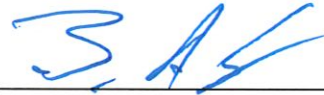


# WRITTEN NOTICE AFFIDAVIT

Notification of application for Case No. Z20-017 and Z20-019 was sent by Fedex Overnight mail to all property owners whose property abuts the real property for which the land use application was made on April 6<sup>th</sup>, 2021 as determined by the Planning Director. A list of the names and addresses of the notified property owners is attached, along with a copy of the written notice. This list was researched on April 5<sup>th</sup>, 2021, at the Douglas County Assessor's Office.



Signature

STATE OF KANSAS        )  
                                  )  
                                  ss.  
COUNTY OF JOHNSON    )

Subscribed and sworn to before me this 6<sup>th</sup> day of April, 2021, by Bret A. Elliott.

My commission expires: 11/25/24

(SEAL)



Kristin Hernandez  
Notary Public

Notice is hereby given that the **Planning Commission** and **Town Council** will hold public hearings concerning a **Zoning and Use by Special Review** request for the property described in Exhibit A and generally located on the southeast corner of Lincoln Avenue and Dransfeldt Road.

The public hearings are to be held before the **Planning Commission** on **April 22, 2021**, at **7:00 P.M.**, and **Town Council** on **May 17, 2021**, at **7:00 P.M.**, or as soon as possible thereafter.

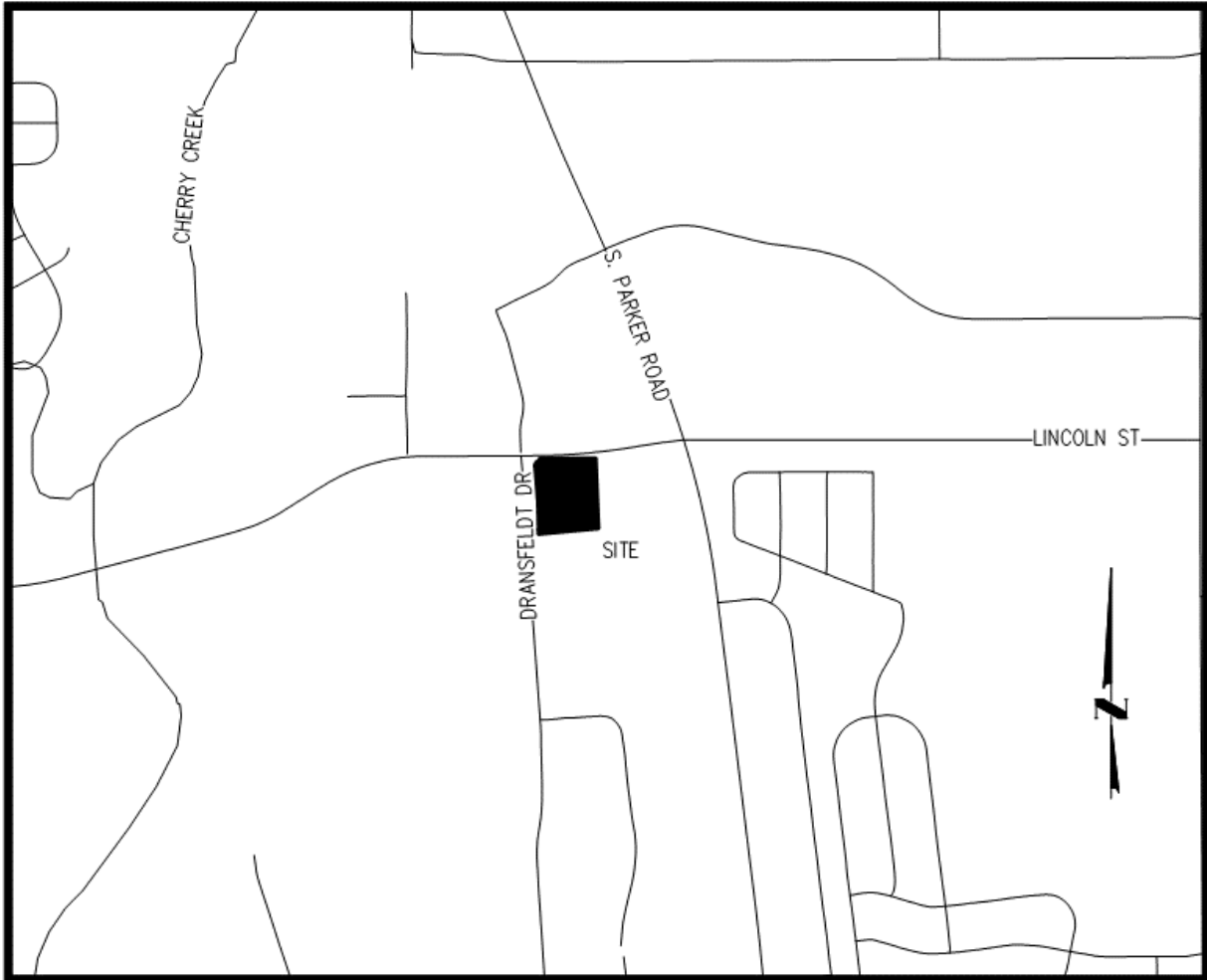
On March 13, 2020, the Parker Town Administrator issued an Order Declaring a Local Disaster Emergency and pursuant to that Order has issued subsequent emergency orders, including but not limited to Emergency Order No. 4-2020, concerning Town Council Meetings, which may impact how public hearings in the Town of Parker are conducted. Information concerning these orders, and how to participate in public hearings, may be found on the Town website: <http://www.parkeronline.org> and/or by contacting the Town Clerk's Office. These orders may, or may not, still be in effect at the time of the public hearing on the Use by Special Review request for this property.

**ALL INTERESTED PERSONS MAY ATTEND.**

### **Project Narrative**

The applicant is requesting to annex the property located at 11964 Dransfeldt Road into the Town of Parker. The Property is currently within the Agriculture One zoning district under the County's Zoning Resolution. In connection with the Property's annexation to the Town, the Applicant seeks a rezoning of the Property to the Town's Commercial zoning district. Additionally, to accommodate the proposed gas station on the Property, the Applicant is also processing an application for a use by special review.

**VICINITY MAP**



**VICINITY MAP**

SCALE: 1" = 1000'

## EXHIBIT A (legal description)

### PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN N/2 NW/4 SEC. 15, T6S, R66W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF N LINE SAID SECTION 15 AND EASTERLY LINE OF COUNTY ROAD, WHICH POINT IS 785' E OF NW CORNER SAID SECTION 15; THENCE S 03°52'30" E ALONG EASTERLY LINE SAID COUNTY ROAD 604', THENCE NORTHEASTERLY TO POINT ON WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83, WHICH IS 513' SOUTHEASTERLY FROM INTERSECTION OF N LINE SAID SECTION 15 AND WESTERLY RIGHT-OF-WAY STATE HIGHWAY NO. 83 AND MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG WESTERLY RIGHT-OF-WAY LINE STATE HIGHWAY NO. 83 513' TO N LINE SAID SECTION , THENCE N 89°50'30" W ALONG N LINE SAID SECTION 15, 1026.6', MORE OR LESS, TO POINT OF BEGINNING, EXCEPT CONVEYANCE TO BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, COLORADO FOR A ROAD AND TO LEILA MAY PEASLEE AND RAY PEASLEE IN BOOK 407, PAGE 779, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED AUGUST 30, 2002 AT RECEPTION NO. 2002088425.

9855 PARKER LLC  
1770 CHESTNUT PL APT 813  
DENVER, CO 80202

RICHIE'S PARKER EXPRESS CARWASH LLC  
C/O THOMAS W FRANK  
1070 EAST 86TH ST SUITE 72-A  
INDIANAPOLIS, IN 46240

CPSJ PARKER LLC  
2733 E PARLEYS WAY STE 300  
SALT LAKE CITY, UT 84109

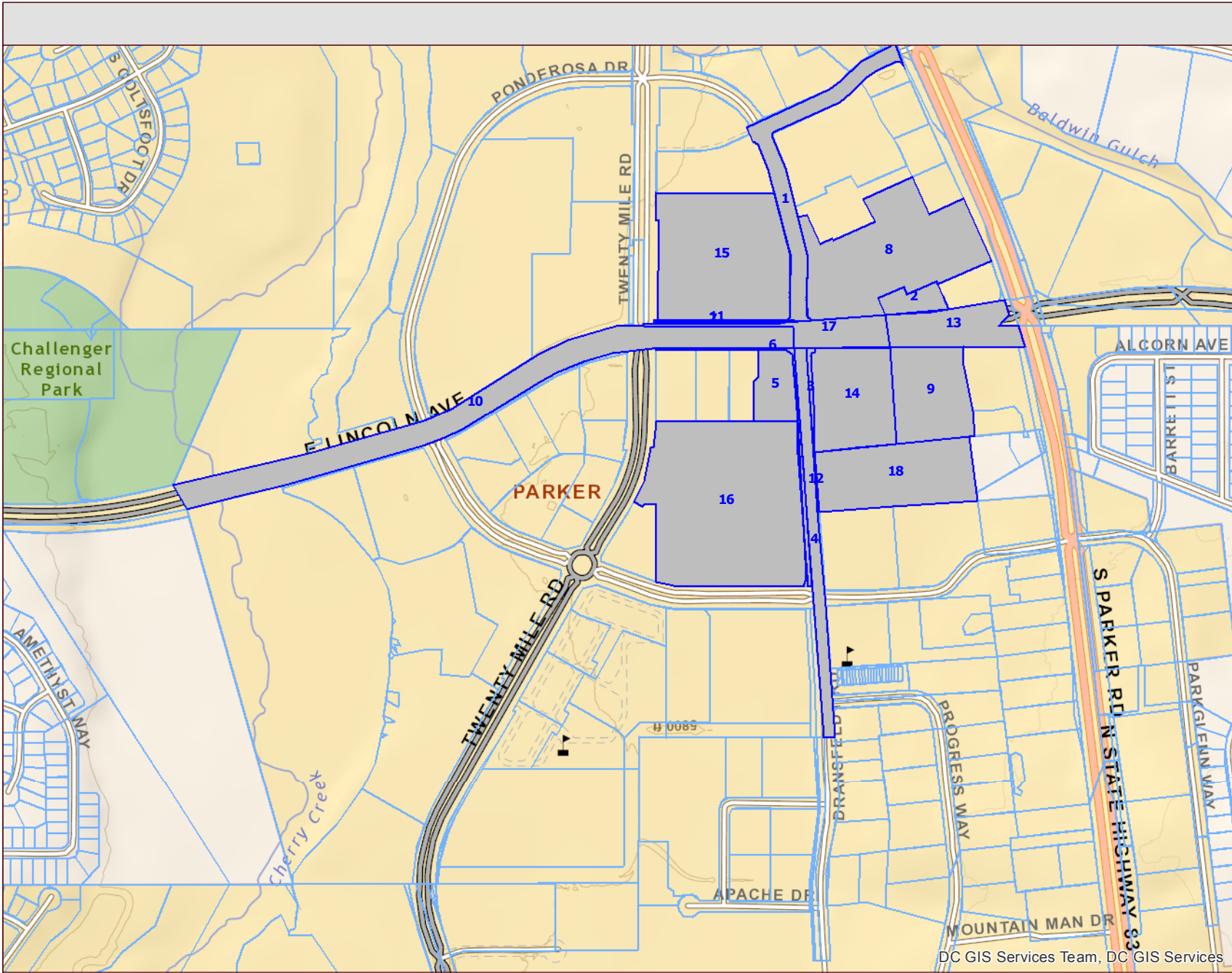
LINCOLN PROFESSIONAL PARK LP  
P O BOX 610  
PARKER, CO 80134

HOWARD R PEASLEE &  
LEILA MAY PEASLEE RESIDUARY TRUST  
426 FREEMONT DR  
LAWRENCE, KS 66049

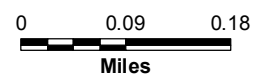
CROSSROADS COMMUNITY CHURCH  
9900 TWENTY MILE RD  
PARKER, CO 80134

LOWES HIW INC  
TAX DEPT NB3TA  
1000 LOWES BLVD  
MOORESVILLE, NC 28117

PARKER PROPERTIES LLC  
10000 DRANSFELDT RD UNIT 100  
PARKER, CO 80134



- Real Property**
- Parcel
- Public Land Survey System**
- Township
  - Section
- General Features**
- School
  - Private Road
  - Railroad



**DISCLAIMER:**

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division  
 Philip S. Miller Bldg., 100 Third St.  
 Castle Rock, Colorado 80104

DC GIS Services Team, DC GIS Services

## Nerger, Stacey

---

**From:** Kristin Hernandez <khernandez@plazastreetpartners.com>  
**Sent:** Tuesday, April 6, 2021 9:23 AM  
**To:** RYANNE SASS  
**Subject:** Tracking Numbers

Taking all of these to their respective drop-offs now.

9855 PARKER LLC – 773362760532

RICHIE`S PARKER EXPRESS CARWASH LLC – 773362797551

CPSJ PARKER LLC – 773362820494

*LINCOLN PROFESSIONAL PARK LP – UPPS: 9470103699300057477324*

PEASLEE RESIDUARY TRUST – 773362864931

CROSSROADS COMMUNITY CHURCH – 773362888940

LOWES – 773362922526

PARKER PROPERTIES LLC - 773362944851

 **Kristin Hernandez** | Executive Assistant  
**PLAZA STREET PARTNERS**  
2400 W 75<sup>th</sup> St, Suite 220, Prairie Village, KS 66208  
c (913)228-2412 | [www.plazastreetpartners.com](http://www.plazastreetpartners.com)

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