



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)

☐ Amendment to Comprehensive Plan	☐ Vacation of Lot Line or Easement
☐ Annexation & Rezoning	☐ Use by Special Review
☐ Rezoning or PD Amendment	☐ Variance
☐ Sketch Plan	☐ Site Plan
☒ Preliminary Plan	☐ Site Plan Amendment
☐ Final Plat	☐ Condo Unit Map
☐ Minor Development Plat	☐ Amendment to SIA or Recorded Plat
☐ Re-Plat	☐ Other: _____

OFFICIAL USE ONLY

Case # _____

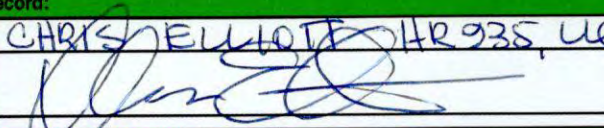
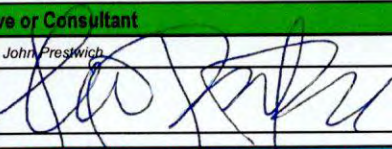
Hansen AP #: _____
Application Accepted by: _____
Date: _____
Fees: _____
Receipt No.: _____
Application Reviewed by: _____
Date: _____
Application Assigned to: _____
Date: _____

PROPERTY	Project Name: <i>Trails at Crowfoot</i>			
	Address or General Location: <i>South of Stroh Road, East of Crowfoot Valley Road</i>			
	Section <i>33, 4, 5, 6,</i>	☐ NW ☐ NE ☐ SW ☐ SE	Lot	
	Township <i>6, 7 South</i>		Block	
	Range <i>66 West</i>		Filing No.	
	Total Acres: Gross <i>403.11</i>	Net	<i>378 approximate</i>	
Requested Application in Detail: <i>The request is for the approval of a Sketch Plan for the property that is currently zoned as the "Hess South" property.</i>				

CONTACTS	Property Owner of Record:		Applicant (if different from Property Owner):	
	Name: _____ Company: _____ Address: _____ Phone: _____ Fax: _____ Email: _____		Name: _____ Company: _____ Address: _____ Phone: _____ Fax: _____ Email: _____	
	Project Representative or Consultant:		For Subject Property, List Utility Providers	
	Name: <i>John Prestwich</i> Company: <i>PCS Group, Inc.</i> Address: <i>1001 16th Street, #3-B180, Denver, CO - 80265</i> Phone: <i>720-259-8246</i> Fax: _____ Email: <i>john@pcsgroupco.com</i>		Water: <i>PWSD</i> Sanitary Sewer: <i>PWSD</i> Electricity: <i>IREA</i> Gas: <i>Xcel Energy</i> Telephone: _____ Cable: _____ Fire Protection: <i>Parker Fire</i>	
Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.				

PROJECT INFO	Current Property Zoning & Use:		Proposed Property Zoning & Use:	
	Zoning: <i>PD</i>		Requested Zoning: _____	
	If PD, Specify Use: <i>This Sketch Plan depicts Residential uses and Future Mixed Use areas.</i>		If Applicable PD Name: _____	
	Current Use: <i>Vacant</i>		If Rezoning Total Acreage: _____	
Subdivision: _____		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
☐ Mini Storage	☐ Industrial	☐ Warehouse	☐ Business/Professional Office
☐ 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:	CHRIS ELLIOTT, JR 935, WA		Date:
Signature:			11/9/16
Applicant, if different from Property Owner:			
Print Name:			Date:
Signature:			
Project Representative or Consultant			
Print Name:	John Prestwich		Date:
Signature:			11-9-16
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.			