

WEBSITE NOTICE AFFIDAVIT

Notification of application for Case No. SUB21-055 was published on the Town of Parker Website on 4/19/23. A copy of the screen shot that I took on 4/19/23, together with a copy of the Notice that was published on the Town of Parker Website is attached hereto and incorporated by this reference.

Jeff Miller
Jeff Miller, Planning Coordinator

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 19 day of April, 2023, by Jeff Miller, Planning Coordinator of the Town of Parker Communication Department.

My commission expires: July 14, 2025.

SEAL *Wendy Seacat*
Notary Public

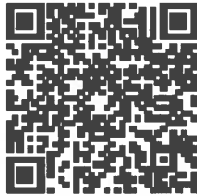
WENDY SEACAT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028136
MY COMMISSION EXPIRES JULY 14, 2025

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Town Council will hold public hearings concerning the Minor Development Plat located on property described in Exhibit A and generally located at the southeast corner of Lincoln Avenue & Dransfeldt Road pursuant to the Town of Parker Land Development Ordinance.

The public hearings are to be held before the Planning Commission on May 11th, 2023, at 7:00 P.M., and Town Council on June 5, 2023, 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 or www.parkeronline.org/calendar.

ALL INTERESTED PERSONS MAY ATTEND



Narrative

The applicant, Plaza Street Partners, is proposing a Minor Development Plat (“Plat”) for two parcels of land containing approximately 7.93 acres located at 11964 Dransfeldt Rd in Parker, Colorado (“Site”). The proposed Plat will create six (6) commercial lots and three (3) tracts. The tracts are dedicated to drainage and landscaping for the commercial lots. Property improvements included as part of this Plat: a shared stormwater detention basin, water and sanitary sewer utility extensions, north-south internal access drive, east-east access drive, sidewalk extension along Lincoln Ave, public ROW improvements to Dransfeldt, which includes the addition of a dedicated north through lane and the addition of a dedicated south bound left turn lane into the proposed development.

Vicinity Map



VICINITY MAP

SCALE: 1" = 1000'

EXHIBIT A LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;

THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
 - 2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;
- THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;

THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;

2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:

1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;

2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;

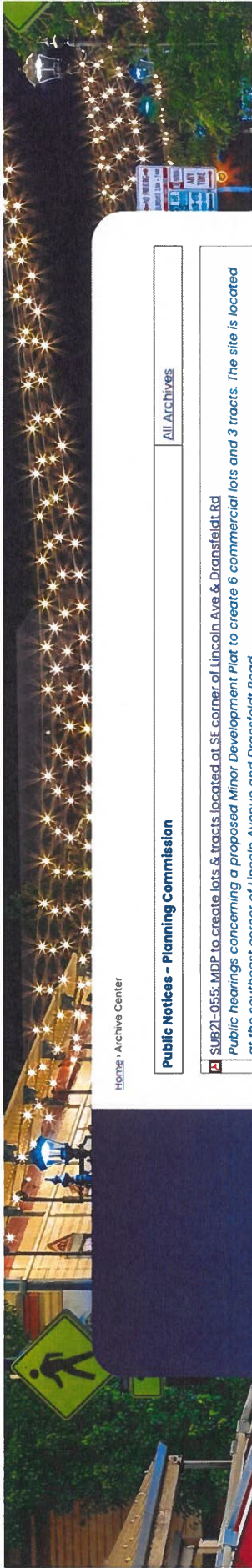
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;

4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;

5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;

6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.



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 SUB21-055: MDP to create lots & tracts located at SE corner of Lincoln Ave & Dransfeldt Rd
Public hearings concerning a proposed Minor Development Plat to create 6 commercial lots and 3 tracts. The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road.
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 SP23-001: PWSO Regional Filtration Annex located on the East of Salisbury Park
Public hearings concerning a proposed Site Plan Amendment. Parker Water and Sanitation, is proposing a regional filtration annex building and facility. The site is located on the east side of Salisbury Park.
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 If there are no files displayed on this page, there are no current public notices.

