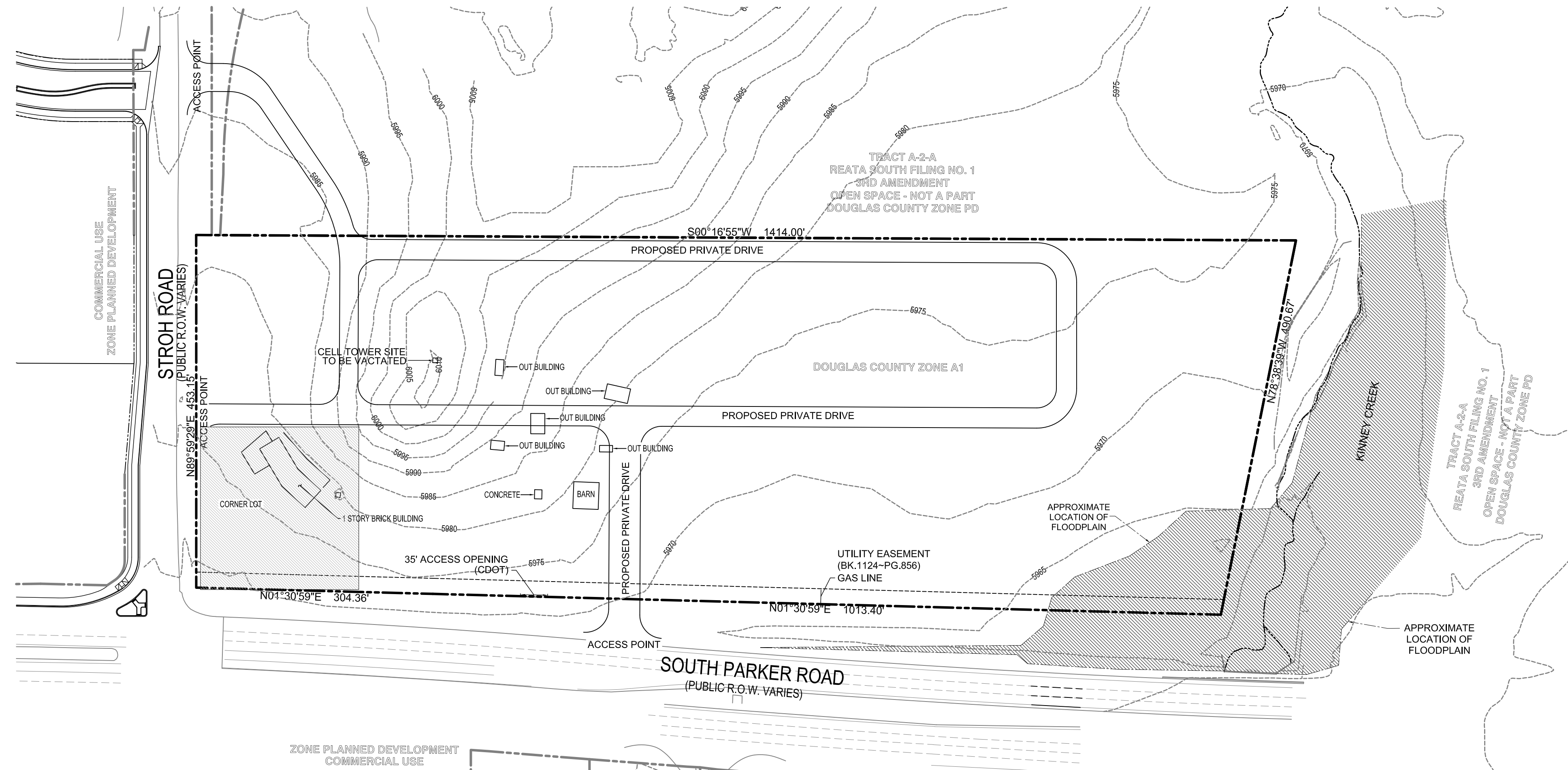


PARKER POINTE

LOTS 1 - 14, PARKER POINTE FILING NO. 1
 A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



ZONING MAP EXHIBIT

1 inch = 100 ft.



VICINITY MAP
 SCALE: 1" = 500'



**NOTE ALL EXISTING STRUCTURES
 ARE TO BE REMOVED**

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.

PROPOSED ZONE STANDARDS

DEVELOPMENT AREA SHALL BE SUBJECT TO THE TOWN OF PARKER ZONE C-COMMERCIAL STANDARDS WITH THE FOLLOWING MODIFICATIONS:

THE FOLLOWING USES ARE NOT PERMITTED WITHIN THE ZONE BOUNDARY:
 MARIJUANA GROW, PROCESSING, OR SALES
 ALL ADULT OR PORNOGRAPHIC BUSINESSES OF ANY TYPE
 NEW OR USED AUTO SALES
 STANDALONE BARS AS A PRIMARY USE

WITHIN THE DESIGNATED CORNER LOT HATCH AREA ONLY:
 CAR WASHES AND GAS STATIONS ARE NOT PERMITTED.

THE FOLLOWING BULK STANDARDS SHALL APPLY:
 THE MAXIMUM BUILDING SETBACK TO PARKER ROAD AND STROH ROAD
 SHALL BE 60'
 NO LANDSCAPE BUFFER IS REQUIRED ADJACENT TO INTERIOR LOT LINES.

PROPOSED ZONING

TOWN OF PARKER - MODIFIED COMMERCIAL

PROPOSED UTILITIES

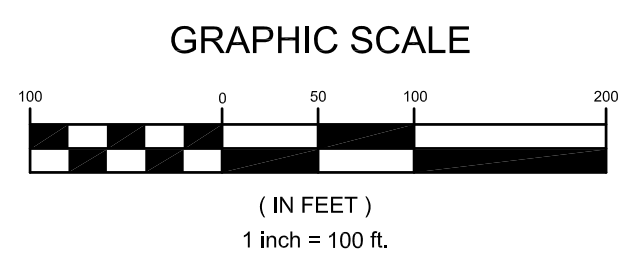
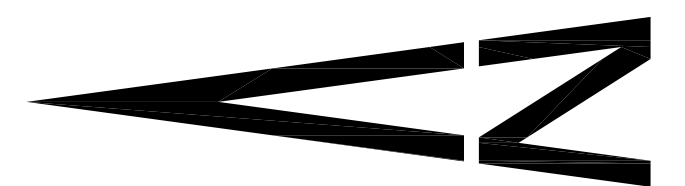
WATER AND SEWER TO BE PROVIDED BY
 PARKER WATER AND SANITATION DISTRICT

PREPARED BY

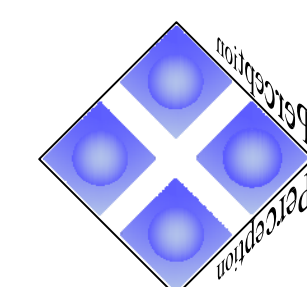
PERCEPTION DESIGN GROUP, INC.
 6901 S. PIERCE ST., SUITE #315
 LITTLETON, CO 80128
 (303) 232-8088
 CONTACT: JERRY DAVIDSON

OWNER AND APPLICANT

PARKER & STROH, LLC
 975 LINCOLN STREET, SUITE 204
 DENVER, CO 80203
 (303) 699-3368
 CONTACT: DAN YACOVETTA



MARCH 02, 2018



Perception
 Design Group, Inc.

Consulting Civil Engineers

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