



## Development Assistance Packet

### *Plat Correction*

#### **Guide to the Town of Parker's eTRAKIT Electronic Development Review System**

eTRAKIT is a state-of-the-art online tool utilized to facilitate the land development review process. eTRAKIT's online system provides access to land use applications, plan reviews, code inspections, projects, permits and licenses. Contractors and homeowners are able to apply and pay for permits, submit plans, view and respond to plan review comments, schedule and see inspection results all electronically. Access is available 24 hours a day, 7 days a week.

Applicants will be assigned a login and password during a pre-application meeting, by Town Staff. For additional questions about the eTRAKIT system, please contact the Town of Parker's Community Development Department at 303.841.2332.

eTRAKIT is located at: <https://lms.parkeronline.org/etrakit3/>

#### **Please Note:**

Development Assistance Packets are prepared to facilitate land use applicants in the review procedures, submittal requirements and overall process for evaluation of land use applications in the Town of Parker, Colorado.

Applicants should be advised that although this Assistance Packet contains information regarding the land use review process, it is not a complete summary of the Town's Land Development Ordinance, nor is it intended to be. Applicants for land use projects in the Town of Parker are highly encouraged to familiarize themselves with the requirements of the Town's Land Development Code and all amendments thereto.

Date released: 1/13/2017

#### *Prepared By:*

**The Town of Parker Community Development Department**

Town Hall / 20120 East Mainstreet

Parker, CO 80138

303/841.2332 [phone]

<http://www.parkeronline.org> [internet]

**Affidavit of Plat Correction  
Bradbury Ranch Filing 6B  
Reception No. 01093705**

WHEREAS, the Final Plat for Bradbury Ranch Filing 6B was submitted for approval and recordation, and, Block numbers 1, 2, 3 and 4 were omitted;

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. Block numbers 1, 2, 3 and 4 be added to page 2 of 2 of the recorded plat under Reception No. 01093705 as shown on the accompanying drawing.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COMMUNITY DEVELOPMENT DEPT.  
Town of Parker, CO

By: \_\_\_\_\_

Title \_\_\_\_\_

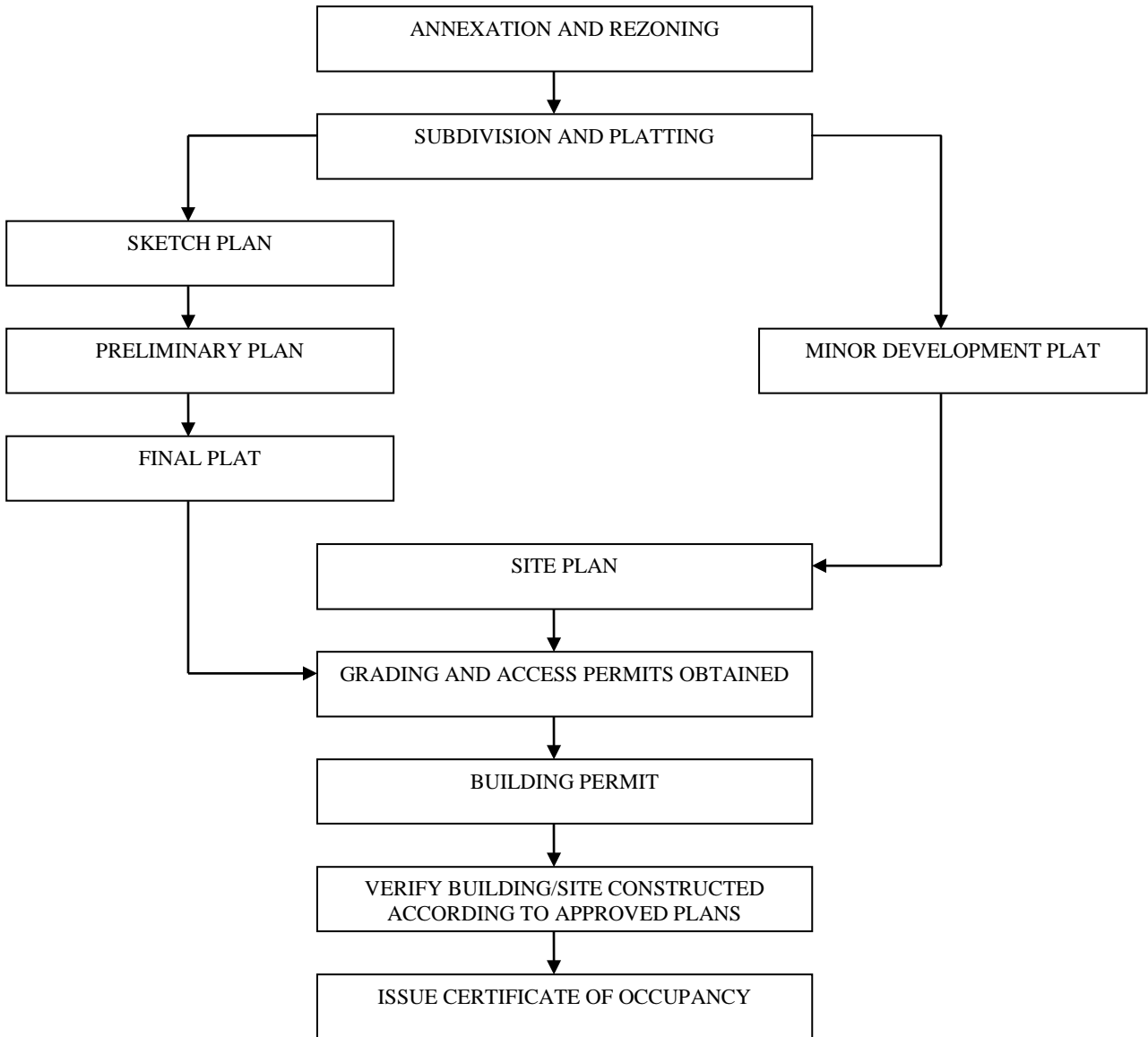
Surveyor of Record

\_\_\_\_\_  
Name

Colorado P.L.S. #

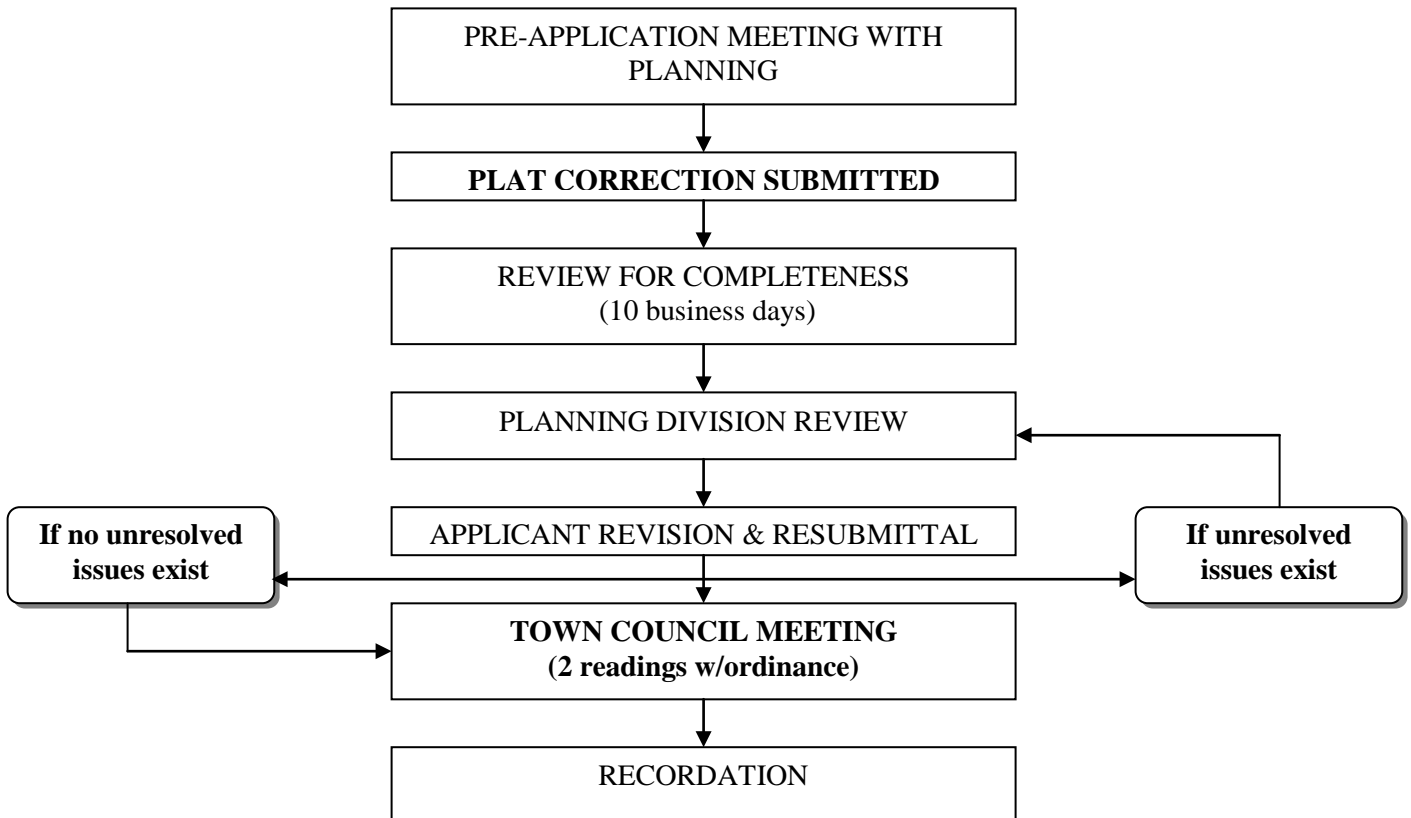


# Overall Development Review Process





# Plat Correction Process





## Application Submittal Checklist - Plat Correction

Submittal Item	Checklist	Applicable?	Notes: <b>Trakit located online at: <a href="https://lms.parkeronline.org/etrakit3/">https://lms.parkeronline.org/etrakit3/</a></b>
<b>General Submittal Requirements - Electronic Submittals to be uploaded into Trakit</b>			
Application (see note1)			Form enclosed; completed and signed; electronic PDF
Submittal Fees Paid			Refer to Fee Schedule
Legal Description of Property (see note 2)			Electronic PDF Document (Exhibit A)
Title Commitment/Policy			Current to within 30 days (Exhibit B)
Notarized Letter of Authorization			Exhibit C enclosed; completed, signed. Electronic PDF
Disclosure Letter			Exhibit D enclosed; completed, signed. Electronic PDF
Vicinity Map of Project Site			Electronic format in JPEG - 1MB max (Exhibit E)
<b>Specific Submittal Requirements - Section 13.07.120 (c)(1) - Electronic Submittals to be uploaded into Trakit</b>			
Project Narrative			Electronic PDF Document
Plat Correction Affidavit			8-1/2" x 11" - Example enclosed; completed and signed; electronic PDF Document
<b>For Recordation - To be submitted upon staff's request</b>			
Fully Executed Affidavit			
Recordation Fees			24"x36" Mylar (See Note 3 and recording fees below)

**Notes:**

- 1: Application must include all exhibit attachments.
- 2: Legal descriptions are required to be attached to signed authorization and disclosure letters.
3. In accordance to SB16-115, Colorado recording fees will increase effective January 1, 2017.

**Colorado recording document fees are calculated as follows:**  
**Letter size (8 ½ x 11):** \$13 for the first page and \$5 for each additional page.  
**Plats, Mats, Documents larger than 8 ½ x 14:** \$13 for the first page and \$10 for each additional page.  
**Surcharge Fee:** A \$2 surcharge fee will be added to each recorded document.



# PARKER COLORADO

## TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT LAND USE AND DEVELOPMENT APPLICATION

20120 E. Mainstreet, Parker, CO 80138

303/841.2332 (Phone) 303/841.3223 (Fax) <http://www.parkeronline.org> (internet)

### Instructions:

1. All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Community Development Department.
2. All applicable sections must be completed, and the application signed by ALL parties of interest. Unsigned applications *WILL NOT* be processed.
3. All requisite Exhibit Attachments must be included if the application is to be deemed complete.

Type of Application:		OFFICIAL USE ONLY	Case # _____
<i>(Check All that Apply)</i>		Trakit #:	
<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement	Application Accepted by:	
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review	Date:	
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance	Fees:	
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Plan	Receipt No.:	
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Amendment	Application Reviewed by:	
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Condo Plat	Date:	
<input type="checkbox"/> Minor Development Plat	<input type="checkbox"/> Amendment to SIA or Recorded Plat	Application Assigned to:	
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Other: _____	Date:	

Project Name:			
Address or General Location:			
Section <input type="text"/>	<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Lot <input type="text"/>	
Township <input type="text"/>		Block <input type="text"/>	
Range <input type="text"/>		Filing No. <input type="text"/>	
Total Acres: Gross <input type="text"/>	Net <input type="text"/>		
Requested Application in Detail:			

Property Owner of Record:		Applicant (if different from Property Owner):	
Name:		Name:	
Company:		Company:	
Address:		Address:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Project Representative or Consultant:		For Subject Property, List Utility Providers	
Name:		Water:	
Company:		Sanitary Sewer:	
Address:		Electricity:	
Phone:	Fax:	Gas:	
Email:		Telephone:	
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>		Cable:	
		Fire Protection:	

Current Property Zoning & Use:		Proposed Property Zoning & Use:	
Zoning:		Requested Zoning:	
IF PD, Specify Use:		If Applicable PD Name:	
Current Use:		If Rezoning Total Acreage:	
Subdivision:		Proposed Use:	

Proposals For Construction of New Residential, Commercial, or Industrial Buildings or Space			
Has prior residential project been approved for all or part of this project		Yes <input type="checkbox"/> No <input type="checkbox"/>	Total residential dwelling units requested: _____
Indicate total number of units: _____	Single Family Detached: _____	Single Family Attached: _____	
Multi-Family/Condominiums/Townhomes: _____			

**COMMERCIAL/INDUSTRIAL**

**Indicate the type of commercial/industrial development proposed (Check all that applies)**

- Retail     
  Other Commercial     
  Medical/Dental Office     
  High Tech Office     
  Business/Professional Office  
 Light Industrial     
  Warehouse     
  Other

Please provide additional descriptions as appropriate:

**What type of gross leasable square footage for each category indicated above?**

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage

**By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:**

- Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.
- The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject property for any unpaid financial obligation owed to the Town related to reviewing and processing the application.
- There are no known geologic, physical or biologic hazards, or vicious animals present on the subject property except as indicated in the attached Exhibit D.
- All requirements for submission of this application for reviewing and processing by Town of Parker Community Development Department made in accordance with the Town's Land Development Code, and any and all applicable Town of Parker Ordinances and Resolutions.
- All requisite fees have been paid to the Town of Parker.
- All information contained in this application, the attached Exhibits, and other materials submitted in connection with this application are true and accurate to the best knowledge of the Applicant, Land Owner of Record and Project Representative. It is clearly understood and agreed to that false or untruthful information may be grounds for the Town to stop processing this application or withdrawing any approval granted based upon such false or untruthful information.
- The Town of Parker is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
- The schedule of Exhibit attachments, as described below, accompanies this application:**  
 Exhibit A: Legal Description of Property.  
 Exhibit B: Title Policy, current to within thirty (30) days of the date of signatures below.  
 Exhibit C: Letter of Authorization from the Property Owner of Record, allowing Applicant and Project Representative to act on their behalf, and accepting ultimate financial obligation for expenses incurred by the Town of Parker as a result of the evaluation of this request.  
 Exhibit D: Disclosure of any Geologic, Physical or Biologic Hazard present on site, or any vicious animals in residence on property.  
 Exhibit E: Vicinity Map of Project Site.

**Property Owner of Record:**

Print Name:			
Signature:		Date:	

**Applicant, if different from Property Owner:**

Print Name:			
Signature:		Date:	

**Project Representative or Consultant**

Print Name:			
Signature:		Date:	



## Town of Parker Development Review Fee Schedule

Community Development - Planning Division	
Task Description	Amount
<b>Annexation</b>	
New Annexation Application & Agreement	\$840
<b>Rezoning</b>	
Straight Zone District	\$635
New Planned Development (PD)	\$9,050
Planned Development (PD) Amendment	\$2,790
Planning Variance	\$250
<b>Use by Special Review</b>	
General - Not WCF or Utilities	\$2,000
Wireless Communication Facilities (WCF)	\$525
Determination of Non-Substantial Change	\$125
Utilities	\$200
<b>Subdivision</b>	
Sketch Plan	
0-10 acres	\$3,888.75
10-100 acres	\$5,186.25
> 100 acres	\$6,483.75
Preliminary Plan	
0-10 acres	\$2,722.50
10-100 acres	\$3,630.00
> 100 acres	\$4,537.50
Final Plat	
0-10 acres	\$910
10-100 acres	\$1,215
> 100 acres	\$1,520
Replat	\$310
Minor Development Plat	
0-10 acres	\$1,135
10-100 acres	\$1,513
> 100 acres	\$1,890
Condo Plat	\$3,705
Subdivision Agreement Amendment	\$565



<b>Preliminary Site Plan</b>		
Preliminary Site Plan - Nonresidential		
	1-2 buildings	\$207.50
	2-5 buildings	\$415.00
	5-10 buildings	\$520.00
	>10 buildings	\$622.50
Preliminary Site Plan - Multifamily		
	1-2 buildings	\$2,022.50
	2-5 buildings	\$4,045.00
	5-10 buildings	\$5,057.50
	>10 buildings	\$6,067.50
<b>Site Plan</b>		
Site Plan Nonresidential		
	1-2 buildings	\$415
	2-5 buildings	\$830
	5-10 buildings	\$1,040
	>10 buildings	\$1,245
Site Plan - Multifamily		
	1-2 buildings	\$2,022.50
	2-5 buildings	\$4,045.00
	5-10 buildings	\$5,057.50
	>10 buildings	\$6,067.50
Site Plan Amendment*		\$460

<b>Community Development - Planning Division</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Planning Fees to Building Permit</b>	
Commercial Permit Review and Inspections	\$280
Residential Permit Plot Plan Review	\$60
<b>Sign Permit</b>	
New	\$73
Planned Sign Program	\$200
Planned Sign Program Amendment	\$200
<b>Residential Design Minimums Matrix</b>	
Subdivision	\$640
Changes	\$25

<b>Community Development - Building Division</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Building Permit Fees to Planning Applications</b>	
Site Plan Review	\$140
New Residential-SFD and MF (Sketch and Preliminary Plan and Final Plat)	\$340

<b>Engineering/Public Works</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Land Use</b>	
Sketch Plan	
0-5 acres	\$90
5-25 acres	\$150
25-50 acres	\$200
> 50 acres	\$250
Preliminary Plan	
0-5 acres	\$720
5-25 acres	\$790
25-50 acres	\$850
> 50 acres	\$920
Final Plat	
	\$620
Minor Development Plat	
0-5 acres	\$900
5-25 acres	\$960
25-50 acres	\$1,050
> 50 acres	\$1,140
Use By Special Review	
	\$190
Site Plan	
0-5 acres	\$490
5-25 acres	\$490
25-50 acres	\$540
> 50 acres	\$580
Preliminary Site Plan*	
	\$250
Site Plan Amendment*	
	\$220
Annexation	
	\$610
Zoning	
	\$640
Zoning/PD Amendment	
	\$520
<b>Agreements</b>	
Subdivision Improvement Agreement	
	\$810
Development Agreement	
	\$810
License Agreement	
	\$260
Intergovernmental Agreement	
	\$440
Agreement Amendment	
	\$130
Easement Agreement (separate document)	
	\$290
Easement Vacation (separate document)	
	\$390
Request for Easement	
	\$520
Right-of-Way Dedication or Vacation	
	\$390

<b>Engineering/Public Works</b>		
<b>Task Description</b>		<b>Amount</b>
<b>Studies/Reports</b>		
Drainage Report		
	0-5 acres	\$560
	5-25 acres	\$1,650
	25-50 acres	\$3,750
	> 50 acres	\$5,760
Drainage Conformance Letter		
	Minor	\$310
	Major	\$620
Traffic Impact Study		
	0-5 acres	\$700
	5-25 acres	\$1,330
	25-50 acres	\$2,790
	> 50 acres	\$4,150
Traffic Conformance Letter		\$280
Pavement Design Report		\$260
<b>Construction Plan Review</b>		
Street/Storm		
	0-5 acres	\$920
	5-25 acres	\$2,120
	25-50 acres	\$4,310
	> 50 acres	\$6,290
Traffic Signal Plans		\$950
Grading/CBMP Plans		
	0-5 acres	\$490
	5-25 acres	\$890
	25-50 acres	\$1,360
	> 50 acres	\$1,820
Utility Plans		\$340
Landscaping Plans		\$270
Detention Pond		\$1,050
Alternate Water Quality Facility		\$960
Construction Plan Revision		
	Minor	\$310
	Major	\$620

<b>Engineering/Public Works</b>	
<b>Task Description</b>	<b>Amount</b>
<b>Construction Plan Review</b>	
Major Drainageway Improvements	
Minor	\$710
Major	\$2,790
Floodplain Modification	\$1,320
Variance Request	\$410
<b>Inspection Fees</b>	
Storm Sewer	
Manhole (EA)	\$85/EA
Inlet (EA)	\$170/EA
Storm Sewer (LF)	\$0.30/LF
Cast-in-Place Culverts (LF)	\$550/EA
Riprap/Outfall Protection	\$0.55/SY
Detention/Water Quality Pond	
Forebay	\$170/EA
Trickle Channel	\$0.45/LF
Outlet Structure	\$250/EA
Spillway	\$170/EA
Alternate Water Quality Facility	\$250/EA
Major Drainageway Improvements	Estimate Provided at Time of Permit Application
Roadway	
Curb & Gutter	\$0.25/LF
Sidewalk/Trail	\$0.25/LF
Curb Ramps	\$85/EA
Crossspan	\$170/EA
Pavement and Subgrade	\$0.33/SY
Underdrain	\$0.30/LF
Traffic Signage	\$10/sign post
Traffic Striping	\$0.10/LF; \$5/symbol
Traffic Signal Installation or Modification	\$225/corner
Bridges	Estimate Provided at Time of Permit Application
Final Warranty Inspections for Public Improvements	\$80.50/Hour

Engineering/Public Works	
Task Description	Amount
<b>Right-of-Way Use Permit Fees</b>	
Application and Administration Fee  Includes review of application materials and routine traffic control plans, pre-construction meeting, and final inspection	\$200
Traffic Control Plan Review Fee	\$300
Permit Renewal Fee	\$100
Roadway Pavement Cut	\$5.00/SF
Sidewalk or Curb Cut	\$1.50/SF or \$50 minimum
Boring	\$0.75/LF
Test Hole	\$100 each
-	
Bore - Inspection Fee	\$150 + \$0.10/LF
Trenching - Inspection Fee	
<input type="checkbox"/> Street Cut less than 50 SF	\$175
<input type="checkbox"/> Street Cut more than 50 SF	\$175 + \$50 per additional 50 SF
<input type="checkbox"/> Curb or Sidewalk Cut	\$250
Night/After Hours Inspection Fee	\$150/occurrence
Re-inspection Fee (may be required with permit renewal)	50% of original inspection fees
Work Without a Permit	\$1,000
Non-Conforming Traffic Control	\$500/occurrence
New Pavement Cut Fee (pavement/surface less than five years old)	Additional \$5/SF

Parks & Recreation	
Task Description	Amount
<b>Land Use</b>	
Sketch Plan	
0-5 acres	\$60
5-25 acres	\$60
> 25 acres	\$110
Preliminary Plan	
0-5 acres	\$110
5-25 acres	\$230
> 25 acres	\$340
Final Plat	
	\$60
Minor Development Plat	
0-5 acres	\$60
5-25 acres	\$110
> 25 acres	\$170
Replat	
	\$60
Site Plan	
0-5 acres	\$110
5-25 acres	\$170
> 25 acres	\$230
Preliminary Site Plan*	
	\$60
Annexation	
	\$110
Zoning	
	\$170
Zoning/PD Amendment	
	\$60
<b>Agreements</b>	
Subdivision Improvement Agreement	
	\$60
Development Agreement	
	\$60
<b>Construction Plans</b>	
Landscaping Plans	
	\$60

<b>Legal Review Fees</b>	
<b>Task Description</b>	<b>Amount</b>
Annexation Agreement	\$1000
Annexation Agreement Amendment	\$500
Site Improvement Agreement	\$300
Deed	\$250
Right of Way Dedication/Vacation	\$200
Development Agreement	\$200
License Agreement	\$200
Easement	\$200



# Exhibit C to Town of Parker Land Use Application

Letter of Authorization from Property Owner

[Date \_\_\_\_\_]

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

Regarding: Property Owner Letter of Authorization  
[Name of Project: \_\_\_\_\_]

I, (*Name of Property Owner*), hereby certify that I am the legal owner of record of the land described in the attached Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize (*Name of Applicant/Applicant's Representative*) to process this land use application on behalf of the subject property.

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

I also understand that as part of the review of this project, the Town may find it necessary to outsource certain aspects of the review. Although there is a Charge Back Agreement submitted by the applicant for payment of those outsourced review fees which specifies that the applicant shall pay such fees, ultimately, it is the subject property, itself, which encumbers the ultimate responsibility for repayment of those fees in the event of default of payment by the applicant. Should this occur, I understand that the Town has, as part of its remedies under the Charge Back Agreement and Land Use Application, the imposition of liens against the property, should such become necessary.

\_\_\_\_\_  
Signature of Property Owner

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

STATE OF COLORADO        )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires: \_\_\_\_\_

(S E A L)

\_\_\_\_\_  
Notary Public

## CHARGE BACK AGREEMENT

THIS CHARGE BACK AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by and between the TOWN OF PARKER, a Colorado municipal corporation (the "Town"), and \_\_\_\_\_ (the "Owner").

WHEREAS, Section 13.01.080 of the Town of Parker Municipal Code requires that the Town be reimbursed for the cost of the time spent for engineering, planning, surveying, inspection, hydrological and legal services in reviewing development proposals and construction, plus fifteen percent (15%) for administrative costs (hereafter "Consultants' Time").

WHEREAS, this obligation to reimburse the Town for Consultants' Time exists regardless of whether the project is approved, completed, and/or regardless of whether the Owner chooses to complete the Town's land review process as a whole; and

WHEREAS, this Agreement memorializes the obligation by the Owner to the Town to reimburse the Town for all Consultants' Time as set forth in Section 13.01.080(c) of the Parker Municipal Code for the project described under TRAKiT#\_\_\_\_\_.

NOW, THEREFORE, in consideration of the recitals and mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Owner agree as follows:

1. Reimbursement. Owner agrees to reimburse the Town, regardless of completion of the Owner's project, regardless of approval of the Owner's project, and/or regardless of whether the Town's land review process as a whole is completed, for all Consultants' Time, as set forth in Section 13.01.080(c) of the Town of Parker Municipal Code, for all such costs incurred by the Town which are incurred as a result of, or which are otherwise related to, Owner's land use submission and its subsequent review.

2. Deposit. At the time of the execution of this Agreement, the Owner shall deposit with the Town the sum of \$\_\_\_\_\_. The deposit, and any additional amounts deposited with the Town pursuant to this Agreement, shall be used to reimburse the Town for the amounts described in Paragraph 1 of this Agreement. If the deposit is depleted prior to the completion of the project, the Owner shall promptly deposit additional monies with the Town in an amount specified by the Town, but not to exceed the amount of the original deposit less any remaining deposit held by the Town. The parties understand and agree that the amount deposited with the Town is an estimate of the costs only, and that the Owner shall pay the amounts provided for in Paragraph 1 of this Agreement through the initial deposit and additional deposits, if necessary. If such additional amounts are not deposited when necessary, the Town may suspend or terminate the work described in Paragraph 1 of this Agreement, until such additional amounts are deposited with the Town, as provided herein. Additional amounts shall be deposited as determined by the Town to cover outstanding balances prior to recommencement of any work described herein. Any remaining deposit monies will be returned to the Owner.

3. Remedies. In the event Owner fails to reimburse the Town for all Consultants' Time as set forth in Section 13.01.080(c), the Town shall have the following remedies:

(a) The Town may impose the remedies provided by Section 13.01.80(c), as required, including the following:

i. The termination of the review process, including any and all inspections, if payment is not made in full within thirty (30) days of the issuance of the statement indicating the actual cost of Consultants' Time;

ii. The application being deemed withdrawn if the statement is not paid in full within thirty (30) days of the date of the issuance of the statement indicating the actual cost of Consultants' Time;

iii. The imposition of interest on the amount due and outstanding at the rate of one and one-half of one percent (1.5%) per month from the date when due.

iv. The initiation of an enforcement action for nonpayment of Consultants' Time to collect unpaid fees.

v. Certify that delinquent amounts, including interest to the Douglas County Treasurer, to be collected and paid over by the Douglas County Treasurer in the same manner as taxes, as provided by C.R.S. § 31-20-105.

(b) The Town may also impose any or all of the following remedies, at its sole discretion:

i. The filing of a lien on the property which is or was the subject of the proposed development upon which the Town has not been reimbursed for Consultants' Time; and/or

ii. The refusal to issue a building permit for any portion of the proposed development upon which the Town has not been reimbursed; and/or

iii. The refusal to issue a certificate of occupancy for any portion of the proposed development upon which the Town has not been reimbursed; and/or

iv. The refusal to accept any further land use applications from any Owner which has failed to reimburse the Town for Consultants' Time for any project.

4. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Owner and a court of competent jurisdiction determines that the Owner was in default in the performance of the Agreement, the Owner shall pay the attorney fees, expenses and court costs of the Town.

5. Severability. If any provision of this Agreement is invalid, illegal or unenforceable, such provision shall be severable from the rest of this Agreement, and the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

6. Governing Law. This Agreement shall be governed by and construed in all respects according to the laws of the State at Colorado.

7. Headings. Headings of the sections of this Agreement are inserted for convenience only and shall not be deemed to constitute a part hereof.

8. Modifications. No amendments to or modifications of this Agreement shall be made or be deemed to have been made, unless such amendments or modifications are made in writing and executed by the party to be bound thereby.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

**TOWN OF PARKER, COLORADO**

\_\_\_\_\_  
Community Development Director

**OWNER:** \_\_\_\_\_

[Company name, not signer's name↑]

\_\_\_\_\_  
[Please sign on line↑]

\_\_\_\_\_  
[Signer's name and title↑]

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

**Witnessed by:**

\_\_\_\_\_  
[Please sign on line↑]

\_\_\_\_\_  
[Signer's name and title↑]



**Public Notice Matrix - Section 13.08.030**

	Annexation/Rezoning	Rezoning*	Sketch Plan	Preliminary Plan	Final Plat	Site Plan Non-Res/MF	Site Plan (if Push Up)	Condominium Plat	Minor Dev Plat	Plat Correction	Zoning & Sign Code Ordinances	Replat	Vacation**	Use By Special Review	Use By Special Review - Underground Utility
<b>Public Noticing Requirements</b>															
Publish on Town's Website - 15 days prior to a public hearing	✓	✓	✓	✓			✓		✓		✓	✓	✓	✓	
First Class Mailing - 15 days prior to a public hearing - Sent to all property owners whose property abuts subject property for which land use application is made for. Written notice affidavit required prior to hearing date. See Section 13.08.030 for further requirements.	✓	✓	✓	✓			✓		✓			✓	✓	✓	
Sign Posting - 15 days prior to a public hearing. Photograph of installed sign must accompany the sign posting affidavit. See Section 12.08.030 for further requirements.	✓	✓	✓	✓			✓		✓			✓	✓	✓	
Administrative Approval Sign Posting - During referral period						✓									
Mineral Rights Notice - 30 days prior to public hearing. Send notice by certified mail, return receipt requested, or by a nationally recognized overnight courier.	✓	✓	✓	✓					✓			✓		✓	
Annexation Publication - Published 5 consecutive weeks prior to the public hearing	✓														
Registered Mailing - Sent to Special Districts 25 days prior to the public hearing	✓														
Impact Report Mailing - 25 days prior to public hearing ***	✓														
Planning Commission Meeting Required	✓		✓	✓			✓		✓		✓	✓	✓	✓	
Town Council Meeting Required	✓		✓	✓	✓				✓	✓	✓	✓	✓	✓	

\* Includes major amendments to a development guide or plan  
 \*\* Vacation requests include lot lines, approved plats or rights-of-way  
 \*\*\* Required for land located outside of Parker's Urban Growth Boundary