

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

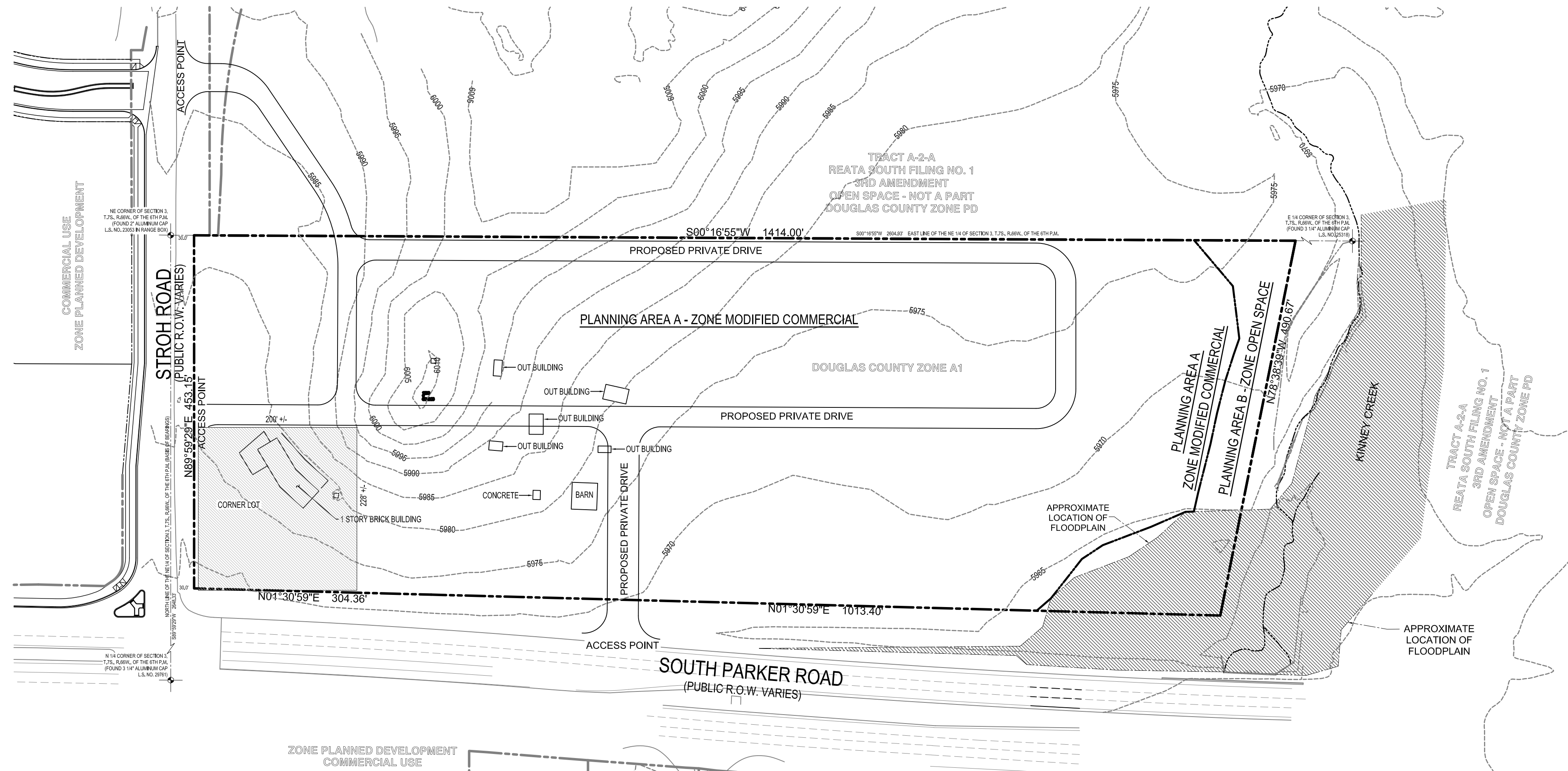
Town Council Certificate
 This zoning map was approved by the Town Council of the Town of Parker on this _____ day of _____, 2018, for the property described hereon. The zoning information shown hereon was confirmed with the adoption of Ordinance No. _____

Mayor, Town of Parker

Attest: Town Clerk

Planning Commission Certificate
 This zoning map was reviewed and recommended for approval by the Town of Parker Planning Commission following a public hearing on _____

Community Development Director on behalf of the Planning Commission



ZONING MAP EXHIBIT

1 inch = 100 ft.

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 STROH 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

NOTE ALL EXISTING STRUCTURES ARE TO BE REMOVED

LEGAL DESCRIPTION

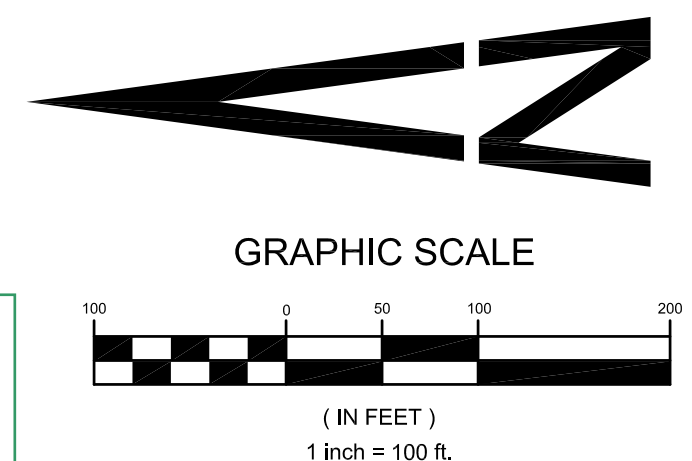
A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH TOWN OF PARKER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 STROH 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 STROH ROAD;
 THENCE N89°59'22"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

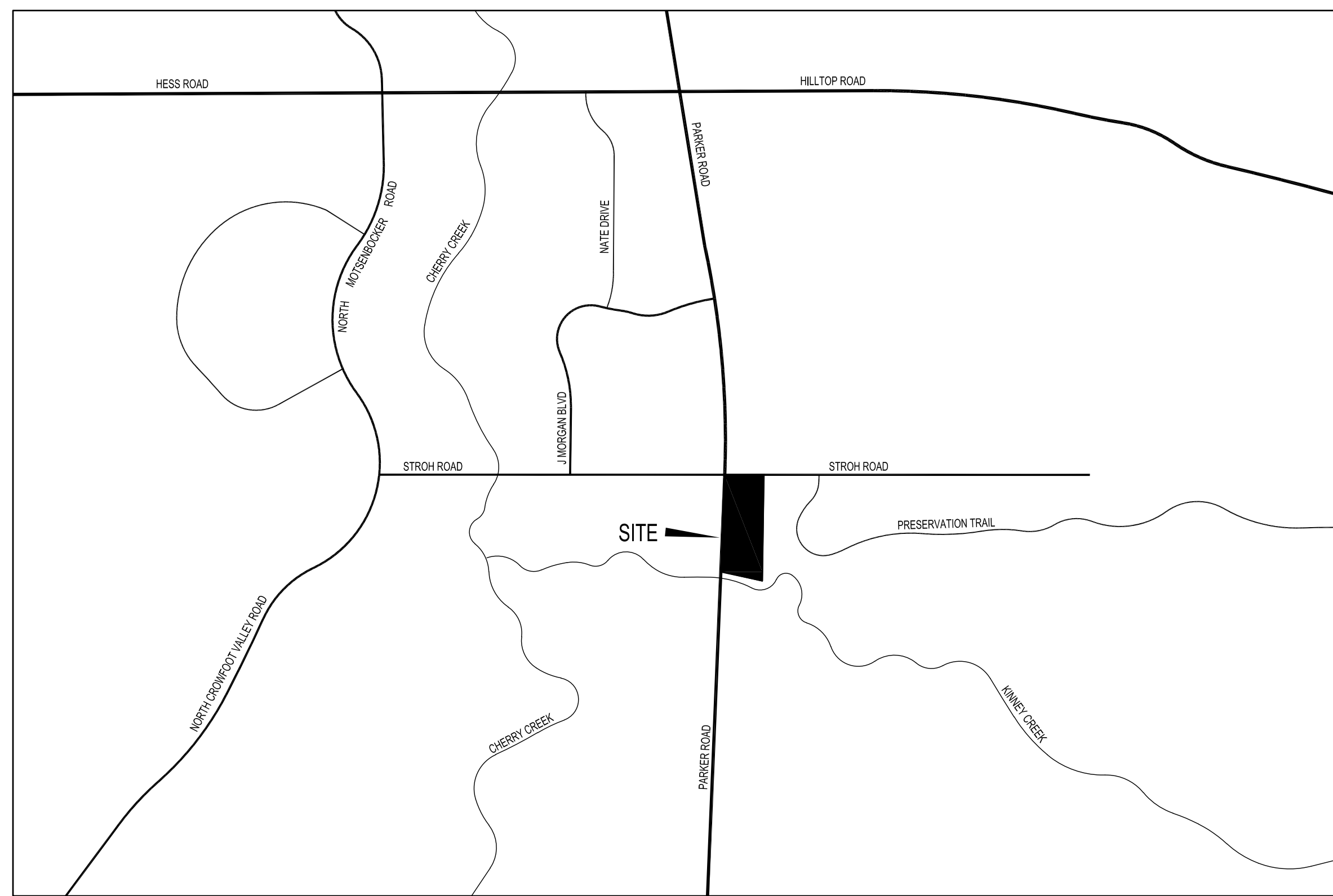
PARCEL CONTAINS (638.911 SQUARE FEET) 14.6674 ACRES

Surveyor's Certificate
 I, _____, a licensed professional surveyor in the State of Colorado, do hereby certify that this zoning map was prepared under my direct supervision and that to the best of my knowledge, information, and belief, this map accurately delineates the parcel of land to be zoned in the Town of Parker, Colorado.
 <STAMP>
 Colorado Licensed Professional Land Surveyor No. _____
 For and on behalf of _____

Clerk and Recorder's Certificate
 State of Colorado)
) ss
 County of Douglas)
 I hereby certify that this plat was filed in my office on this _____ day of _____, 2018 A.D., at _____ am/pm and was recorded at _____
 Reception No. _____
 County Clerk and Recorder



MAY 25, 2018



VICINITY MAP
 SCALE: 1" = 500'