



PARKER COLORADO

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:

(Check All that Apply)

☐ Amendment to Comprehensive Plan	☐ Vacation of Lot Line or Easement
☐ Annexation & Rezoning	☐ Use by Special Review
☐ Rezoning or PD Amendment	☐ Variance
☐ Sketch Plan	☒ Site Plan
☐ Preliminary Plan	☐ Site Plan Amendment
☐ Final Plat	☐ Condo Plat
☐ Minor Development Plat	☐ Amendment to SIA or Recorded Plat
☐ Re-Plat	☐ Other: _____

OFFICIAL USE ONLY

Case # _____

Trakit #: _____

Application Accepted by: _____

Date: _____

Fees: _____

Receipt No.: _____

Application Reviewed by: _____

Date: _____

Application Assigned to: _____

Date: _____

Project Name:

Address or General Location: **SouthEast corner of Parker Rd. & Stroh Rd. (Project name - Parker Pointe)**

Section NE	☐ NW ☒ NE ☐ SW ☐ SE	Lot 9	Parcel #2349-030-00-019
Township 7		Block	Current zone Agriculture
Range 66		Filing No.	
Total Acres: Gross 1.13 Ac	Net		Parcel #2349-030-00-017
			Current zone Residential

Requested Application in Detail:

Develop a 6,000 sf in-line retail shell bldg. on a 1.13 Ac lot (Lot 9) w/ 60 pkg. stalls @ 10/1000 ratio. Lot layout would facilitate a drive through window for a selected tenant. # of tenants unknown at this time.

Property Owner of Record:

Applicant (if different from Property Owner):

Name: **Dan Yacovetta**

Company: **Parker & Stroh, LLC**

Address: **975 Lincoln St. Ste. 204**

Denver, CO 80203

Phone: **303-699-3368** Fax: _____

Email: **danyacovetta@gmail.com**

Name: _____

Company: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: **Jerry Davidson, P.E.**

Company: **Perception Design Group, Inc.**

Address: **6901 South Pierce St. Ste. 315**

Littleton, CO 80128

Phone: **303-232-8088** Fax: _____

Email: **jdavidson@perceptiondesigngroup.com**

Water: **Parker Water & San Dist.**

Sanitary Sewer: **Parker Water & San Dist.**

Electricity: **IREA**

Gas: **Xcel**

Telephone: **Century Link**

Cable: **Comcast**

Fire Protection: **South Metro Fire Dist.**

Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.

Current Property Zoning & Use:

Proposed Property Zoning & Use:

Zoning: **Douglas County: Ag and Residential**

If PD, Specify Use: _____

Current Use: **Single Family structure**

Subdivision: _____

Requested Zoning: **"C" Commercial**

If Applicable PD Name: _____

If Rezoning Total Acreage: **14.66 Ac. total of Parker Pointe**

Proposed Use: **Multi commercial uses**

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 **0**

Indicate total number of units: **0** Single Family Detached: **0**

Single Family Attached: **0**

Multi-Family/Condominiums/Townhomes: **0**

Indicate the type of commercial/industrial development proposed (Check all that applies)

- ☒ Retail
 ☐ Other Commercial
 ☐ Medical/Dental Office
 ☐ High Tech Office
 ☐ Business/Professional Office
☐ Mini Storage
 ☐ Industrial
 ☐ Warehouse
 ☐ Other

Please provide additional descriptions as appropriate:

Retail

What type of gross leasable square footage for each category indicated above?

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Retail	1	6,000	6,000

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.

Property Owner of Record:

Print Name: DANIEL J YACOVLETH

Signature: *[Signature]*

Date:

10/24/17

Applicant, if different from Property Owner:

Print Name:

Signature:

Date:

Project Representative or Consultant

Print Name:

Signature:

Date: