

THE BIG TOOL BOX RETAIL ZONING MAP TO THE TOWN OF PARKER

12450 SOUTH PARKER ROAD
LOT 1, BLOCK 1 & TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1
SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1, BLOCK 1 & TRACT A

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4, NE1/4 OF SECTION 34;

THENCE ALONG THE SOUTHERLY LINE OF SAID NE1/4, NE1/4, SOUTH 89°41'32" WEST, 325.00 FEET, TO THE TRUE POINT OF BEGINNING

THENCE PARALLEL WITH THE EASTERLY LINE OF SAID NE1/4, NE1/4, NORTH 00°10'59" WEST, 670.16 FEET;

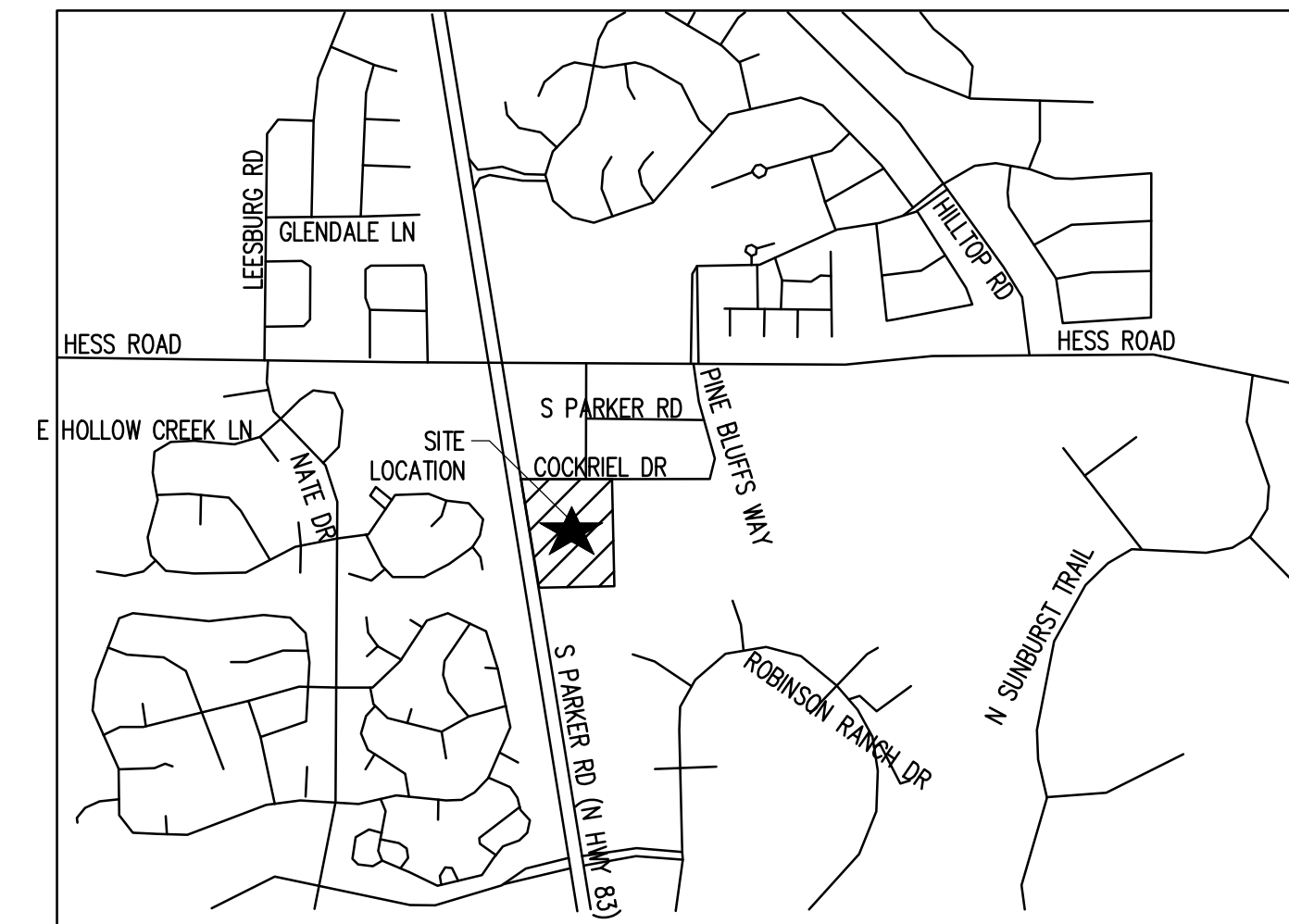
THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID NE1/4, NE1/4, SOUTH 89°41'32" WEST, 673.81 FEET, TO THE EASTERLY RIGHT-OF-WAY (ROW) LINE OF STATE HIGHWAY 83 AS DESCRIBED IN BOOK 1047 AT PAGE 908;

THENCE ALONG SAID EASTERLY ROW LINE, SOUTH 08°45'20" EAST, 507.17 FEET;

THENCE CONTINUING ALONG SAID EASTERLY ROW LINE, SOUTH 10°34'05" EAST, 171.23 FEET, TO THE SOUTHERLY LINE OF SAID NE1/4, NE1/4;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°41'32" EAST, 567.35 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINING 393,624 SF (9.041 AC), MORE OR LESS.

VICINITY MAP



SCALE 1:1000

PROJECT CONTACTS:

PROPERTY OWNER
MB VENTURES-PARKER, LLC.
12450 SOUTH PARKER ROAD
PARKER, CO 80134
(303) 947-0911
CONTACT: EVERT MELLEMA

APPLICANT
JACKALOPE PROPERTIES, LLC.
8080 S HOLLY STREET
CENTENNIAL, CO 80122
(303) 912-8079
CONTACT: MARLEY HODGSON

CIVIL ENGINEER
RIDGETOP ENGINEERING AND CONSULTING, LLC
5255 RONALD REAGAN BLVD, SUITE 210
JOHNSTOWN, CO 80534
(970) 663-4552
CONTACT: MIKE BEACH, P.E.

PLAN LIST

COVER SHEET	1.0
ZONING MAP	2.0

ZONING SUMMARY

EXISTING - PD COMMERCIAL (JACKALOPE SUBDIVISION)

PROPOSED - MODIFIED COMMERCIAL

GENERAL NOTES

THIS SITE IS NOT WITHIN A FLOOD AREA. REFER TO FEMA MAP NO. 08035C0182C.

NO LAND WILL BE DEDICATED TO THE TOWN OF PARKER.

NO UNIQUE FEATURES ON SITE.

OWNER'S CERTIFICATE, LOT 1

I, EVERT MELLEMA, HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

EVERT MELLEMA

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNER'S CERTIFICATE, TRACT A

I, EVERT MELLEMA, HEREBY AFFIRM THAT I AM AN OWNER OR AUTHORIZED AGENT HAVING AN OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN.

EVERT MELLEMA

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

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

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN OF PARKER ON THIS _____ DAY OF _____, 2019, FOR THE PROPERTY DESCRIBED HEREIN. THE ZONING INFORMATION SHOWN HEREIN WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

LOGO



SEAL

PROJECT TITLE

THE BIG TOOL
BOX RETAIL

12450 SOUTH PARKER RD
PARKER, CO 80134

PREPARED FOR

THE BIG TOOL
BOX, INC.

SUBMITTAL

REZONING

DRAWN BY: ACC

CHECKED BY: MRB

PROJECT NO.: -

REVISIONS

DATE

12/17/2018

SHEET TITLE

COVER SHEET

SHEET INFORMATION

1.0

1 of 2

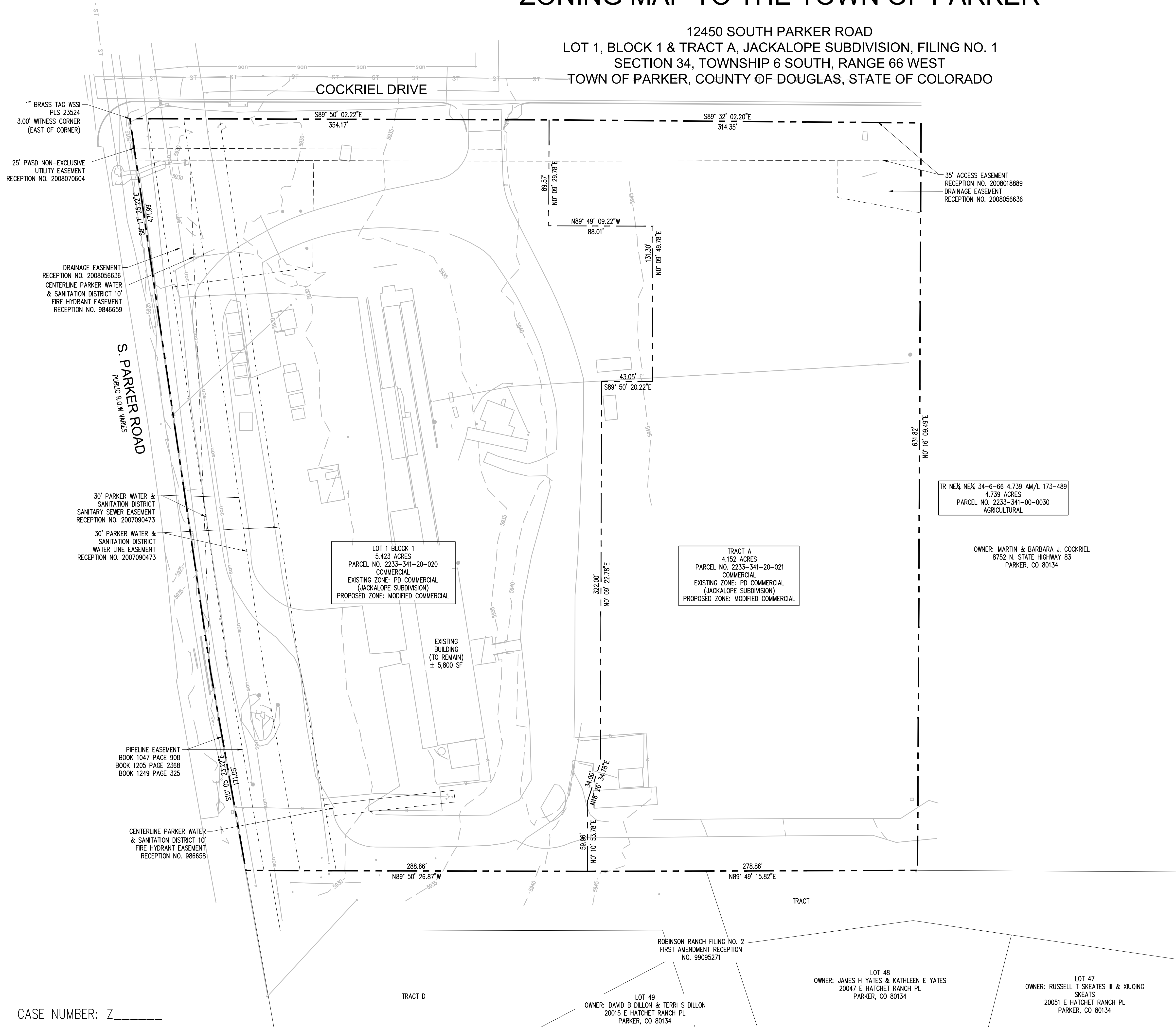
CASE NUMBER: Z_____



Know what's below.
Call before you dig.

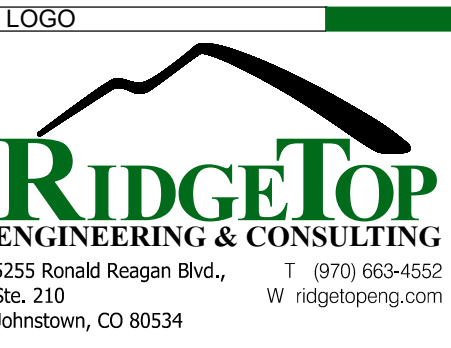
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EX. CONCRETE CURB & GUTTER
	EASEMENT
	EX. CONTOUR



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THE BIG TOOL BOX RETAIL

12450 SOUTH PARKER RD
PARKER, CO 80134

PREPARED FOR
THE BIG TOOL BOX, INC.

SUBMITTAL

REZONING

DRAWN BY:	ACC
CHECKED BY:	MRB
PROJECT NO.:	-
REVISIONS	

DATE
12/17/2018

SHEET TITLE
ZONING MAP

SHEET INFORMATION
2.0

CASE NUMBER: Z_____

