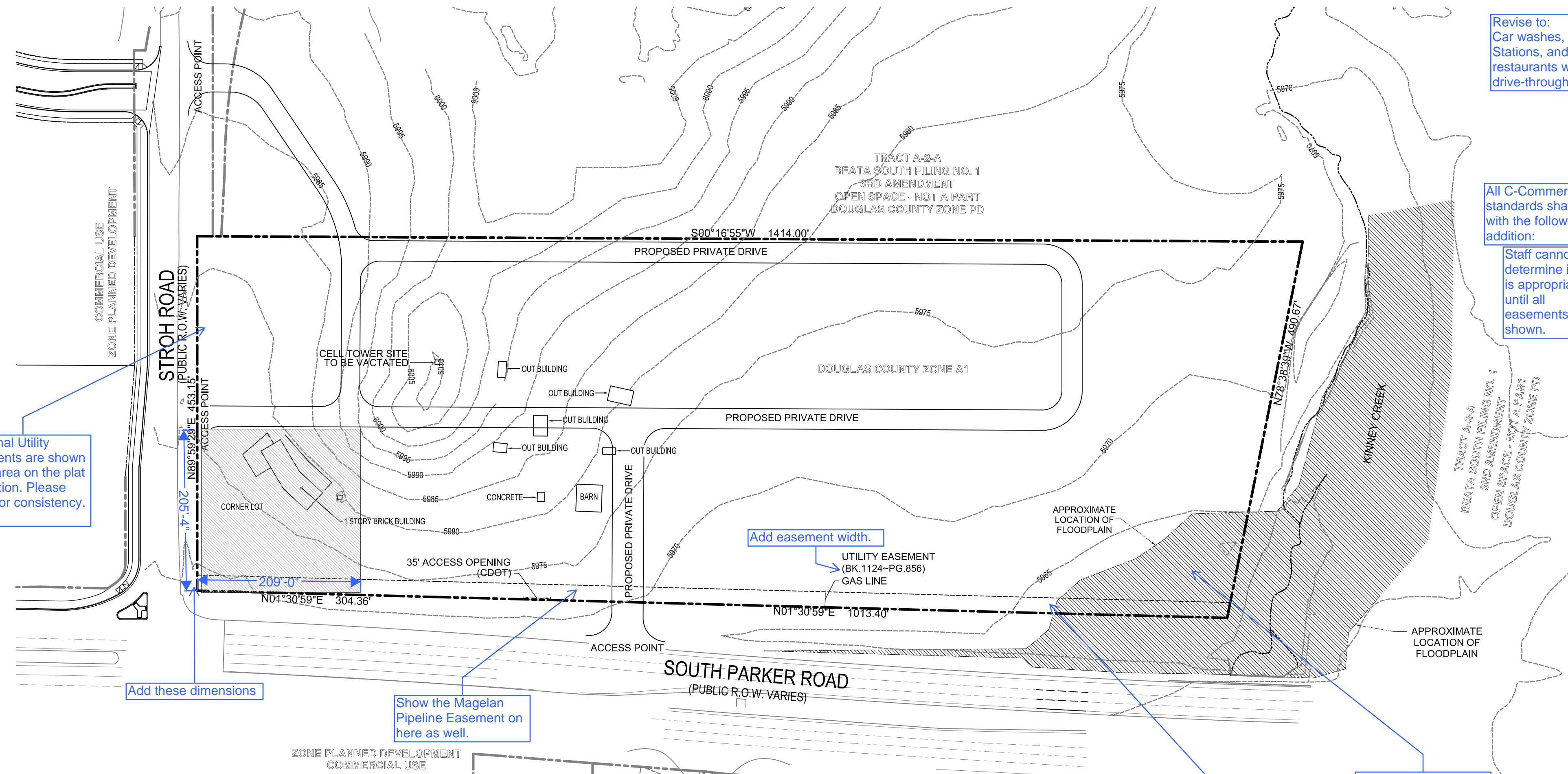


PARKER POINTE

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



Additional Utility Easements are shown in this area on the plat application. Please revise for consistency.

Add these dimensions

Show the Magellan Pipeline Easement on here as well.

Add easement width.

Additional Utility Easements are shown in this area on the site plan applications. Please revise for consistency.

Need to have a second Planning Area for the Floodplain that will be zoned Open Space

Revise to: Car washes, Gas Stations, and restaurants with drive-through

All C-Commercial bulk standards shall apply with the following addition:

Staff cannot determine if this is appropriate until all easements are shown.

The Town does not modify landscaping with a zoning.

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 uses are not permitted within the designated hatched corner lot.

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

from the foundation of the primary structure to the property line adjacent

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

ZONING MAP EXHIBIT

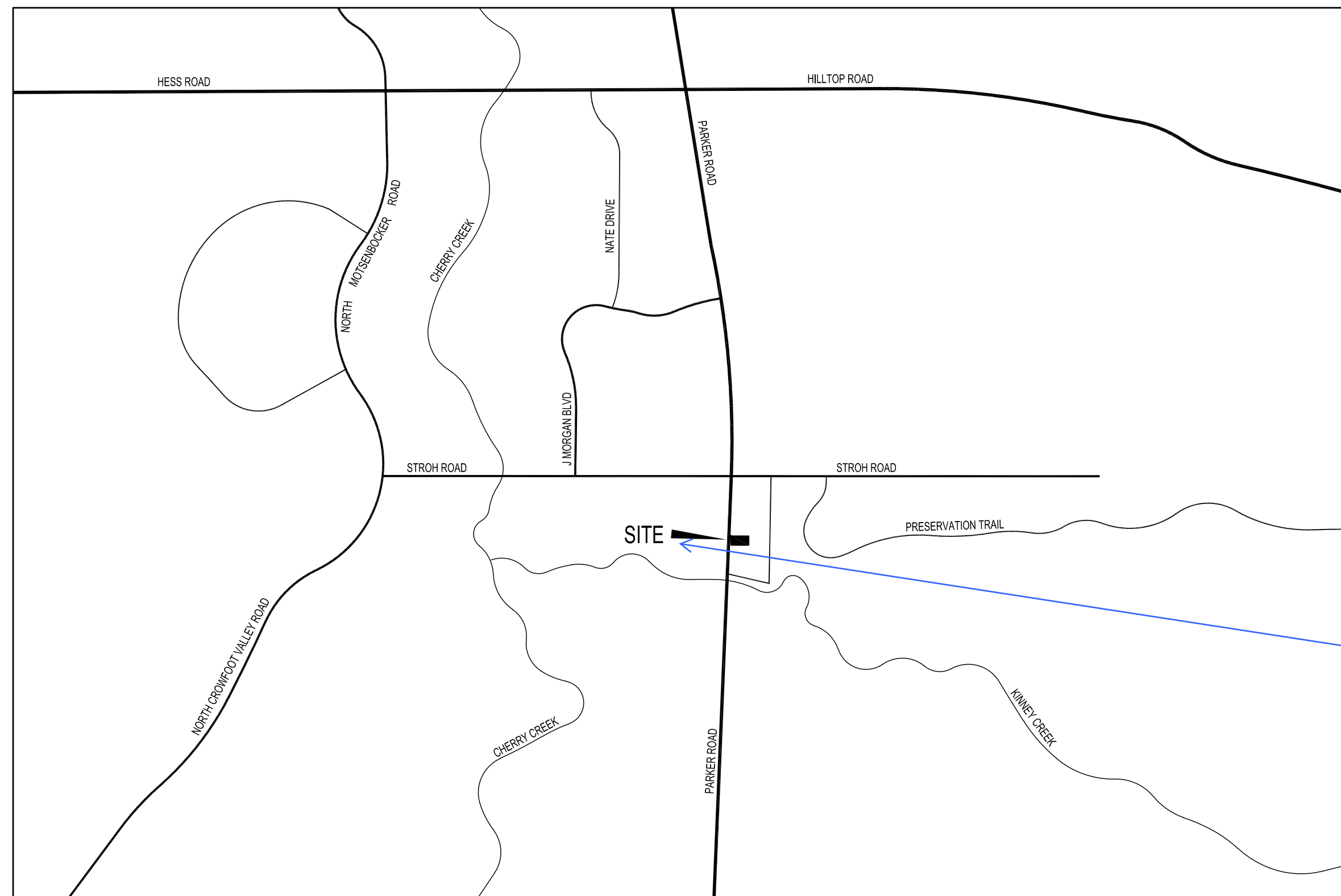
1 inch = 100 ft.

NOTE ALL EXISTING STRUCTURES ARE TO BE REMOVED

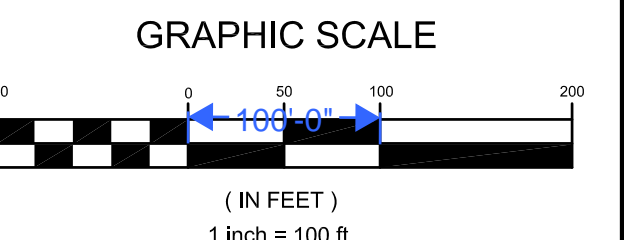
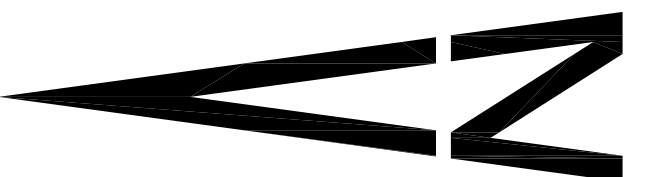
LEGAL DESCRIPTION

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 STROTH 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.

This is not a correct representation, please revise.



VICINITY MAP
 SCALE: 1" = 500'



MARCH 02, 2018