



TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT LAND USE AND DEVELOPMENT APPLICATION

20120 E. Mainstreet, Parker, CO 80138

303/841.2332 (Phone) 303/841.3223 (Fax) <http://www.parkeronline.org> (internet)

Instructions:

1. All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Community Development Department.
2. All applicable sections must be completed, and the application signed by ALL parties of interest. Unsigned applications **WILL NOT** be processed.
3. All requisite Exhibit Attachments must be included if the application is to be deemed complete.

Type of Application:		OFFICIAL USE ONLY	Case # _____
(Check All that Apply)		Trakit #:	
☐ Amendment to Comprehensive Plan	☐ Vacation of Lot Line or Easement	Application Accepted by:	
☒ Annexation & Rezoning	☒ Use by Special Review	Date:	
☐ Rezoning or PD Amendment	☐ Variance	Fees:	
☐ Sketch Plan	☐ Site Plan	Receipt No.:	
☐ Preliminary Plan	☐ Site Plan Amendment	Application Reviewed by:	
☐ Final Plat	☐ Condo Plat	Date:	
☐ Minor Development Plat	☐ Amendment to SIA or Recorded Plat	Application Assigned to:	
☐ Re-Plat	☐ Other: _____	Date:	

PROPERTY	Project Name: Annexation and Rezoning of 11964 Dransfeldt Road, Parker, Colorado 80134			
	Address or General Location: 11964 Dransfeldt Road, Parker, Colorado 80134			
	Section 15	☒ NW ☐ NE ☐ SW ☐ SE	Lot	
	Township 6		Block	
	Range 66		Filing No.	
	Total Acres: Gross 4.37	Net		
Requested Application in Detail: Plaza Street Partners, LLC seeks to annex the property described above into the Town of Parker. In connection with the annexation, Plaza Street Partners, LLC is applying to zone the property within the Commercial zoning district and obtain a use by special review to accommodate a gas station on the property				

Property Owner of Record:		Applicant (if different from Property Owner):	
Name:	See Attached	Name:	Bret A. Elliot, Ryanne Sass
Company:		Company:	Plaza Street Partners, LLC
Address:		Address:	2400 W 75th St, Suite 220
			Prairie Village, KS 66208
Phone:		Phone:	314-882-7758
Fax:		Fax:	
Email:		Email:	rsass@plazastreetpartners.com

Project Representative or Consultant:		For Subject Property, List Utility Providers	
Name:	Brian J. Connolly	Water:	Parker Water & Sanitation District
Company:	Otten Johnson	Sanitary Sewer:	Parker Water & Sanitation District
Address:	950 17th Street Suite 1600	Electricity:	Xcel
	Denver, CO 80202	Gas:	Xcel
Phone:	303-575-7589	Telephone:	Century Link
Fax:		Cable:	Comcast
Email:	bconnolly@ottenjohnson.com	Fire Protection:	South Metro Fire Rescue Fire Protection District
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>			

Current Property Zoning & Use:		Proposed Property Zoning & Use:	
Zoning:	Douglas County A-1	Requested Zoning:	Commercial
IF PD, Specify Use:		If Applicable PD Name:	
Current Use:	Single Family Home (Vacant)	If Rezoning Total Acreage:	4.37
Subdivision:		Proposed Use:	Gas station and strip center

Proposals For Construction of New Residential, Commercial, or Industrial Buildings or Space			
Has prior residential project been approved for all or part of this project		Yes ☐ No ☒	Total residential dwelling units requested: _____
Indicate total number of units: _____	Single Family Detached: _____	Single Family Attached: _____	
Multi-Family/Condominiums/Townhomes: _____			

COMMERCIAL/INDUSTRIAL	Indicate the type of commercial/industrial development proposed (Check all that applies)			
	☒ Retail	☒ Other Commercial	☐ Medical/Dental Office	☐ High Tech Office
	☐ Light Industrial	☐ Warehouse	☐ Business/Professional Office	
	☐ Other			
Please provide additional descriptions as appropriate: Retail Strip Center, Gas Station Convenience Store				
What type of gross leasable square footage for each category indicated above?				
Type		No. of Buildings	Gross Square Footage	Leasable Square Footage
ACCEPTANCE OF TERMS	By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:			
	1. Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.			
	2. The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject property for any unpaid financial obligation owed to the Town related to reviewing and processing the application.			
	3. There are no known geologic, physical or biologic hazards, or vicious animals present on the subject property except as indicated in the attached Exhibit D.			
	4. All requirements for submission of this application for reviewing and processing by Town of Parker Community Development Department made in accordance with the Town's Land Development Code, and any and all applicable Town of Parker Ordinances and Resolutions.			
	5. All requisite fees have been paid to the Town of Parker.			
	6. All information contained in this application, the attached Exhibits, and other materials submitted in connection with this application are true and accurate to the best knowledge of the Applicant, Land Owner of Record and Project Representative. It is clearly understood and agreed to that false or untruthful information may be grounds for the Town to stop processing this application or withdrawing any approval granted based upon such false or untruthful information.			
	7. The Town of Parker is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.			
	8. The schedule of Exhibit attachments, as described below, accompanies this application:			
	Exhibit A: Legal Description of Property.			
	Exhibit B: Title Policy, current to within thirty (30) days of the date of signatures below.			
	Exhibit C: Letter of Authorization from the Property Owner of Record, allowing Applicant and Project Representative to act on their behalf, and accepting ultimate financial obligation for expenses incurred by the Town of Parker as a result of the evaluation of this request.			
	Exhibit D: Disclosure of any Geologic, Physical or Biologic Hazard present on site, or any vicious animals in residence on property.			
	Exhibit E: Vicinity Map of Project Site.			
SIGNATURES	Property Owner of Record:			
	Print Name:			
	Signature:	See Attached	Date:	See Attached
	Applicant, if different from Property Owner:			
	Print Name:	, Plaza Street Partners, LLC		
	Signature:	See Attached	Date:	See Attached
	Project Representative or Consultant			
	Print Name:	Brian J. Connolly, on behalf of Otten Johnson Robinson Neff + Ragonetti		
	Signature:		Date:	11/04/2020

Indicate the type of commercial/industrial development proposed (Check all that applies)			
COMMERCIAL/INDUSTRIAL	☒ Retail	☒ Other Commercial	☐ Medical/Dental Office
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SIGNATURES	Property Owner of Record:		
	Print Name: _____		
	Signature: _____		Date: _____
	Applicant, if different from Property Owner:		
	Print Name: <u>Bret A. Elliott</u> , Plaza Street Partners, LLC		
	Signature: <u>[Signature]</u>		Date: <u>11/3/20</u>
	Project Representative or Consultant		
	Print Name: <u>Brian J. Connolly, on behalf of Otten Johnson Robinson Neff + Ragonetti</u>		
	Signature: _____		Date: _____



PARKER
COLORADO

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303/841.2332 (Phone) 303/841.3223 (Fax) <http://www.parkeronline.org> (Internet)

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☐ Annexation & Rezoning	☐ Use by Special Review
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OFFICIAL USE ONLY

Case # _____

Trakit #:

Application Accepted by:

Date:

Fees:

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Application Reviewed by:

Date:

Application Assigned to:

Date:

Project Name:

Address or General Location:

Section	☐ NW ☐ NE ☐ SW ☐ SE	Lot
Township		Block
Range		Filing No.
Total Acres: Gross	Net	

Requested Application in Detail:

Property Owner of Record:

Applicant (if different from Property Owner):

Name: <u>STEVEN SAWYER, TRUSTEE</u>	Name: _____
Company: <u>LENA MAY PARKER RESIDUAL TRUST</u>	Company: _____
Address: <u>3332 LAVENDER COVE</u>	Address: _____
<u>BULVERDE, TX 78163</u>	
Phone: <u>830-837-3581</u> Fax: _____	Phone: _____ Fax: _____
Email: <u>STEVEN@REQUERAGENT.COM</u>	Email: _____

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: _____	Water: _____
Company: _____	Sanitary Sewer: _____
Address: _____	Electricity: _____
	Gas: _____
Phone: _____ Fax: _____	Telephone: _____
Email: _____	Cable: _____
	Fire Protection: _____

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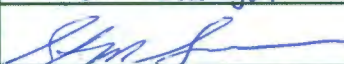
Current Property Zoning & Use:

Proposed Property Zoning & Use:

Zoning: _____	Requested Zoning: _____
If PD, Specify Use: _____	If Applicable PD Name: _____
Current Use: _____	If Rezoning Total Acreage: _____
Subdivision: _____	Proposed Use: _____

Proposals For Construction of New Residential, Commercial, or Industrial Buildings or Space

Has prior residential project been approved for all or part of this project	Yes ☐ No ☐	Total residential dwelling units requested: _____
Indicate total number of units: _____	Single Family Detached: _____	Single Family Attached: _____
Multi-Family/Condominiums/Townhomes: _____		

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	SIGNATURES	Property Owner of Record:																									
Print Name: <u>Steven Sawyer</u>																											
Signature: 		Date: <u>10/27/2020</u>																									
Applicant, if different from Property Owner:																											
Print Name: _____																											
Signature: _____		Date: _____																									
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Address or General Location:

Section ☐ NW ☐ NE ☐ SW ☐ SE

Township

Range

Lot

Block

Filing No.

Total Acres: Gross

Net

Requested Application in Detail:

Property Owner of Record:

Name: RONALD R. PETERSON
Company: INDIVIDUAL
Address: 426 FOREST DRIVE
LAVELLE KS 66049
Phone: 719-641-0211 Fax: _____
Email: RPETERSON@YAHOO.COM

Applicant (if different from Property Owner):

Name: _____
Company: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

Project Representative or Consultant:

Name: _____
Company: _____
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Phone: _____ Fax: _____
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Zoning: _____
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Exhibit E: Vicinity Map of Project Site.

Property Owner of Record:

Print Name: HOWARD R. PEASLEE

Signature: Howard R. Peaslee

Date:

10/28/2020

Applicant, if different from Property Owner:

Print Name:

Signature:

Date:

Project Representative or Consultant

Print Name:

Signature:

Date: