



PLANNING COMMISSION MEETING

7:00 PM

April 28, 2022

Public comment on agenda items may be made in person or via Zoom.

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 <http://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. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
 - A. **Planning Commission Meeting Minutes - 4.14.22**
6. **PUBLIC HEARINGS**
 - A. **Auburn Hills Centre Filing No. 1 – Minor Development Plat**

Applicant:	Debbie Klisis
Location:	Southwest corner of Mainstreet and Jordan Road
Department:	Community Development, Julia Duncan
TRAKiT No.:	SUB21-049
7. **PLANNING COMMISSION ITEMS**

8. **STAFF ITEMS**

9. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

April 14, 2022

Planning Commission Chairman Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Richard Foerster, Ruth Ann Nelson, Eliana Burke, Nick Metz and Roxy Colette.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

OPENING REMARKS

Planning Commission Chairman Gary Poole: Thank you for attending the Parker Planning Commission meeting tonight. Before the meeting begins, there are two ways to make public comment on any item at this hearing. Comments may be made in person at the public hearing tonight or you can join the Zoom webinar link posted on the Town's website at www.ParkerOnline.org/PlanningCommission.

Facebook Live participants are only able to view and listen to the meeting and are unable to submit public comment on agenda items. If you are on Facebook Live and wish to submit public comment on an item tonight, now would be a good time to leave Facebook Live and join the Planning Commission meeting on Zoom.

For Zoom participants that wish to comment on any agenda item, use the Zoom's "Raise Your Hand" feature when I open the hearing up for public comment.

We appreciate your attendance and participation at the Planning Commission.

APPROVAL OF MINUTES

Commissioner Eliana Burke moved to approve the February 10, 2022, meeting minutes. Commissioner Rich Foerster seconded; a vote was taken and passed unanimously.

PUBLIC HEARING OPENED: 7:02 P.M. – COTTONWOOD HIGHLANDS PD AMENDMENT NO. 6. The applicant, Kimley-Horn and Associates is proposing to amend Cottonwood Highlands PD to add churches and assembly uses to the commercial 'Planning Area East'. The site is located on the northeast corner of E-470 and Jordan Road.

Department: Community Development, Stacey Nerger

STAFF PRESENTATION

Stacey Nerger, Senior Planner, presented the staff report to amend Cottonwood Highlands PD Amendment No. 6 to add churches and assembly uses to the commercial 'Planning Area East'. Ms. Nerger concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve the Cottonwood Highlands Planned Development Amendment No. 6.

APPLICANT PRESENTATION

Brett Harrington with Life Church out of Oklahoma presented the applicant's presentation.

- Introduced Life Church and Life Church's personnel.
- Provided illustrations that show the proposed Life Church development for Parker.

Commissioners discussed with staff and applicant:

- Commissioner Nelson asked about assembly uses in the master plan, specifically at this location and the reasoning behind the shifting of the uses; *(staff said the master plan does not designate specific uses in a character area, but rather compatible uses intended for the area such as commercial and retail, but not residential. Assembly uses are part of the commercial component. The market has changed since Cottonwood Highlands was originally annexed in 2003. This parcel has sat vacant and staff believes putting the assembly in the back and keeping more than half of the parcel available for commercial satisfies the requirements of the master plan).*
- Commissioner Burke asked, what is the total area of the retail piece; *(applicant said 54,000 square feet).*
- Commissioner Nelson asked what is the anticipated size of the church's congregation; *(applicant said the auditorium will seat 750 people, initially 2 services, so up to 1,500 people could come through the retail area; the average campus size is between 1,500 to 2,500 people).*
- Commissioner Metz asked if this project will be built out in phases; *(applicant said pending approved rezone on May 2nd, phase one will start which includes the church building and approximately 10,000 to 12,000 square feet of retail; phase two design will begin immediately but will take longer due to the architectural requirements for the remaining retail and dining space).*
- Commissioner Burke asked how many phases there will be; *(applicant said three phases are planned but possibly phases two and three will be completed concurrently if everything is designed, ready to go and tenants are signed up).*
- Commissioner Foerster asked if this 14.5 acres is currently zoned mixed use; *(staff said it is currently zoned Highway Commercial within the Cottonwood Highlands Planned Development, which allows for a variety of commercial plus light industrial uses. Light Industrial uses were removed).*

- Commissioner Foerster asked if the existing zoning allowed for multifamily or senior housing; *(staff said within the existing zoning multifamily would not be permitted, but that assisted living, memory care, etc. would fall under institutional use and be a use by special review).*
- Commissioner Foerster asked if the church and retail are included in the 5.4 acres; *(staff said they have not seen the actual dividing line for the creation of the two lots. The first step will be rezoning, the second step will be platting to create the two lots and the third step would be the site plan. The church, church parking and church landscaping needs to be in the 5.4 acres and retail uses will be in the second lot).*

PUBLIC COMMENT OPENED

None.

PUBLIC HEARING CLOSED: 7:19 P.M. – COTTONWOOD HIGHLANDS PD AMENDMENT NO. 6.

PLANNING COMMISSION DISCUSSION

Commissioner Discussion:

- Commissioner Nelson expressed concern about adding an assembly use where there hadn't been one originally but based on the justifications provided and that an assembly use had not been taken advantage of nearby, she believes this is a good use for the corner of the lot and she is in support.
- Commissioner Burke is in support of the use, stating that it is good for the property and it adds value to Parker bringing people and families together.
- Commissioner Foerster expressed concerns about rezoning from commercial which is a revenue source for the Town, but it is a small portion and it is for a good cause.
- Commissioner Metz appreciated that the retail will be incorporated into the project.
- Commissioner Colette expressed concerns that Centennial Airport was opposed to this project because it is in the navigation corridor and assemblies might be sensitive to noise and hopes that the applicant was aware of the Centennial Airport comments and that the applicant plans accordingly.
- Commissioner Poole agrees with his fellow commissioners, that the project is fascinating, and he looks forward to seeing it come together.

Commissioner Eliana Burke moved the Planning Commission recommend Town Council approve Cottonwood Highlands PD Amendment No. 6. Commissioner Ruth Ann Nelson seconded; a vote was taken and was passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Ruth Ann Nelson moved that the meeting be adjourned. Commissioner Roxy Colette seconded the motion and was passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 4/28/2022

Town Council Date: 5/16/2022

Hearing Type: Public Hearing
Auburn Hills Centre Filing No. 1 – Minor Development Plat

TRAKiT No(s): SUB21-049

Location: The site is located at the southwest corner of Mainstreet and Jordan Road.

Project Planner: Julia Duncan, Associate Planner

Applicant: Debbie Klisis, Applicant

Executive Summary: The applicant, Debbie Klisis, is proposing to subdivide an existing metes and bounds property into 5 commercial lots. The site is located at the southwest corner of Mainstreet and Jordan Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Auburn Hills Centre Filing No. 1 Minor Development Plat.”

ALTERNATIVE MOTIONS

“I move the Planning Commission recommend Town Council approve the Auburn Hills Centre Filing No. 1 Minor Development Plat, subject to the following conditions:”

-List Conditions

“I move the Planning Commission recommend Town Council deny the Auburn Hills Centre Filing No. 1 Minor Development Plat as the request does not meet the following approval criteria:”

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

“I move the Planning Commission vote to continue the Auburn Hills Centre Filing No. 1 Minor Development Plat to a future date.”

I. BACKGROUND/DISCUSSION

The subject property was annexed into the Town in June 1987, with a Planned Development zoning. The property is on the southwest corner of Mainstreet and Jordan Road and is bounded on the north by Mainstreet, to the east by Jordan Road, to the west by E. Auburn Hills Drive, and to the south by Cedar Gulch Parkway. The site area is approximately 5.053 acres. The project will include a vacation of a portion of the excess right-of-way along Jordan Road.

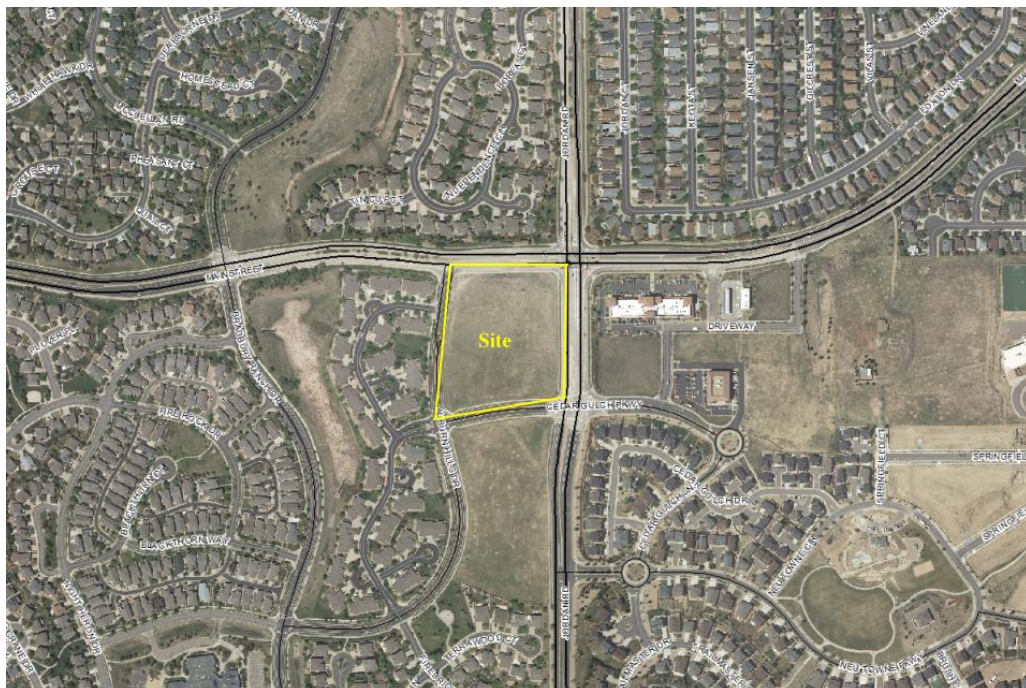
The proposed subdivision will create five (5) commercial lots and internal private roadways and utilities to serve each of the lots. Lot 1 is 1.294 acres in size. Lot 2 is 0.552 acres in size. Lot 3 is 0.600 acres in size. Lot 4 is 1.597 acres in size. Lot 5 is 1.010 acres in size.

Access will be on the west side of the property on Auburn Hills Drive. A second access will be on the south side of the property with a full movement access. All future development will require Site Plan approval. The project also proposes a vacation of a portion of the excess right-of-way along Jordan Road.

The zoning for the property, the Bradbury Ranch PD, designates the property as Neighborhood Commercial and intends to provide a broad range of retail goods and services, business, and professional services which support residential uses, and complementary public community services and facilities. The Parker 2035 Master Plan designates the property as Neighborhood Commercial.

All future development will require Site Plan approval.

VICINITY MAP



II. PRIOR ACTIONS

Date	Action
June 15, 1987	Town Council approved the Bradbury Ranch Annexation and zoned the property Bradbury Ranch Planned Development.

III. CURRENT SITE DATA

Existing Zoning		PD - Planned Development	
Overlay District		N/A	
PD & Plan Area		Bradbury Ranch Planned Development	
Master Plan Area		Neighborhood Centre	
Site Acreage		5.053 acres	
Subdivision		Not currently subdivided	
Existing Use		Vacant/Undeveloped	
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Neighborhood Centre	PD - Planned Development	Bradbury Ranch Subdivision-Single Family Detached
South	Medium Density Residential	PD - Planned Development	Vacant/Undeveloped commercial property
East	Neighborhood Centre	PD - Planned Development	Multi-tenant commercial retail and vacant/undeveloped property.
West	Medium Density Residential	PD - Planned Development	Bradbury Ranch townhomes

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Neighborhood Centre ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Neighborhood Centres should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centres include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Neighborhood Centre should range from 50,000 to 250,000 square feet combined.

	In general, a Neighborhood Centre shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use. Higher density residential is appropriate in these Centres as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.C Land Use 1.E Jobs and Economic Vitality 2.B
Staff Analysis	The subject property is located on the southwest corner of Mainstreet and Jordan Road. The Bradbury Ranch PD designates the property as Neighborhood Commercial which intends to provide a broad range of retail goods and services, business and professional services which support residential uses, and complementary public community services and facilities. The proposed subdivision would create five (5) commercial lots and internal private roadways and utilities to serve each of the lots. The proposed Minor Development Plat will create the legal lots of record and initial infrastructure to support development of commercial uses that aligns with the recommended uses of the Parker 2035 Master Plan the Neighborhood Centre planning. The requested plat is consistent with the specific Goals/Strategies of the Master Plan for the following reasons:

	1. It will balance Parker's business and retail community to include a variety and diversity of business types and scales; and 2. It will support new businesses by providing additional land for commercial development. Based on this analysis, staff has determined that the request is consistent with the Parker 2035 Master Plan.
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V. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Adjacent to residential use = min. 1 ft. setback every 1 ft. of building height but never less than 30 ft. Adjacent to arterial roadway = 25 feet Corner lots (other than arterial roadways) = 25 feet for designated front yard and 15 feet for side yard. Front= 20 feet Side= 0 feet Rear= 0 feet	Structures are not a part of this proposal. Required setbacks will be met at time of site plan approval and be consistent with zoning requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Density	6-10 du/ac	No residential development is a part of this proposal.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	45 feet	Structures are not a part of this proposal. Required height will be met at time of site plan approval.	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	None	Proposed lot sizes meet the zoning requirements	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Coverage	50%	Structures are not a part of this proposal.	☐ Consistent ☐ Inconsistent ☒ N/A
Landscaping	Title 13.06.070	Streetscape meets code requirements as depicted in attached Landscape Plan. All additional landscaping	☒ Consistent ☐ Inconsistent ☐ N/A

		requirements will be met at the time of site plan approval.	
Off-Street Parking	Title 13.06.050	All parking requirements will be met at the time of site plan approval.	☒ Consistent ☐ Inconsistent ☒ N/A
Staff Analysis	As outlined above, staff has evaluated the requested Minor Development Plat against the requirements in the Bradbury Ranch Planned Development as well as the standards in the Land Development Ordinance (LDO) and determined that the request complies with the relevant standards.		

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

There will be two access points to the property, on the west side of the property on Auburn Hills Drive, where the median will be modified to allow a southbound left turn bay into the property and on the south side of the property with a full movement access. The subject site development will be responsible for the construction of internal access drives to connect with E. Auburn Hills Drive and Cedar Gulch Parkway. In addition, the applicant shall pay to the Town \$87,500.00, which payment is the cost to design and construct a traffic signal at the intersection of Jordan Road and Cedar Gulch Parkway. A portion of the excess right-of-way on Jordan Road will also be vacated and the developer will compensate the town for this right-of-way per the Subdivision Improvement Agreement.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	Advisory Comments
CenturyLink Communications	No Comment
Comcast	No comments submitted
Town of Parker Comprehensive Planning	The proposed subdivision is in conformance with the Parker 2035 Master Plan.
Town of Parker Engineering/Storm water & Civil	Approved, all requested revisions have been provided.
Douglas County Assessors	No comment
Fire Life Safety	Advisory Comments
Bradbury Ranch HOA and Clarke Farms HOA	No Comment
IREA	Approved
Parker Water and Sanitation District	Advisory Comments

Public Service Company/ Xcel	Advisory Comments
Urban Drainage	No Comment

VIII. CONCLUSION

The applicant has structured this Minor Development Plat to allow for the future development of five commercial lots. A lot-fit analysis showing potential building layouts was provided with the submittal. The Minor Development Plat layout proposed allows for adequate access and lots sufficient in size and shape to accommodate future development in alignment with zoning and allowed uses. The five proposed lots will require site plan approval to allow for construction.

This proposal is consistent with the *Parker 2035 Master Plan* and the Minor Development Plat has demonstrated compliance with the applicable approval criteria. Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Auburn Hills Centre Filing No. 1 Minor Development Plat.

IX. RECOMMENDED CONDITIONS

None

X. ATTACHMENTS

1. Auburn Hills Centre Filing No. 1 MDP
2. Auburn Hills Centre Filing No. 1 Master Landscape Plan

Report Approved By: Bryce Matthews, Planning Manager

AUBURN HILLS CENTRE FILING 1

MINOR DEVELOPMENT PLAT

Part of the Southeast Quarter of Section 20, Township 6 South, Range 66 West of the 6th P.M.,
Town of Parker, County of Douglas, State of Colorado

(TOTAL AREA= 5.053 ACRES; TOTAL NUMBER OF LOTS= 5)

PROPERTY DESCRIPTION:

A parcel of land known as Bradbury Ranch Commercial Lot 1 and a portion of that right-of-way described as Parcel IV in Special Warranty Deed recorded on October 14, 1987 in Book 753, Page 617 of the records of Douglas County, being situate in the Southeast Quarter (SE1/4) of Section Twenty (20), Township Six South (T.6S.), Range Sixty-Six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), Town of Parker, County of Douglas, State of Colorado, and more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 20 and assuming the East line of said SE1/4 as bearing South 00°21'15" East, being a grid bearing of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983, with all other bearings contained herein being relative thereto;

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

THENCE South 00°21'15" East a distance of 70.00 feet to the South line of Bradbury Ranch Subdivision Filing No. 2K recorded October 1, 1997 at Reception No. 9754676 of the records of Douglas County,
THENCE South 88°58'38" West along said South line a distance of 94.78 feet to the **POINT OF BEGINNING**;

THENCE South 45°37'01" East a distance of 43.32 feet;
THENCE South 00°21'15" East a distance of 295.63 feet;
THENCE South 00°05'09" East a distance of 34.05 feet to a Point on a Curve (POC);
THENCE along the arc of a curve concave to the West and being non-tangent to the aforesaid line a distance of 96.74 feet, said curve has a Radius of 898.98 feet, a Delta of 6°09'57", and is subtended by a Chord bearing South 01°58'23" West a distance of 96.70 feet;
THENCE South 48°27'30" West non-tangent from the aforesaid curve a distance of 55.70 feet to the North right-of-way line of East Auburn Hills Place per Bradbury Ranch Subdivision Filing No. 3B recorded July 5, 2000 at Reception No. 00046266 of the records of Douglas County and to a POC;

Thence along said North right-of-way line by the following Two (2) courses and distances:
THENCE along the arc of a curve concave to the South and being non-tangent to the aforesaid line a distance of 379.28 feet, said curve has a Radius of 1537.50 feet, a Delta of 14°08'03", and is subtended by a Chord bearing South 82°16'27" West a distance of 378.32 feet;
THENCE North 55°53'34" West non-tangent from the aforesaid curve a distance of 30.40 feet to the East right-of-way line of East Auburn Hills Drive per Bradbury Ranch Subdivision Filing No. 5 recorded May 24, 2001 at Reception No. 01046403 of the records of Douglas County and to a POC;

Thence along said East right-of-way line by the following Two (2) courses and distances:
THENCE along the arc of a curve concave to the East and being non-tangent to the aforesaid line a distance of 287.15 feet, said curve has a Radius of 1162.50 feet, a Delta of 14°09'09", and is subtended by a Chord bearing North 00°56'55" East a distance of 286.42 feet to a Point of Tangency (PT);

THENCE North 08°01'29" East a distance of 238.67 feet to the South right-of-way line of East Main Street per Bradbury Ranch Subdivision Filing No. 2K recorded October 1, 1997 at Reception No. 9754676 of the records of Douglas County and to a POC;

Thence along said South right-of-way line by the following Two (2) courses and distances:
THENCE along the arc of a curve concave to the North and being non-tangent to the aforesaid line a distance of 79.82 feet, said curve has a Radius of 1570.00 feet, a Delta of 2°54'47", and is subtended by a Chord bearing South 89°33'58" East a distance of 79.81 feet to a PT;

THENCE North 88°58'38" East a distance of 294.41 feet to the **POINT OF BEGINNING**.

Said parcel contains 5.053 Acres or 220,118 sq. ft. more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

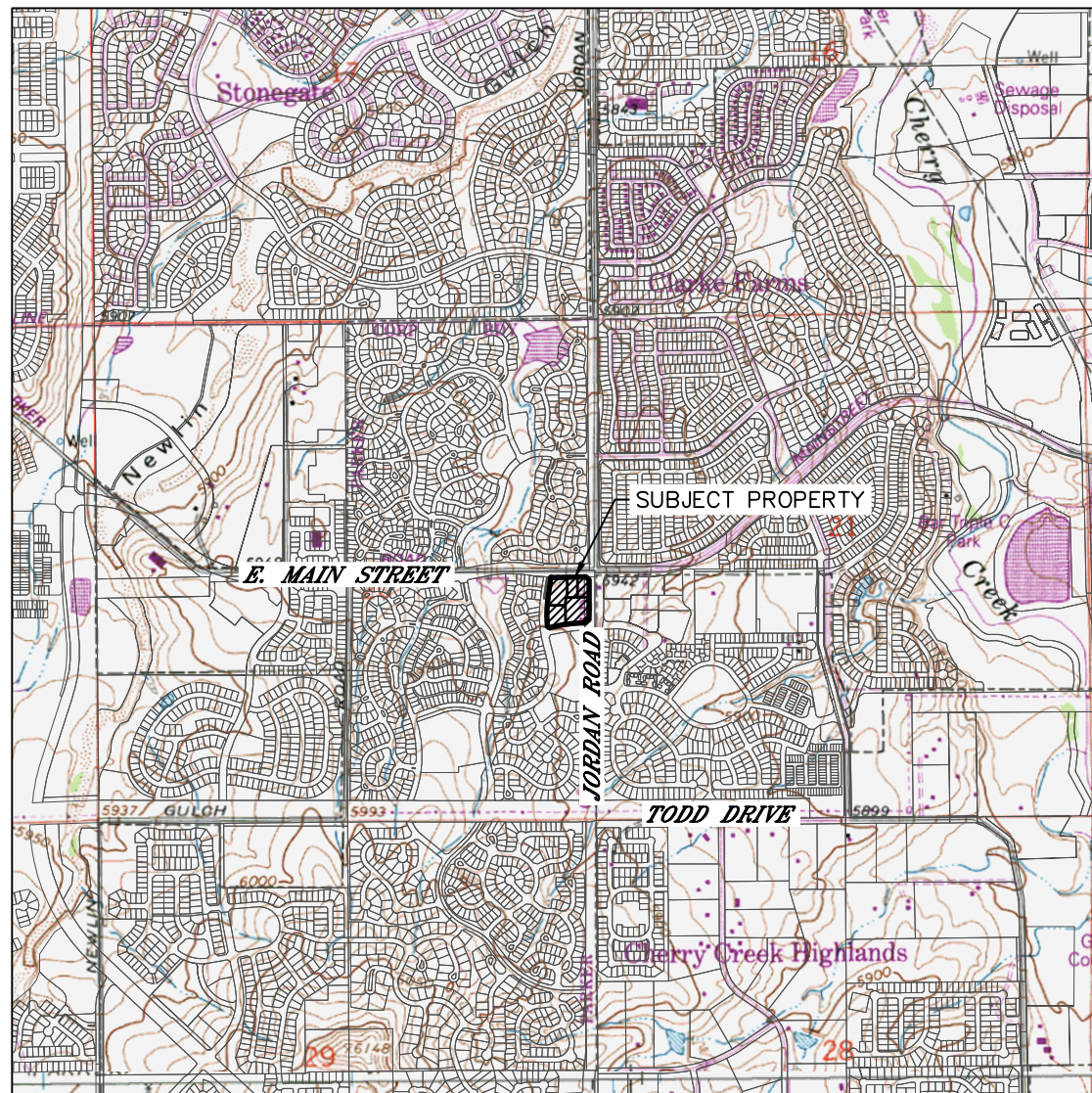
Assuming the East line of the Southeast Quarter of Section 20, T.6S., R.66W., as monumented by a #6 rebar with an illegible 2.0" aluminum cap at the North end and by a #6 rebar with a 3.25" aluminum cap stamped L.S. 25645 at the South end, as bearing South 00°21'15" East being a Grid Bearing of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983, a distance of 2662.87 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTE: The angular difference from the record plotted bearings for Bradbury Ranch Filing No. 2K, 3B and 5 and the grid bearings used for this survey is -0°27'54".

LAND USE SUMMARY TABLE

TRACT	LAND USAGE	OWNERSHIP/MAINTENANCE	SQ. FT.	ACERAGE
LOT 1	COMMERCIAL	PRIVATE	56,371.3	1.294
LOT 2	COMMERCIAL	PRIVATE	24,029.2	0.552
LOT 3	COMMERCIAL	PRIVATE	26,154.7	0.600
LOT 4	COMMERCIAL	PRIVATE	69,547.2	1.597
LOT 5	COMMERCIAL	PRIVATE	44,015.4	1.010
TOTAL			220,117.8	5.053



VICINITY MAP
SCALE: 1"=2000'

PLANNING COMMISSION:

The Minor Development Plat was reviewed by the Planning Commission on the ____ day of _____, 20____.

Planning Director,
on behalf of the Planning Commission

TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING:

This plat was approved by the Town Council and/or, where applicable, the Planning Director and

Director of Engineering of the Town of Parker, Colorado, on the ____ day of _____.

20____, for filing. The dedications are hereby accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, curbs, gutter, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the Town of Parker. The Town shall only accept maintenance of the roadway improvements after construction has been completed, and after the warranty period, in accordance with Town Regulations.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued.

Mayor, Town of Parker

Attest: _____
Town Clerk

TITLE VERIFICATION:

I/We _____, a _____, do hereby certify that I/we have examined the title of all land plotted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows:

By: _____

Title: _____

Date: _____

DEVELOPER

WDG Jordan LLC
O: 720.907.9010
Attn: Jason James

ENGINEER

Olsson
1525 Raleigh Street, Suite 400
Denver, CO 80204
O: 303.237.2072
Attn: Debbie Klisis, PE

LAND SURVEYOR

Lat40°, Inc.,
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970.515.5294
Attn: Brian T. Brinkman, PLS

NOTES:

- ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNERS OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- UTILITY EASEMENTS ARE DEDICATED TO THE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, have laid out, subdivided and platted said lands into lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of **AUBURN HILLS CENTRE FILING 1**. The utility easements as shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities that are responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The owners of the lands described herein are responsible for the maintenance and operation of drainage easements shown hereon and related facilities, as provided in the Storm Drainage and Environmental Criteria Manual, as amended. The undersigned grants the Town of Parker a perpetual right of ingress and egress from and to adjacent property to maintain, operate and reconstruct the drainage easements and related facilities covered by Chapter 4.08 of the Parker Municipal Code, as amended; and to maintain, operate and reconstruct the drainage easements and related facilities not covered by Chapter 4.08 of the Parker Municipal Code as amended, when the owner(s) fail to adequately maintain such drainage easements and related facilities, which maintenance, operation and reconstruction shall be at the cost of the owner(s). All public streets and rights-of-way shown hereon are dedicated and conveyed to the Town of Parker, Colorado, in fee simple absolute, for public uses and purposes. Drainage and detention easements as shown hereon are hereby dedicated to the Town. The Town is hereby granted the perpetual right of ingress and egress from and to the adjacent properties for construction, repair, maintenance, operation and replacement of storm sewers and drainage facilities. The undersigned grants to the Town a sight easement(s) as shown hereon within the subdivision to maintain adequate sight distance at all roadway intersections as provided by the Town of Parker Roadway Design and Construction Criteria Manual, as amended. The Town is hereby granted the perpetual right of ingress and egress across all lots and tracts within the subdivision to remove any obstruction to the proper site distance, including, but not limited to, any structure, fence, utility box, raised median and landscaping, at the sole cost and expense of the owner of the lot and/or tract upon which such obstruction is situated. The owners or adjacent property owners of the lands are responsible for the maintenance and operation of sight easements shown hereon. When the owner(s) or adjacent owners fail to adequately maintain such sight easements, the maintenance, operation and reconstruction shall be at the cost of the owner(s). The undersigned hereby dedicates sidewalk easements as shown for public sidewalk purposes. The property owner shall be responsible for maintaining all sidewalk adjacent to the property in good condition and free from hazard. The undersigned grants the Town of Parker the perpetual rights of ingress and egress upon the property for the operation, maintenance, and reconstruction of the public sidewalk when the owner(s) fail to maintain such public sidewalk, which maintenance, operation, and reconstruction shall be at the cost of the Owner(s). The Town of Parker shall also have the right to remove any obstructions that would adversely affect the operation and maintenance of the sidewalk, as determined by the Town of Parker.

A Multi-Use Utility Easement is hereby dedicated as shown for the use of all utilities. The Town of Parker is granted access over and across the easement for the purpose of accessing, maintaining, and repairing stormwater management improvements in the event that the property owner fails to satisfactorily maintain or repair said facilities.

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, hereby acknowledge that any subdivision approval obtained by the Town of Parker does not obviate said undersigned's need or responsibility to comply with the requirements of the Endangered Species Act of 1973, 16 U.S.C. §1 531, et seq., as amended, or with any other applicable federal, State or local laws or regulations.

(Owner: WDG Jordan LLC)

By: _____

Title: _____

(Mortgagee: _____)

By: _____

Title: _____

ATTEST:

Secretary

Subscribed and sworn to before me this ____ day of _____, 20____, By: _____

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

SURVEYOR:

I, Brian T. Brinkman, a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of **AUBURN HILLS CENTRE FILING 1** was made by me or directly under my supervision on or about the 15th day of JULY, 2021, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a warranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof.

I attest the above on this _____ day of _____, 20____.

Brian T. Brinkman — On Behalf Of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor #38175

CLERK & RECORDER:

STATE OF COLORADO)
ss.
COUNTY OF DOUGLAS)

I hereby certify that this plat was filed in my office on this ____ day of _____,

20____ A.D., at _____ a.m./p.m., and was recorded at Reception Number _____.

County Clerk and Recorder



Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 9/15/2021	FILE NAME: 2020523SUB	DRAWN BY: KCG	CHECKED BY: BTB	SCALE: AS NOTED	PROJECT #: 2020523.4
REVISIONS:	DATE:	SUBDIVISION PLAT FOR WDG Jordan LLC 4201 E YALE AVE, #140 DENVER, CO 80222			
ADD PWSO EASEMENTS	BTB 10/04/2021	1			
ADDITIONAL PLAT COMMENTS	BTB 11/23/2021				
UPDATE PWSO EASEMENT	BTB 01/03/2022				
UPDATE PWSO EASEMENT	BTB 01/18/2022				
ADDITIONAL PLAT COMMENTS	BTB 02/22/2022				

AUBURN HILLS CENTRE FILING 1

MINOR DEVELOPMENT PLAT

Part of the Southeast Quarter of Section 20, Township 6 South, Range 66 West of the 6th P.M.,
Town of Parker, County of Douglas, State of Colorado

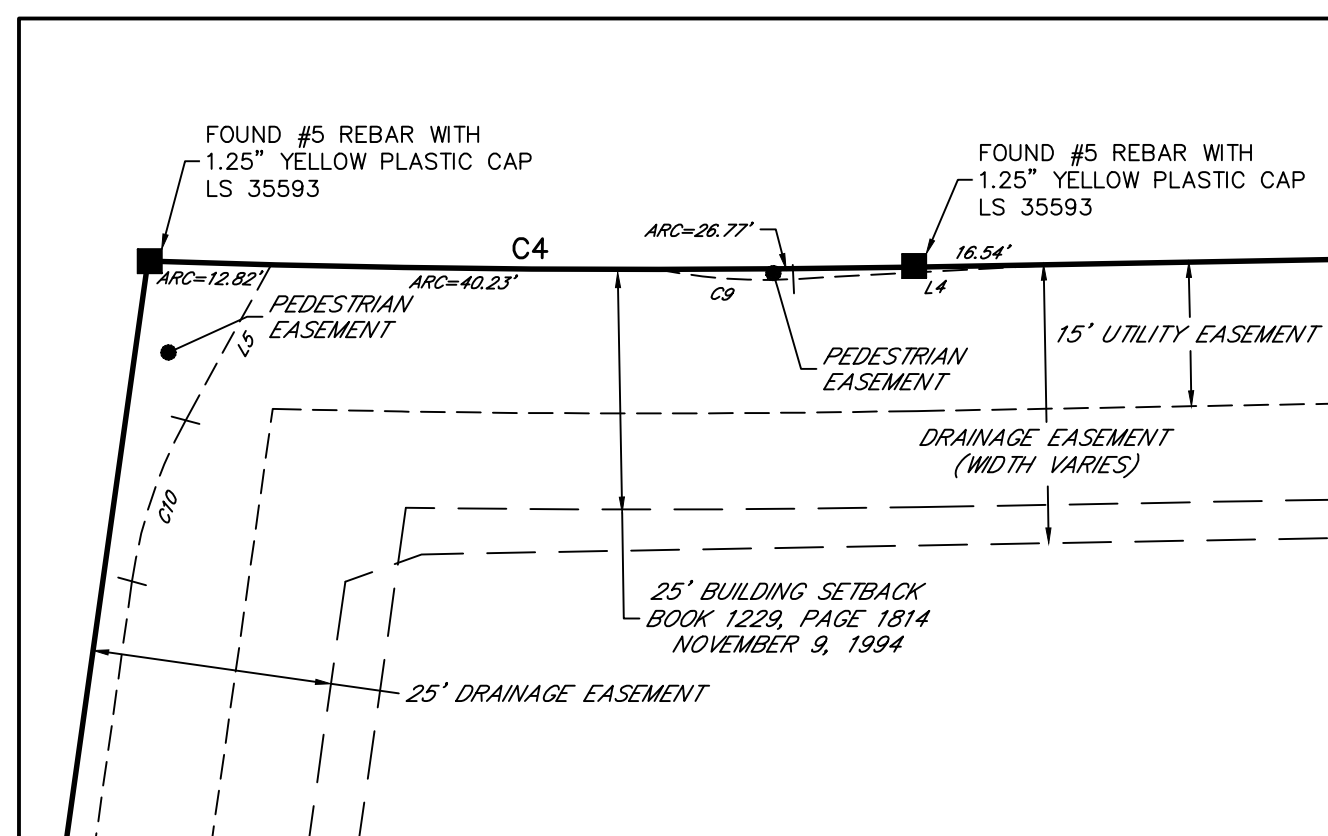
(TOTAL AREA= 5.053 ACRES; TOTAL NUMBER OF LOTS= 5)

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 45°39'01" E	43.37
L2	S 00°05'09" E	34.05
L3	N 55°53'34" W	30.40
L4	S 86°56'28" W	23.19
L5	S 28°47'58" W	18.48
L6	S 89°38'00" W	2.65
L7	N 06°36'15" W	15.00
L8	S 06°36'15" E	15.00

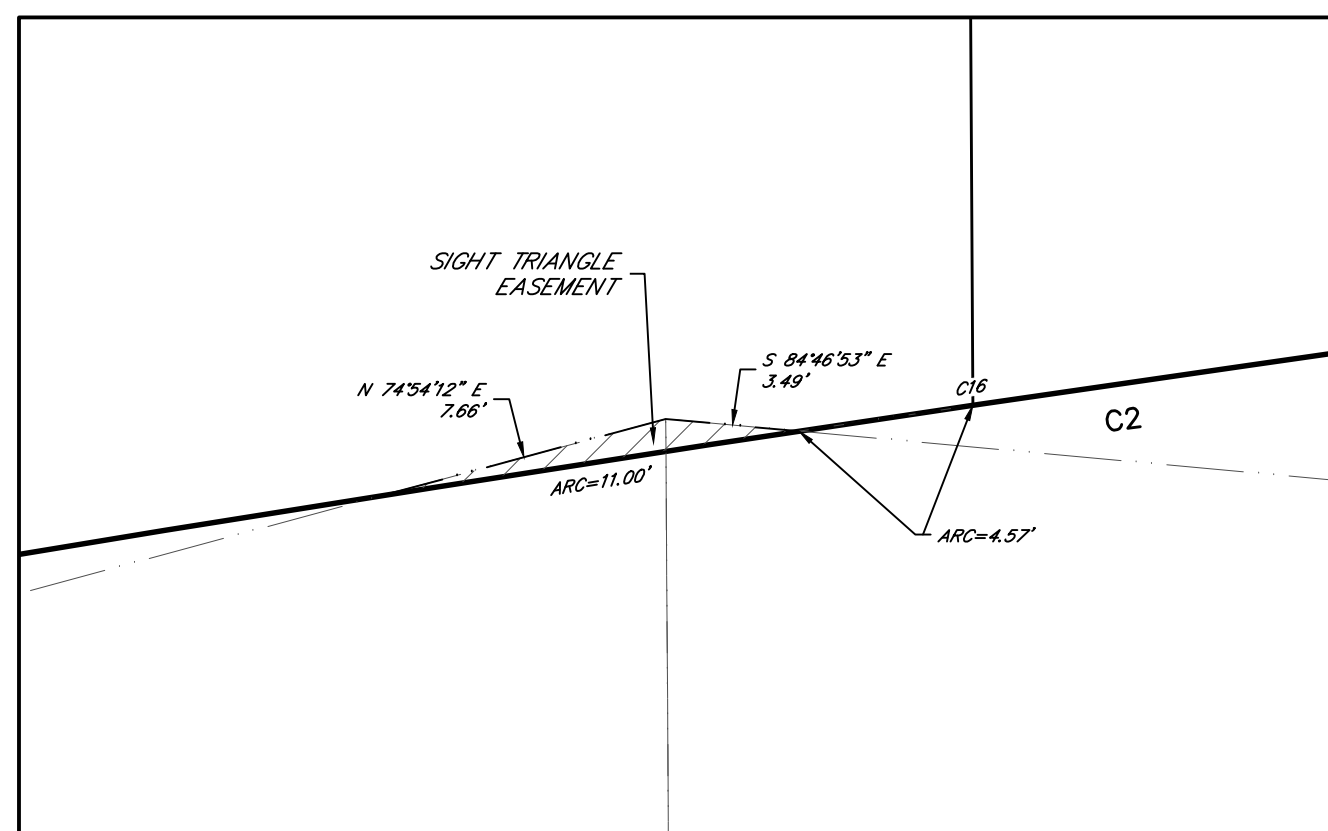
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	898.98	96.74	96.70	S 01°58'23" W	6°09'57"
C2	1537.50	379.28	378.32	S 82°16'27" W	14°08'03"
C3	1162.50	287.15	286.42	N 00°56'55" E	14°09'09"
C4	1570.00	79.82	79.81	S 89°33'58" E	2°54'47"
C5	1537.50	207.70	207.54	S 85°28'16" W	7°44'25"
C6	1537.50	171.58	171.49	S 78°24'15" W	6°23'38"
C7	1162.50	223.24	222.90	N 00°37'35" W	11°00'10"
C8	1162.50	63.91	63.90	N 06°27'00" E	3°08'59"
C9	57.00	14.23	14.19	N 85°54'27" W	14°18'13"
C10	49.00	17.77	17.67	S 18°24'43" W	20°46'28"
C11	9.50	14.39	13.05	S 46°15'53" W	86°45'44"
C12	1162.50	83.26	83.25	N 04°56'08" E	4°06'14"
C13	9.50	16.14	14.27	S 41°41'00" E	97°20'29"
C14	9.50	12.81	11.86	S 38°59'46" E	77°17'04"
C15	9.50	10.21	9.72	N 30°25'26" E	61°33'22"
C16	1537.50	76.13	76.13	S 81°38'40" W	2°50'14"
C17	1556.46	268.98	268.64	S 85°10'09" W	9°54'05"
C18	1162.50	50.24	50.24	N 05°11'54" E	2°28'34"
C19	1537.50	159.54	159.47	S 86°22'07" W	5°56'44"
C20	1537.50	20.00	20.00	S 83°01'23" W	0°44'43"
C21	1552.50	20.00	20.00	N 83°01'36" E	0°44'17"

DETAIL A



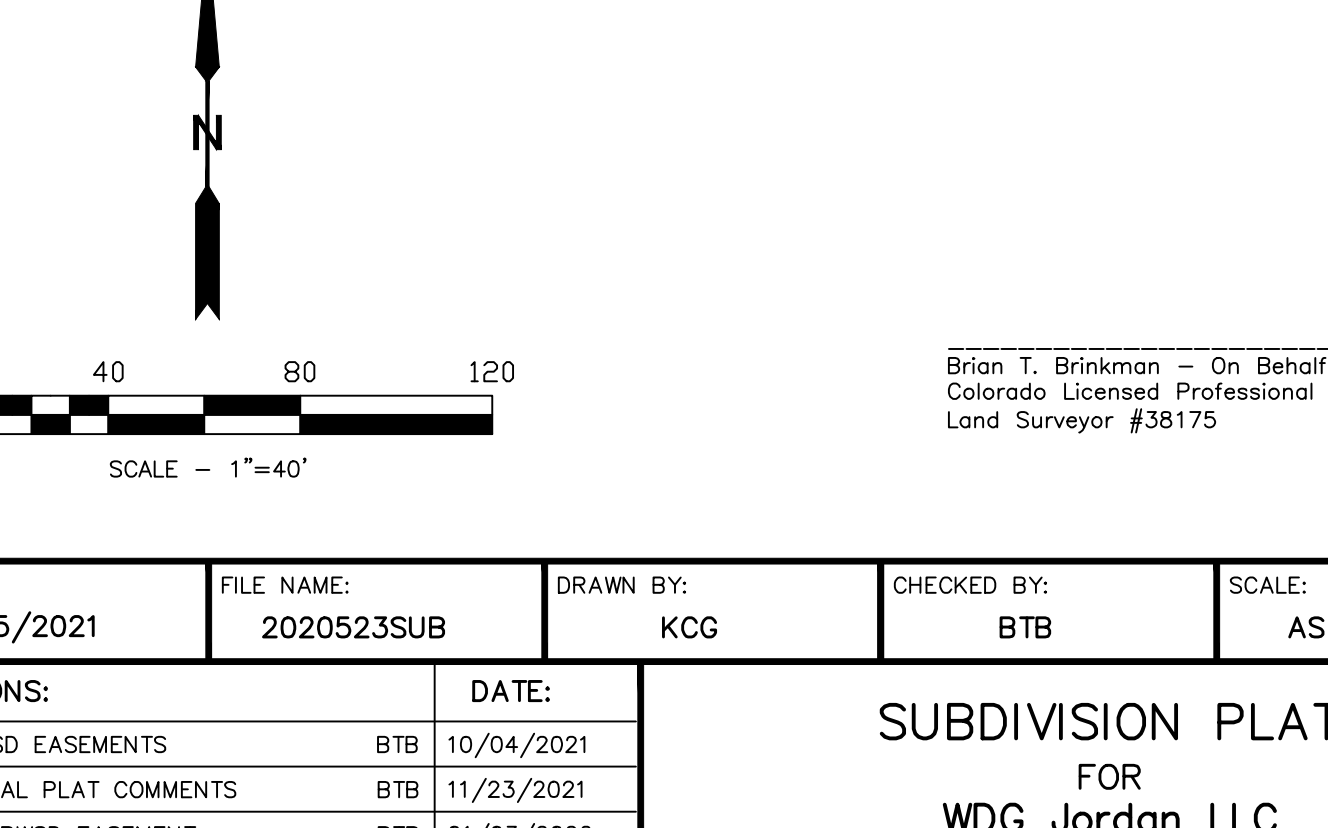
SCALE - 1"=20'

DETAIL B



SCALE - 1"=5'

DETAIL C



SCALE - 1"=40'

Brian T. Brinkman - On Behalf Of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor #38175

DATE: 9/15/2021	FILE NAME: 2020523SUB	DRAWN BY: KCG	CHECKED BY: BTB	SCALE: AS NOTED	PROJECT #: 2020523.4
REVISIONS:		DATE:		SUBDIVISION PLAT FOR WDG Jordan LLC 4201 E YALE AVE #140 DENVER, CO 80222	
ADD PWSO EASEMENTS		BTB		10/04/2021	
ADDITIONAL PLAT COMMENTS		BTB		11/23/2021	
UPDATE PWSO EASEMENT		BTB		01/03/2022	
UPDATE PWSO EASEMENT		BTB		01/18/2022	
ADDITIONAL PLAT COMMENTS		BTB		02/22/2022	



Lat40°, Inc.
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6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

SECTION LINE	BOUNDARY LINE	LOT LINE	EASEMENT LINE	BUILDING SETBACK LINE	RIGHT-OF-WAY	SIGHT TRIANGLE	BOUNDARY DIMENSION	LOT DIMENSION	EASEMENT DIMENSION	PWSO	FOUND ALIQUOT CORNER AS DESCRIBED	SET ALIQUOT CORNER AS DESCRIBED	FOUND MONUMENT AS DESCRIBED	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED LAT40, LS 38175	CALCULATED POSITION
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SIGHT TRIANGLE NOTE:
WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.



SHEET
31 OF 35

Diagram illustrating the requirements for a tree planting hole:

- USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" C.A.L.
- ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE
- 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
- EXISTING GRADE
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
- USE GROMMETTED TREE STRAPS AT END OF WIRE
- 12 GAUGE GALVANIZED WIRE
- 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.
- TREATED WOOD POST
- USE 2 GUY ASSEMBLIES FOR TREES UNDER 3".
- SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.

- TOWN OF PARKER PLANTING DETAIL – SHRUBS



PLANT SHRUB 2" HIGHER THAN
ORIGINAL GROWN GRADE

DIG PIT TWICE AS WIDE AS
THE CONTAINER

APPLY 2"-4" SPECIFIED
MULCH AS SHOWN

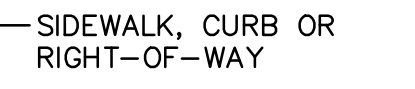
LOOSEN OR SCORE SIDES OF ROOTBALL

NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED



3 GROUND COVER SPACING

CM-CO-2021-02103775-07

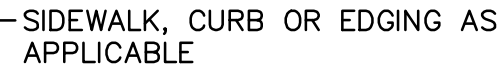


—SUBGRADE LEVEL PRIOR
TO PLACEMENT OF MULCH
OR TURF

—ELEVATION TO MATCH
ADJACENT POINT AT
RIGHT-OF-WAY, SIDEWALK
OR CURB AS APPLICABLE

4 IRRIGATION SWALE

CM-CO-2021-02103775-08



—DEPTH OF MULCH PER PLAN. FINISH GRADE TO BE RAKED SMOOTH, WATERED AND SETTLED AS SPECIFIED

- APPLY PRE-EMERGENT HERBICIDE (SURFLAN OR APPROVED EQUAL) PRIOR TO SPREADING AND UPON FINAL RAKING OF MULCH AS PER MANUFACTURER'S RECOMMENDATION

— FINE GRADED SUBGRADE WITH ALL EXTRANEOUS MATERIAL LARGER THAN 1 IN REMOVED

5 MULCH APPLICATION

CM-CO-2021-02103775-09

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES.

[illegible]

AUBURN HILLS CENTRE
MINOR DEVELOPMENT PLAT

PARKER, C

drawn by: _____ ALS
checked by: _____ DK
approved by: _____ DK
QA/QC by: _____ DK
project no.: 021-03775
drawing no.: L_LSC01_02103775
date: 22-02-25