



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

Project Name:			
Address or General Location: Lot 3 of Douglas 234 Filing 6 (Near NEC Chambers and Hess)			
Section	<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input checked="" type="checkbox"/> SE	Lot	3
Township	6S	Block	10
Range	66W	Filing No.	6
Total Acres: Gross	1.204	Net	1.204
Requested Application in Detail: Site Plan for proposed McDonald's with dual drive-thru			

Property Owner of Record:	Applicant (if different from Property Owner):
Name: _____	Name: Jonri Litman
Company: _____	Company: McDonald's USA, LLC
Address: _____	Address: 4643 S. Ulster Street, Suite 1300
Phone: _____ Fax: _____	Phone: 720-357-5634 Fax: _____
Email: _____	Email: johri.litman@us.mcd.com

Project Representative or Consultant:	For Subject Property, List Utility Providers
Name: Jessica McCallum, P.E.	Water: Parker Water and Sanitation
Company: Kimley-Horn and Associates, Inc.	Sanitary Sewer: Parker Water and Sanitation
Address: 2 North Nevada Avenue, Suite 300	Electricity: IREA
Colorado Springs, CO 80903	Gas: XCEL
Phone: 719-284-7275 Fax: _____	Telephone: TBD
Email: jessica.mccallum@kimley-horn.com	Cable: TBD
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>	Fire Protection: South Metro

Current Property Zoning & Use:	Proposed Property Zoning & Use:
Zoning: Planned Development	Requested Zoning: Planned Development
IF PD, Specify Use: Commercial	If Applicable PD Name: _____
Current Use: Vacant	If Rezoning Total Acreage: _____
Subdivision: Douglas 243 Filing 6	Proposed Use: Commercial

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)

COMMERCIAL/INDUSTRIAL

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

Please provide additional descriptions as appropriate: **Fast food restaurant with dual drive-thru**

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

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Fast food restaurant	1	4,540	4,540

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:

- 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.

SIGNATURES

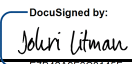
Property Owner of Record:

Print Name: _____

Signature: _____ Date: _____


Applicant, if different from Property Owner:

Print Name: **Johri Litman**

Signature:  Date: **6/10/2021**

Project Representative or Consultant

Print Name: **Jessica McCallum, P.E.**

Signature:  Date: **6/11/2021**