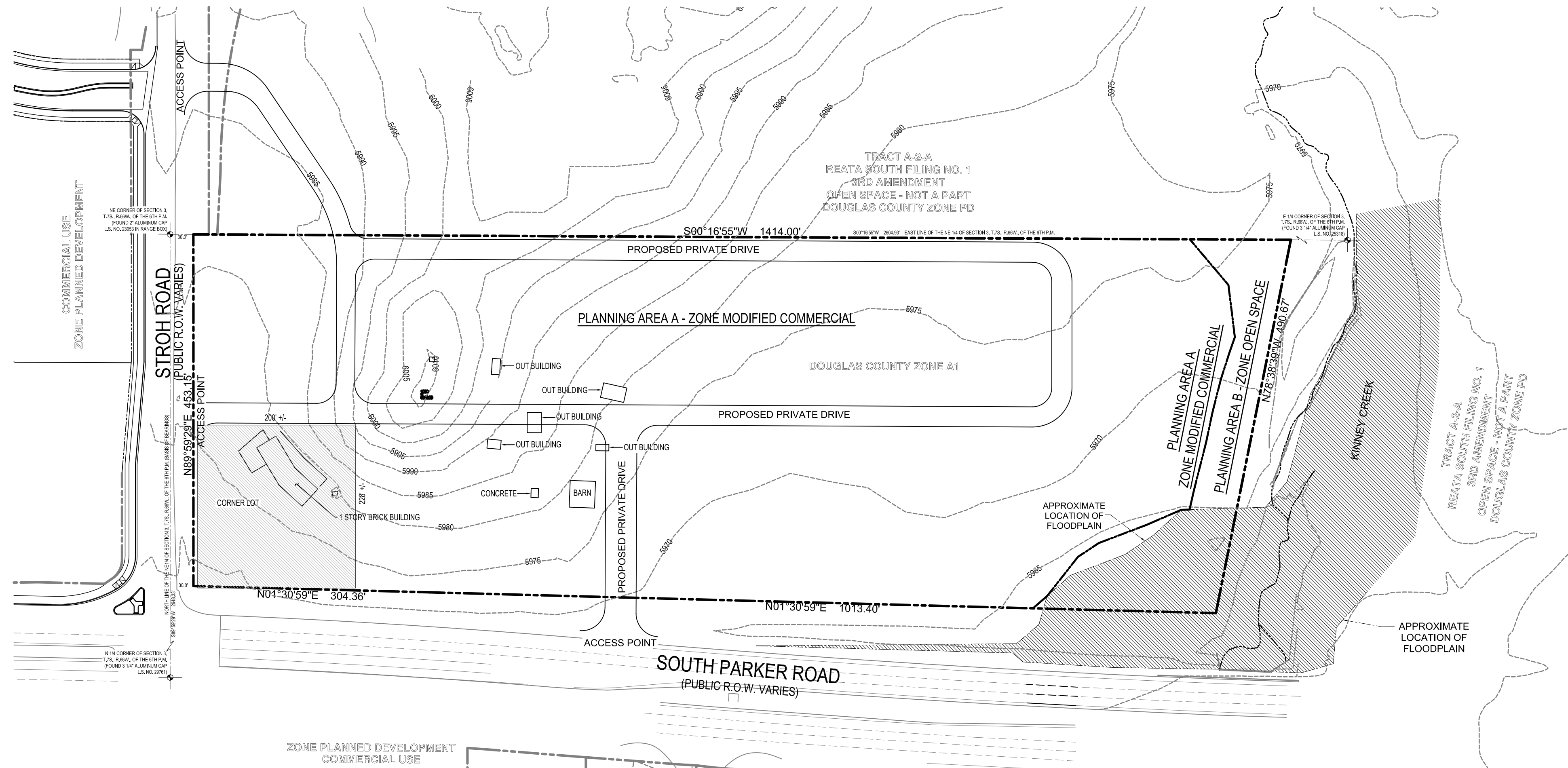


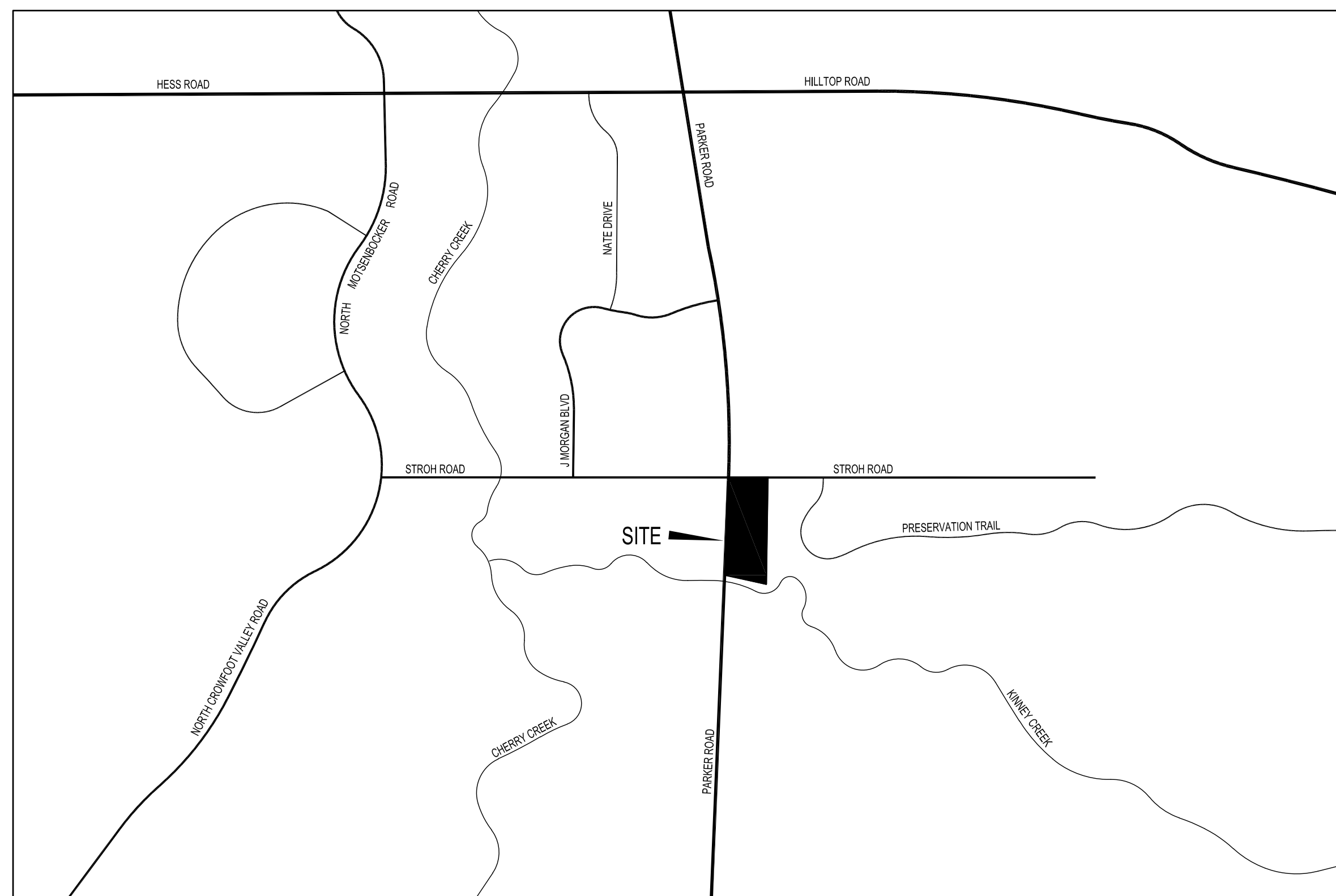
PARKER POINTE

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 PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 3;
 THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROTH ROAD AND THE POINT OF BEGINNING;
 THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 1414.00 FEET;
 THENCE N78°38'39"W A DISTANCE OF 490.67 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SOUTH PARKER ROAD (STATE HIGHWAY 83);
 THENCE N01°30'59"E ALONG SAID EASTERLY R.O.W., A DISTANCE OF 1317.76 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SOUTH PARKER ROAD AND THE SOUTH R.O.W. LINE OF STROTH ROAD;
 THENCE N89°59'22"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (638,911 SQUARE FEET) 14.6674 ACRES

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

THE FOLLOWING USES ARE NOT PERMITTED WITHIN THE DESIGNATED HATCHED CORNER LOT:
 CAR WASHES, GAS STATIONS, AND RESTAURANTS WITH DRIVE-THRU.

ALL C-COMMERCIAL BULK STANDARDS SHALL APPLY WITH THE FOLLOWING ADDITION:
 THE MAXIMUM BUILDING SETBACK FROM THE FOUNDATION OF THE PRIMARY STRUCTURE TO THE PROPERTY LINE ADJACENT TO PARKER ROAD AND STROTH ROAD SHALL BE 65';
 BUILDING SETBACKS FROM PROPERTY LINES SHARED WITH KINNEY CREEK ARE REQUIRED TO MEET THE C-COMMERCIAL SETBACK REQUIREMENTS.

PROPOSED ZONING

TOWN OF PARKER - MODIFIED COMMERCIAL
 TOWN OF PARKER - OPEN SPACE

PROPOSED UTILITIES

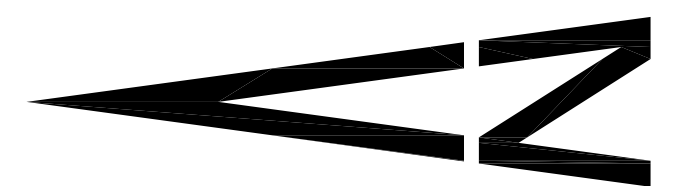
WATER AND SEWER TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT

PREPARED BY

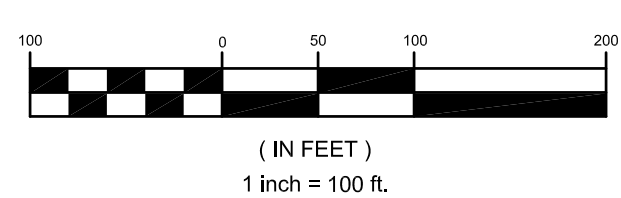
PERCEPTION DESIGN GROUP, INC.
 6901 S. PIERCE ST., SUITE #315
 LITTLETON, CO 80128
 (303) 232-8088
 CONTACT: JERRY DAVIDSON

OWNER AND APPLICANT

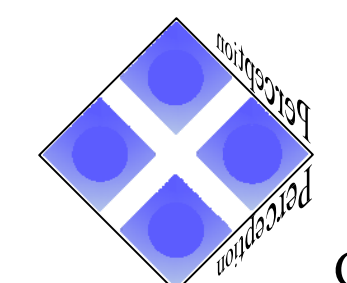
PARKER & STROH, LLC
 975 LINCOLN STREET, SUITE 204
 DENVER, CO 80203
 (303) 699-3368
 CONTACT: DAN YACOVETTA



GRAPHIC SCALE



MAY 25, 2018



Perception
 Design Group, Inc.

Consulting Civil Engineers

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