TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT
LAND USE AND DEVELOPMENT APPLICATION

PARKER COLORADO

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 my 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
- [ ] Annexation & Rezoning
- [ ] Rezoning or PD Amendment
- [x] Sketch Plan
- [x] Preliminary Plan
- [ ] Final Plat
- [ ] Minor Development Plat
- [ ] Re-Plat
- [ ] Vacation of Lot Line or Easement
- [ ] Use by Special Review
- [ ] Variance
- [ ] Site Plan
- [ ] Site Plan Amendment
- [ ] Condo Plat
- [ ] Amendment to SIA or Recorded Plat
- [ ] Other:

OFFICIAL USE ONLY	Case #
Trakit #:	
Application Accepted by:	
Date:	
Fees:	
Receipt No.:	
Application Reviewed by:	
Date:	
Application Assigned to:	
Date:	

PROPERTY

Project Name: Compark Village South Filing 1 - Tract G 33 SFD Lots

Address or General Location: Southeast corner of the intersection of Deertrack Ln & Raccoon Tail Way

Section	6	[ ] NW [ ] NE [ ] SW [x] SE		Lot	
Township	6			Block	
Range	66			Filing No.	
Total Acres: Gross	7.69	Net	7.69		

Requested Application in Detail: To create a Sketch Plan and Preliminary Plan for 33 Single Family lots within Compark Village South Filing 1, Tract G

CONTACTS

Property Owner of Record:

Name:	Andrew Klein; Larry Jacobson
Company:	Compark South II LLC
Address:	4100 E Mississippi Ave, Suite 500
	Glendale, CO 80246
Phone:	303.984.8900 Fax:
Email:	ljacobson@westsideinv.com

Applicant (if different from Property Owner):

Name:	Cindy Myers
Company:	Century Communities
Address:	8390 E. Crescent Parkway, Suite 650
	Greenwood Village, CO 80111
Phone:	303.551.8420 Fax:
Email:	cindy.myers@centurycommunities.com

Project Representative or Consultant:

Name:	Paul Shoukas
Company:	PCS Group, Inc
Address:	P.O. Box 18287
	Denver, CO 80218
Phone:	303.531.4905 Fax:
Email:	paul@pcsgroupco.com

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

For Subject Property, List Utility Providers

Water:	Stonegate Village Metropolitan District
Sanitary Sewer:	Stonegate Village Metropolitan District
Electricity:	IREA
Gas:	Xcel
Telephone:	Century Link
Cable:	Xfinity
Fire Protection:	South Metro Fire Rescue

PROJECT INFO

Current Property Zoning & Use:

Zoning:	PD
IF PD, Specify Use:	Residential
Current Use:	-
Subdivision:	Compark Village

Proposed Property Zoning & Use:

Requested Zoning:	-
If Applicable PD Name:	Compark Village 5th Amendment
If Rezoning Total Acreage:	
Proposed Use:	Single Family Residentail

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 [x] Total residential dwelling units requested: 33

Indicate total number of units: 33 Single Family Detached: 33 Single Family Attached: 0

Multi-Family/Condominiums/Townhomes: 0

COMMERCIAL/INDUSTRIAL

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

☐ Retail ☐ Other Commercial ☐ Medical/Dental Office ☐ High Tech Office ☐ Business/Professional Office
☐ Light Industrial ☐ Warehouse ☐ 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

ACCEPTANCE OF TERMS

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.

SIGNATURES

Property Owner of Record:

Print Name: Andrew R. Klein, Manager of Compark South II LLC

Signature: [signature] Date: 11/8/21

Applicant, if different from Property Owner:

Print Name: Cindy Myers, Century Communities

Signature: [signature] Date: 11-8-21

Project Representative or Consultant

Print Name: Paul Shoukas, PCS Group, Inc.

Signature: [signature] Date: 11-11-2021