



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:

- 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 checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Preliminary Plan	<input 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: Lot 14, Block 1 of Proposed Parker Pointe Development (Parker Rd. & Stroh Rd.)

Section	3	<input type="checkbox"/> NW	<input type="checkbox"/> NE	<input checked="" type="checkbox"/> SW	<input type="checkbox"/> SE	Lot	14
Township	7-S					Block	1
Range	66-W					Filing No.	1
Total Acres: Gross	0.86	Net	0.69				

Requested Application in Detail: New "ground up" drive-thru coffee service facility.

Property Owner of Record:

Applicant (if different from Property Owner):

Name: **Guy Carteng - Manager**

Company: **Parker & Stroh, LLC**

Address: **975 Lincoln Street, #204**

Denver, CO 80203

Phone: **(303) 618-5555** Fax: _____

Email: _____

Name: _____

Company: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: **Adam Ward**

Company: **Cyntergy**

Address: **810 S Cincinnati, 2nd Floor**

Tulsa, OK 74119

Phone: **(918) 877-6000** Fax: **(918) 877-4000**

Email: **permits@cyntergy.com**

Water: **Parker Water and Sanitation District**

Sanitary Sewer: **Parker Water and Sanitation District**

Electricity: **Intermountain Rural Electric Association**

Gas: **Xcel Energy**

Telephone: **TBD**

Cable: **TBD**

Fire Protection: **South Metro Fire and Rescue**

Current Property Zoning & Use:

Proposed Property Zoning & Use:

Zoning: **Modified Commercial**

IF PD, Specify Use: **N/A**

Current Use: **Vacant land**

Subdivision: **Parker Pointe**

Requested Zoning: **Modified Commercial**

If Applicable PD Name: **N/A**

If Rezoning Total Acreage: **N/A**

Proposed Use: **Drive-thru coffee service facility**

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: **N/A**

Indicate total number of units: **1** Single Family Detached: **N/A** Single Family Attached: **N/A**

Multi-Family/Condominiums/Townhomes: **N/A**

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

- Retail
 Other Commercial
 Medical/Dental Office
 High Tech Office
 Business/Professional Office
 Light Industrial
 Warehouse
 Other

Please provide additional descriptions as appropriate: **Drive-thru coffee service facility**

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

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Retail	1	624 sf	624 sf

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.
- 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: **Guy Cartena**

Signature: 

Date: **11/06/2018**

Applicant, if different from Property Owner:

Print Name:

Signature:

Date:

Project Representative or Consultant

Print Name: **Adam Ward**

Signature: 

Date: **11/01/2018**

LEGAL DESCRIPTION:

LOT 14, PARKER POINTE FILING NO. 1. A PART OF SECTION 7 SOUTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

Exhibit D to Town of Parker Land Use Application

Disclosure Letter

[Date 11/06/2018]

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Site
[Name of Project: Ziggi's Coffee]

As applicant for the above referenced project, we understand that Town staff and its consultants may need to visit the subject property for the purpose of observation, assessment, measurement or analysis of the property related to the land development request we have submitted. Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any know Geologic, Biologic, or Physical Hazards on site, or of vicious animals present on site.

We are therefore advising the Town that to the best of our knowledge and understanding regarding the subject property, there are no known hazards on site for which Town staff would need to take precautions before entering the property.

Should you have any questions or require clarification of the above referenced information, you may contact us using the information below.



Signature of Applicant

Print Name/Title: Guy Carteng - Manager
Company: Parker & Stroh, LLC
Address: 975 Lincoln Street, #204
Denver, CO 80203
Phone Number: (303) 618-5555



PROJECT NARRATIVE

COMMUNITY DEVELOPMENT DEPARTMENT

Town of Parker
20120 E. Mainstreet
Parker, CO 80138

10/24/2018

RE: Ziggi's Coffee, Parker Pointe - #SP18-098

This project, to be located at Lot 14, Block 1 of the proposed Parker Pointe addition (by others), is to be a 624 sf drive-thru coffee service facility with outdoor seating, will be new "ground up" construction. This facility will have a double-sided drive-thru to provide premium coffee at a high efficiency to the citizens of Parker, CO and the town's visitors.