

**WRITTEN NOTICE AFFIDAVIT**

Notification of application for Case No. SUB17-058 was sent by 1<sup>st</sup> class mail to all property owners whose property abuts the real property for which the land use application was made on FEBRUARY 12, 2019 (SUB17-058), 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 FEBRUARY 11, 2019, at the Douglas County Assessor's Office.

Parker St. Policy LG  
Douglas County

STATE OF COLORADO )  
 )ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 12 day of February 2019, by Daniel Joseph Jacovitz as Representative of the Town of Parker.

Kris Oberle  
My commission expires: 4/8/2019

SEAL

Kristin Oberle  
Notary Public

**KRISTIN J. OBERLE**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20154014173  
My Commission Expires 4/8/2019

## **NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the Planning Commission and Town Council shall hold public hearings concerning a Minor Development Plat 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 February 28, 2019 at 7:00 P.M. and Town Council on March 18, 2019 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 a subdivision application in order to create 15 lots for commercial development and two tracts that will be dedicated to the Town of Parker.

**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





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  
7208 S TUCSON WAY STE 125  
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

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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  
2829 W HOWARD PLACE  
DENVER, CO 80204

Parcel #: 2233-344-99-002

TOWN OF PARKER  
20120 E MAINSTREET  
PARKER, CO 80138