



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 type="checkbox"/> | Final Plat | <input type="checkbox"/> | Condo Plat |
| <input checked="" 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: **SouthEast corner of Parker Rd. & Stroh Rd. (Project name - Parker Pointe)**

| | | | | |
|--------------------|--|------------|-------|--------------------------|
| Section | <input type="checkbox"/> NE <input type="checkbox"/> NW <input checked="" type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE | Lot | _____ | Parcel #2349-030-00-019 |
| Township | 7 | Block | _____ | Current zone Agriculture |
| Range | 66 | Filing No. | _____ | |
| Total Acres: Gross | 14.66 Ac | Net | _____ | Parcel #2349-030-00-017 |
| | | | | Current zone Residential |

Requested Application in Detail:

Plat the 14.66 Ac. into 14 lots plus a detention tract

Property Owner of Record:

Applicant (if different from Property Owner):

| | | | |
|----------|--------------------------|----------|------------|
| Name: | Dan Yacovetta | Name: | _____ |
| Company: | Parker & Stroh, LLC | Company: | _____ |
| Address: | 975 Lincoln St. Ste. 204 | Address: | _____ |
| | Denver, CO 80203 | | _____ |
| Phone: | 303-699-3368 | Phone: | _____ |
| | Fax: _____ | | Fax: _____ |
| Email: | danyacovetta@gmail.com | Email: | _____ |

Project Representative or Consultant:

For Subject Property, List Utility Providers

| | | | |
|----------|--------------------------------------|------------------|--------------------------|
| Name: | Jerry Davidson, P.E. | Water: | Parker Water & San Dist. |
| Company: | Perception Design Group, Inc. | Sanitary Sewer: | Parker Water & San Dist. |
| Address: | 6901 South Pierce St. Ste. 315 | Electricity: | IREA |
| | Littleton, CO 80128 | Gas: | Xcel |
| Phone: | 303-232-8088 | Telephone: | Century Link |
| | Fax: _____ | Cable: | Comcast |
| Email: | j davidson@perceptiondesigngroup.com | Fire Protection: | South Metro Fire Dist. |

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: | Douglas County: Ag and Residential | Requested Zoning: | "C" Commercial |
| IF PD, Specify Use: | _____ | If Applicable PD Name: | _____ |
| Current Use: | Single Family structure | If Rezoning Total Acreage: | 14.66 Ac. |
| Subdivision: | _____ | Proposed Use: | Multi commercial uses |

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 0

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

Retail, possible C-Store, possible fast-food, possible auto service

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

| Type | No. of Buildings | Gross Square Footage | Leasable Square Footage |
|------------------|------------------|----------------------|-------------------------|
| To be determined | To be determined | To be determined | To be determined |
| | | | |
| | | | |
| | | | |

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: **DANIEL J YRGOVETHA**
 Signature: *[Handwritten Signature]* Date: **10/24/17**

Applicant, if different from Property Owner:

Print Name: _____
 Signature: _____ Date: _____

Project Representative or Consultant

Print Name: _____
 Signature: _____ Date: _____