

MM&D Engineering & Surveying Services

www.mmdeng.com
6901 S Yosemite, Suite 201
Centennial, Colorado 80112
303-908-0062
303-708-8399 FAX

September 27, 2014

Mr. Tom Williams PE
Manager of Engineering & Stormwater Division
Town of Parker
20120 Main Street
Parker, Colorado 80138

Re: Replat of Lot 4, Crown Point Filing No 1
14th Amendment

Dear Tom:

Lot 4 of the referenced subdivision has been purchased by Stratus Companies with the intention of providing five lots for commercial buildings. Lot 4 was previously plotted as a single commercial property containing approximately 14.875 acres. The intent of this replat is to plat the existing said Lot 4 into 5 smaller lots ranging in size from 9.04 acres to 1.19 acres. The acreage and proposed use of each proposed lot is as follows:

Lot 1 contains 9.04 acres and its use is proposed to be a Boondocks Entertainment Center.

Lot 2 contains 1.71 acres with a proposed a 9,000 sf retail and office complex.

Lot 3 contains 1.63 acres with a proposed 5,560 sf building.

Lot 4 contains 1.31 acres and is to have a 7,056 sf building

Lot 5 contains 1.19 acres with a proposed 7,500 sf building.

All lots comply with the existing zoning and the Boondocks Entertainment Center was reviewed by the Planning Commission and Town Council for a Use by Special Review.


The general drainage will remain the same or be less than that anticipated with the Crown Point Filing No. 14th Amendment final drainage study. Therefore no drainage study will be submitted with the Final Replat submittal. A Final Report will be submitted with the Final Site Plan.

A Final Site Plan and all its appropriate is to be submitted in the next couple of weeks and better identifies the uses and the relation of the boundary of the lots to their use. However for clarity in review of this replat, a site plan is added for your convenience.

If you should have any questions, please give me a call or e-mail me at wem46@comcast.net.

Thank You for Your Time.

Sincerely,



William E. Miller PE
MM&D Engineering



**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)

Preserving and Enhancing Parker's Unique Quality of Life

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:

(Check All that Apply)

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

OFFICIAL USE ONLY

Case # _____

Hansen AP #: _____
 Application Accepted by: _____
 Date: _____
 Fees: _____
 Receipt No.: _____
 Application Reviewed by: _____
 Date: _____
 Application Assigned to: _____
 Date: _____

Project Name: Replat of Lot 4, Crown Point Filing 1, 14th Amendment

Address or General Location: NW corner of S Parker Rd and E-470

Section 3	<input type="checkbox"/> NW <input type="checkbox"/> NE <input checked="" type="checkbox"/> SW <input type="checkbox"/> SE	Lot _____
Township 6 S		Block _____
Range 66 W		Filing No. _____
Total Acres: Gross 14.875	Net 14.875	

Requested Application in Detail: Subdivide Lot 4 into 5 smaller lots in order to sell as individual building parcels. The lots will range in size from 9.04 acres down to 1.15 acres.

Property Owner of Record:

Applicant (if different from Property Owner):

Name: Mr. Richard Dean	Name: Randy Fullmer
Company: Stratus at Crown Point, LLC	Company: Select Development & Contracting, LLC
Address: _____	Address: PO Box 1030
	Meridian, Idaho 83860
Phone: (303) 619-4363	Phone: (208) 288-0700
Fax: _____	Fax: _____
Email: rdean@stratuscompanies.com	Email: randy@selectmanagement.com

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: Bill Miller PE	Water: Cottonwood
Company: MM&D Engineering & Surveying	Sanitary Sewer: Cottonwood
Address: 6901 S Yosemite St, Suite 201	Electricity: Xcel
Centennial, Colo. 80112	Gas: Xcel
Phone: (303) 908-0062	Telephone: _____
Fax: (303) 708-8399	Cable: _____
Email: wem46@comcast.net	Fire Protection: Cottonwood

Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.

Current Property Zoning & Use:

Proposed Property Zoning & Use:

Zoning: Commercial	Requested Zoning: _____
IF PD, Specify Use: PD Entertainment	If Applicable PD Name: _____
Current Use: none	If Rezoning Total Acreage: _____
Subdivision: Crown Point Filing No 1, 14th Amendment	Proposed Use: _____

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: _____

COMMERCIAL/INDUSTRIAL

Indicate the type of commercial/industrial development proposed (Check all that apply)

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

Please provide additional descriptions as appropriate: *The project is being dived to provide a large lot for a Boondocks Entertainment Center and the other lots are to provide ease of sale for the retail and proposed banking facilities.*

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

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
<i>Boondocks</i>	2	62,160	62160
<i>Retail</i>	3	23,550	23,550
<i>bank</i>	1	5,560	5,560

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:

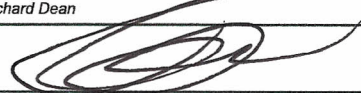
- Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.
- The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject 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: *Richard Dean*

Signature:  Date: *10/8/14*

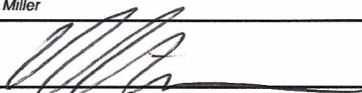
Applicant, if different from Property Owner:

Print Name: _____

Signature: _____ Date: _____

Project Representative or Consultant

Print Name: *William E Miller*

Signature:  Date: *10/8/14*

NOTE: Be advised that unless specifically requested otherwise, all correspondence and communication concerning this project from the Town of Parker will be directed to the Project Representative specified above.