



**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:

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

Type of Application:

(Check All that Apply)

<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Condo Plat
<input type="checkbox"/> Minor Development Plat	<input type="checkbox"/> Amendment to SIA or Recorded Plat
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> 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:

Section: 10	<input checked="" type="checkbox"/> NW	<input type="checkbox"/> NE	<input type="checkbox"/> SW	<input type="checkbox"/> SE	Lot: 1	Crown Point Filing No. 1, 18th Amendment
Township: 6 South					Block: 1	
Range: 66 West					Filing No.: 1	
Total Acres: Gross: 6.43	Net: 6.43					

Requested Application in Detail:

The project consists of a Site Plan Amendment to allow for construction of a new 5-story, 110,00sf Medical Office Building (MOB) and associated site improvements.

Property Owner of Record:

Applicant (if different from Property Owner):

Name: Jonathon Fisher, CFO
 Company: Porter Care Adventist Health System
 Address: 9395 Crown Crest Blvd.
 Parker, CO 80138
 Phone: 303-269-4000 Fax: -
 Email: jonathanfisher@centura.org

Name: Patricia Wassik
 Company: PKR MOB III, LLC
 Address: 7350 East Progress Place, Suite 106
 Greenwood Village, CO 80111
 Phone: 303-830-1444 Fax: -
 Email: pwassik@healthconnectproperties.com

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: Mark E. Pierson
 Company: RTA Architects
 Address: 19 S. Tejon St., Suite 300
 Colorado Springs, CO 80903
 Phone: 719-471-7566 Fax: -
 Email: mpierson@rtaarchitects.com

Water: Cottonwood Water and Sanitation District
 Sanitary Sewer: Cottonwood Water and Sanitation District
 Electricity: Intermountain Rural Electric Association (IREA)
 Gas: Xcel Energy
 Telephone: CenturyLink
 Cable: Comcast
 Fire Protection: South Metro Fire Rescue Authority

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: Planned Development (PD)
 IF PD, Specify Use: Hospitals and Health Care Facilities
 Current Use: Vacant Land
 Subdivision: N/A

Requested Zoning: Planned Development (PD)
 If Applicable PD Name: Crown Point Development - 3rd Amendment
 If Rezoning Total Acreage: N/A
 Proposed Use: Health Care Facility - Medical Office Building

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: _____

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:

The primary use of the proposed building will be Medical/Dental offices, and an Emergency Department on the first floor.

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

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Medical/Dental offices, including Emergency Department	One (1)	115,333	115,333

By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:

- 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.
- 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.
- 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.
- 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.
- All requisite fees have been paid to the Town of Parker.
- 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.
- 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: Jonathan Fisher

Signature: *[Handwritten Signature]*

Date: 7-30-18

Applicant, if different from Property Owner:

Print Name: Patricia M. Wassik, mgr

Signature: *[Handwritten Signature]*

Date: 7.30.18

Project Representative or Consultant

Print Name: MARK E. PIERSON

Signature: *[Handwritten Signature]*

Date: 8-9-2018