



Your kind of place.

**TO:** Marley Hodgson, Big Tool Box

**FROM:** Stacey Nerger, Associate Planner

**DATE:** November 20, 2019

**SUBJECT:** Jackalope Subdivision Filing No. 1 Amendment No. 1 – Replat  
[Application SUB19-012]

**The following are the comments regarding your application. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance.**

**TOWN OF PARKER PLANNING DEPARTMENT:**

**ATTN: STACEY NERGER**

**E-MAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)

**FAX:** 303-841-3223

**PHONE:** 303-805-3199

**JACKALOPE SUBDIVISION FILING NO. 1 AMENDMENT NO. 1 REPLAT**

**Replat:**

1. Please see the attached redlines for additional information.

Complied:  Yes  No  
Response:

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**Other:**

2. A Subdivision Agreement will be required with this Replat. This agreement will cover all of the public improvements associated with the development. A draft agreement with additional information related to the site will be drafted and forwarded to you for review.

Complied:  Yes  No  
Response:

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*Your kind of place.*

**OUTSIDE REFERRAL AGENCY COMMENTS**

3. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied:       Yes       No

Response:

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\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

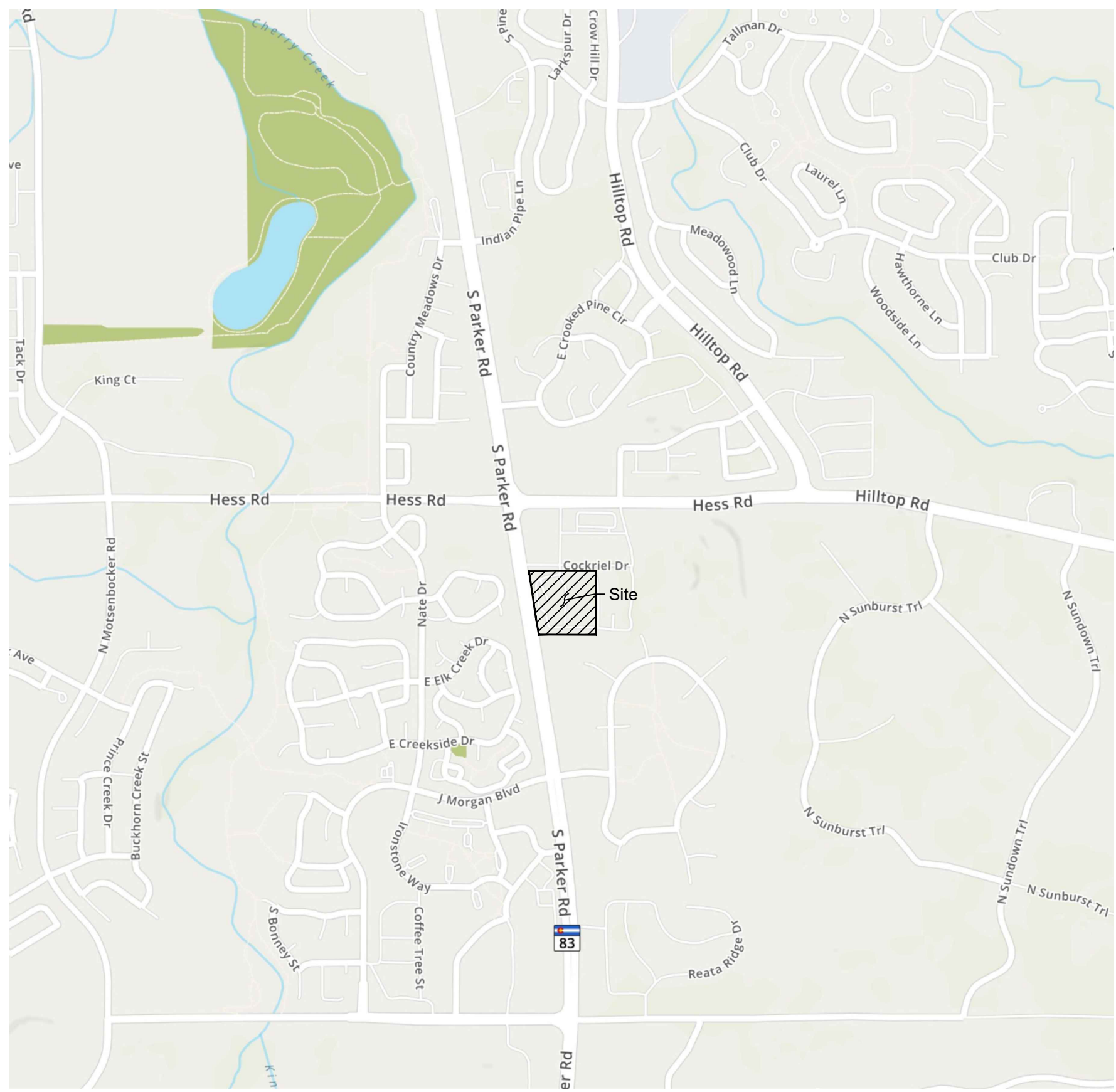
\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date



# Jackalope Subdivision Filing No. 1, Amendment No. 1

A Replat of Lot 1, Block 1 and Tract A, Jackalope Subdivision, Filing No. 1  
 Part of the Northeast ¼ of the Northeast ¼ of Section 34, Township 6 South, Range 66 West of the 6th P.M.  
 Town of Parker, County of Douglas, State of Colorado  
**±9.04 acres, 1 Lot**  
**Sheet 1 of 2**



**LEGAL DESCRIPTION:**

Lot 1, Block 1,

and

Tract A,

Jackalope Subdivision Filing No. 1, Except that portion conveyed to the Town of Parker, as contained in Special Warranty Deed recorded August 21, 2013, under Reception No. 2013070277, County of Douglas, State of Colorado.

Being more particularly described as:

A portion of Lot 1, Block 1 and a portion of Tract A, JACKALOPE SUBDIVISION, FILING NO. 1, Public Records of Douglas County, Colorado being more particularly described as follows:

Considering the East line of Tract A, JACKALOPE SUBDIVISION, FILING NO. 1, Public Records of Douglas County, Colorado as bearing N 00°16'57" E with all bearings contained herein relative thereto.

BEGIN at the Southeast corner of Tract A, JACKALOPE SUBDIVISION, FILING NO. 1, Public Records of Douglas County, Colorado; thence N 00°16'57" E for a distance of 634.74 feet along the East line of said Tract A to the South line of Reception No. 2013070277; thence N 89°46'42" W for a distance of 668.62 feet along said South line to the Easterly right-of-way line of State Highway 83 as described in Book 1047, Page 908, also being the West line of Lot 1, Block 1, said JACKALOPE SUBDIVISION, FILING NO. 1; thence S 08°17'32" E for a distance of 472.13 feet along said West line; thence S 10°05'42" E for a distance of 171.06 feet along said West line to the South line of said Lot 1; thence S 89°49'38" E for a distance of 567.42 feet to the Point of Beginning.

Containing 393,711 sq. ft. (9.038 ac), more or less.

**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 JACKALOPE SUBDIVISION FILING NO. 1, AMENDMENT NO. 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 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 any hazard. The undersigned grants the town the perpetual rights of ingress and egress upon the property for the operation, maintenance, and reconstruction of the public sidewalk when the owners fail to maintain such public sidewalk, which maintenance, operation and reconstruction shall be at the cost of the owner(s). The town shall also have the right to remove an obstruction that would adversely affect the operation and maintenance of the sidewalk, as determined by the town.

**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 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.

Entity: Jackalope Properties, LLC

By: Marley Hodgson

Title: Owner

ATTEST:

\_\_\_\_\_  
 Owner Signature

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
 (printed name)

WITNESS my hand and official seal.

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

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

**TITLE VERIFICATION:**

I, Thomas Maroney, Chief Title Officer of Colorado Escrow and Title Services, LLC, 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:

Date \_\_\_\_\_ Colorado Escrow and Title Services, LLC

STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS )

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.

**NOTES:**

- There is a blanket ditch easement over Section 34, Township 6 South, Range 6 West of the 6th P.M., recorded at Book Q, Page 334, public records of Douglas County, State of Colorado, for The Rowley Ditch that can not be plotted.
- There is a blanket utility easement over the North ½ of the Northeast ¼ of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 34, Page 389, public records of Douglas County, State of Colorado, for The Colorado Telephone Company that can not be plotted.
- There is a blanket pipeline easement over the North ½ of the Northeast ¼ of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 83, Page 81, public records of Douglas County, State of Colorado, for Ford, Bacon & Davis Inc. that can not be plotted.
- There is a blanket utility easement over the Southeast ½ of the Northeast ¼ of Section 34, Township 6 South, Range 66 West of the 6th P.M., recorded at Book 93, Page 340, public records of Douglas County, State of Colorado, for The Mountain States Telephone and Telegraph Company that can not be plotted.
- Reception Number 9806159 (Book 1507, Page 635) does not provide any exhibits that are referenced within the document, therefore not shown.
- This is not an ALTA/NSPS Land Title Survey.
- No wetlands determinations were made this date.
- Bearings are based on the East line of Tract A of JACKALOPE SUBDIVISION FILING NO. 1, assumed to bear N 00°16'57" E and monumented as shown hereon.
- Floodplain: entire property is Zone X (Area determined to be outside the 0.2% annual chance floodplain) Per FEMA Flood Insurance Rate Map Number 08035C0182G (Map revised March 16, 2016)
- Address: 12450 South Parker Road, Parker, Colorado 80134
- Distances shown are in U.S. Survey Feet.
- The total area contains 393,711 square feet (9.038 acres) more or less.
- A blanket drainage easement is hereby dedicated to the Town of Parker over and across Tract X for the purpose of accessing, maintaining, and repairing stormwater management improvements including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micropools, and water quality facilities in the event that the property owner fails to satisfactorily maintain or repair said facilities.
- 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.
- ACCESS EASMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER 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 OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPTUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

**TOWN COUNCIL CERTIFICATE:**

Lot 1, Tract 1 and Tract A Jackalope Subdivision Filing No. 1 is herewith amended by this plat which is hereby approved by the Town Council and/or, where applicable, the Planning Director and Director of Public Works Engineering of the Town of Parker, Colorado, for filing in the Office of the Douglas County Clerk and Recorder, subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the office of the Douglas County Clerk and Recorder, Reception #2009044076.

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.

\_\_\_\_\_  
 Planning Director, Town of Parker

\_\_\_\_\_  
 Director of Public Works Engineering, Town of Parker

**CLERK AND RECORDER CERTIFICATE:**

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'S CERTIFICATE:**

I, M. Bryan Short, a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of JACKALOPE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 was made by me or directly under my supervision on or about the 18th day of September, 2018, 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 guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereon.

I attest the above on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 M. Bryan Short, P.L.S. #32444  
 For and on behalf of PLS Corporation

<b>APPLICANT:</b> Jackalope Properties, LLC. 8080 S Holly Street Centennial, CO 80122 (303) 912 - 8079 Contact: Marley Hodgson	<b>DEVELOPER:</b> Jackalope Properties, LLC. 8080 S Holly Street Centennial, CO 80122 (303) 912 - 8079 Contact: Marley Hodgson	<b>ENGINEER:</b> RidgeTop Engineering & Consulting Services 5255 Ronald Reagan Boulevard, Suite 210 Johnstown, Colorado 80534 (970) 663-4552	<b>SURVEYOR:</b> PLS Corporation 532 West 86th Street, Loveland, Colorado 80538 (970) 669-2100
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REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Field Date <u>Sept. 18, 2018</u> ST <u>MDG</u> Party Chief <u>ADS</u> PM <u>MBS</u> Print Date <u>June 13, 2019</u> PLS <u>MBS</u>	CLIENT <b>RidgeTop Engineering &amp; Surveying</b>	PLS Corporation 532 West 66th Street, Loveland, Colorado 80538 Phone: 970.669.2100 Fax: 970.669.3652	TITLE <b>Final Plat</b> <b>Jackalope Subdivision Filing No. 1, Amendment No. 1</b> Section 34, Township 6 South, Range 66 West, 6th P.M., City of Parker, County of Douglas, State of Colorado	PROJECT NO. <b>18097.004</b>	SHEET NO. <b>1</b>	NO. OF SHEETS <b>2</b>
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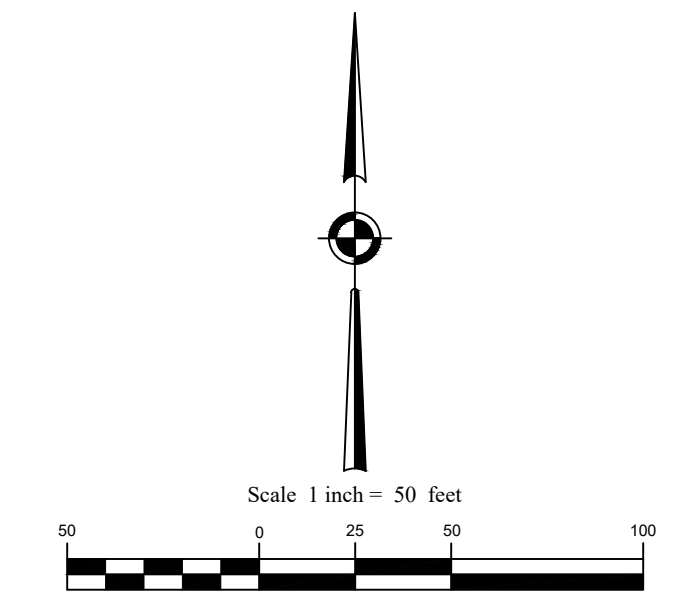
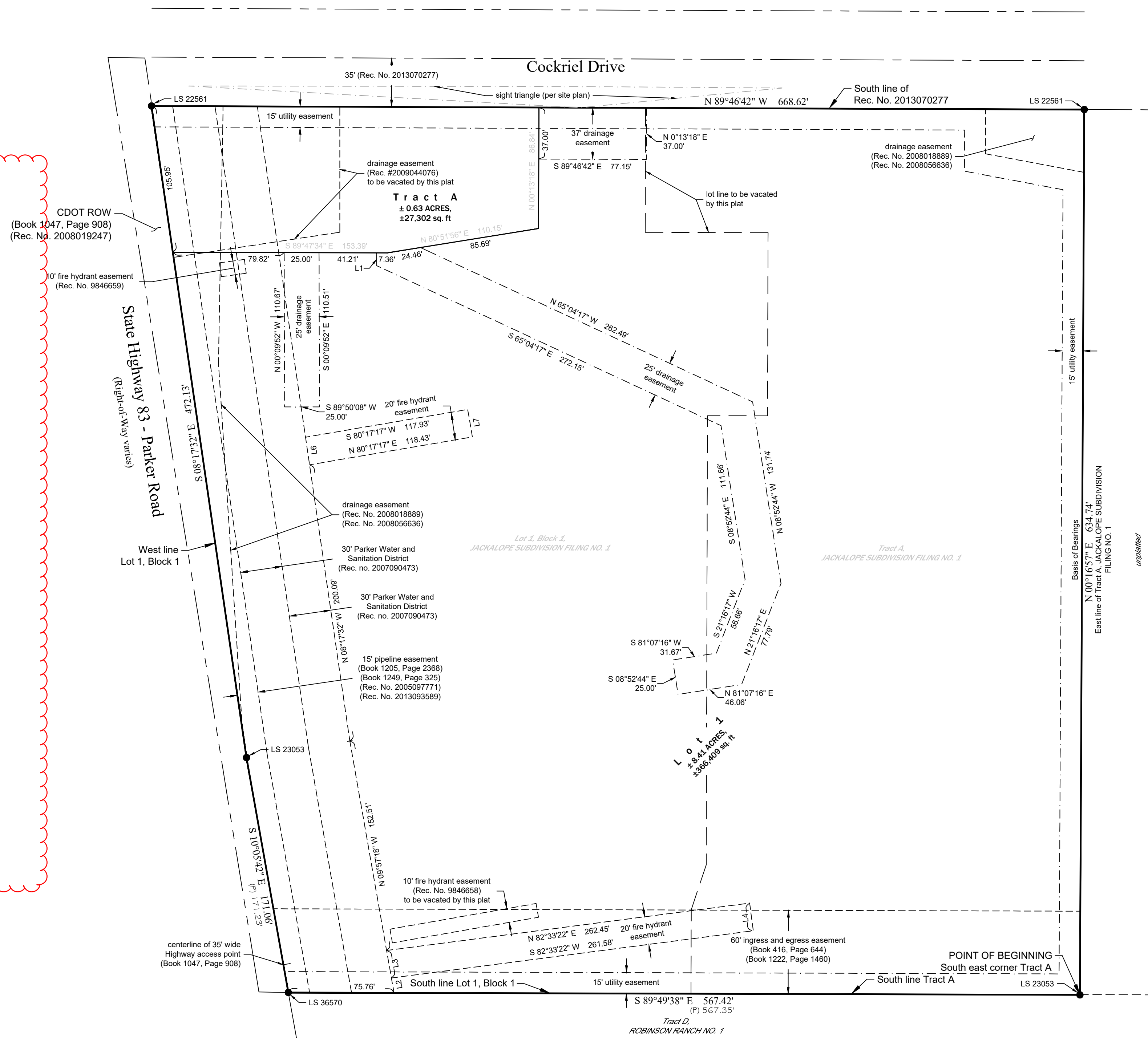
# Jackalope Subdivision Filing No. 1, Amendment No. 1

A Replat of Lot 1, Block 1 and Tract A, Jackalope Subdivision, Filing No. 1  
 Part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 6 South, Range 66 West of the 6th P.M.  
 Town of Parker, County of Douglas, State of Colorado  
**±9.04 acres, 1 Lot**  
 Sheet 1 of 2

## NOTES:

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- Floodplain: entire property is Zone X (Area determined to be outside the 0.2% annual chance floodplain)  
 Per FEMA Flood Insurance Rate Map Number 08035C0182G (Map revised March 16, 2016)
- Address: 12450 South Parker Road,  
 Parker, Colorado 80134
- Distances shown are in U.S. Survey Feet.
- The total area contains 393,711 square feet (9.038 acres) more or less.
- A blanket drainage easement is hereby dedicated to the Town of Parker over and across Tract A for the purpose of accessing, maintaining, and repairing stormwater management improvements including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micropools, and water quality facilities in the event that the property owner fails to satisfactorily maintain or repair said facilities.
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These notes do not need to be repeated. Page 1 is fine.



Legend:

- found 0.5" iron rod with 1.0" plastic cap marked as described
- (P) plotted distance

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.

P:\Projects\2018\18097\18097.dwg June 13, 2019 - 2:25pm

REVISIONS		Field Date	ST	MDG	CLIENT	TITLE		PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Sept. 18, 2018	ST	MDG	RidgeTop Engineering & Surveying	Final Plat		18097.004	2	2
Date	By	ADS	PM	MBS		Jackalope Subdivision Filing No. 1, Amendment No. 1				
Date	By	June 13, 2019	PLS	MBS		Section 34, Township 6 South, Range 66 West, 6th P.M., City of Parker, County of Douglas, State of Colorado				