



**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:		OFFICIAL USE ONLY	Case # _____
<i>(Check All that Apply)</i>			Trakit #:
<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement	Application Accepted by:	_____
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review	Date:	_____
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance	Fees:	_____
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Plan	Receipt No.:	_____
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Amendment	Application Reviewed by:	_____
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Condo Plat	Date:	_____
<input type="checkbox"/> Minor Development Plat	<input checked="" type="checkbox"/> Amendment to SIA or Recorded Plat	Application Assigned to:	_____
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Other: _____	Date:	_____

Project Name: Trails at Crowfoot Filing 7

Address or General Location: Bayou Gulch Rd and Shasta Daisy

PROPERTY	Section	<input type="checkbox"/> NW <input type="checkbox"/> NE <input checked="" type="checkbox"/> SW <input type="checkbox"/> SE	Lot	_____
	Township	7	Block	_____
	Range	66	Filing No.	_____
	Total Acres: Gross	13.378	Net	10.834

Requested Application in Detail: The purpose of this application is to request a permit cap increase for Trails at Crowfoot from 250 permits to 400 permits prior to the pool being built.

Property Owner of Record:	Applicant (if different from Property Owner):
Name: Dan Galasso	Name: Matt Janke
Company: TriPointeHomes	Company: HR 935 LLC
Address: 8055 E. Tufts Avenue Suite 675	Address: 7353 S. Alton Way Suite A100
City: Denver, Co 80237	City: Centennial Co, 80112
Phone: 720.341.3108 Fax: _____	Phone: 303.994.5357 Fax: _____
Email: Dan.Galasso@TriPointe Homes.com	Email: MJanke@e5xmanagement.com
Project Representative or Consultant:	For Subject Property, List Utility Providers
Name: Matt Janke	Water: PWSD
Company: HR 935 LLC	Sanitary Sewer: PWSD
Address: 7353 S. Alton Way Suite A100	Electricity: IREA
City: Centennial Co 80112	Gas: Xcel
Phone: 303.994.5357 Fax: _____	Telephone: Century Link
Email: MJanke@e5xmanagement.com	Cable: Comcast
<i>Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.</i>	Fire Protection: South Metro


Current Property Zoning & Use:	Proposed Property Zoning & Use:
Zoning: Residential	Requested Zoning: _____
IF PD, Specify Use: SFf	If Applicable PD Name: _____
Current Use: SFf	If Rezoning Total Acreage: _____
Subdivision: Trails at Crowfoot	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 applies)																							
	<input type="checkbox"/> Retail	<input type="checkbox"/> Other Commercial	<input type="checkbox"/> Medical/Dental Office	<input type="checkbox"/> High Tech Office	<input type="checkbox"/> Business/Professional Office																			
	<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Other																					
Please provide additional descriptions as appropriate:																								
What type of gross leasable square footage for each category indicated above?																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ADD8E6;"> <th style="width: 25%;">Type</th> <th style="width: 25%;">No. of Buildings</th> <th style="width: 25%;">Gross Square Footage</th> <th style="width: 25%;">Leasable Square Footage</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Type	No. of Buildings	Gross Square Footage	Leasable Square Footage																
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By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:																								
ACCEPTANCE OF 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.																								
SIGNATURES	Property Owner of Record:																							
	Print Name:	DANIEL A. GALASSO																						
	Signature:		Date:	2/2/21																				
	Applicant, if different from Property Owner:																							
	Print Name:	Matt Janke																						
	Signature:		Date:																					
	Project Representative or Consultant																							
	Print Name:	Matt Janke																						
	Signature:		Date:																					
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