



**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 type="checkbox"/> Site Plan	Receipt No.:	
<input type="checkbox"/> Preliminary Plan	<input checked="" 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:	



<b>PROPERTY</b>	<b>Project Name:</b>	
	<b>Address or General Location:</b>	
	Section <input type="text" value="4,8,9"/> <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Lot <input type="text"/>
	Township <input type="text" value="7"/>	Block <input type="text"/>
	Range <input type="text" value="66"/>	Filing No. <input type="text"/>
Total Acres: Gross <input type="text"/>	Net <input type="text"/>	
Requested Application in Detail: This amendment depicts driveway locations in front of each lot.		
This will illustrate more accurately the number of trees and sod that can be planted in the ROW		

<b>CONTACTS</b>	<b>Property Owner of Record:</b>	<b>Applicant (if different from Property Owner):</b>
	Name: _____ Company: _____ Address: _____ Phone: _____ Fax: _____ Email: _____	Name: <b>Brandon McNeill</b> Company: <b>PCS Group</b> Address: <b>200 Kalamath St.</b> <b>Denver Co. 80223</b> Phone: <b>3036539773</b> Fax: _____ Email: <b>brandon@pcsgroupco.com</b>

<b>CONTACTS</b>	<b>Project Representative or Consultant:</b>	<b>For Subject Property, List Utility Providers</b>
	Name: <b>Alex Ginter</b> Company: <b>Tri-pointe Homes</b> Address: <b>5350 S. Roslyn St.</b> <b>Greenwood Village, CO. 80111</b> Phone: <b>(720)999-5799</b> Fax: _____ Email: <b>Alex.Ginter@TriPointeHomes.com</b>	Water: _____ Sanitary Sewer: _____ Electricity: _____ Gas: _____ Telephone: _____ Cable: _____ Fire Protection: _____
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>		

<b>PROJECT INFO</b>	<b>Current Property Zoning &amp; Use:</b>	<b>Proposed Property Zoning &amp; Use:</b>
	Zoning: <b>LDR</b> IF PD, Specify Use: _____ Current Use: _____ Subdivision: _____	Requested Zoning: _____ If Applicable PD Name: _____ If Rezoning Total Acreage: _____ Proposed Use: _____

<b>Proposals For Construction of New Residential, Commercial, or Industrial Buildings or Space</b>	
Has prior residential project been approved for all or part of this project	Yes <input type="checkbox"/> No <input type="checkbox"/> 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)				
<input type="checkbox"/> Retail	<input type="checkbox"/> Other Commercial	<input type="checkbox"/> Medical/Dental Office	<input type="checkbox"/> High Tech Office	<input type="checkbox"/> Business/Professional Office
<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Warehouse	<input type="checkbox"/> 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	
By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:				
1. 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.				
2. 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.				
3. 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.				
4. 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.				
5. All requisite fees have been paid to the Town of Parker.				
6. 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.				
7. 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:	Dan Galasso VP of Land Development			
Signature:		Date:	1/18/2023	
Applicant, if different from Property Owner:				
Print Name:	Brandon McNellis			
Signature:	Brandon McNellis	Date:	10/27/2021	
Project Representative or Consultant				
Print Name:	Dan Galasso VP of Land Development			
Signature:		Date:	1/18/2023	

COMMERCIAL/INDUSTRIAL

ACCEPTANCE OF TERMS

SIGNATURES