


**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>
**Instructions:**

- All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Town.
- All applicable sections must be completed and **signed by ALL parties of interest on page 2. Unsigned applications WILL NOT be processed.**
- All requisite Exhibit Attachments must be included if the application is to be deemed complete.




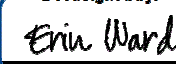
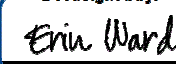
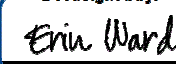



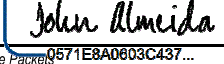
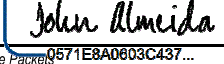
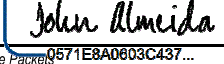
**Type of Application (check all that apply):**

<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review	<input type="checkbox"/> Minor Development Plat
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance	<input type="checkbox"/> Re-Plat
<input type="checkbox"/> Sketch Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Condo Plat
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Amendment	<input type="checkbox"/> Amendment to SIA or Recorded Plat
		Other: _____

<b>PROPERTY</b>	<b>Address or General Location:</b> Parker Pointe Development (SE corner of S Parker Rd & Stroh Rd)
	<b>Parcel Number(s) if known:</b> Lots 7, 8, 9, & 10 and a portion of Lot 11 of existing plat, Replat pending, will be Lot 1A of replat.
	<b>Brief project description:</b> 30,000 sf medical office building on 4.08 acres to be located in the Parker Pointe development located at the SE corner of S Parker Rd & Stroh Rd.

Property Owner of Record:		Applicant (if different from Property Owner):	
Name:	Brad Willett	Name:	Erin Ward
Company:	Parker & Stroh LLC	Company:	Portercare Adventist Health System
Address:	PO Box 867	Address:	9395 Crown Crest Blvd.
	Crested Butte, CO 81224		Parker, CO 80138
Phone:	970-366-1271 Fax:	Phone:	(303) 269-4009 Fax:
Email:	Brad@wildercolorado.com	Email:	erin.ward2@adventhealth.com
Project Representative or Consultant:		Other/Additional	
Name:	Keith Fronczak	Name:	John Almeida
Company:	Boulder Associates	Company:	MedDevelopment
Address:	1426 Pearl St Ste 300	Address:	10800 Farley, Suite 380
	Boulder, CO 80302		Overland Park, KS 66210
Phone:	720.304.4183 Fax:	Phone:	816-564-2393 Fax:
Email:	kfronczak@boulderassociates.com	Email:	jalmeida@meddevelopment.com
<i>Note: All correspondence is sent to the project representative. If the project representative is the owner, or applicant, write in "same as owner" or "same as applicant" in the above section.</i>		Project Role	Owner's Representative

**Signatures Required on Page 2**

ACCEPTANCE OF TERMS			
<b>By signing below, each party are indicating that they understand and agree to the following terms:</b>			
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. By submitting this development application, you acknowledge that all materials submitted to the Town for review are subject to inspection via public records requests, as governed by the Colorado Open Records Act. Additionally, you acknowledge the application package will be made available for public review via the Town's webpage. Protection of any copyrighted materials is solely the responsibility if the applicant.			
9. 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			
<b>Property Owner of Record:</b>			
<b>Print Name:</b>	Brad Willett		
<b>Signature:</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><small>DocuSigned by:</small> </td> <td style="width: 40%;"><b>Date:</b> 7/19/2023</td> </tr> </table>	<small>DocuSigned by:</small> 	<b>Date:</b> 7/19/2023
<small>DocuSigned by:</small> 	<b>Date:</b> 7/19/2023		
<b>Applicant, if different from Property Owner</b>			
<b>Print Name:</b>	Erin Ward		
<b>Signature:</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><small>DocuSigned by:</small> </td> <td style="width: 40%;"><b>Date:</b> 7/19/2023</td> </tr> </table>	<small>DocuSigned by:</small> 	<b>Date:</b> 7/19/2023
<small>DocuSigned by:</small> 	<b>Date:</b> 7/19/2023		
<b>Project Representative of Consultant</b>			
<b>Print Name:</b>	Keith Fronczak		
<b>Signature:</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><small>DocuSigned by:</small> </td> <td style="width: 40%;"><b>Date:</b> 7/20/2023</td> </tr> </table>	<small>DocuSigned by:</small> 	<b>Date:</b> 7/20/2023
<small>DocuSigned by:</small> 	<b>Date:</b> 7/20/2023		
<b>Additional</b>			
<b>Print Name:</b>	John Almeida		
<b>Signature:</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><small>DocuSigned by:</small> </td> <td style="width: 40%;"><b>Date:</b> 7/9/2023</td> </tr> </table>	<small>DocuSigned by:</small> 	<b>Date:</b> 7/9/2023
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**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

**LOT 1A, PARKER POINTE SUBDIVISION FILING NO.2**

A REPLAT OF LOTS 7 THROUGH 14, PARKER POINT SUBDIVISION FILING NO. 1

SITUATED IN THE NE  $\frac{1}{4}$  OF SECTION 3, T.7S., R.66W. OF THE 6<sup>TH</sup> P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO





**VICINITY MAP**

SCALE: 1"=1,000'