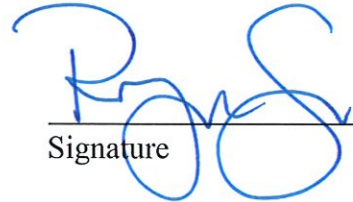


WRITTEN NOTICE AFFIDAVIT

Notification of application for Case No. SUB21-055 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 April 19th, 2023 as determined by the Planning Director. A list of the names and addresses of the notified property owners is attached, along with a copy of the written notice. This list was researched on April 19th, 2023, at the Douglas County Assessor's Office.



Signature

STATE OF KANSAS)
)
 ss.
COUNTY OF JOHNSON)

Subscribed and sworn to before me this 19 day of April, 2023, by
Ryanne Sass.

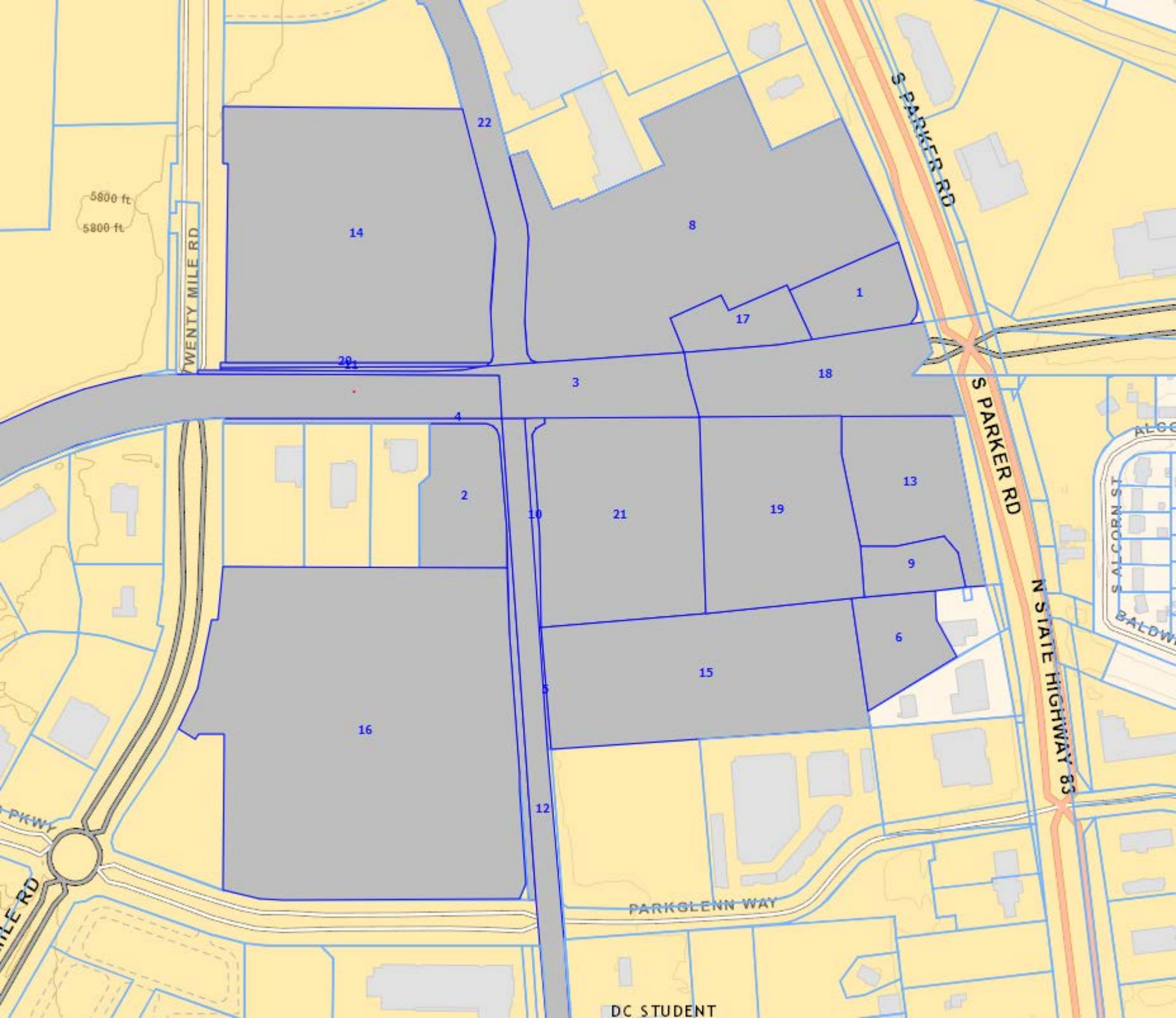
My commission expires: 11/25/24

(SEAL)





Notary Public



TWENTY MILE RD

S PARKER RD

S PARKER RD

N STATE HIGHWAY 83

PARKGLENN WAY

DC STUDENT

5800 ft
5800 ft

14

22

8

1

17

20

3

18

4

2

10

21

19

13

9

6

16

15

12

PKWY

WILE RD

ALCO
S ALCORN ST
BALDWIN

data:text/csv;charset=utf-8 The data included in this CSV file was pulled on: Wed Apr 19 2023 11:29:34 GMT-0500 (Central Daylight Time) from Douglas County's

STATE PARCEL NUMBER	ACCOUNT	ACCOUNT TYPE	LEGAL DESCRIPTION	TOTAL ACTUAL VALUE	TOTAL ASSESSED VALUE	TOTAL ACRES	PRIMARY PROPERTY STREET NAME	PRIMARY PROPERTY CITY	PRIMARY PROPERTY ZIPCODE	PRIMARY PROPERTY STREET	PRIMARY PROPERTY Y SUFFIX	PRIMARY PROPERTY STREET ADDRESS	PRIMARY PROPERTY DIRECTION CODE	PRIMARY PROPERTY OWNER MAILING ADDRESS1	PRIMARY PROPERTY OWNER MAILING ADDRESS2	PRIMARY PROPERTY OWNER MAILING	PRIMARY OWNER CITY	PRIMARY OWNER STATE	PRIMARY OWNER ZIPCODE	OWNER NAME
2233-103-08-010	R0482698	Commercial	PART LOT 5 MACLACHLAN SUB 1 1.007 AM/L	2015000	584350	1.007	PARKER	PARKER	80134	9871	RD	9871 S PARKER RD	S	1485 S COLORADO BLVD STE 300			DENVER	CO	80222	90TH & WADSWORTH LLC
2233-152-07-008	R0450093	Commercial	LOT 4C LINCOLN MEADOWS NO 2 AMEND 1 1.5379 AM/L	730264	211780	1.5379	TWENTY MILE	PARKER	80134	9996	RD	9996 TWENTY MILE RD		C/O THOMAS W FRANK	1070 EAST 86TH ST SUITE 72-A		INDIANAPOLIS	IN	46240	RICHIE'S PARKER EXPRESS CARWASH LLC
2233-152-06-001	R0345634	Commercial	LOT 1B PARKER PROFESSIONAL PARK FIRST AMENDMENT 1.00 AM/L	808920	234580	1	STATE HIGHWAY 83	PARKER	80134	11911		11911 N STATE HIGHWAY 83	N	11903 N STATE HIGHWAY 83			PARKER	CO	80134	11903 N STATE HIGHWAY 83 LLC
2233-103-08-005	R0378296	Commercial	LOT 2 MACLACHLAN SUB 1 8.00 AM/L	8435045	2446160	8	PARKER	PARKER	80134	9851	RD	9851 S PARKER RD	S	2733 E PARLEYS WAY STE 300			SALT LAKE CITY	UT	84109	CPSJ PARKER LLC
2233-152-06-011	R0439284	Commercial	LOT 1 PEASLEE FLG 2 MINOR DEVELOPMENT 0.632 AM/L	1180000	342200	0.632	PARKER	PARKER	80134	9951	RD	9951 S PARKER RD	S	6616 W 10760 NORTH			HIGHLAND	UT	84003	KEO LLC
2233-152-06-009	R0423511	Commercial	LOT 1 BLK 1 PEASLEE FLG 1 MINOR DEVELOPMENT 2.079 AM/L	2284322	662460	2.079	LINCOLN	PARKER	80134	19028	AVE	19028 E LINCOLN AVE	E	WALGREENS TAX DEPT	PO BOX 1159		DEERFIELD	IL	60015	BOGOMILSKY FAMILY LLC & BERNARD B & ROSEMARIE A MIRKIN FAMILY TRUST ET AL
2233-103-11-003	R0474906	Exempt	LOT 1A BLOCK 1 PARKER AUTO PLAZA FLG 1 1ST AMD 8.73 AM/L	7599856	2203960	8.7288	TWENTY MILE	PARKER	80134	9900	RD	9900 TWENTY MILE RD		9900 TWENTY MILE RD			PARKER	CO	80134	CROSSROADS COMMUNITY CHURCH
2233-152-06-010	R0439815	Commercial	LOT 1 BLOCK 1 E T TECHNOLOGIES INC 4.98 AM/L	2163607	627450	4.98	DRANSFELDT	PARKER	80134	9998	RD	9998 DRANSFELDT RD		12168 N WOODY CREEK RD			PARKER	CO	80138	PARKER PROPERTIES LLC
2233-152-07-002	R0447992	Commercial	LOT 1 LINCOLN MEADOWS FLG 2 13.04 AM/L	8616802	2498870	13.04	TWENTY MILE	PARKER	80134	10000	RD	10000 TWENTY MILE RD		TAX DEPT NB3TA	1000 LOWES BLVD		MOORESVILLE	NC	28117	LOWES HIW INC
2233-103-08-007	R0378295	Commercial	LOT 1 MACLACHLAN SUB 1 0.78 AM/L	819000	237510	0.78	PARKER	PARKER	80134	9855	RD	9855 S PARKER RD	S	2735 W 21ST AVE			DENVER	CO	80211	9855 PARKER LLC

7020 3160 0002 2594 5693

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Street and Apt. No., or PO Box No.: 1900 Twenty Mile Rd
City, State, ZIP+4: Parker, CO

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City, State, ZIP+4: Parker, CO

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<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage	7.971	
Total Postage and Fees		

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Street and Apt. No., or PO Box No.: TAX DEPT NB3TA
City, State, ZIP+4: Mooresville, NC

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Postage	7.971	
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Street and Apt. No., or PO Box No.: 2135 W 21ST AVE
City, State, ZIP+4: Denver, CO

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Postage	7.971	
Total Postage and Fees		

Sent To: 11903 N. St. Hwy 83 LLC
Street and Apt. No., or PO Box No.:
City, State, ZIP+4: Parker CO

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<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage	7.971	
Total Postage and Fees		

Sent To: CPSI Parker LLC
Street and Apt. No., or PO Box No.: FT 33 E PARKERS WAY STE 300
City, State, ZIP+4: Salt Lake City, UT

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Street and Apt. No., or PO Box No.: 6616 W 10760 NORTH
City, State, ZIP+4: Highland, UT 84003

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Street and Apt. No., or PO Box No.: WALKER'S TAX DEPT PO BOX 1159
City, State, ZIP+4: Danfield, IL 60015

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Postage	7.971	
Total Postage and Fees		

Sent To: gdm Wadsworth LLC
Street and Apt. No., or PO Box No.: 1785 S COLORADO Blvd, #300
City, State, ZIP+4: Denver CO 80202

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<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage	7.971	
Total Postage and Fees		

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Street and Apt. No., or PO Box No.: 1010 E. 80TH ST, STE 72A
City, State, ZIP+4: Indianapolis IN

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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



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.

April 18th, 2023

RE: Lincoln Professional Park
Project Narrative
Project No. SUB21-055

To Whom it May Concern:

On behalf of the property owner and developer, Plaza Street Fund 106, LLC, I am writing to inform you of our upcoming Planning Commission meeting for Project Number SUB21-055.

Project Description

Plaza Street Fund 106, LLC, doing business as 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”). A vicinity map has been included for reference. 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.

Public Benefit

The property is located at a highly visible corner in the Town of Parker and has been vacant and in poor condition for numerous years. The proposed Plat and associated improvements will greatly improve the appearance and use of the property to better serve the surrounding community. The proposed road improvements to Dransfeldt Rd will reduce traffic congestion and better serve the neighboring businesses and their customers. The future business to occupy the property by the approval of the proposed Plat will also result in significant sales tax benefits for the Town of Parker.

Project Compliance, Compatibility, and Impact

The Site is designated as a “Central Commercial District” per the Parker 2035 General Land Use Plan (“GLUP”). Per Section 6.10 of the Parker 2035 Master Plan (“MP”), a future development in this Character Area “should focus on core retail, services, offices, lodging, restaurants...” and “...vehicular and pedestrian connectivity between uses.” The proposed Plat aligns with the Town's MP by creating commercial lots for future retail developments and by providing significant road improvements and the addition of internal access drives throughout the Site.



It is not anticipated that the Site will have any adverse impacts on public facilities, including fire, police, sanitation, roads, parks, or schools.

There are no known water features, wetlands, or wildlife habitats located within the Site.

Plaza Street Partners will adhere to the Parker Municipal Code and specific requirements applicable to the subject application set forth in Chapter 13.06 and Chapter 13.07.

Development Plans and Timing

Plaza Street Partners is anticipating on starting construction in the Summer/Fall of 2023. The total length of construction is estimated to be between 120 and 150 days, dependent on weather. The first phase of construction will be the demolition of the existing structures. The second phase of construction will be the construction of new improvements. Our goal is to have the property ready for future tenant developments by the Spring 2024.

Summary

Plaza Street Partners is committed to providing a suitable Plat that allows for future development that upholds the vision and guidelines set forth in the Parker 2035 Master Plan and is compatible with the surrounding community. The proposed Minor Development Plat is consistent with Town of Parker's Land Development Ordinances and 2035 Master Plan. The proposed improvements improve vehicular connectivity that maintain safe local connections, as well as promote future employment opportunities and long-term economic growth.

Please feel free to contact me if you have any questions or comments regarding our application.

Sincerely,

Ryanne Sass
Vice President of Pre-Development
Plaza Street Partners

314-882-7758
rsass@plazastreetpartners.com

