



**PLANNING COMMISSION MEETING**

**7:00 p.m.**

**October 13, 2016**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**  
September 8, 2016 Minutes
- 6. CONSENT AGENDA**
- 7. PUBLIC HEARING: PARKER KEYSTONE – Minor Development Plat**  
Applicants: Greg Armstrong, Armstrong Capital Development  
Location: Generally located at the southeast corner of Lincoln Avenue and  
Parker Road  
Planner: Patrick Mulready
- 8. PLANNING COMMISSION ITEMS**
- 9. STAFF ITEMS**
- 10. ADJOURNMENT**



**PLANNING COMMISSION MINUTES**  
**September 8, 2016**

Chair Gary Poole called the meeting to order at 7:00 p.m.

Commissioner John Howe led the Planning Commission and audience in the Pledge of Allegiance.

Also, present were Commissioners Duane Hopkins, Sasha Levy and Robert Moffitt. Alternates Elaina Burke, Richard Foerster and Erik Frandsen were present.

**ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**APPROVAL OF MINUTES**

Commissioner John Howe moved to approve the August 25, 2016 meeting minutes. Commissioner Sasha Levy seconded; a vote was taken and passed 4:0:1 with Commissioner Robert Moffitt abstaining due to being absent from the August 25, 2016 meeting.

**CONSENT AGENDA**

None

Chair Gary Poole called for a motion to continue the public hearing on the Meadowlark – Zoning to a date uncertain.

Commissioner Duane Hopkins moved to continue the Meadowlark – Zoning application to a date uncertain with the condition that the applicant is required to re-notice the public hearing as required by Section 13.08.030, Subsections 13.08.030(b) and 13.08.030(d) of the Town of Parker Land Development Ordinance. Commissioner Robert Moffitt seconded; a vote was taken and passed 5:0.

**PLANNING COMMISSION ITEMS**

None

**STAFF ITEMS**

None

**ADJOURNMENT**

The meeting was adjourned at 7:02 p.m.

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Rosemary Sietsema  
Recording Secretary

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Gary Poole  
Chair



**Community Development Department Memorandum  
Development Review Division**

**To:** Town of Parker Planning Commission

**From:** Patrick Mulready, Senior Planner   
Bryce Matthews, Planning Manager 

**Through:** John Fussa, Community Development Director

**Date:** October 13, 2016

**Regarding:** Public Hearing: Parker Keystone – Minor Development Plat  
[Case No. SUB16-007]

**Section I.  
Subject & Proposal:**

**Location:** Southeast corner of Parker Road and Lincoln Avenue

**Applicant:** Greg Armstrong, Armstrong Development Company

**Project Rep:** Rick Weller, Armstrong Development Company

**Proposal:** The applicant proposes to re-subdivide a 1.8 acre site at the southeast corner of Lincoln Avenue and Parker Road. The site currently consists of one platted lot and two un-platted parcels and is proposed to be re-subdivided into two un-buildable tracts as part of a related site plan application.

**Section II.  
Background:**

**History:** One of the three parcels was platted as part of the Parker Heights subdivision as developed in the 1960s. The other two appear not to have been platted at all. Two parcels currently have been constructed with residential structures upon them: a duplex building on one and a single-family residential structure on the other. The single family structure has since been removed. The third parcel is vacant. These parcels were annexed in March, 2016 with a Modified Commercial zoning designation.

### **Land Use Summary Data:**

**Total Area:** 1.8 acres (78,408 square feet)

**Zoning:** MC – Modified Commercial

**Existing Use:** One parcel was platted within Parker Heights Subdivision. The other two parcels retain metes and bounds legal descriptions, indicating they have not previously been platted. Two of the parcels are vacant. One currently has a residential structure upon it.

### **Surrounding Zoning**

**& Land Use:** **North:** Parker Gateway Center Planned Development (PD) – existing commercial uses  
**East:** SR – Suburban Residential in Unincorporated Douglas County – existing single-family residential in Parker Heights Subdivision  
**South:** SR – Suburban Residential in Unincorporated Douglas County – County-owned drainage infrastructure  
**West:** C – Commercial Zoning – existing commercial in Peaslee Subdivision

### **Section III.**

#### **Analysis:**

#### **Access & Circulation:**

This project is not proposing to create buildable lots. This means there are no related public improvements including access. It is anticipated that when re-platted into buildable lots this property will have a right-in only access from Parker Road. It will also be served by a full movement signalized access at the Parker Gateway signal on Lincoln Avenue.

#### **Utilities:**

This property is within the Parker Water and Sanitation District service area. Electrical service will be provided by IREA and natural gas will be provided by Xcel Energy. All three have indicated that they have service mains in the vicinity of this site. All three have indicated they can provide the subject property utility improvements pending submission and approval of construction plans associated with a replat which creates buildable lots.

#### **Drainage, Grading & Erosion Control:**

There are no proposed grading or drainage improvements proposed with this Minor Development Plat. Any proposed grading or drainage improvements associated with future development will be evaluated at such time as a replat to create buildable lots is filed with the Town.

#### **Section IV.**

##### **Referral Agency Comments:**

Below are the condensed versions of referral responses received from affected agencies:

##### **Town of Parker Engineering Dept.:**

Has no objection to the creation of unbuildable tracts. At such time as a replat is submitted to create buildable lots, it will need to be accompanied by construction plans

##### **Parker Water & Sanitation District:**

No comment

##### **Town of Parker Fire/Life Safety:**

No comment

##### **CDOT:**

Has issued a permit for a Right In (RI) access to Parker Road, but is waiting for construction plans before issuing a start work permit

##### **Douglas County Planning Department:**

No comment

##### **Douglas County Engineering Department:**

No comment

##### **Town of Parker Police Department:**

No comment

##### **Town of Parker Economic Development:**

Approved

##### **IREA:**

Will evaluate easements at the time of replat

##### **Xcel Energy:**

No comment

##### **Magellan Pipeline:**

No comment

##### **Cherry Creek Basin Water Quality Authority:**

No comment

##### **Urban Drainage & Flood Control District:**

No comment

#### **Section V.**

##### **Recommendation:**

Staff recommends that the Planning Commission recommend that the Town Council approve the Minor Development Plat for Parker Keystone.

#### **Section VI.**

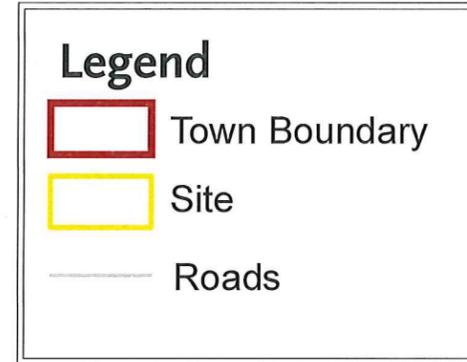
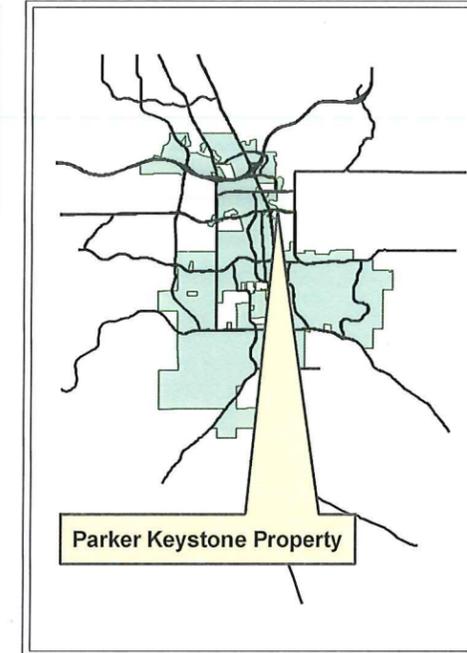
##### **Attachments:**

1. Vicinity Map
2. Minor Development Plat Exhibit
3. Referral Agency Comments

#### **Section VII.**

##### **Proposed Motion(s):**

*"I move that the Planning Commission recommend the Town Council approve the Minor Development Plat request for the Parker Keystone Property."*



**Narrative:**  
 Applicant seeks approval of a Minor Development Plat to subdivide the property into two unbuildable Tracts to be replatted in the future.

**Planner:** Patrick Mulready  
**Hearing Schedules:**  
**Planning Commission:**  
 October 13, 2016  
**Town Council:**  
 November 7, 2016

**Parker Keystone Property**  
 Minor Development Plat  
 To Establish Tracts A and B

**PARKER KEYSTONE MINOR DEVELOPMENT**  
 BEING A REPLAT OF LOT 1, PARKER HEIGHTS - FILING NO.1, TOGETHER WITH THREE UNPLATTED PARCELS  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, T 6 S, R 66 W OF THE 6TH P.M.,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 2 LOTS - 1.801 ACRES

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING LOT 1, BLOCK 1, PARKER HEIGHTS FILING NO.1 AS RECORDED UNDER RECEPTION NO. 113057, AND THREE METES AND BOUNDS PARCELS OF LAND AS RECORDED UNDER RECEPTION NO. 2007022588, RECEPTION NO. 2011013028 AND RECEPTION NO. 2011037128 ALL AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15 BEING MONUMENTED WITH A FOUND 3.25" ALUMINUM CAP FLUSH WITH GROUND STAMPED PLS 30109, WHENCE THE NORTHWEST CORNER OF SAID SECTION 15 BEING MONUMENTED WITH A FOUND 3.25" ALUMINUM CAP IN RANGE BOX STAMPED PLS 19003, BEARS S 89°29'01" W, A DISTANCE OF 2643.42 FEET; THENCE S 89°29'01" W, ALONG THE NORTHLINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 441.80 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, S 16°06'36" E, A DISTANCE OF 134.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 1, BLOCK 1, AND THE THREE METES AND BOUNDS PARCEL OF LANDS THE FOLLOWING TWO (2) COURSES:

1) ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 74°28'39", AN ARC LENGTH OF 168.98 FEET, WHOSE CHORD BEARS S 36°45'03" W, A DISTANCE OF 157.34 FEET;

2) S 00°29'16" E, A DISTANCE OF 293.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2011037128;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2011037128, N 68°59'11" W, A DISTANCE OF 49.82 FEET TO THE NORTHEAST CORNER OF A COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCEL (CDOT ROW PARCEL) (RECEPTION NUMBER UNKNOWN);

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID CDOT ROW PARCEL, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 12°29'44", AN ARC LENGTH OF 28.35 FEET, WHOSE CHORD BEARS N 75°14'03" W, A DISTANCE OF 28.30 FEET TO THE SOUTHEAST CORNER OF CDOT ROW PARCEL NO. 66 AS RECORDED UNDER BOOK 847 AT PAGE 361 OF SAID CLERKS OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID CDOT ROW PARCEL NO. 66, N 08°49'26" W, A DISTANCE OF 117.80 FEET TO THE NORTHEAST CORNER OF SAID CDOT ROW PARCEL NO. 66, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF CDOT ROW PARCEL NO. 65 AS RECORDED UNDER BOOK 768 AT PAGE 736 OF SAID CLERKS OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID CDOT ROW PARCEL NO. 65, N 09°51'10" W, A DISTANCE OF 108.59 FEET TO THE NORTHEAST CORNER OF SAID CDOT ROW PARCEL NO. 65, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF CDOT ROW PARCEL NO. 64 AS RECORDED UNDER BOOK 847 AT PAGE 361 OF SAID CLERKS OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID CDOT ROW PARCEL NO.64, N 16°07'16" W, A DISTANCE OF 268.16 FEET TO A POINT ON THE SOUTHEAST LINE OF A TOWN OF PARKER ROW PARCEL NO. 36 AS RECORDED UNDER RECEPTION NO. 2001050511 OF SAID CLERKS OFFICE;

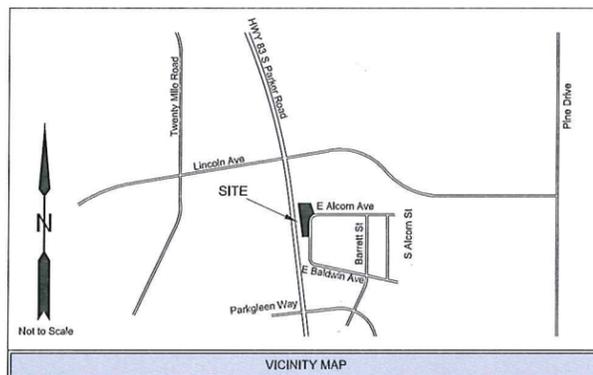
THENCE ALONG SAID SOUTHEASTERLY LINE, N 26°15'01" E, A DISTANCE OF 45.44 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID PARCEL NO. 36, SAID POINT ALSO BEING ON THE NORTHLINE OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007022588 AND SAID LOT 1, BLOCK 1, SAID NORTHERLY LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, N 89°29'01" E, A DISTANCE OF 219.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 78,469.19 SQUARE FEET OR 1.801 ACRES MORE OR LESS.

**GENERAL NOTES**

- TRACTS A AND B, PARKER KEYSTONE MINOR DEVELOPMENT, ARE HEREBY ESTABLISHED AS UNBUILDABLE TRACTS. NO BUILDINGS OR GRADING PERMIT CAN BE ISSUED UNTIL THESE TRACTS ARE RE-PLATTED INTO BUILDABLE LOTS AND A RELATED SUBDIVISION IMPROVEMENT AGREEMENT IS APPROVED BY THE TOWN OF PARKER.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 15, BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A FOUND 3.25" ALUMINUM CAP STAMPED PLS 30109 AND AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 19003, BOTH CORNERS FURTHER DESCRIBED ON THIS PLAT, BEARS S 89°29'01" W, A DISTANCE OF 2643.42 FEET.



**TOWN COUNCIL**

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

**PLANNING COMMISSION**

THE MINOR DEVELOPMENT PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON \_\_\_\_\_.

\_\_\_\_\_  
PLANNING DIRECTOR,  
ON BEHALF OF THE PLANNING COMMISSION

**TITLE VERIFICATION**

I, WE LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

LAND TITLE GUARANTEE COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY\* (NAME PRINTED).

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

**CLERK AND RECORDER'S CERTIFICATE**

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

**SURVEYOR**

I, WILLIAM G. BUNTROCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 24, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**DRAFT R7**

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM G. BUNTROCK, PLS SURVEYOR # CO PLS 35585

**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 PARKER KEYSTONE. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF 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).

**ACKNOWLEDGMENT**

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

**(OWNERS/MORTGAGEE)**

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY\* (NAME PRINTED).

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

**(OWNERS/MORTGAGEE)**

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY\* (NAME PRINTED).

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

HORIZ. SCALE:	1" = 20'	PROJECT NO.:	TH 15009
VERT. SCALE:	N/A	DATE:	02/19/16
FIELD CREW: MESA/PO/BB	FIELD DATE: 02/20/15	DRAFTED BY: BB	APPROVED BY: BB

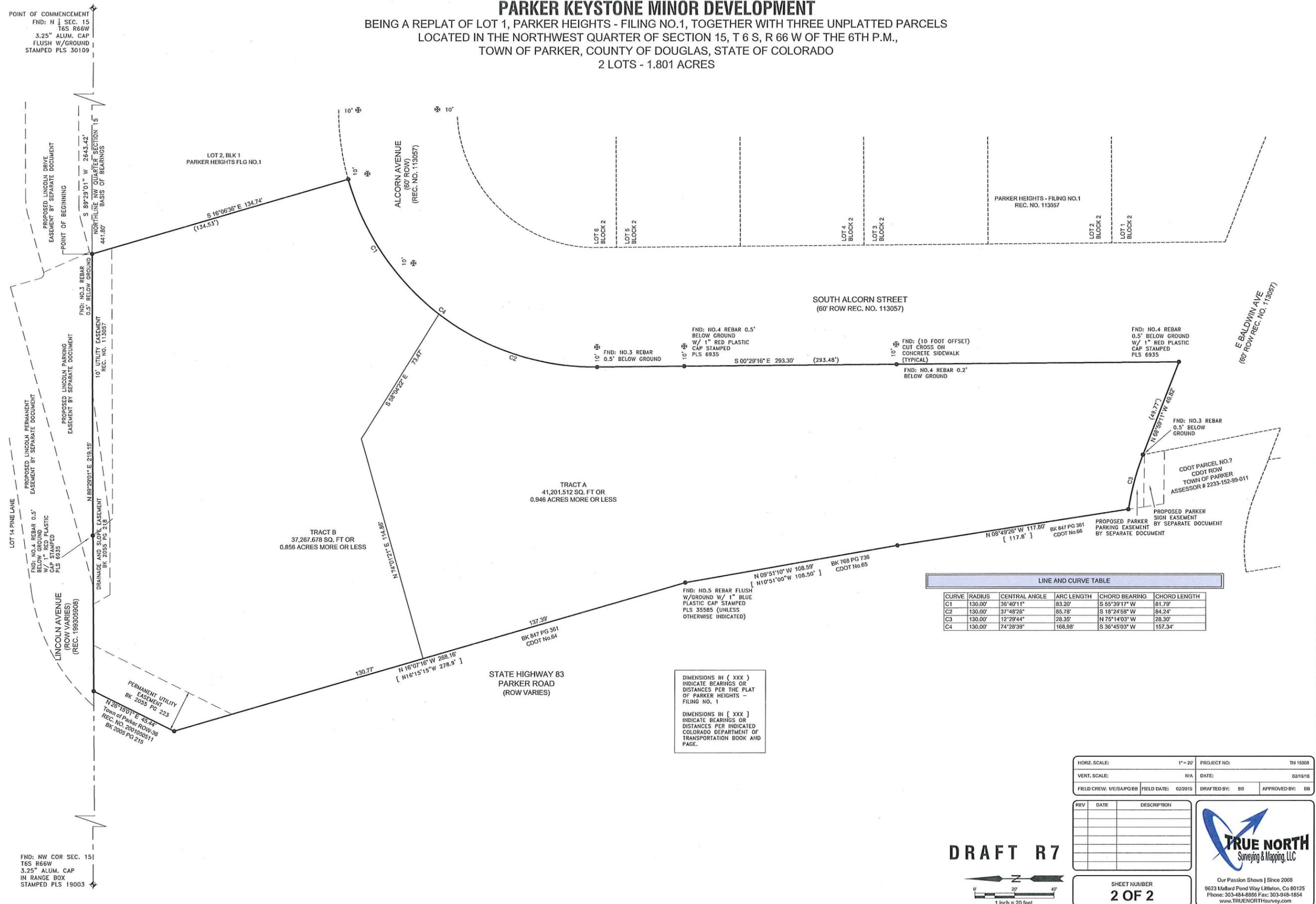
REV	DATE	DESCRIPTION



Our Passion Shows | Since 2008  
 9623 Mallard Pond Way Littleton, Co 80125  
 Phone: 303-484-8886 Fax: 303-948-1854  
 www.TRUENORTHsurvey.com

SHEET NUMBER  
**1 OF 2**

**PARKER KEYSTONE MINOR DEVELOPMENT**  
 BEING A REPLAT OF LOT 1, PARKER HEIGHTS - FILING NO.1, TOGETHER WITH THREE UNPLATTED PARCELS  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, T 6 S, R 66 W OF THE 6TH P.M.,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 2 LOTS - 1.801 ACRES



LINE AND CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	130.00'	36°40'11"	83.20'	S 65°39'17" W	81.79'
C2	130.00'	37°48'28"	85.78'	S 18°24'58" W	84.24'
C3	130.00'	12°29'44"	28.35'	N 75°14'03" W	28.30'
C4	130.00'	74°28'39"	168.98'	S 36°45'03" W	157.34'

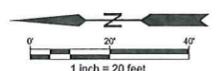
DIMENSIONS IN [ xxx ]  
 INDICATE BEARINGS OR  
 DISTANCES PER THE PLAT  
 OF PARKER HEIGHTS -  
 FILING NO. 1

DIMENSIONS IN [ xxx ]  
 INDICATE BEARINGS OR  
 DISTANCES PER INDICATED  
 COLORADO DEPARTMENT OF  
 TRANSPORTATION BOOK AND  
 PAGE.

HORZ. SCALE:	1" = 20'	PROJECT NO.:	TN 15008
VERT. SCALE:	N/A	DATE:	02/19/16
FIELD CREW: MEIS/PO/BB	FIELD DATE: 02/20/15	DRAFTED BY: BB	APPROVED BY: BB

REV	DATE	DESCRIPTION

**DRAFT R7**



SHEET NUMBER  
**2 OF 2**

**TRUE NORTH**  
 Surveying & Mapping, LLC

Our Passion Shows | Since 2008  
 9623 Mallard Pond Way Littleton, Co 80125  
 Phone: 303-484-8886 Fax: 303-948-1854  
 www.TRUENORTHsurvey.com

POINT OF COMMENCEMENT  
 FND: N 1/4 SEC. 15  
 T6S R66W  
 3.25" ALUM. CAP  
 FLUSH W/GROUND  
 STAMPED PLS 30109

FND: NW COR SEC. 15I  
 T6S R66W  
 3.25" ALUM. CAP  
 IN RANGE BOX  
 STAMPED PLS 19003

Parker Keystone Minor Development Plat  
Case File SUB16-007  
Referral Comments Submitted via Trakit:

Matt Carlson  
Economic Development 20  
4/4/2016 11:17:41 AM

Economic Development supports the subdivision as drafted

Marilyn Cross  
Colorado Dept of Transportation, Region 1 15  
7/1/2016 4:36:11 PM

CDOT issued permit for RIRO. Waiting for construction plans, COI, MHT to issue NTP. CDOT assumes this referral is for site plan issues with the Town Planning Process. Please let us know if there is something specific we should be looking at.