

WEBSITE NOTICE AFFIDAVIT

Notification of application for Case No. SUB20-002, was published on the Town of Parker Website on October 13, 2020. A copy of the screen shot that I took on October 13, 2020, together with a copy of the Notice that was published on the Town of Parker Website is attached hereto and incorporated by this reference.

Rosemary Sietsema

Rosemary Sietsema, Community Development Executive Assistant

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 20 day of October, 2020, by Rosemary Sietsema, as Executive Assistant of the Town of Parker Community Development Department.

My commission expires: August 7, 2021.

SEAL

Ann D. Curry
Notary Public

ANN D. CURRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094025184
MY COMMISSION EXPIRES AUGUST 7, 2021

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- Z20-002 Anthology North Development Plan - Amendment 2**
Public hearings concerning a rezoning request for property located on the south side of Hess Road between Chambers Road and Molsenbocker Road.
- SUB20-002 Douglas 234 Filing 6 - Minor Development Plat**
Public hearings concerning a Minor Development Plat request for property located on the northeast corner of Chambers Road and Hess Road.
- Z20-009 LOT 1 MACLACHLAN SUBDIVISION - Use by Special Review**
Public hearings for a Use by Special Review request to allow an animal clinic at 9855 S Parker Road.
- ANX 20-001 and Z20-001 Bowey Property**
Public Hearings concerning an annexation and zoning request for property generally located on the northeast corner of Parker Road and Pine Drive.
- Chambers and Hess Roads Subarea Plan**
Public Hearings for a RESOLUTION TO ADOPT THE CHAMBERS AND HESS ROADS SUBAREA PLAN AS PART OF THE PARKER 2035 MASTER PLAN For property generally located northeast of Chambers and Hess Roads Intersection, and

line.org

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 is located on the northeast corner of Chambers Road and Hess Road.

The public hearings are to be held before the Planning Commission on October 29, 2020 at 7:00 P.M. and Town Council on November 16, 2020 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 applicant, Rick Engineering Company, is proposing a Minor Development Plat to create 11 commercial lots. The site is located on the northeast corner of Chambers Road and Hess Road.

Vicinity Map

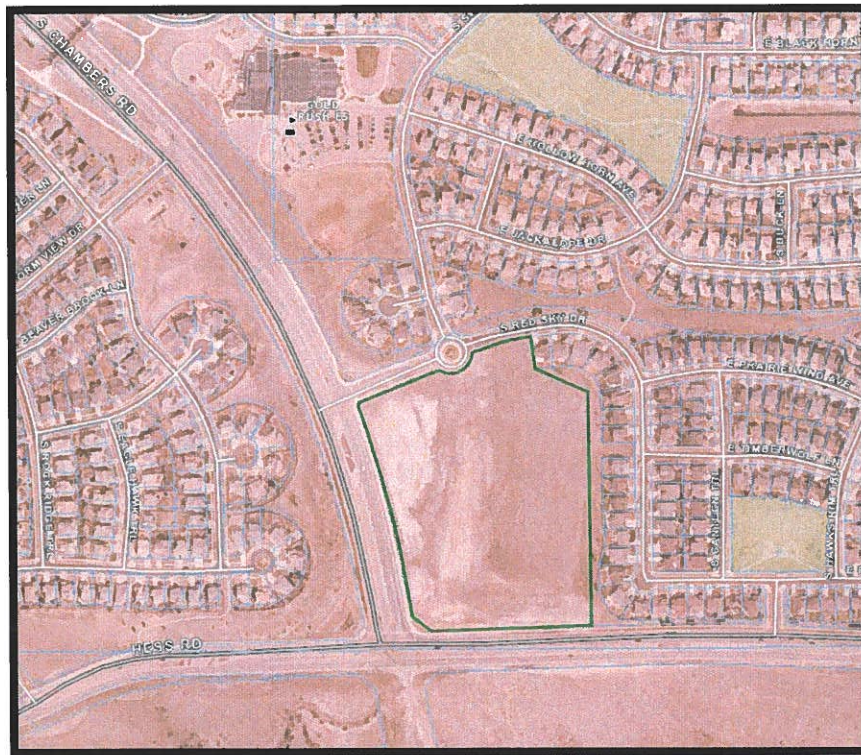


Exhibit A (Legal Description)

LOT 1,
BLOCK 10,
DOUGLAS 234 FILING NO. 1,
COUNTY OF DOUGLAS,
STATE OF COLORADO

BEING FURTHER DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 BEING ASSUMED TO BEAR NORTH 89°15'13" EAST, A DISTANCE OF 2638.35 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-THE SOUTH QUARTER CORNER OF SAID SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 22561 IN RANGE BOX MATCHING MONUMENT RECORD FILED 4/30/13.

- THE SOUTHEAST CORNER OF SAID SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05.

COMMENCING AT SAID SOUTH QUARTER CORNER;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER NORTH 89°15'13" EAST, A DISTANCE OF 523.31 FEET;

THENCE NORTH 00°44'47" WEST, A DISTANCE OF 62.63 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HESS ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 53°05'57" WEST, A DISTANCE OF 77.99 FEET;

THENCE NORTH 10°51'05" WEST, A DISTANCE OF 170.63 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,085.00 FEET, A CENTRAL ANGLE OF 10°27'51", WHOSE CHORD BEARS NORTH 16°05'00" WEST A DISTANCE OF 562.65 FEET, FOR AN ARC DISTANCE OF 563.43 FEET;

THENCE NORTH 21°50'47" EAST, A DISTANCE OF 15.32 FEET;

THENCE NORTH 67°44'14" EAST, A DISTANCE OF 288.93 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 21°32'17", WHOSE CHORD BEARS SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET, FOR AN ARC DISTANCE OF 17.48 FEET;

THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 70.50 FEET, A CENTRAL ANGLE OF 110°55'25", WHOSE CHORD BEARS NORTH 57°20'35" EAST A DISTANCE OF 116.15 FEET, FOR AN ARC DISTANCE OF 136.49 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 17°11'35", WHOSE CHORD BEARS NORTH 60°09'45" EAST A DISTANCE OF 8.97 FEET, FOR AN ARC DISTANCE OF 9.00 FEET;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 11°48'18", WHOSE CHORD BEARS NORTH 74°39'42" EAST A DISTANCE OF 200.02 FEET, FOR AN ARC DISTANCE OF 200.37 FEET;

THENCE SOUTH 08°15'28" EAST, A DISTANCE OF 107.11 FEET;

THENCE SOUTH 66°27'14" EAST, A DISTANCE OF 195.03 FEET;

THENCE SOUTH 01°02'54" EAST, A DISTANCE OF 790.17 FEET;

THENCE SOUTH 87°46'51" WEST, A DISTANCE OF 547.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 601,278 SQUARE FEET OR 13.803 ACRES, MORE OR LESS.