



# 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:

- All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Community Development Department.
- All applicable sections must be completed, and the application signed by ALL parties of interest. 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"/>	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 checked="" type="checkbox"/>	Final Plat	<input type="checkbox"/>	Condo Plat
<input type="checkbox"/>	Minor Development Plat	<input type="checkbox"/>	Amendment to SIA or Recorded Plat
<input type="checkbox"/>	Re-Plat	<input type="checkbox"/>	Other: _____

### OFFICIAL USE ONLY

Case # \_\_\_\_\_

Trakit #: \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Fees: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Application Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Application Assigned to: \_\_\_\_\_

Date: \_\_\_\_\_

### Project Name:

#### Address or General Location:

PROPERTY	Section	9	<input checked="" type="checkbox"/> NW	<input type="checkbox"/> NE	<input checked="" type="checkbox"/> SW	<input type="checkbox"/> SE	Lot		Lot 4 Block 3 and Lot 2 Block 4 of Filing 1
	Township	7 S	W 1/2 Section 9				Block		
	Range	66 W					Filing No.	1	
	Total Acres: Gross	14.782	Net	14.782					

Requested Application in Detail: Application for Final Plat for Filing 6 of the Trails at Crowfoot Subdivision. This is a re-plat of the Trails at Crowfoot Filing 1 Final Plat Lot 4, Block 3 and Lot 2, Block 4. Filing 6 contains 51 lots and 3 tracts.

### Property Owner of Record:

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

CONTACTS	Name:	Matt Janke	Name:	
	Company:	E5X Management	Company:	
	Address:	7353 South Alton Way Centennial CO, 80112	Address:	
	Phone:	303-770-9111 Fax:	Phone:	
	Email:	mjanke@E5XManagement.com	Email:	

### Project Representative or Consultant:

### For Subject Property, List Utility Providers

CONTACTS	Name:	Brian Wilson	Water:	Parker Water and Sanitation
	Company:	CVL Consultants of Colorado, Inc.	Sanitary Sewer:	Parker Water and Sanitation
	Address:	10333 E Dry Creek Ste 240 Englewood Co 80112	Electricity:	IREA
	Phone:	720-249-3588 Fax: 720-482-9546	Gas:	Xcel Energy
	Email:	bwilsoncolorado@gmail.com	Telephone:	

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

Cable:	
Fire Protection:	South Metro Fire District

### Current Property Zoning & Use:

### Proposed Property Zoning & Use:

PROJECT INFO	Zoning:	Residential	Requested Zoning:	
	IF PD, Specify Use:	Residential	If Applicable PD Name:	Hess Ranch Planned Development Amendment No. 1
	Current Use:	Agricultural	If Rezoning Total Acreage:	
	Subdivision:		Proposed Use:	Residential and Open Space

### 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: 51

Indicate total number of units: 51 Single Family Detached: 51 Single Family Attached: 0

Multi-Family/Condominiums/Townhomes: 0

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

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

Please provide additional descriptions as appropriate:

This plat establishes the major infrastructure for the development of future filings

**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: Matt Janke

Signature: *Matt Janke Member HR 935 LLC*

Date: 9/5/17

**Applicant, if different from, Property Owner:**

Print Name:

Signature:

Date:

**Project Representative or Consultant**

Print Name: Brian Wilson

Signature: *Brian Wilson*

Date: 9-5-17

# **EXHIBIT A AND EXHIBIT B**

See Trails at Crowfoot Filing 1 for legal description and title commitment.

**Exhibit C to Town of Parker Land Use Application**  
*Letter of Authorization from Property Owner*

[Date 8-30-17 ]

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Property Owner Letter of Authorization  
[Name of Project: Trails at Crowfoot Filing 6 ]

I, (*Name of Property Owner*), hereby certify that I am the legal owner of record of the land described in the attached Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize (*Name of Applicant/Applicant's Representative*) to process this land use application on behalf of the subject property.

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

I also understand that as part of the review of this project, the Town may find it necessary to outsource certain aspects of the review. Although there is a Charge Back Agreement submitted by the applicant for payment of those outsourced review fees which specifies that the applicant shall pay such fees, ultimately, it is the subject property, itself, which encumbers the ultimate responsibility for repayment of those fees in the event of default of payment by the applicant. Should this occur, I understand that the Town has, as part of its remedies under the Charge Back Agreement and Land Use Application, the imposition of liens against the property, should such become necessary.

Matt Janke, Member of AR 935 LLC  
Signature of Property Owner

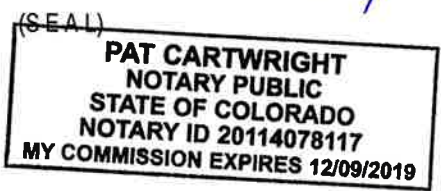
Print Name: Matt Janke  
Address: 7353 S Alton Way  
Centennial CO 80112  
Phone Number: 303-770-9111

STATE OF COLORADO )  
COUNTY OF Arapahoe )ss.

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2017  
by Matt Janke, as member of \_\_\_\_\_.

My commission expires: 12/09/2019

Pat Cartwright  
Notary Public



**Exhibit D to Town of Parker Land Use Application**

*Disclosure Letter*

[Date 8-30-17]

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Site  
[Name of Project: Trails at Crowfoot Filing 6]

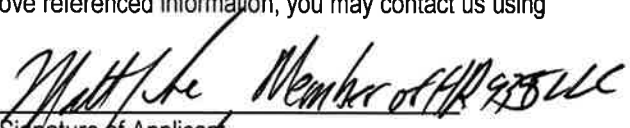
As applicant for the above referenced project, we understand that Town staff and its consultants may need to visit the subject property for the purpose of observation, assessment, measurement or analysis of the property related to the land development request we have submitted. Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any know Geologic, Biologic, or Physical Hazards on site, or of vicious animals present on site.

*(Choose the applicable paragraph from the next two paragraphs)*

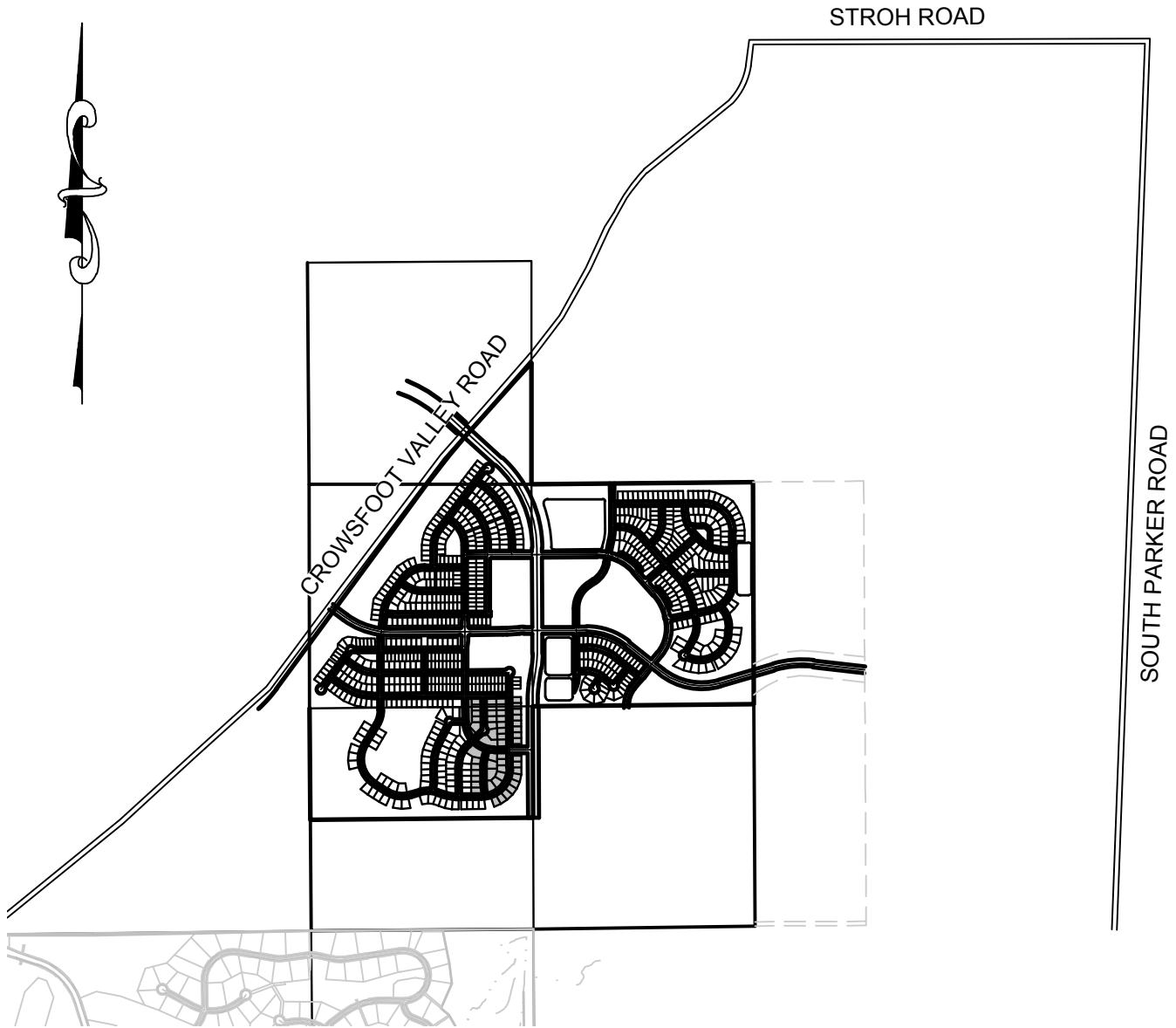
We are therefore advising the Town of the following known hazards (list in bullet point form below)

We are therefore advising the Town that to the best of our knowledge and understanding regarding the subject property, there are no known hazards on site for which Town staff would need to take precautions before entering the property.

Should you have any questions or require clarification of the above referenced information, you may contact us using the information below.

  
Signature of Applicant

*Print Name/Title:* Matt Janke  
*Company:* E5X Management  
*Address:* 7353 S Alton Way  
Centennial CO 80112  
*Phone Number:* 303-770-9111



**EXHIBIT E – FILING 6 VICINITY MAP**

SCALE: 1" = 2000'