



# 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:

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

### Project Name:

Address or General Location: Lot 3E, Crown Point

Section	3	<input type="checkbox"/> NW	<input type="checkbox"/> NE	<input checked="" type="checkbox"/> SW	<input type="checkbox"/> SE	Lot	3E
Township	6					Block	1
Range	66					Filing No.	1
Total Acres: Gross	1.192	Net					

Requested Application in Detail: Proposed Restaurant/Retail building

### Property Owner of Record:

### Applicant (if different from Property Owner):

Name:		Name:	Jessie Liu
Company:	Stratus Crown Point LLC	Company:	Land of Sushi
Address:	8480 E Orchard Ave. ste 1100 Greenwood Village, CO 80111	Address:	2412 E. Arapahoe Road Centennial, CO 80122
Phone:		Phone:	303-246-7340
Fax:		Fax:	
Email:		Email:	jesseliu88@msn.com

### Project Representative or Consultant:

### For Subject Property, List Utility Providers

Name:	Jeff Weeder	Water:	Cottonwood
Company:	Galloway & Company, Inc.	Sanitary Sewer:	Cottonwood
Address:	5500 Greenwood Plaza Blvd. ste 200 Greenwood Village, CO 80111	Electricity:	IREA
Phone:	303-770-8884	Gas:	Xcel
Fax:		Telephone:	CenturyLink
Email:	jeffweeder@gallowayus.com	Cable:	Comcast
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>		Fire Protection:	South Metro Fire Rescue

### Current Property Zoning & Use:

### Proposed Property Zoning & Use:

Zoning:	PD - Crown Point 3rd amendment	Requested Zoning:	Same
IF PD, Specify Use:		If Applicable PD Name:	Crown Point
Current Use:	Vacant	If Rezoning Total Acreage:	
Subdivision:	Crown Point	Proposed Use:	Restaurant/Retail

### 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)

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

Please provide additional descriptions as appropriate: **Restaurant/Retail**

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


Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Restaurant/retail	1	5,040	5,040

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.

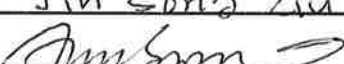
Property Owner of Record:

Print Name: *Stratus Logan Park, LLC Richard Dean Morgan*

Signature:  Date: *2-1-23*

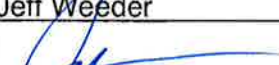
Applicant, if different from Property Owner:

Print Name: *Jin Song Liu*

Signature:  Date: *2/3/2023*

Project Representative or Consultant

Print Name: *Jeff Weeder*

Signature:  Date: *2/2/23*