

WRITTEN NOTICE AFFIDAVIT

Notification of application for Case No. Z17-024 and Case No. ANX17-008 was sent by 1st class mail to all property owners whose property abuts the real property for which the land use application was made on July 11, 2018 (Z17-024 and ANX17-008), as determined by the Planning Director. A list of the names and addresses of notified property owners is attached, along with a copy of the written notice. This list was researched on July 10, 2018, at the Douglas County Assessor's Office.

Ray Greene
PROPERTY OWNER

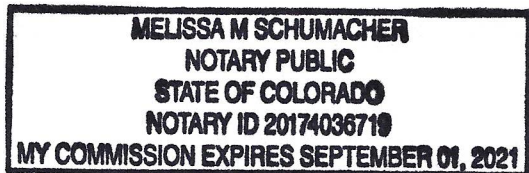
STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 11th day of JULY, 2018, by Daniel Vacavetta, as Property Manager of Parkview LLC.

My commission expires: 09.01.2021.

SEAL

Melissa Schumacher
Notary Public





6901 South Pierce Street, Suite 315 Littleton, Colorado 80128 Voice 303-232-8088

Parcel #: 2233-344-18-005

REATA RIDGE REALTY PARTNERS LLC
8231 E PRENTICE AVE
GREENWOOD VILLAGE, CO 80111

Parcel #: 2233-344-18-004

REATA RIDGE REALTY PARTNERS LLC
8231 E PRENTICE AVE
GREENWOOD VILLAGE, CO 80111

Parcel #: 2233-344-05-009

STROH RANCH BUSINESS CIRCLE INC
7000 S YOSEMITE ST STE 150
CENTENNIAL, CO 80112

Parcel #: 2349-031-01-002

VIA ESTRADA OF PARKER LLC
280 S BEVERLY DR STE 204
BEVERLY HILLS, CA 90212

Parcel #: 2349-031-01-010

JP MORGAN CHASE BANK NA
1111 POLARIS PKWY
COLUMBUS, OH 43240

Parcel #: 2349-031-01-011

ALVARADO DEVELOPMENT LLC
924 W COLFAX AVE STE 302
DENVER, CO 80204

Parcel #: 2349-031-01-004

VALERO DIAMOND METRO INC
C/O DELTA PROPERTY TAX ADVISORS P O BOX 91898
AUSTIN, TX 78709

Parcel #: 2349-031-01-016

CBH PROPERTIES SOUTH PARKER LLC
17725 KATY FWY STE 200
HOUSTON, TX 77094

Parcel #: 2349-031-01-017

STERLING CORPORATION
720 S COLORADO BLVD STE 940N
DENVER, CO 80246

Parcel #: 2349-031-01-014

TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80138

Parcel #: 2349-022-04-009

REATA SOUTH METRO DISTRICT
7803 E STROH RD
PARKER, CO 80134

Parcel #: 2349-031-99-002

COLORADO DEPT OF TRANSPORTATION
4201 E ARKANSAS AVE
DENVER, CO 80222

Parcel #: 2233-344-99-002

TOWN OF PARKER
20120 E MAINSTREET
PARKER, CO 80138

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Town Council shall hold public hearings concerning an Annexation and Rezoning request, located on property described in Exhibit A and generally located on the southeast corner of Parker Road and Stroh Road.

The public hearings are to be held before the Planning Commission on July 26, 2018 at 7:00 P.M. and Town Council on August 20, 2018 at 7:00 P.M. or as soon as possible thereafter. The public hearings shall be held in the Council Chambers located in the Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Planning Department at 303.841.0353.

ALL INTERESTED PERSONS MAY ATTEND.

Project Narrative

The project consists of an annexation and zoning application in order to annex the property from unincorporated Douglas County into the Town of Parker and zone the subject property to a Town of Parker Modified Commercial zoning designation. The request will allow for the development of the property with certain commercial uses.

Exhibit A
Legal Description

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUNNING WEST, 486 FEET; THENCE SOUTH 2°20' WEST, 1330 FEET; THENCE SOUTH 78°30' EAST, 535 FEET; THENCE NORTH, 1444 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING WITHIN EAST STROH ROAD AND EXCEPT THAT PORTION THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, CASE NO. 90CV484 RECORDED MAY 11, 1993 IN BOOK 1124 AT PAGE 853, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES MORE OR LESS

Vicinity Map

