

JACKALOPE DEVELOPMENT PLAN 1ST AMENDMENT

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

A PORTION OF LOT 1, BLOCK 1 AND A PORTION OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO AS BEARING N 0°16'57"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGIN AT THE SOUTHEAST CORNER OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO;
THENCE N 0°16'57" E FOR A DISTANCE OF 634.74 FEET ALONG THE EAST LINE OF SAID TRACT A TO THE SOUTH LINE OF RECEPTION NO. 2013070277;
THENCE N 89°46'42" W FOR A DISTANCE OF 668.62 FEET ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN BOOK 1047, PAGE 908, ALSO BEING THE WEST LINE OF LOT 1, BLOCK 1, SAID JACKALOPE SUBDIVISION, FILING NO. 1;
THENCE S 0°17'32" E FOR A DISTANCE OF 472.13 FEET ALONG SAID WEST LINE;
THENCE S 10°05'42" E FOR A DISTANCE OF 171.06 FEET ALONG SAID WEST LOT LINE TO THE SOUTH LINE OF SAID LOT 1;
THENCE S 89°49'38" E FOR A DISTANCE OF 567.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 393,711 SF (9.038 AC), MORE OR LESS.

BASIS OF BEARING

BEARINGS BASED ON THE EAST LINE OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, AS BEARING N 0°16'57"E, AN ASSUMED MERIDIAN.

GENERAL NOTES

THIS SITE IS NOT WITHIN A FLOOD AREA. REFER TO FEMA MAP NO. 08035C0182G.

NO LAND WILL BE DEDICATED TO THE TOWN OF PARKER.

NO UNIQUE FEATURES ON SITE.

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.

SURVEYOR CERTIFICATE

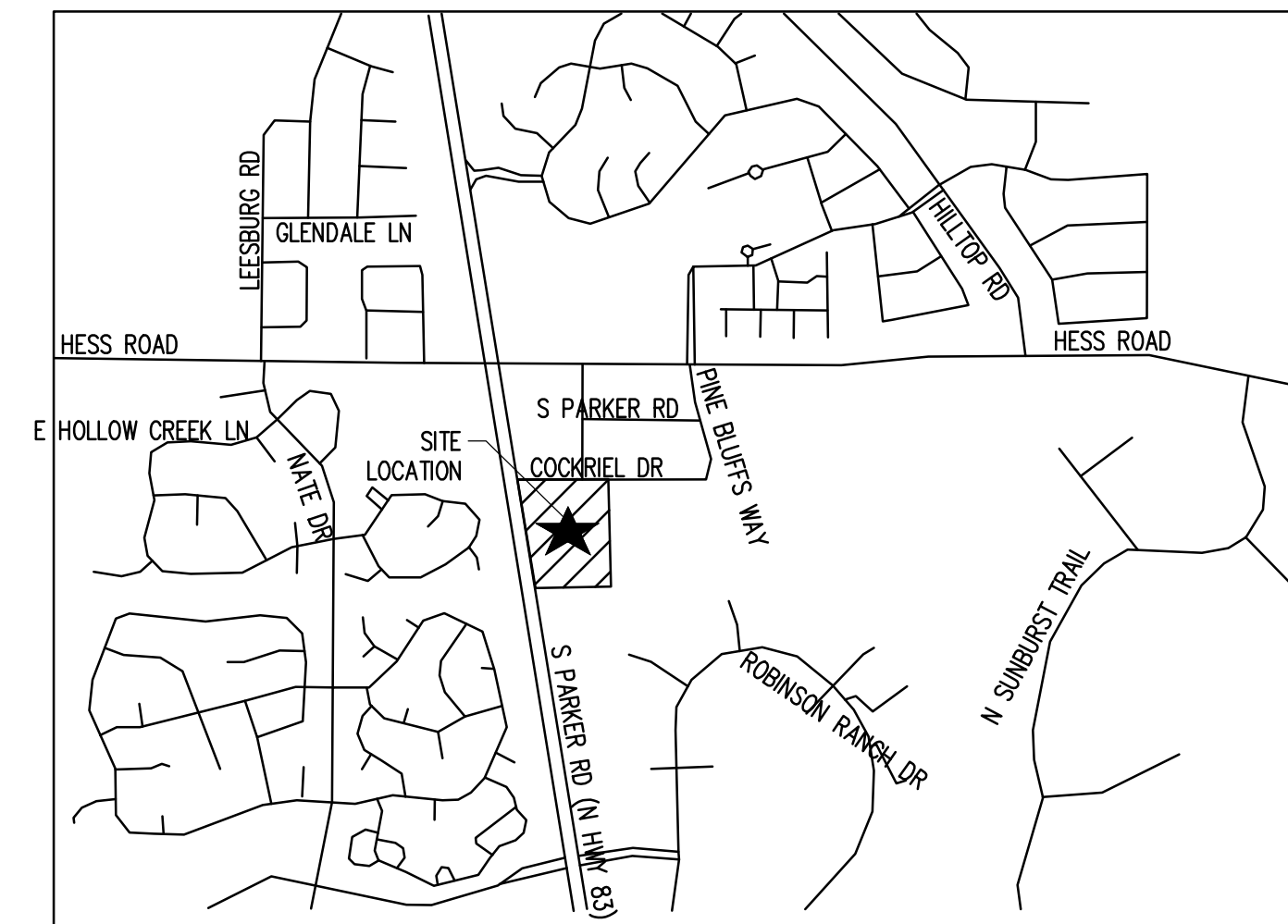
I, BRYAN SHORT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ZONED IN THE TOWN OF PARKER, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

BRYAN SHORT
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 32444
FOR AND ON BEHALF OF PLS GROUP

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE:
PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF.

VICINITY MAP



SCALE 1:1000

SHEET LIST

COVER SHEET	0.0
ZONING MAP	1.0

OWNER'S CERTIFICATE, LOT 1

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

JACKALOPE PROPERTIES, LLC.

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

JACKALOPE PROPERTIES, LLC.

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 DEVELOPMENT PLAN 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 ACCEPTANCE

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN OF PARKER ON THIS _____ DAY OF _____, 2019, FOR THE PROPERTY DESCRIBED HEREIN.

MAYOR, TOWN OF PARKER

ATTEST: TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION

THIS DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ M. ON THE _____ DAY OF _____, 2019,

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

LOGO



SEAL

PROJECT TITLE

**THE BIG TOOL
BOX RETAIL**

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

PREPARED FOR

**THE BIG TOOL
BOX, INC.**



Know what's below.
Call before you dig.

SUBMITTAL

ZONING

DRAWN BY: ACC

CHECKED BY: MRB

PROJECT NO.: -

REVISIONS

TOWN COMMENTS 03/05/18

DATE

01/31/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

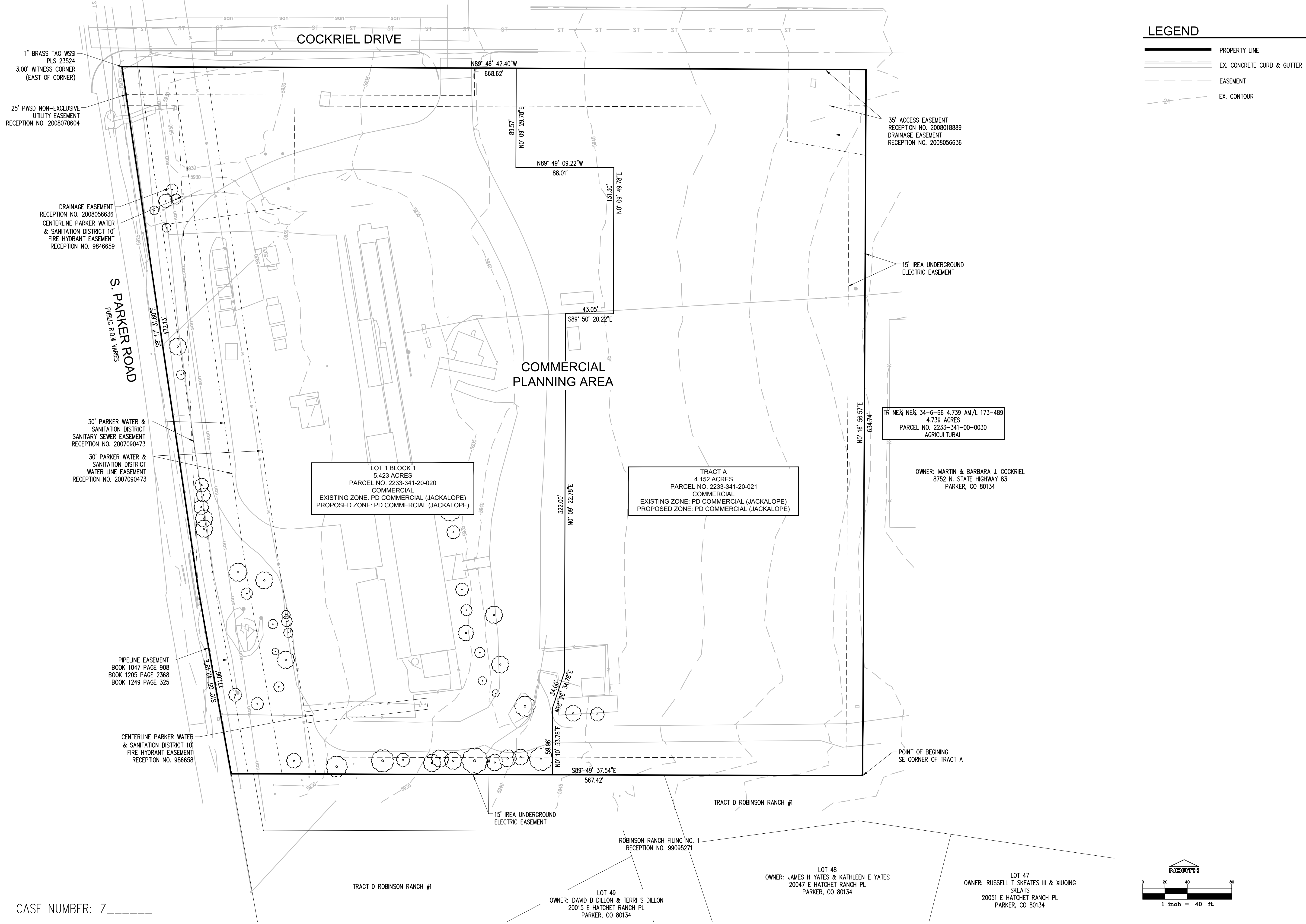
C-0.0

1 of 2

CASE NUMBER: Z_____

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 SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EX. CONCRETE CURB & GUTTER
 - - - - - EASEMENT
 - EX. CONTOUR

5355 Ronald Reagan Blvd., Ste. 210
 Johnstown, CO 80534
 T: (970) 663-6552
 W: ridge.topeng.com

PROJECT TITLE
THE BIG TOOL BOX RETAIL

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
 PREPARED FOR

THE BIG TOOL BOX, INC.

Know what's below.
 Call before you dig.

SUBMITTAL	
ZONING	
DRAWN BY:	ACC
CHECKED BY:	MRB
PROJECT NO.:	-
REVISIONS	
TOWN COMMENTS	03/05/18
DATE	
	01/31/2019
SHEET TITLE	
	DEVELOPMENT PLAN
SHEET INFORMATION	
	C-1.0
	2 of 2

CASE NUMBER: Z _____