



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

<b>Project Name:</b> Parker MOB III			
<b>Address or General Location:</b> 9403 Crown Crest Blvd.			
<b>PROPERTY</b>	Section <u>10</u>	<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Lot <u>1</u>
	Township <u>6 South</u>		Block <u>1</u>
	Range <u>66 West</u>		Filing No. <u>1</u>
	Total Acres: Gross <u>6.43</u>	Net <u>6.43</u>	Crown Point Filing No.1, 28th Amendment
Requested Application in Detail: Site Plan Amendment to allow for site revisions to the previously approved plan (SP18-081).			

Property Owner of Record:		Applicant (if different from Property Owner):		
<b>CONTACTS</b>	Name: Michael Goebel, CEO	Name: John Almeida		
	Company: Porter Care Adventist Health System	Company: MedDevelopment, LLC		
	Address: 9395 Crown Crest Blvd. Parker, CO 80138	Address: 10800 Farley St., Suite 380 Overland Park, KS 66210		
	Phone: 303-269-4000 Fax: --	Phone: 816-564-2393 Fax: --		
	Email: michaelgoebel@centura.org	Email: jalmeida@meddevelopment.com		
	<b>Project Representative or Consultant:</b>	<b>For Subject Property, List Utility Providers</b>		
Name: Mark E. Pierson	Water: Cottonwood Water and Sanitation District			
Company: RTA Architects	Sanitary Sewer: Cottonwood Water and Sanitation District			
Address: 19 S. Tejon St., Suite 300 Colorado Springs, CO 80903	Electricity: Intermountain Rural Electric Association (IREA)			
Phone: 719-471-7566 Fax: --	Gas: Xcel Energy			
Email: mpierson@rtaarchitects.com	Telephone: CenturyLink			
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>	Cable: Comcast			
	Fire Protection: South Metro Fire Rescue Authority			

Current Property Zoning & Use:		Proposed Property Zoning & Use:	
Zoning: Planned Development (PD)	Requested Zoning: Planned Development (PD)		
IF PD, Specify Use: Hospital and Health Care Facilities	If Applicable PD Name: Crown Point Development - 3rd Amendment		
Current Use: Vacant Land	If Rezoning Total Acreage: N/A		
Subdivision: 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: N/A

Indicate total number of units: N/A 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.

The primary use of the building will be Medical/Dental offices.

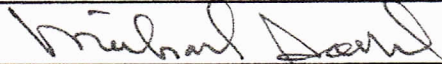
**What type of gross leasable square footage for each category indicated above?**

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Medical/Dental Office	One (1)	85,944	85,844

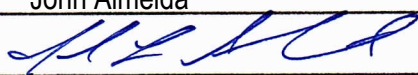
**By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:**

- 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.

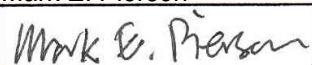
**Property Owner of Record:**

**Print Name:** Michael Goebel - CEO Parker Adventist  
**Signature:**      
 **Date:** 6/10/20

**Applicant, if different from Property Owner:**

**Print Name:** John Almeida  
**Signature:**      
 **Date:** 6/12/2020

**Project Representative or Consultant**

**Print Name:** Mark E. Pierson  
**Signature:**      
 **Date:** 6/15/2020