



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:

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 Plat
☐ Minor Development Plat	☐ Amendment to SIA or Recorded Plat
☐ Re-Plat	☐ 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:

Section <u>9</u>	☐ NW ☐ NE ☐ SW ☐ SE	Lot <u> </u>
Township <u>7</u>		Block <u> </u>
Range <u>66 West</u>		Filing No. <u> </u>
Total Acres: Gross <u>8.954</u>	Net <u> </u>	

Requested Application in Detail: The purpose of this application is to "reapprove" the final plat for Trails at Crowfoot Filing 16

Property Owner of Record:

Applicant (if different from Property Owner):

Name: HR 935 LLC

Company:

Address: 7353 South Alton Way Suite A100
Centennial Co, 80112

Phone: 303 770 9111 Fax:

Email: MJanke@e5xmanagement.com

Name:

Company:

Address:

Phone: Fax:

Email:

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: Matt Janke

Company: E5X Management

Address: 7353 South Alton Way Suite A100
Centennial Co, 80112

Phone: 303.770.9111 Fax:

Email: MJanke@e5xmanagement.com

Water:

Sanitary Sewer:

Electricity:

Gas:

Telephone:

Cable:

Fire Protection:

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: MU

If PD, Specify Use:

Current Use: Aq

Subdivision: Trails at Crowfoot

Requested Zoning:

If Applicable PD Name:

If Rezoning Total Acreage:

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 ☐

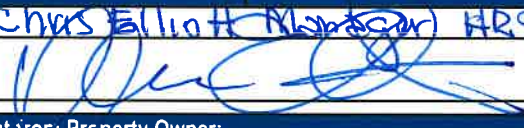
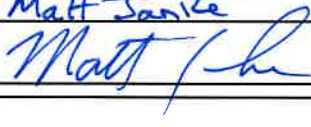
Total residential dwelling units requested: 42

Indicate total number of units: 42

Single Family Detached:

Single Family Attached: 42 Duplex 1

Multi-Family/Condominiums/Townhomes:

Indicate the type of commercial/industrial development proposed (Check all that applies)			
☐ Retail	☐ Other Commercial	☐ Medical/Dental Office	☐ High Tech Office
☐ Light Industrial	☐ Warehouse	☐ Other	☐ Business/Professional Office
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 Manager HR935, LLC		
Signature:			Date: December 2, 2020
Applicant, if different from Property Owner:			
Print Name:			
Signature:			Date:
Project Representative or Consultant			
Print Name:	Matt Janice		
Signature:			Date: 12/2/2020

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO BEING SUBORDINATELY DESCRIBED AS FOLLOWS:

TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1 AS RECORDED AT RECEPTION NO. 2018065116.

TOWN OF PARKER
COUNTY OF DOUGLAS
STATE OF COLORADO.

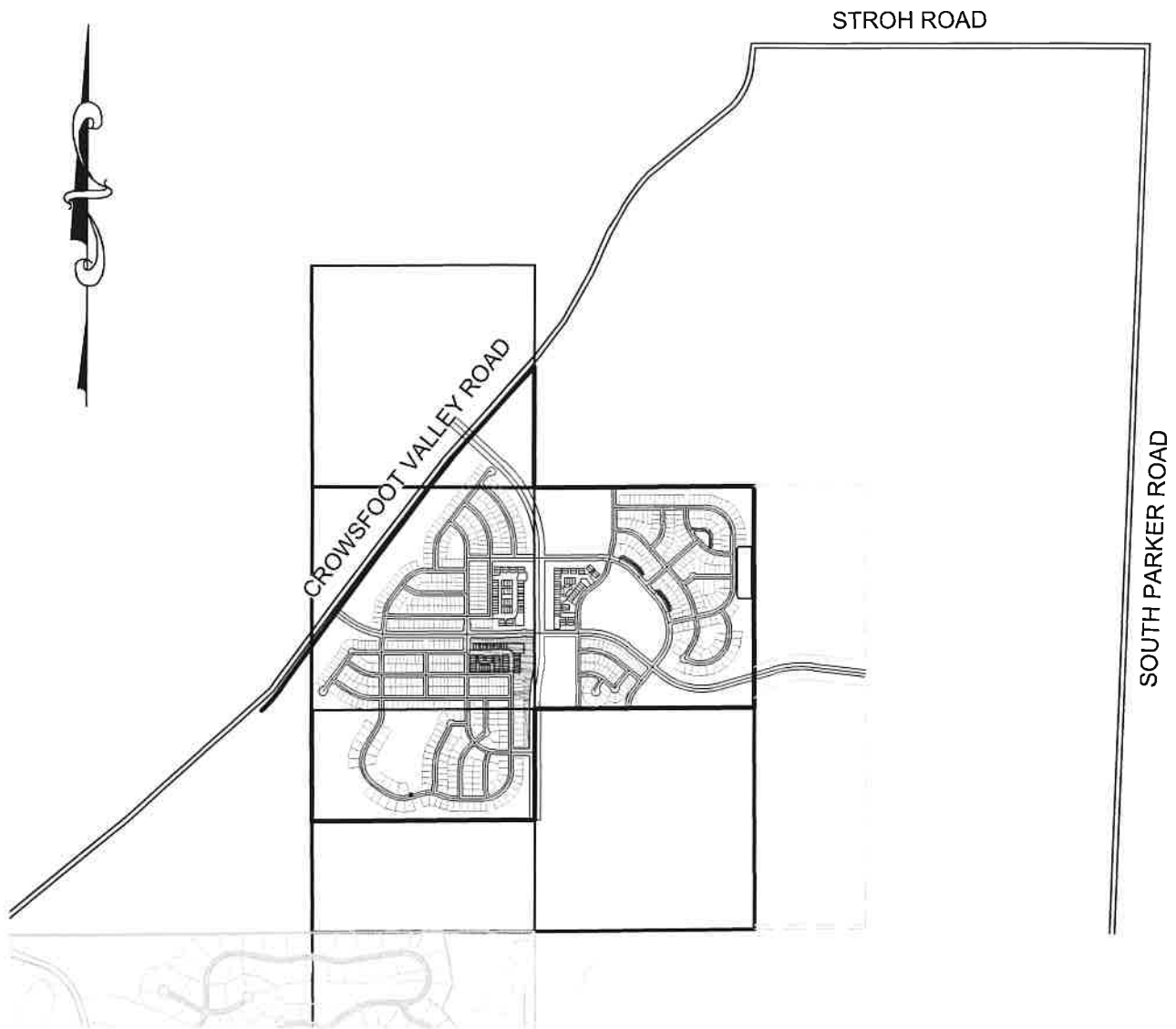


EXHIBIT E — FILING 16 VICINITY MAP

SCALE: 1" = 2000'