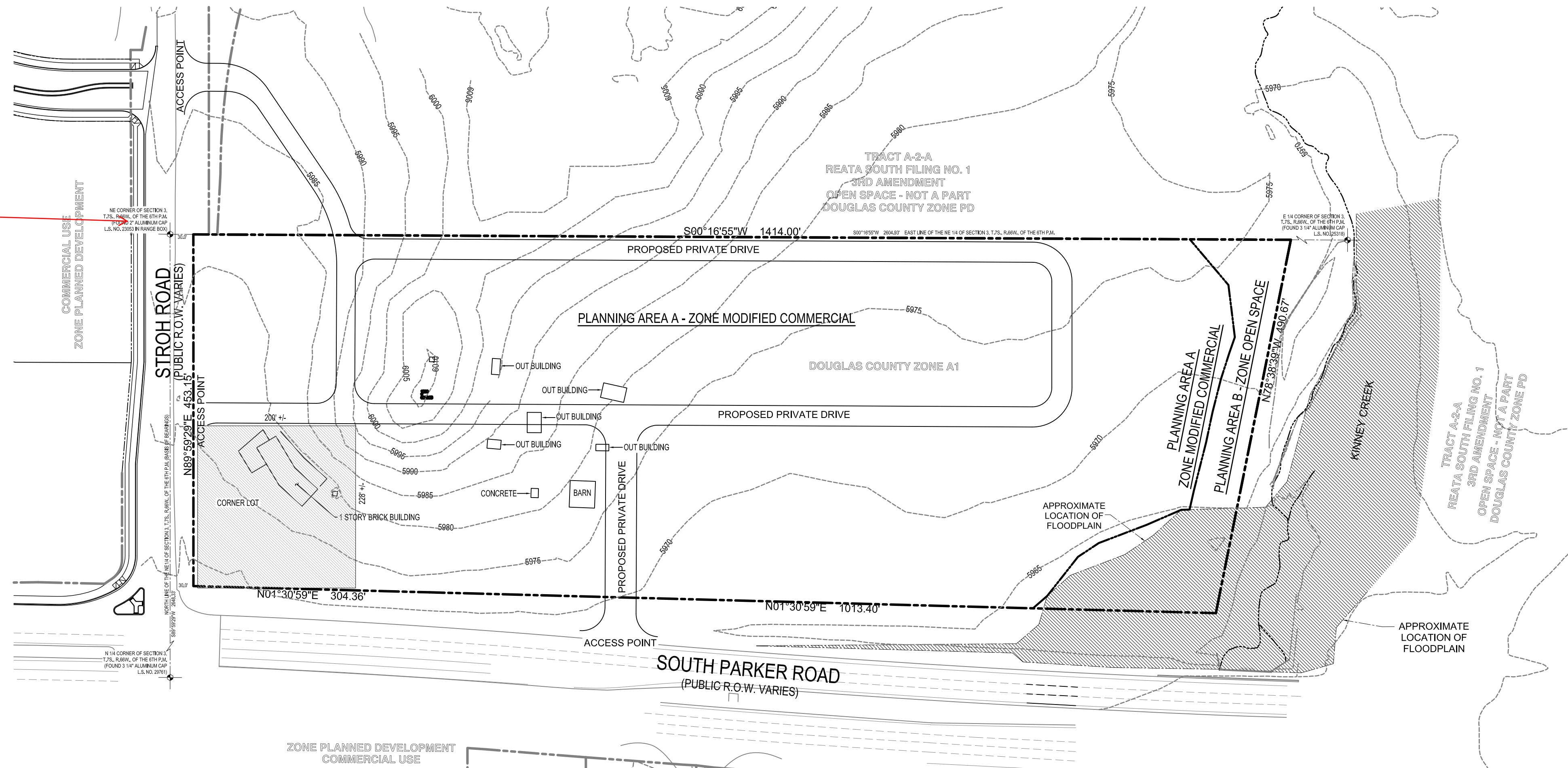


PARKER POINTE

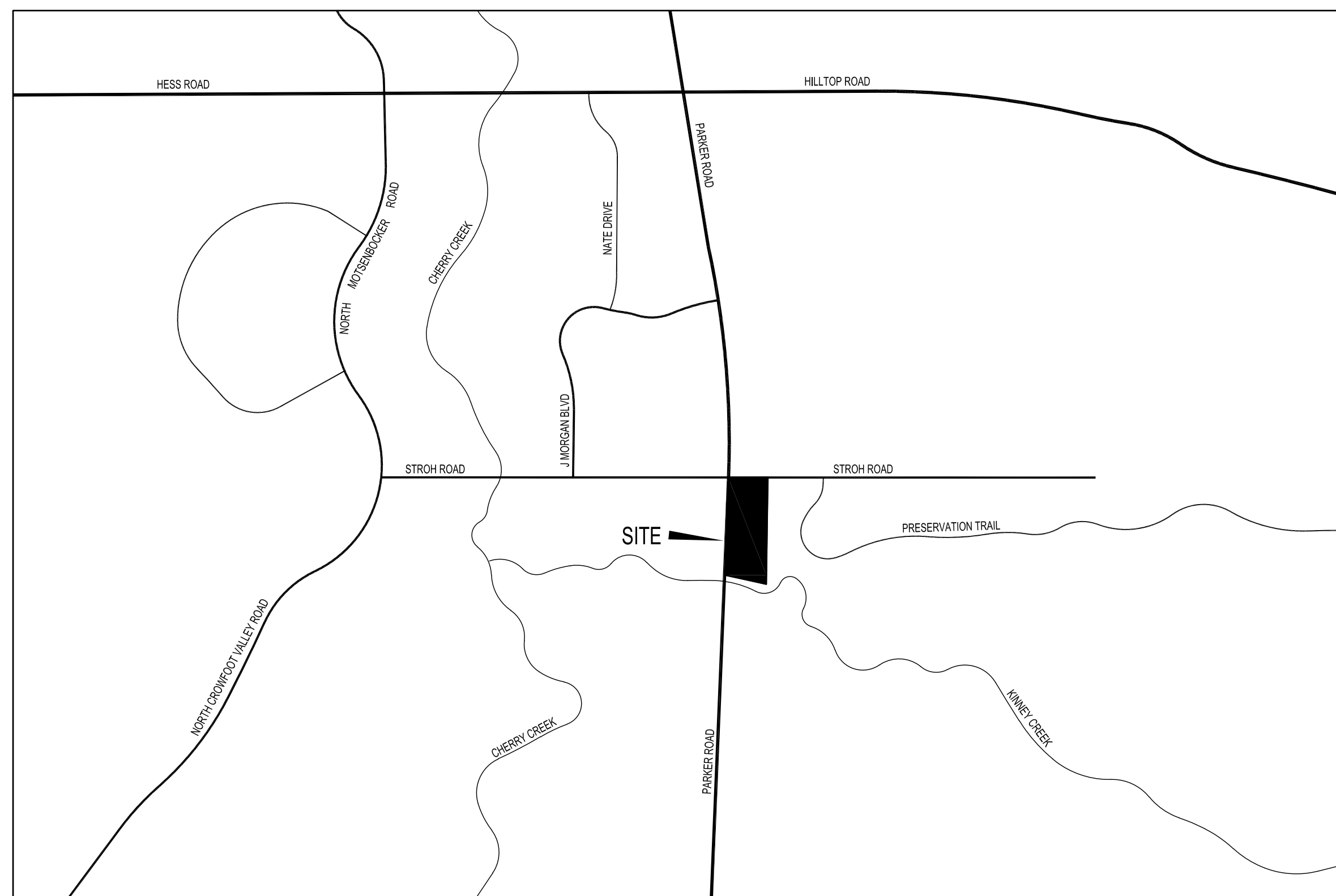
LOTS 1 - 14, PARKER POINTE FILING NO. 1
 A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

This monument was destroyed by construction and then replaced by Aztec. See monument record attached to the plat comments by Aztec.



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

Signature and seal of land surveyor

Basis of Bearings note

Planning Commission Certificate ?
 Town Council Certificate ?
 Clerk and Recorder's Certificate ?

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

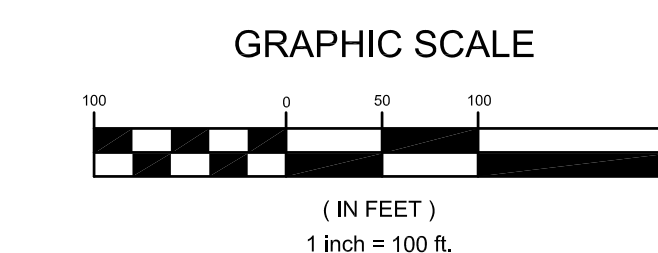
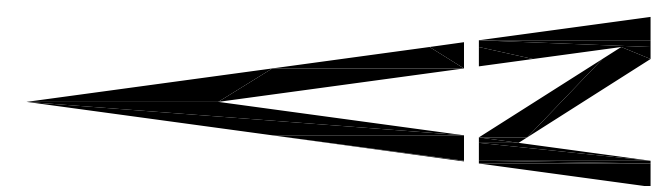
WATER AND SEWER TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT

PREPARED BY

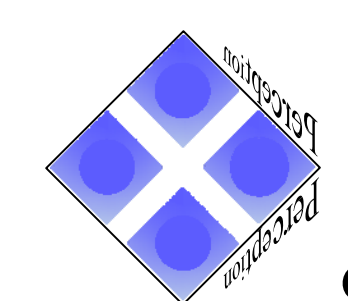
PERCEPTION DESIGN GROUP, INC.
 6901 S. PIERCE ST., SUITE #315
 LITTLETON, CO 80128
 (303) 232-8088
 CONTACT: JERRY DAVIDSON

OWNER AND APPLICANT

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



MAY 25, 2018



Perception Design Group, Inc.
 Consulting Civil Engineers
 6901 South Pierce Street, Suite 315 • Littleton, Colorado 80128
 ☎ 303-232-8088