised:		Designer: DCS	Structure		
		Detailer: DCS	Numbers		
Void:		Subset: Roadway	Sheets: EX-2 of 4		Sheet Number

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LEGEND

	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT AQUISITION

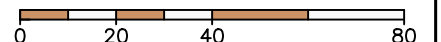
ID	OWNER	EASEMENT TYPE	AREA
TCE-5	CST METRO LLC	TEMPORARY CONSTRUCTION	0.123 AC (5350 SF)
TCE-6	DIAMOND SHAMROCK STATIONS INC	TEMPORARY CONSTRUCTION	0.408 AC (17790 SF)
PE-1	DIAMOND SHAMROCK STATIONS INC	PERMANENT	0.058 AC (2545 SF)

NOTES:

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



HORIZONTAL SCALE: 1"=40'



Print Date: 10/28/2021 10:28:19 AM
File Name: 117363-12 Proposed ROW Exhibits.dwg
Horizontal Scale: 1"=40' Vertical Scale: N/A



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Centennial, CO 80111
Phone: 303.721.1440
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Sheet Revisions

Date	Comments	Initials



PARKER
COLORADO

As Constructed

No Revisions:

Revised:

Void:

NORTH PARKER ROAD RIGHT OF WAY EXHIBITS

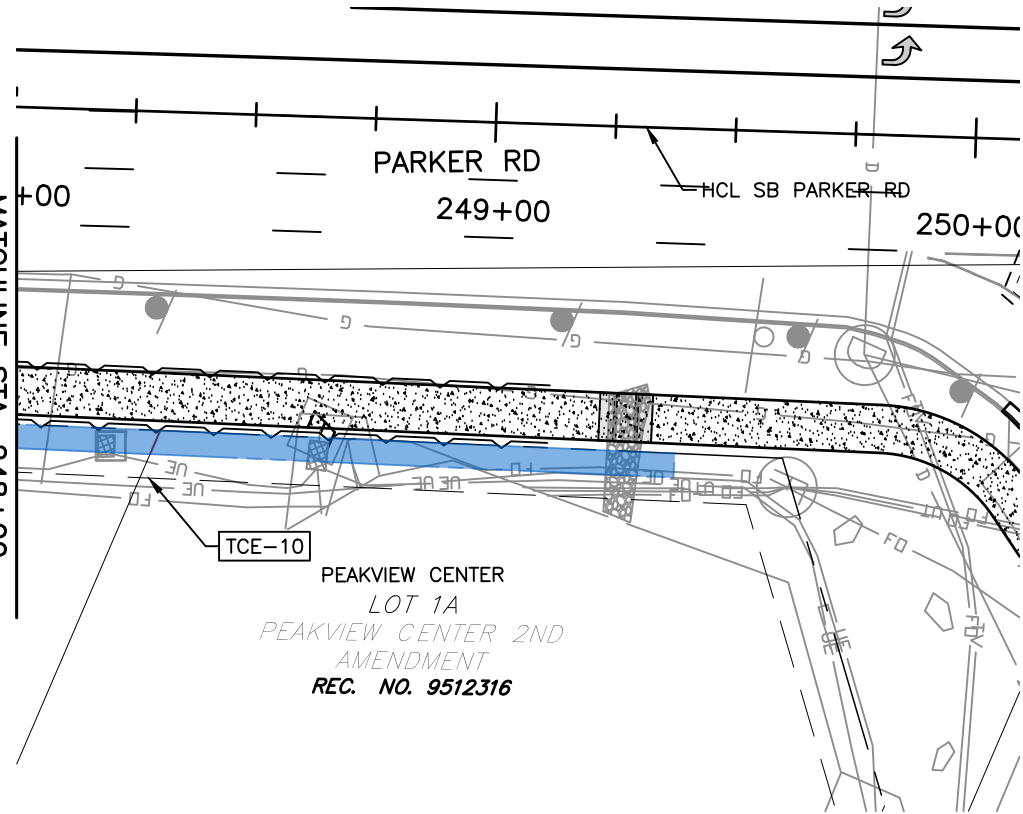
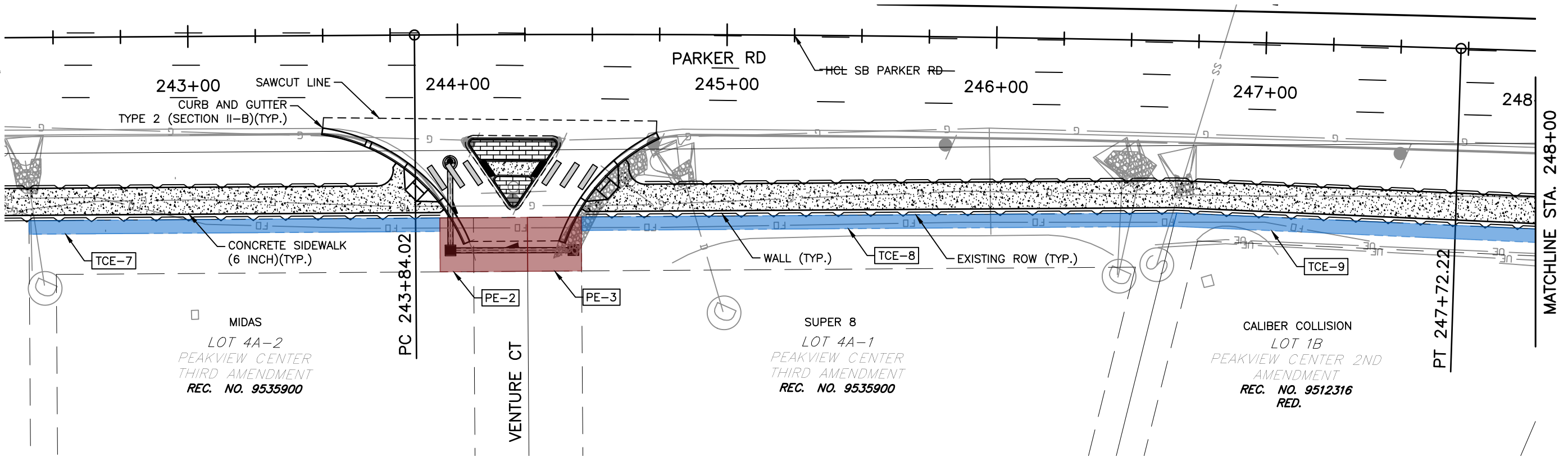
Designer:	DCS	Structure	
Detailer:	DCS	Numbers	
Subset:	Roadway	Sheets:	EX-3 of 4

Project No./Code

117363-07

Sheet Number

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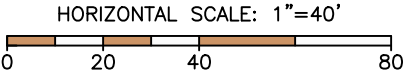
LEGEND

- 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.



Print Date: 10/28/2021 10:28:57 AM

File Name: 117363-12 Proposed ROW Exhibits.dwg

Horizontal Scale: 1"=40' Vertical Scale: N/A

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Centennial, CO 80111
Phone: 303.721.1440
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R-X	Sheet Revisions		
	Date	Comments	Initials



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



Request for Town Council Action

Date: January 3, 2022

Submitted By: Chris Hudson, Deputy Director of Engineering

Reviewed By: Michelle Kivela, Town Administrator

Title: **ORDINANCE NO. 4.116 - Second 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

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 in 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, residential and parks/recreation 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. An 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**

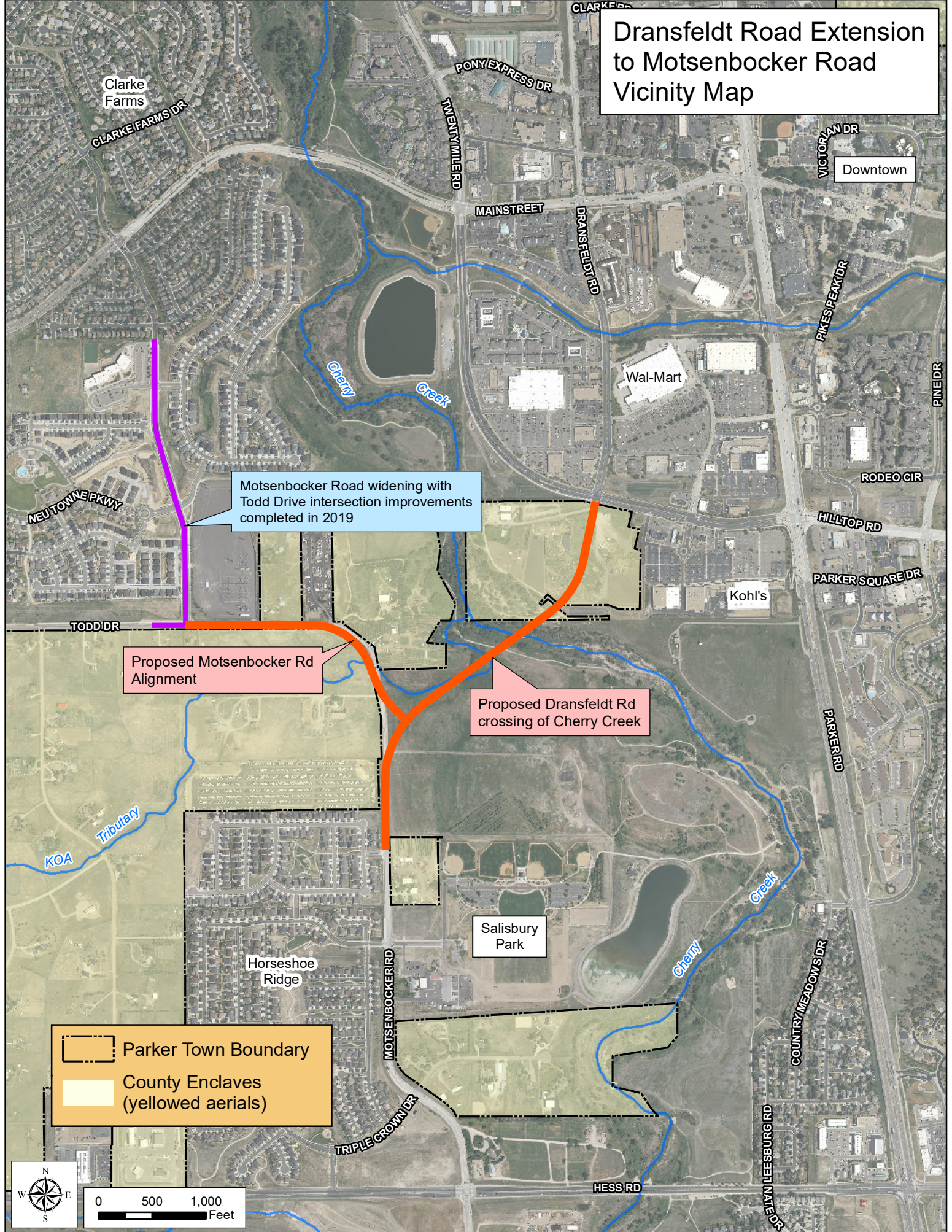
ATTACHMENTS

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 second reading.

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

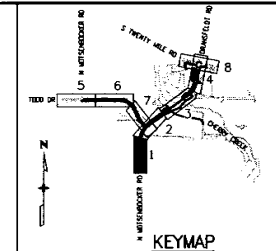
ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

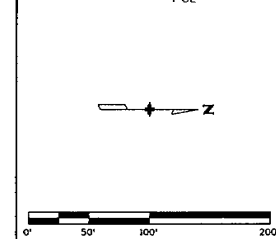
11/8/2021 2:53:35 PM
DGN MODEL-SHEET 1



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 APPROVAL OF THE ENGINEER. IN ALL CASES THE AS CONSTRUCTED ELEMENTS SHALL PROVIDE POSITIVE DRAINAGE.

- - - TOP OF CUT
 - . . - - TOE OF FILL
 - - - - - SAWCUT

A diagram of a cross-slope section. A central point is labeled 'HCL STATION'. Two lines diverge from this point, labeled 'CROSS SLOPE' on both sides. Below the central point, a line is labeled 'EOP' (End of Profile). Above the central point, a line is labeled 'PCI' (Point of Intersection). The diagram also shows 'xxxxxx.xx' and 'x.xxx' markings on the slopes.



	Sheet Revisions		
	Date:	Comments	Init.
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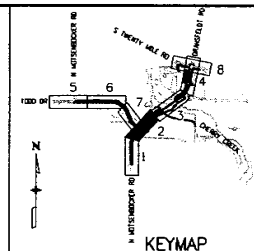
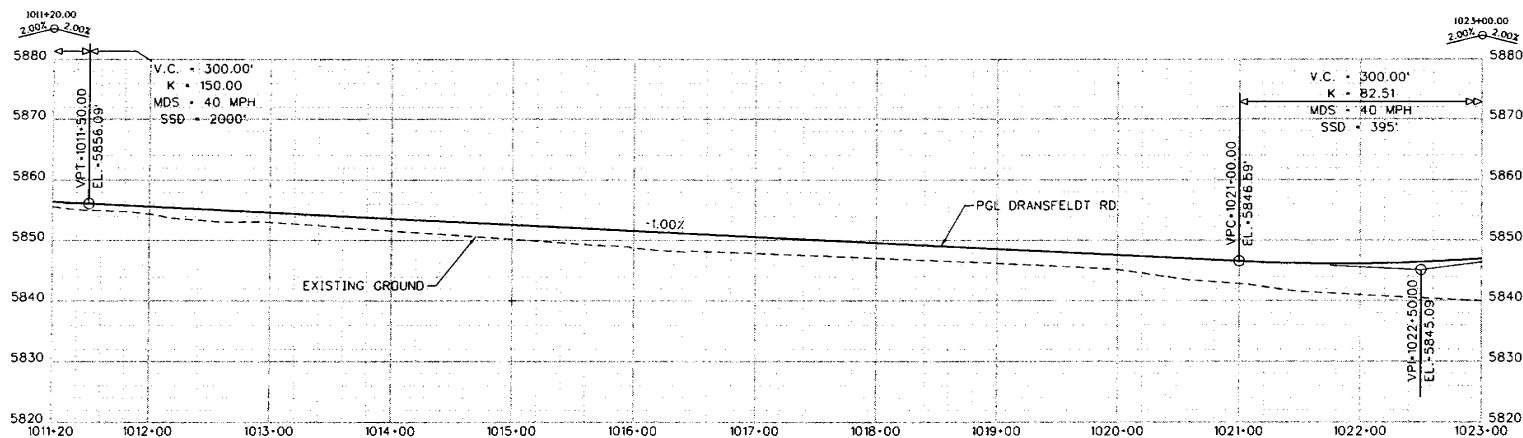
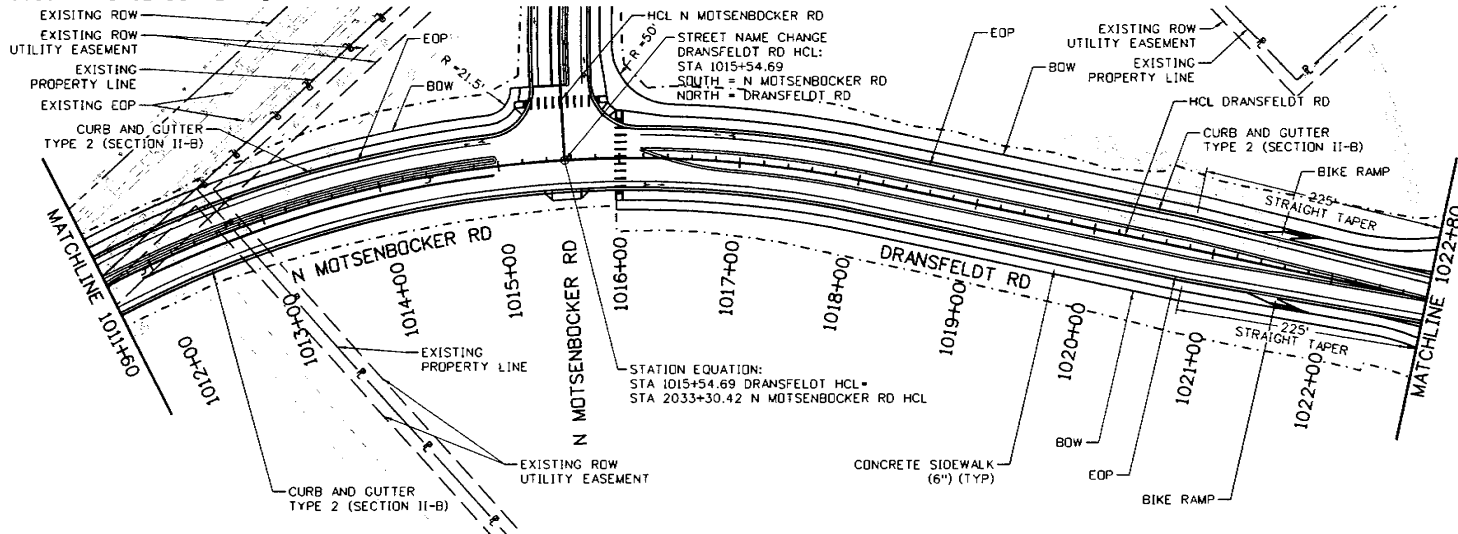
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C O L O R A D O

As Constructed
No Revisions:
Revised:
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Designer:	J. Tate	Structure Numbers	
Detailer:	A. Mahmood		
Subset:	DES	Subset Sheets:	1 of 8

Project No./Code
CIP XX-XXX
Sheet Number

9683 N MOTSENBOCKER RD



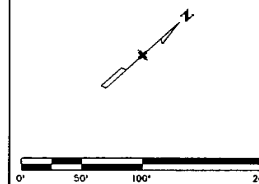
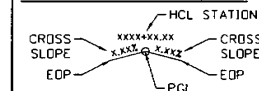
NOTES

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CROSS SLOPE DIAGRAM:



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DRANSFELDT ROAD EXTENSION
DRANSFELDT RD
ROADWAY PLAN & PROFILE

Designer:	J. Tate	Structure Numbers
Detailer:	A. Mohmood	
Subset:	DES	

Structure

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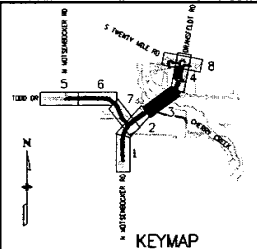
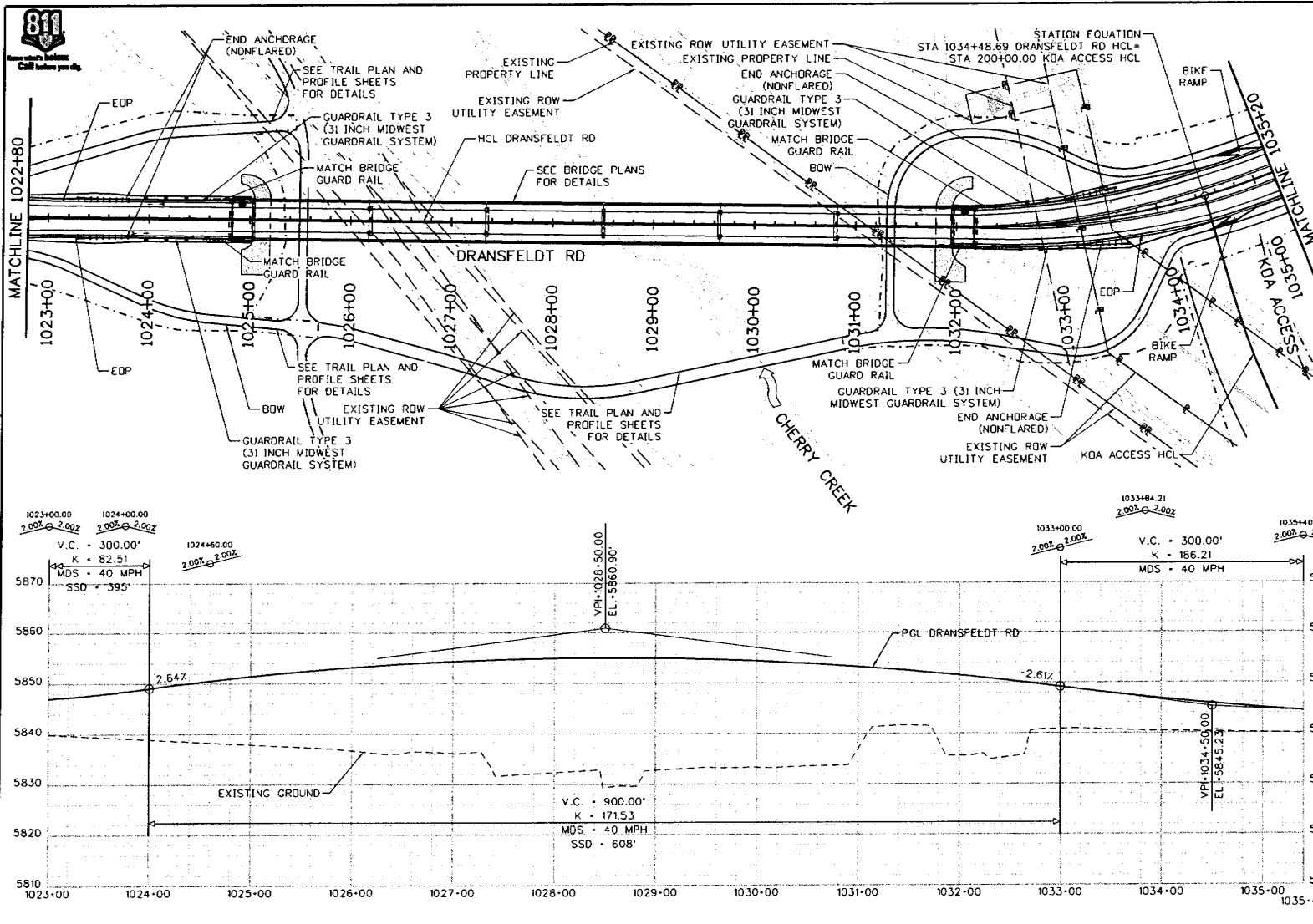
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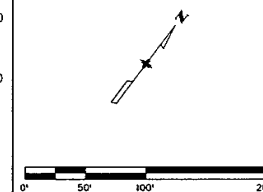
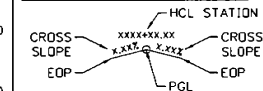
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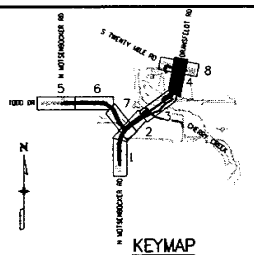
DRANSFELDT ROAD EXTENSION DRANSFELDT RD ROADWAY PLAN & PROFILE

Designer:	J. Tate	Structure
Detailer:	A. Mohmood	Numbers
Subset:	DES	Subset Sheets: 3 of 8

Project No./Code

CIP XX-XXX
Sheet Number

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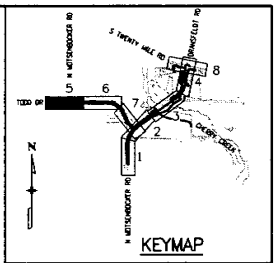
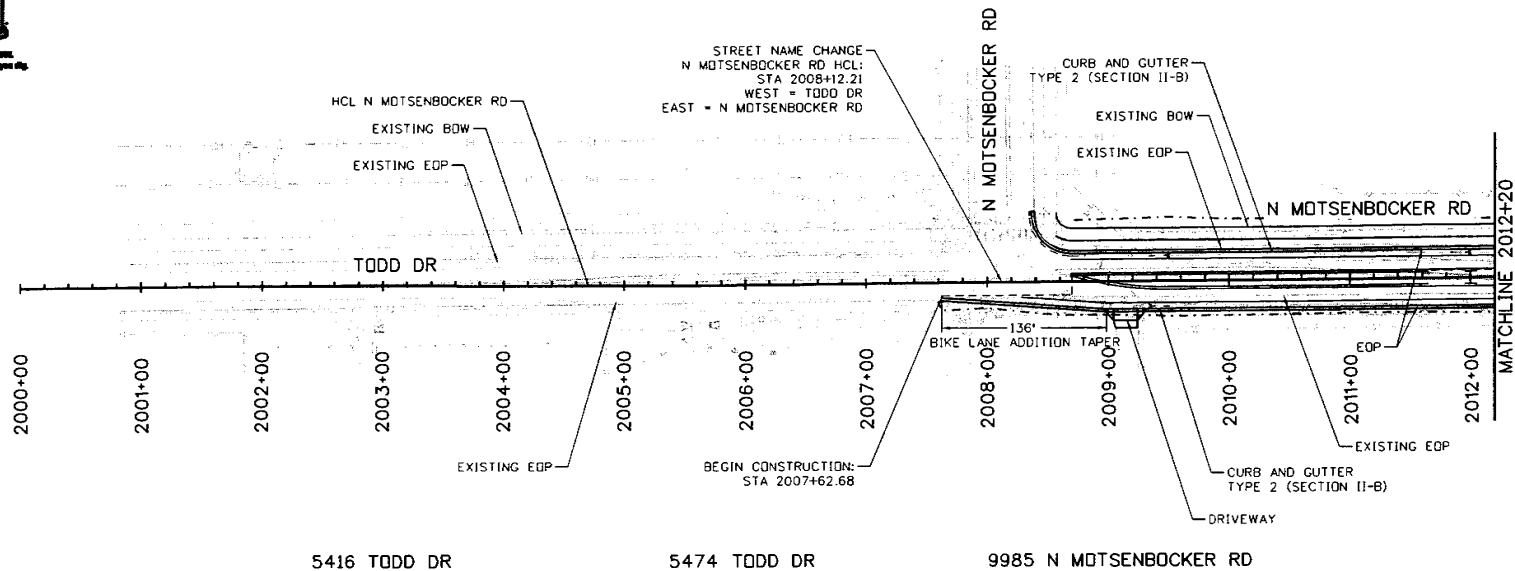
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The diagram shows a cross-section of a road. The centerline is marked with 'X.X.X.X' and 'X.X.X.X'. The 'HCL STATION' is indicated at the center. The 'CROSS SLOPE' is shown on both sides. The 'EOP' (End of Profile) is marked at the ends. The 'PGL' (Profile Grade Line) is shown below the road surface. A scale bar at the bottom indicates distances from 0' to 200'.



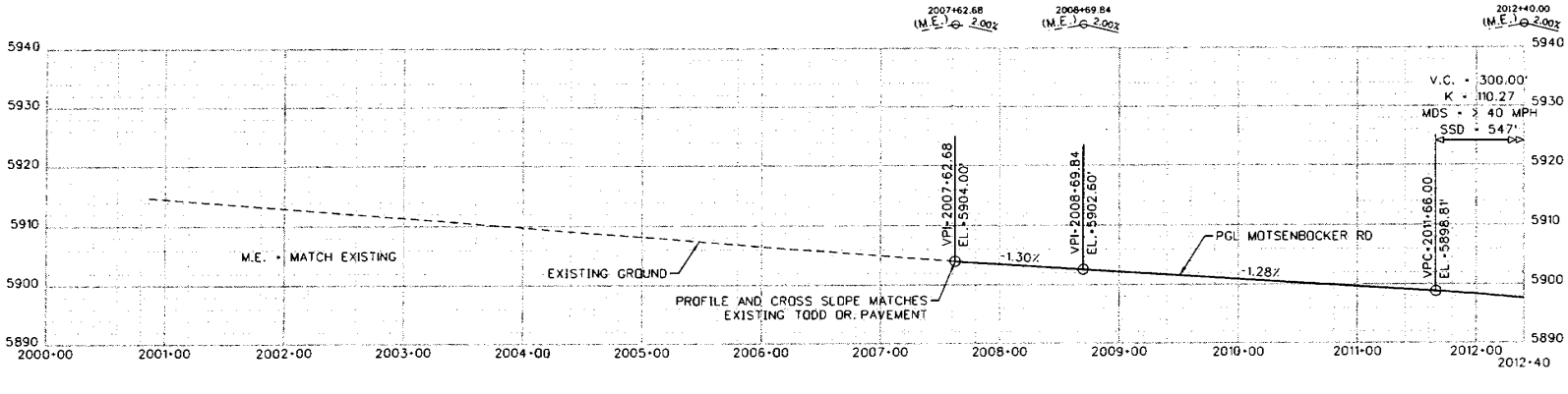
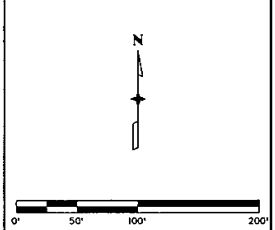
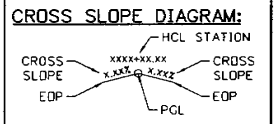
Print Date: 11/8/2021		Sheet Revisions		 PARKER COLORADO Town of Parker Public Works Department 20120 E. Mainstreet Parker, CO Phone: (303) 840-9546	As Constructed		DRANSFELDT ROAD EXTENSION DRANSFELDT RD ROADWAY PLAN & PROFILE		Project No./Code	
File Name: RoadwayPlan-Sheets-ALT for Parker.dgn		Date:	Comments		Init.	No Revisions:			CIP XX-XXX	
Horiz. Scale: 1"=100 Vert. Scale:						Revised:	Designer: J. Tate	Structure Numbers		
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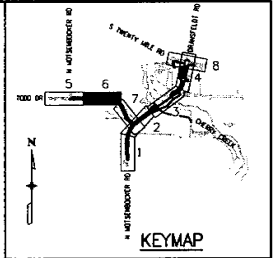
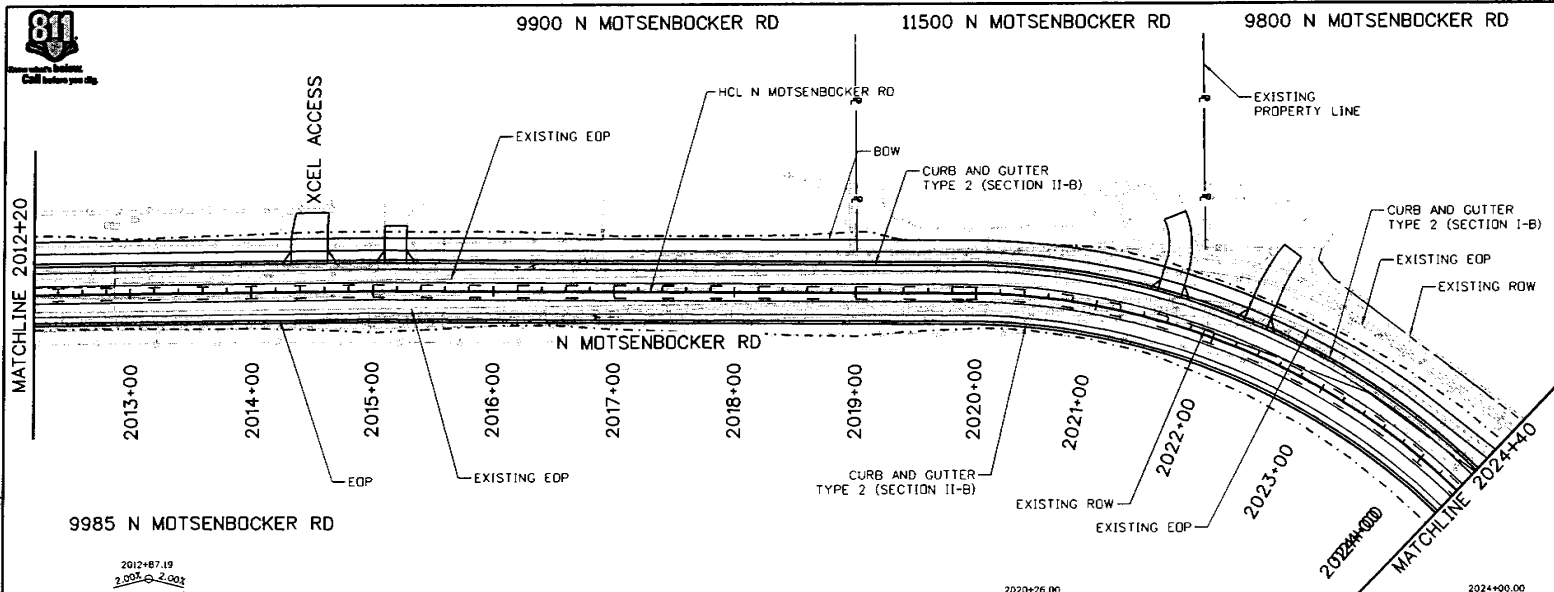


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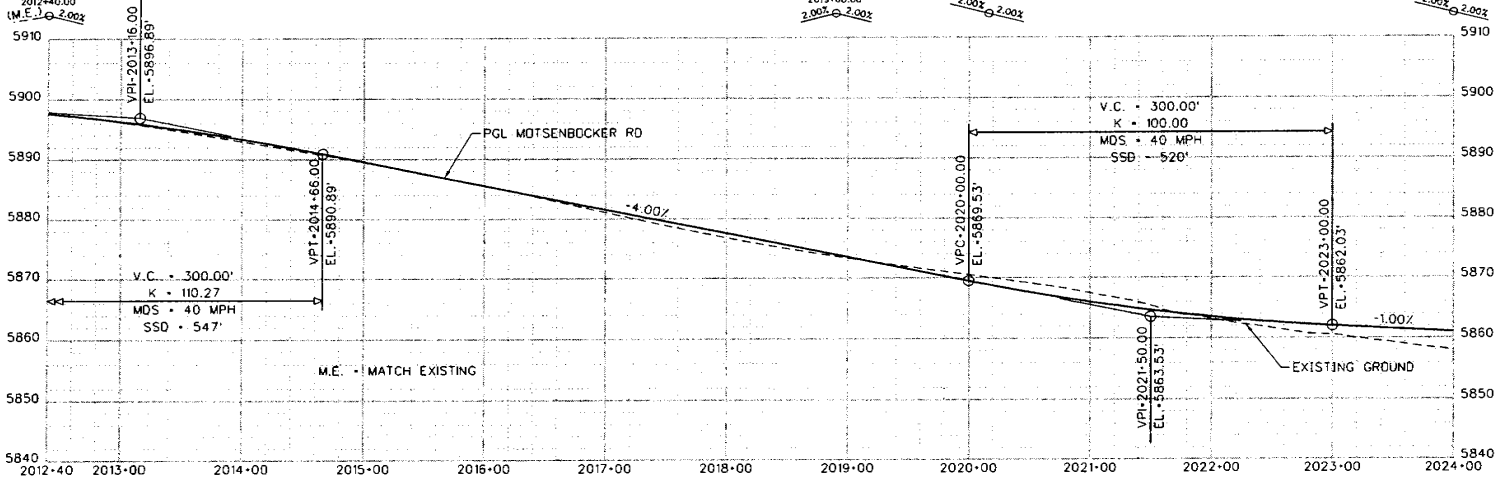
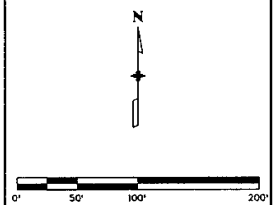
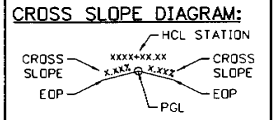


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File Name: RoadwayPlan-Sheets-ALT for Parker.dgn		Date:	Comments	Init.	No Revisions:	Designer:	J. Tate	Structure	CIP XX-XXX
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RS&H		PARKER COLORADO		Town of Parker Public Works Department 20120 E. Main Street Parker, CO Phone: (303) 840-9546					



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File Name: RoadwayPlan-Sheets-ALT for Parker.dgn
Horiz. Scale: 1:100
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Public Works Department
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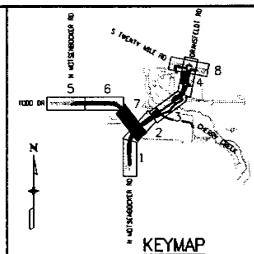
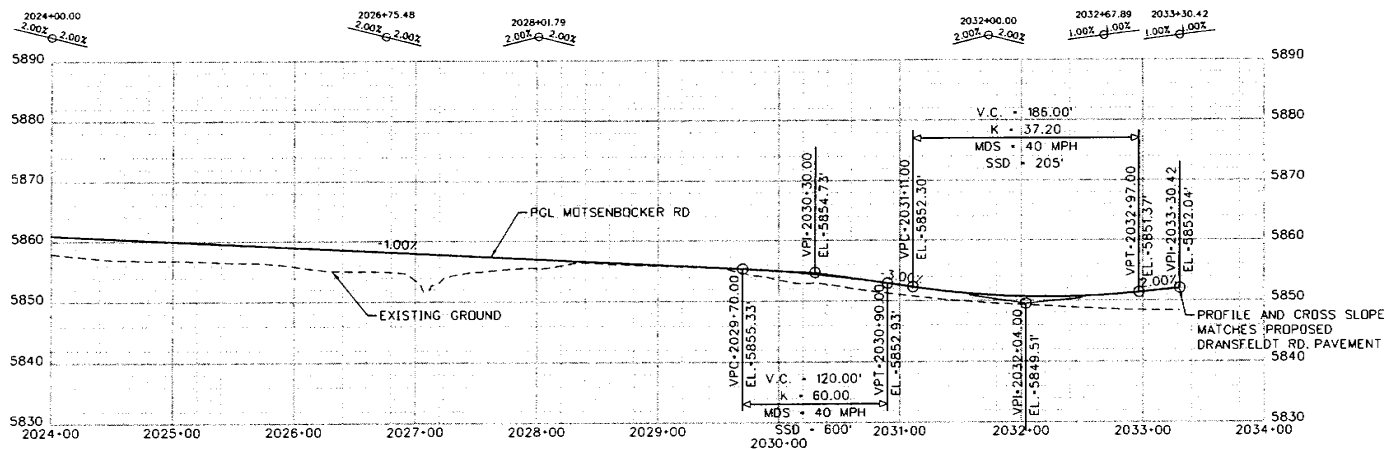
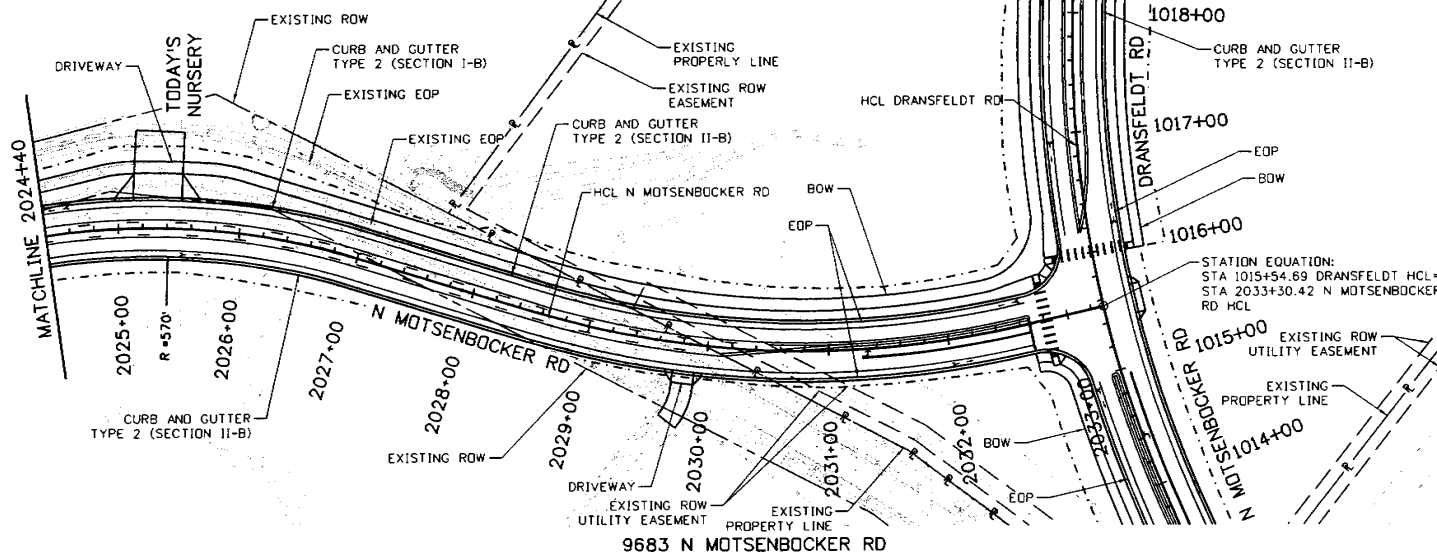
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DRANSFELDT ROAD EXTENSION N MOTSENBOCKER RD ROADWAY PLAN & PROFILE	
Designer: J. Tate	Structure Numbers
Detailer: A. Mahmood	
Subset: DES	Subset Sheets: 6 of 8

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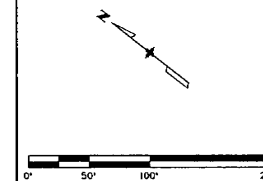
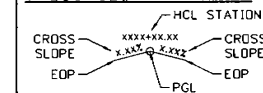
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CROSS SLOPE DIAGRAM:



Print Date: 11/8/2021

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DRANSFELDT ROAD EXTENSION
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ROADWAY PLAN & PROFILE

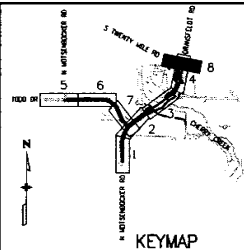
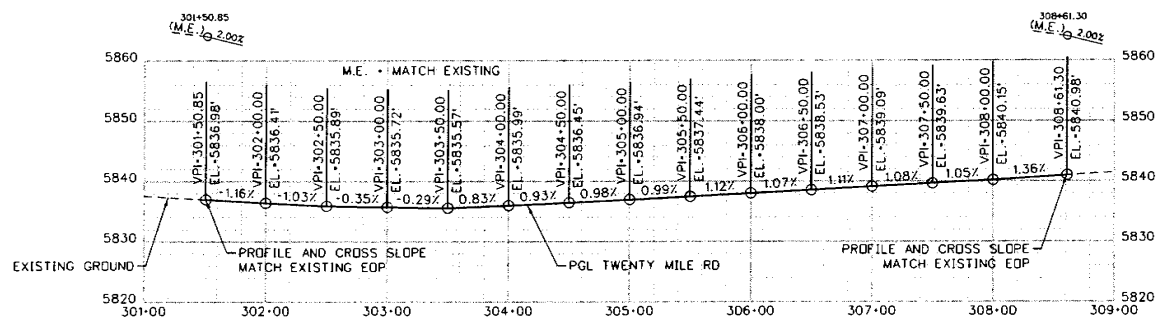
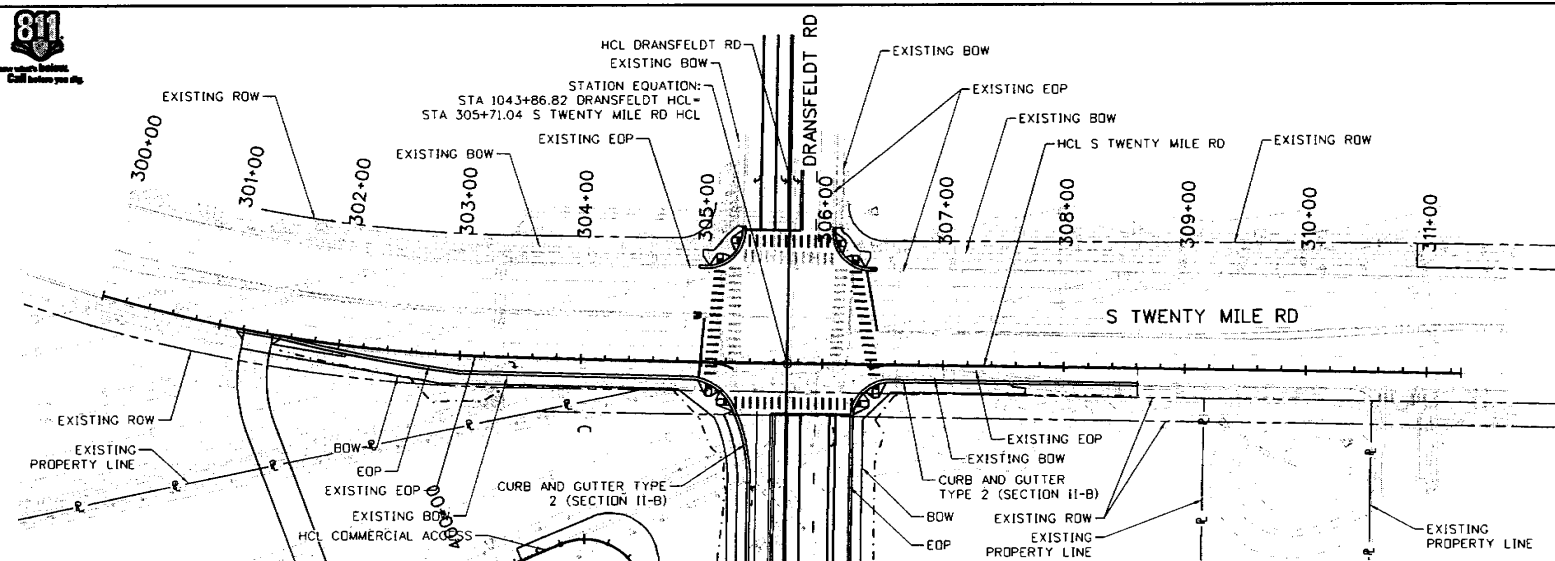
Designer:	J. Tate	Structure
Detailer:	A. Mahmood	Numbers
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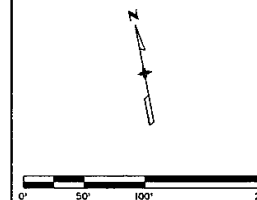
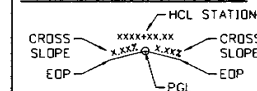
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DRANSFELDT ROAD EXTENSION
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ROADWAY PLAN & PROFILE

Designer:	J. Tale	Structure
Detailer:	A. Mahmood	Numbers
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