

PARKER POINTE

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

NOTE ALL EXISTING STRUCTURES ARE TO BE REMOVED

LEGAL DESCRIPTION

PLANNING AREA A:

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., 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 THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 1283.68 FEET;
THENCE S47°15'02"W A DISTANCE OF 2.11 FEET;
THENCE S48°46'59"W A DISTANCE OF 75.08 FEET;
THENCE S82°59'43"W A DISTANCE OF 67.76 FEET;
THENCE N70°40'19"W A DISTANCE OF 21.67 FEET;
THENCE N72°11'51"W A DISTANCE OF 35.55 FEET;
THENCE N75°42'19"W A DISTANCE OF 42.96 FEET;
THENCE N78°04'43"W A DISTANCE OF 40.00 FEET;
THENCE N78°44'12"W A DISTANCE OF 64.84 FEET;
THENCE N77°21'04"W A DISTANCE OF 24.85 FEET;
THENCE N01°49'28"W A DISTANCE OF 10.84 FEET;
THENCE N02°28'15"W A DISTANCE OF 48.27 FEET;
THENCE N20°50'54"W A DISTANCE OF 66.14 FEET;
THENCE N33°28'15"W A DISTANCE OF 32.17 FEET;
THENCE N51°48'15"W A DISTANCE OF 64.39 FEET;
THENCE N40°53'43"W A DISTANCE OF 24.05 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 1082.06 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STROH ROAD;
THENCE N89°59'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 453.15 FEET TO THE POINT OF BEGINNING.

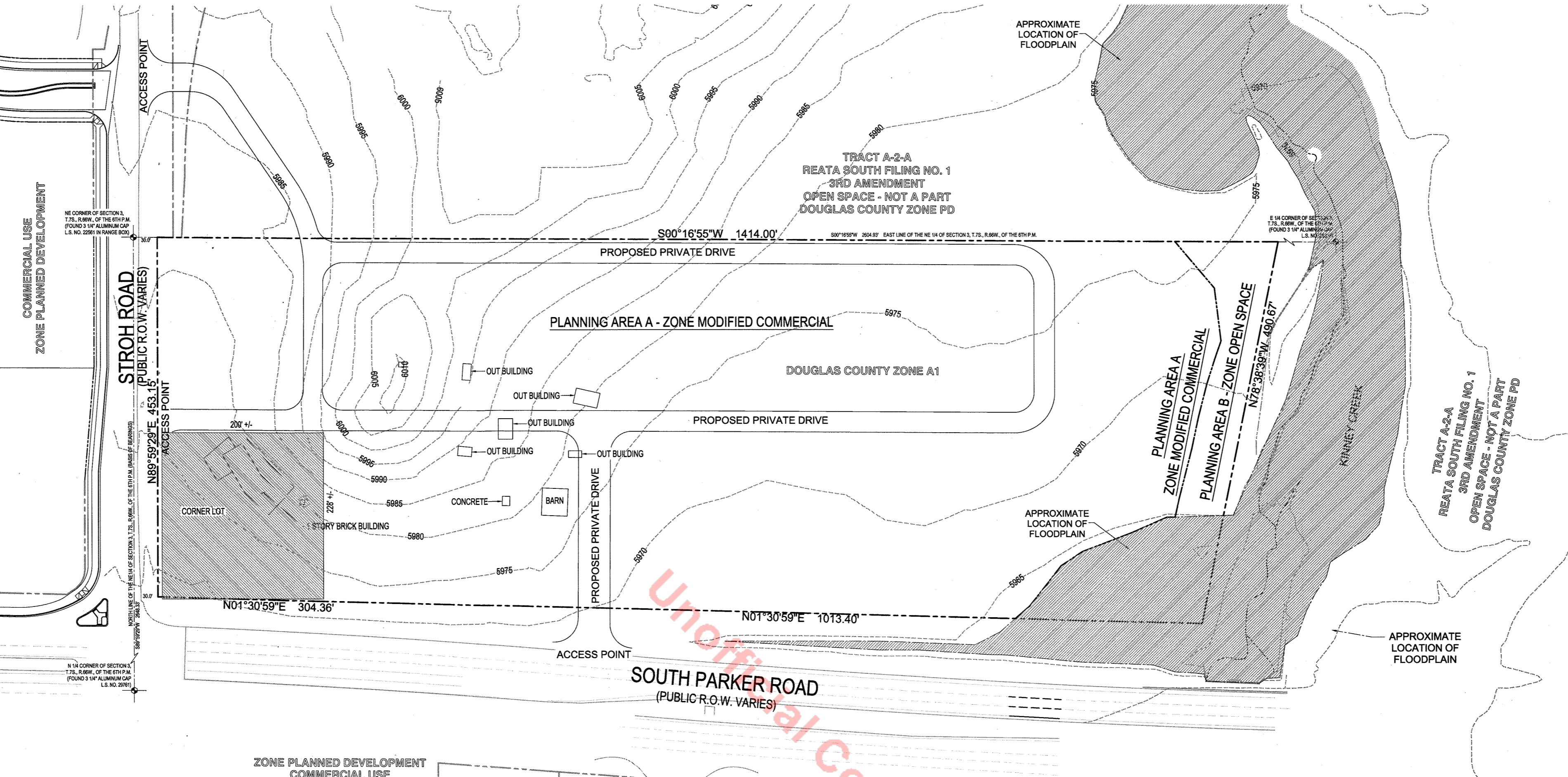
PARCEL CONTAINS (593,692 SQUARE FEET) 13.6289 ACRES

PLANNING AREA B:

A PART OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W., OF THE 6TH P.M., 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;
THENCE S00°16'55"W ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 3, A DISTANCE OF 1283.68 FEET AND THE POINT OF BEGINNING;
THENCE S00°16'55"W ALONG SAID EAST LINE, A DISTANCE OF 130.32 FEET;
THENCE N78°38'30"W A DISTANCE OF 490.87 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 235.70 FEET;
THENCE S40°33'43"E A DISTANCE OF 24.05 FEET;
THENCE S51°48'15"E A DISTANCE OF 64.39 FEET;
THENCE S33°28'15"E A DISTANCE OF 32.17 FEET;
THENCE S20°50'54"E A DISTANCE OF 66.14 FEET;
THENCE S23°28'16"E A DISTANCE OF 48.27 FEET;
THENCE S01°49'28"W A DISTANCE OF 10.84 FEET;
THENCE S77°21'04"W A DISTANCE OF 24.85 FEET;
THENCE S78°44'12"E A DISTANCE OF 64.84 FEET;
THENCE S78°04'43"E A DISTANCE OF 40.00 FEET;
THENCE S75°42'19"E A DISTANCE OF 42.96 FEET;
THENCE S72°11'51"E A DISTANCE OF 35.55 FEET;
THENCE S70°40'19"E A DISTANCE OF 21.67 FEET;
THENCE N82°59'43"E A DISTANCE OF 67.76 FEET;
THENCE N49°46'58"E A DISTANCE OF 75.08 FEET;
THENCE N47°15'02"E A DISTANCE OF 2.11 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (45,220 SQUARE FEET) 1.0381 ACRES



PROPOSED ZONE STANDARDS

DEVELOPMENT SHALL BE SUBJECT TO THE TOWN OF PARKER C-COMMERCIAL DISTRICT (SECTION 13.04.120 OF THE PARKER LAND DEVELOPMENT ORDINANCE AS AMENDED) 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 SHALL BE 65'.

THE MAXIMUM BUILDING SETBACK FROM THE FOUNDATION OF THE PRIMARY STRUCTURE TO THE PROPERTY LINE ADJACENT TO STROH ROAD SHALL BE 80'.

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 - OS - OPEN SPACE DISTRICT (SECTION 13.04.165 OF THE PARKER LAND DEVELOPMENT ORDINANCE, AS AMENDED)

PROPOSED UTILITIES

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

PREPARED BY

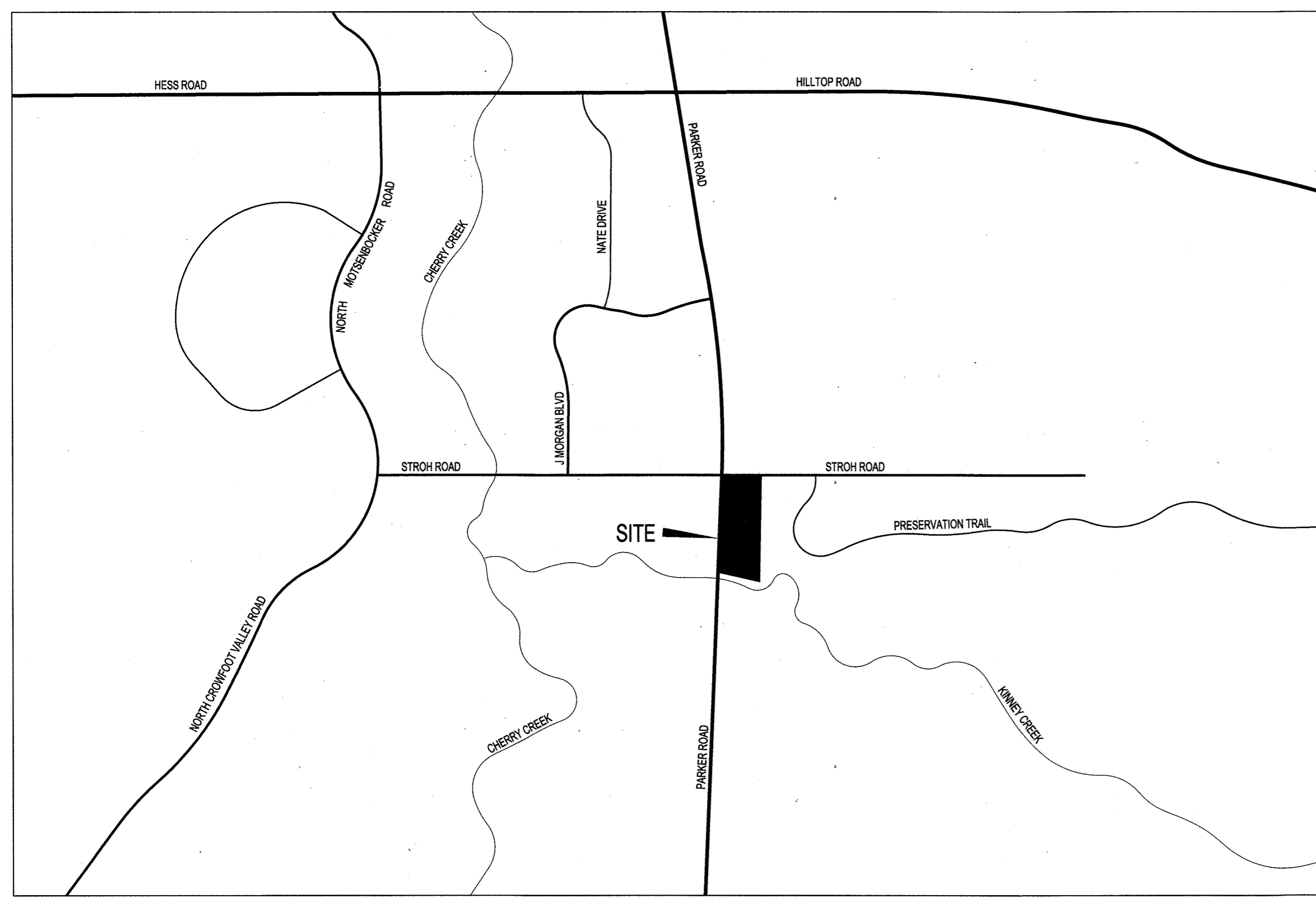
PERCEPTION DESIGN GROUP, INC.
6901 S. PIERCE ST., SUITE #315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY DAVIDSON

OWNER AND APPLICANT

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

ZONING MAP EXHIBIT

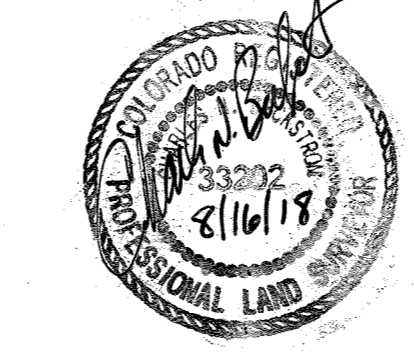
1 inch = 100 ft.



VICINITY MAP
SCALE: 1" = 500'

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, 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.



COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

PLANNING COMMISSION CERTIFICATE

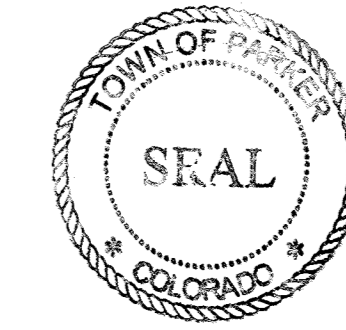
THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON

July 10, 2018
John P. ...
COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS 16th DAY OF August, 2018, FOR THE PROPERTY DESCRIBED HEREON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. 2337

[Signature]
MAYOR, TOWN OF PARKER
[Signature]
ATTEST, TOWN CLERK

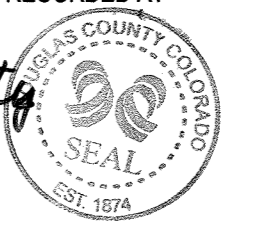


CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

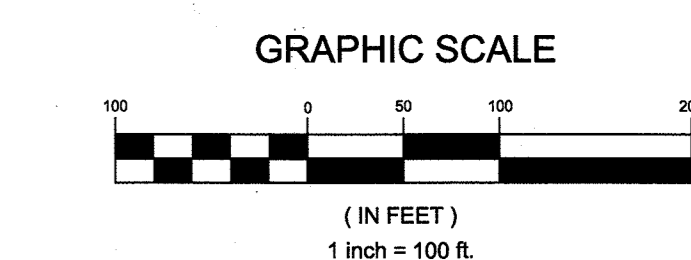
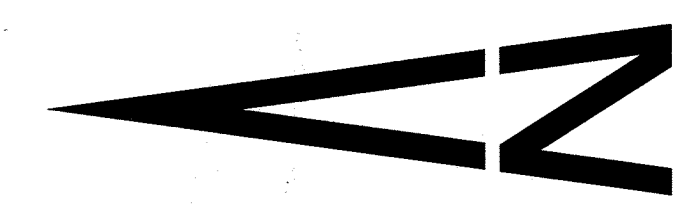
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 16th DAY OF September, 2018 A.D., AT 10:17 AM AND WAS RECORDED AT RECEPTION NO. 2018054195

[Signature]
COUNTY CLERK AND RECORDER



BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY A 3-1/4" ALUMINUM CAP STAMPED PLS 22561 FOUND IN A RANGE BOX AT THE NE CORNER OF SECTION 3 AND A 3-1/4" ALUMINUM CAP STAMPED PLS 29761 FOUND IN A RANGE BOX AT THE NORTH ONE-QUARTER CORNER OF SECTION 3.



AUGUST 16, 2018

