



Town of Parker Community Development Department

Town Hall / 20120 East Mainstreet, Parker, CO 80138



Application Submittal Checklist - Site Plan

Checklist
Applicable?

Submittal Item

Notes: Trakit located online at: <https://lms.parkeronline.org/etrakit3/>

General Submittal Requirements - Electronic Submittals to be uploaded into Trakit

Application (see note 1)		Form enclosed; completed and signed; electronic PDF document
Submittal Fees Paid		Refer to Fee Schedule
Legal Description of Property (see note 2)		Electronic PDF Document (Exhibit A)
Title Commitment/Policy		Current to within 30 days (Exhibit B); electronic PDF Document
Notarized Letter of Authorization		Exhibit C enclosed; completed, signed. Electronic PDF Document
Disclosure Letter		Exhibit D enclosed; completed, signed. Electronic PDF Document
Vicinity Map of Project Site		Electronic format in JPEG - 1MB max (Exhibit E)
Charge Back Agreement		Form enclosed; Completed and signed; electronic PDF Document
Public Notice Requirements Apply		Refer to Public Notice Matrix

Specific Submittal Requirements - Section 13.06.030 - Electronic Submittals to be uploaded into Trakit

Project Narrative		Electronic PDF Document
Site Plan Exhibits:		24" x 36" size Electronic PDF Document (see note 3)
Cover Sheet		Electronic PDF Document
Site Plan		Reference 13.06.030(c)(1) for formatting requirements; Electronic PDF Document
Landscape Plan		Reference 13.06.030(c)(5) for formatting requirements; Electronic PDF Document
Building Elevations		Reference 13.06.030(c)(6) for formatting requirements - include rooftop mechanical structures
Photometric Plan		Include cut sheets on Photometric Plan; Electronic PDF Document
Civil Construction Documents		Refer to Construction Plan Requirements (see note 4)
Existing Conditions Map		24" x 36" size Electronic PDF Document
Tree Conservation Plan		24" x 36" size PDF Document
Colored Building Elevations - all sides		11" x 17" and electronic format in JPEG - 1MB max
Public Improvement Cost Estimates		Electronic PDF Document
Copies of Development Plan and Guide		Electronic PDF Document
Executed Covenants		Electronic PDF Document
Colors and Material Board		9" x 12" maximum; Submitted to the Planning Office
Color Exhibits for PowerPoint		Electronic format in JPEG - 1MB max

Reports and Studies - Section 13.06.030 - Electronic Submittals to be uploaded into Trakit

Traffic Impact Study		Electronic PDF Document
Drainage Report		Electronic PDF Document
Geology Report		Electronic PDF Document
Soils Report		Electronic PDF Document
Water & Sanitation Report		Electronic PDF Document
Other Additional Information		As required by the Town

For Approval - To be submitted upon staff's request

Final Site Plan Set		
Public Notice Requirements		Sign posting affidavit
Electronic Deliverables - CD's		See Roadway Design and Construction Criteria manual Appendix TOC_Revised_2014

Notes:

- 1: Application must include all exhibit attachments.
- 2: Legal descriptions are required to be attached to signed authorization and disclosure letters.
- 3: Provide (1) 24"x36" and (1) 11"x17" PDF document sets with consistent page orientation.
- 4: Roadway Design and Construction Criteria Manual, Appendix B, Plan Sheet Submittal List



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:		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 checked="" 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:	

PROPERTY	Project Name:				
	Address or General Location:				
	Section	6	<input type="checkbox"/> NW <input type="checkbox"/> NE <input checked="" type="checkbox"/> SW <input checked="" type="checkbox"/> SE	Lot	2
	Township	6 south		Block	
	Range	66 West		Filing No.	1
	Total Acres: Gross	14.998	Net	14.998	
Requested Application in Detail: Compark Village South - Site Plan					
Lot 2, Compark Village Filing No. 1, Amend No.2, South Half Section 6, Township 6 South, Range 66 West of the 6th Principle Meridian, Town of Parker, County of Douglas, State of Colorado					

CONTACTS	Property Owner of Record:		Applicant (if different from Property Owner):	
	Name:	Lawrence Jacobson	Name:	Natalie Dustman
Company:	Compark South II, LLC	Company:	Century Communities	
Address:	4100 S Mississippi Ave, Ste 500 Denver, CO 80246	Address:	8390 E. Crescent Parkway, Suite 650 Greenwood Village, CO 80111	
Phone:	303-984-9800 Fax:	Phone:	309-287-5921 Fax:	
Email:	ljacobson@westsideinv.com	Email:	Natalie.Dustman@centurycommunities.com	

CONTACTS	Project Representative or Consultant:		For Subject Property, List Utility Providers	
	Name:	Kristofer K. Wiest, PE	Water:	Stonegate Village
Company:	Merrick and Company	Sanitary Sewer:	Stonegate Village	
Address:	5970 Greenwood Plaza Blvd. Greenwood Village, CO 80111	Electricity:	Xcel Energy	
Phone:	303-751-0741 Fax:	Gas:	Xcel Energy	
Email:	Kris.wiest@merrick.com	Telephone:	Comcast	
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>		Cable:	Century Link	
		Fire Protection:	South Metro Fire District	

PROJECT INFO	Current Property Zoning & Use:		Proposed Property Zoning & Use:	
	Zoning:	Planned Development	Requested Zoning:	Planned Development
	IF PD, Specify Use:		If Applicable PD Name:	Multi-family
	Current Use:		If Rezoning Total Acreage:	15.0
Subdivision:		Proposed Use:	Multi-family	

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: 300

Indicate total number of units: 300 Single Family Detached: _____ Single Family Attached: _____

Multi-Family/Condominiums/Townhomes: 300

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:

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

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage

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: **Natalie Dustman, authorized by owner**

Signature: *Natalie Dustman* Date: **9/17/21**

Applicant, if different from Property Owner:

Print Name: **Natalie Dustman**

Signature: *Natalie Dustman* Date: **9/17/21**

Project Representative or Consultant

Print Name: **Kristofer Wiest**

Signature: *Kristofer Wiest* Date: **09/17/2021**