



PLANNING COMMISSION MEETING

7:00 PM

June 12, 2025

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners 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 the Planning Commission.

Public comment on agenda items may only be made in person.

Public Viewing Only - YouTube: Planning Commission meetings may be viewed through YouTube at: <https://www.youtube.com/townofparkerco>.

PLEASE NOTE: Public participation is NOT available through YouTube.

- 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 - 5.8.25**
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARINGS**
 - A. Parker Professional Park - Zoning**

Applicant:	Town of Parker
Location:	South of Lincoln Avenue on the west side of Parker Road
Department:	Community Development, Stacey Nerger
TRAKiT No.:	Z24-016

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

May 8, 2025

Planning Commission Chairperson Gary Poole called the meeting to order at 7:01 p.m.

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

Also, present and seated were Commissioners Jane Lane, Erik Rieger, Angela Lindstrom, Nick Metz and Bret Tueller.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Eric Rieger moved to approve March 27, 2025, meeting minutes. Commissioner Nick Metz seconded; a vote was taken and passed unanimously.

PUBLIC MEETING OPENED: 7:02 P.M. – AN ORDINANCE TO AMEND SECTION 13.08.040(A)(6)C. OF THE PARKER MUNICIPAL CODE CONCERNING CAMPING IN THE FLOODPLAIN

Applicant: Town of Parker
Location: Townwide
Department: Town Attorney, Kelsey Hall

APPLICANT AND STAFF PRESENTATION

Kelsey Hall, Town Attorney presented the staff report proposing to amend Section 13.08.040(a)(6)c. – Sensitive Lands Avoidance of the Parker Municipal Code. The proposed changes will delete existing language regarding the removal, storage, and disposal of property recovered from unauthorized campsites and replace it with a cross-reference to Section 8.07.100 of the Code in order to assure that all property recovered from unauthorized campsites is treated uniformly. Ms. Hall concluded with the determinations in the staff report that the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding camping in the floodplain.

COMMISSIONER DISCUSSION WITH STAFF OR APPLICANT

- Commissioner Erik Rieger asked how many abatements occur in a year; *(Police Commander Joe Degenhart did not have an exact number, but last year there were roughly six abatements).*
- Commissioner Nick Metz asked how the decision is made as to what items are thrown away; *(Town Attorney, Kelsey Hall, explained there is a policy, that differentiates between essential personal property which are items that are difficult to replace such as government issued IDs, medications, glasses and electronics. The number of items stored at PD will be limited to about the size of a backpack due to limited space at PD. Essential personal property will be stored for approximated 72 hours after abatement).*
- Commissioner Jane Lane asked if enforcement is a complaint-based system; *(Police Commander Joe Degenhart stated that it is complaint based from the public, but also from the Public Works and Parks Departments. Ms. Hall added that whenever someone is cited or enforced under this code, we do have to offer them resources before any enforcement action takes place).*
- Chairman Gary Poole asked if the support programs are run by the city or county; *(Ms. Hall said that the Town partners with the Douglas County HEART Team to offer several resources).*
- Commissioner Jane Lane mentioned that she lives near Sulphur Gulch, and someone came out to do a bridge inspection. This person stated that the Town of Parker does not have jurisdiction over the bridge; *(Assistant Director – Planning, Bryce Matthews, said that the state tracks the condition of bridges throughout the state and that was most likely an inspector checking the condition of the bridge).*

PUBLIC COMMENT

None.

PUBLIC MEETING CLOSED: 7:08 P.M. – AN ORDINANCE TO AMEND SECTION 13.08.040(A)(6)C. OF THE PARKER MUNICIPAL CODE CONCERNING CAMPING IN THE FLOODPLAIN

Commissioner discussion:

- Commissioner Jane Lane said that she likes having one comprehensive way to treat this situation and she appreciates the Town taking the effort to make it consistent.
- Commissioner Erik Rieger agreed. He thinks having uniform policies are better than having a mishmash. He is in favor.
- Commissioner Angela Lindstrom also agrees. She said it is good to have all this cleaned up with specific information. She is in support.
- Commissioner Nick Metz also agreed. He said it is good to have a template to follow so police don't have to make a judgement call in the field and have inconsistency. He supports this.

- Commissioner Bret Tueller is in support.
- Chairman Gary Poole agrees with his fellow Commissioners, and he thanked Kelsey Hall and Joe Degenhart for all they do.

Commissioner Bret Tueller moved the Planning Commission recommend Town Council approve an ordinance to amend the Parker Municipal Code regarding camping in the floodplain. Commissioner Angela Lindstrom seconded, a vote was taken and passed unanimously.

PLANNING COMMISSION ITEMS

None.

STAFF ITEMS

None.

ADJOURNMENT

Commissioner Angela Lindstrom moved that the meeting be adjourned. Commissioner Nick Metz seconded the motion, a vote was taken and passed unanimously. The meeting was adjourned.

Jeff Miller
Recording Secretary

Ruth Ann Nelson
Acting Vice Chair



Planning Commission Staff Report

Planning Commission Date: 6/12/2025

Town Council Date: 7/7/2025

Hearing Type: Public Hearing
Parker Professional Park – Zoning
TRAKiT No.: Z24-016

Location: Generally located west of Parker Road, south of Lincoln Avenue

Project Planner: Stacey Nerger, Planner

Applicant(s): Town of Parker Community Development Department

Executive Summary: The Town of Parker is proposing to Annex the 2.34-acre enclave referred to as the Parker Professional Park and zone it Mixed-Use Community (MC) Zone District. The site is located on the west side of Parker Road south of Lincoln Avenue.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council approve the Parker Professional Park Property zoning request.”

ALTERNATIVE MOTIONS

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

-List proposed conditions

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

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

“I move the Planning Commission vote to continue the Parker Professional Park Property zoning to a future date.”

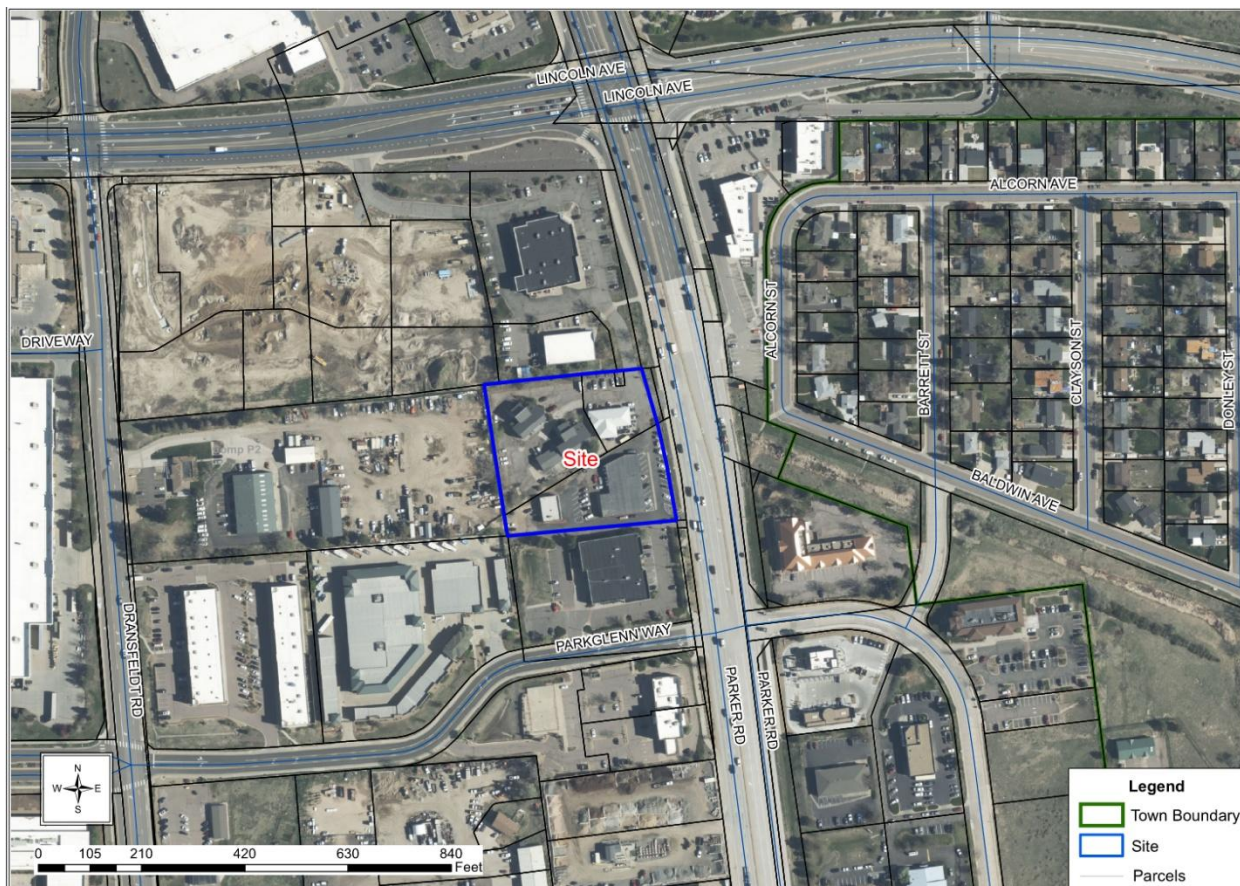
I. BACKGROUND/DISCUSSION

The subject property, known as the Parker Professional Park Property, is located in unincorporated Douglas County and is surrounded by the Town of Parker. The Town is processing an annexation of the Parker Professional Park Property and is proposing to zone the property Mixed-Use Community (MC).

The Parker Professional Park Property is located on the west side of Parker Road south of Lincoln Avenue, south of the Walgreens and Napa Auto Parts. The subject property is approximately 2.34 acres in size and currently consists of four separate parcels with five commercial buildings with existing businesses operating in them. The Parker Professional Park Property has been completely surrounded by the Town of Parker for a period of more than three (3) years and is considered an enclave under the Municipal Annexation Act of 1965. The Town has committed to a policy of actively pursuing the annexation of enclaves. The subject property is located within the Town's Planning Area described in the Parker 2035 Master Plan and the proposed annexation is consistent with the Master Plan.

The Town has reached out to both the property owners and business owners several times notifying them of the pending annexation. Approximately three (3) years ago the Town met with property and business owners to encourage annexation into the Town. When this did not happen, the Town started the annexation process. The Community Development Department has sent emails, letters and responded to calls to owners regarding the process.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
N/A	The annexation and zoning requests are the first actions by the Town related to the subject properties.

III. CURRENT SITE DATA

Existing Zoning	Commercial (Douglas County)		
Overlay District	N/A		
PD & Plan Area	Mixed-Use Community (MC) (proposed)		
Master Plan Area	Central Commercial		
Site Acreage	2.34 acres		
Subdivision	Parker Professional Park		
Existing Use	Commercial		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Central Commercial	Mixed-Use Community (MC)	Commercial – Napa Auto Parts and Walgreens
South	Central Commercial	Mixed-Use Community (MC)	Commercial – Sherwin Willaims and Auto Zone
East	Central Commercial	PD - Planned Development	ET Technologies
West	Central Commercial	Public Facilities District and Mixed-Use Community (MC)	Parker Road, Open Space and Multitenant Commercial including Tokyo Joe’s

IV. PARKER 2035 MASTER PLAN

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

MASTER PLAN CONSISTENCY	
Master Plan Designation	Central Commercial ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Central Commercial District:</u> This is the commercial core of the Town. Growth should focus on core retail, services, offices, lodging, restaurants, entertainment, and to a lesser extent, higher density residential uses. Vertical mixed use is highly encouraged where appropriate.
Consistent Goals/Strategies	<u>Land Use 1.A</u> <u>Land Use 1.C</u> <u>Land Use 1.E</u> <u>Jobs and Economic Vitality 2</u> <u>Jobs and Economic Vitality 6</u>

Staff Analysis	The subject properties are located along Parker Road within the Central Commercial Character Area area as designated by the Parker 2035 Master Plan. The subject properties are also located in the Parker Road Corridor Plan area. This area is intended to provide commercial uses which focus on retail, services, lodging, restaurants and entertainment. The landowners of unincorporated enclave properties identify with the Town of Parker and the public views them as a part of the community fabric. In addition, annexation of this enclave will benefit the landowners, the Town and the County by consolidating the service areas of the Town and County. The proposed zoning is consistent with the specific Goals/ Strategies of the Master Plan for the following reasons: it will help ensure adequate opportunities for expansion of the Town's economic base, it will continue the commercial corridor along Parker Road and it will support new and existing businesses and that the zoning allows for continuation of commercial uses on the property. 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

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	N/A	N/A. The proposed zone district does not allow for residential uses along the Parker Road corridor.	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Allowed Uses	Primary uses include retail, office, lodging and services	Commercial uses focusing on retail, service, lodging and restaurant.	☒ Consistent ☐ Inconsistent ☐ No Change
Height/Stories	None	45 feet	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	As detailed in the analysis above, the requested zoning is consistent with the Town's Master Plan allowing for the ongoing commercial		

	use of the property and existing conditions do not exceed the height maximum set forth in the proposed zoning for buildings. Existing commercial uses on the properties generally align with the proposed MC zoning. The MC zoning was proposed because of its alignment with the Parker 2035 Master Plan. Any uses that are not permitted in the MC zoning will be determined non-conforming uses as described in 13.01.070 of the Land Development Ordinance. These uses will be able to continue, but not expanded, until the use ceases for a period greater than 6 months or if a nonconforming building is damaged or destroyed. Based on this analysis, staff has determined that the zoning request allows for commercial development that is consistent with the Parker 2035 Master Plan.
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VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The subject properties currently have a right-in/right-out access to Parker Road that serves as access to the businesses. This access is sufficient for the current use of the properties. Parker Road is a public highway that was constructed to accommodate the current development of the area.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. There has been a significant change in the area surrounding the property since the date of the existing zoning.

The subject properties are currently zoned Commercial in unincorporated Douglas County. The subject properties are currently developed for commercial uses with buildings constructed in the 1970's and 1980's, with the newest building being built in 1990. There have been significant changes in development along the Parker Road corridor and roadway improvements that include widening and access limits since the development of these sites. The proposed Mixed-Use Community (MC) zone district will continue to allow for commercial uses and align with the existing zoning and uses of the properties to the north and south. In addition, the property is surrounded by properties annexed into the Town and have been surrounded for more than three years.

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

2. The application is consistent with the Master Plan.

As detailed in Section IV of this staff report, the Mixed-Use Community (MC) zoning is consistent with the Parker 2035 Master Plan.

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

3. There is a need for the type of development enabled by or proposed in connection with the Rezoning.

A need exists for the annexation and zoning of the subject property, for the reasons that it will (1) allow the Town to consolidate services and recognize efficiencies of scale and delivery of services; (2) continue the commercial corridor along Parker Road; (3) support new and existing businesses by allowing for the existing uses to continue, while providing assurances that similar commercial uses will be drawn to the subject property; (4) protect the investment and property values of exiting uses located on the subject property and surrounding areas in the Town and the Town Planning Area; and (5) promote orderly growth, continuity of development and certainty of development within the subject property and surrounding areas within the Town and the Town Planning Area.

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

4. The ground to be rezoned is the correct size, topography, and site for the proposed development.

These properties are considered enclaves, located within unincorporated Douglas County but surrounded by the Town of Parker. The Town has been working for several years to clean up the Town's boundaries and annex these enclave areas. The subject property is contiguous with the Town and is described in the Parker 2035 General Land Use Plan as being located within the Town's "Planning Area Boundary." Specifically, the subject properties are located within the Central Commercial as designated by the Parker 2035 General Land Use Plan, which is planned to provide commercial uses.

For the reason that the subject property has been identified as property to be annexed, zoned and developed in the Town for commercial uses, the subject property is indeed the correct site for the development.

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

5. Adequate pedestrian, bicycle, and vehicular access and circulation routes exist to serve the proposed development, and any material adverse impacts on traffic circulation near the property will be mitigated to the maximum extent practicable.

Parker Road provides transportation access to the properties including vehicular and sidewalk (pedestrians and bicyclists). In addition, as the property to the northeast develops, the Town and the developer have proposed an east/west access point through that development to provide additional access for these properties. This east/west access point was a recommendation of the Parker Road Corridor Plan.

Adequate circulation and traffic movement currently exist with the current uses of the subject property and will exist for the future uses permitted in the Mixed-Use Community (MC) zone district.

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

- 6. The proposed development will not create material environmental impacts on the surrounding area or the Town as a whole, or demonstrates the mitigation of environmental impacts to the maximum extent practicable.**

The subject properties are fully developed. Therefore, no additional environmental impacts are anticipated at this time. Any future development will be required to meet all environmental criteria set forth in the Land Development Ordinance.

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

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

The public improvements necessary to support the subject properties are currently in place. As evidenced by the inclusion of the subject property in the Town's Planning Area, the Town is prepared to meet the additional municipal service costs associated with the subject property.

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

- 8. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to serve the proposed development, or the applicant has agreed to provide any additional required capacity.**

The subject properties are fully developed and currently have adequate services.

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

- 9. The change is necessary to correct a clerical or drafting error in the current Zoning Map.**

N/A

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Parker Engineering	No Comment
Parker Building	No Comment
Fire Life Safety	No Comment
Douglas Country Planning	The county is processing a replat (project SB2023-059) for Lot 2 to create an additional lot. The replat has not been recorded as the applicant is addressing outstanding comments. The County is supportive of the annexation of small enclave parcels. Addresses for the property will change to the Parker grid upon recordation of the Annexation.
Douglas County Public Works	No Comment
Douglas County Assessor's Office	No Comment
Douglas County School District	No Comment
Parker Police	No Comment
Xcel	Public Service Company has no objection to the proposed annexation and zoning, contingent upon their ability to maintain all existing rights.
CORE	Approved
CenturyLink	Approval
Cherry Creek Basin Water Quality Authority	Advisory Comments – The Authority understands that the project will be reviewed in compliance with Regulation 72.
Comcast	No Comment
Parker Water and Sanitation District	Approved

IX. CONCLUSION

This zoning request is being processed concurrently with the annexation application as provided by the Town of Parker Home Rule Charter and Section 13.03. of the Parker Municipal Code and has been determined to meet the zoning approval criteria of the Parker Land Development Ordinance. Based on the analysis contained in this staff report, staff recommends that the Planning Commission recommend Town Council approve the request.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

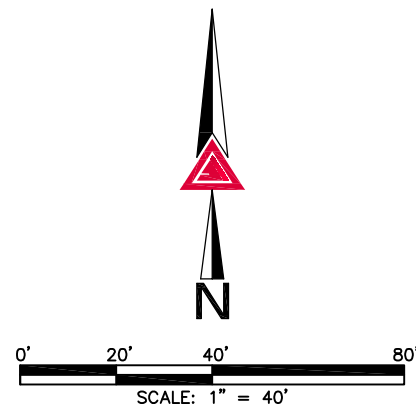
Zoning Map

Report Approved By: Bryce Matthews, Assistant Director- Planning

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

C - COMMERCIAL DISTRICT
(DOUGLAS COUNTY)

MC - MIXED-USE COMMUNITY
(TOWN OF PARKER)



THOSE CERTAIN PORTIONS OF LOT 2, PARKER PROFESSIONAL PARK, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED AUGUST 26, 1982 AT RECEPTION NO. 290404, IN THE OFFICIAL RECORDS OF SAID COUNTY, LOTS 1A AND 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, PER PLAT RECORDED SEPTEMBER 1, 1987 AT RECEPTION NO. 8725509, IN SAID OFFICIAL RECORDS, AND THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED DECEMBER 22, 1961 IN BOOK 141 AT PAGE 154, IN SAID OFFICIAL RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD ALSO KNOWN AS COLORADO STATE HIGHWAY 83, AS DESCRIBED IN DEED RECORDED MAY 9, 1989 IN BOOK 853, PAGE 413, SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE RIGHT-OF-WAY AND THE EASTERLY BOUNDARY OF SAID LOT 1A, SOUTH 11°48'49" EAST, A DISTANCE OF 122.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD ALSO KNOWN AS COLORADO STATE HIGHWAY 83, AS DESCRIBED IN DEED RECORDED APRIL 3, 1989 IN BOOK 847, PAGE 909, SAID OFFICIAL RECORDS AND THE EASTERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING 2 COURSES:

1) SOUTH 17°03'10" EAST, A DISTANCE OF 92.42 FEET;

2) SOUTH 09°04'19" EAST, A DISTANCE OF 101.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2,

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING 2 COURSES:

1) SOUTH 85°27'01" WEST, A DISTANCE OF 339.78 FEET,

2) NORTH 07°17'55" WEST, A DISTANCE OF 8.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 4,841.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 82°42'10" WEST;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF SAID LO 1B NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°31'17", AN ARC LENGTH OF 297.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 1B;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1B AND SAID LOT 1A, NORTH 84°08'12" EAST, A DISTANCE OF 320.21 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 102,033 SQUARE FEET 2.342 ACRES, MORE OR LESS.

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EASTERLY LINE OF LOT 1A, PARKER PROFESSIONAL PARK FIRST AMENDMENT, WHICH BEARS SOUTH 11°48'49" EAST, 122.00 FEET.

2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNITS.

3. THIS ZONING MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE IN DOUGLAS COUNTY, COLORADO, TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

4. THIS ZONING MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS REZONING APPLICATION WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON THE ____ DAY OF _____, 20__.

COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

THIS REZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE ____ DAY OF _____, 20__ FOR THE PROPERTY DESCRIBED AS THE PARKER PROFESSIONAL PARK. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

[illegible]

**300 East Mineral Ave., Suite 1
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Fax: (303) 713-1897
www.aztecconsultants.com**



AZTEC
CONSULTANTS, INC.

**PARKER PROFESSIONAL PARK ZONING MAP
NW 1/4 SEC. 15, T6S, R66W, 6TH PM
DOUGLAS COUNTY, COLORADO**

PREPARED FOR
TOWN OF PARKER
20120 E. MAIN STREET, PARKER, CO 80138

SHEET
1
OF 1 SHEETS
24924-11
JOB NO.