



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: 19590 E. MAIN STREET

Section	<u>22</u>	<input type="checkbox"/> NW	<input checked="" type="checkbox"/> NE	<input type="checkbox"/> SW	<input type="checkbox"/> SE	Lot	<u>1</u>
Township	<u>6</u>					Block	
Range	<u>66</u>					Filing No.	
Total Acres: Gross	<u>0.693</u>	Net					

Requested Application in Detail: PART OF THE PIKES PEAK SIDEWALK PROJECT (CIP)

Property Owner of Record:

Applicant (if different from Property Owner):

Name: _____
 Company: PARKER MAIN STREET EXCHANGE, LLC
 Address: 19501 E. MAIN STREET, #200
PARKER CO 80138
 Phone: 303-378-6864
 Email: 20milecentral@gmail.com

Name: Weldy Feazell
 Company: PAR
 Address: 20120 E. MAIN STREET
PARKER CO 80134
 Phone: 303-805-3168 Fax: _____
 Email: wfeazell@parkeronline.org

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: _____
 Company: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

Water: PARKER WATER
 Sanitary Sewer: PARKER WATER
 Electricity: CORE
 Gas: XCEL
 Telephone: _____
 Cable: _____
 Fire Protection: SOUTH METRO

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: GREATER DOWNTOWN
 IF PD, Specify Use: N/A
 Current Use: OFFICE / COMMERCIAL
 Subdivision: N/A

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: _____

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)

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:

- 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.
- 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.
- 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.
- 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.
- All requisite fees have been paid to the Town of Parker.
- 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.
- 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.
- 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: _____
 Signature: *Shelli Mango* Date: *5/25/2022*

Applicant, if different from Property Owner:

Print Name: *WELDY FEAZELL PAR*
 Signature: *Weldy Feazell* Date: *5/17/2022*

Project Representative or Consultant:

Print Name: _____
 Signature: _____ Date: _____

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

[Date May 25, 2022]

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

Regarding: Property Owner Letter of Authorization
[Name of Project: Pikes Peak Sidewalk Project (CIP)]

I, Shelli and Tony Mango, 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 Parker Authority for Reinvestment 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.

Shelli Mango
Signature of Property Owner

Print Name: Shelli Mango
Address: 19590 E Mainstreet
Phone Number: 303-378-6864

STATE OF COLORADO)
)ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 25 day of May, 2022,
by Shelli Mango, as property owner of Parker Mainstreet Exchange LLC

My commission expires: July 14, 2025

(SEAL)

Wendy Seacat
Notary Public

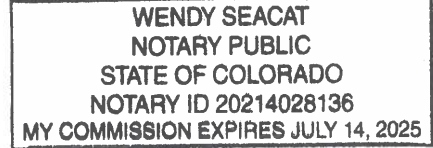


Exhibit D to Town of Parker Land Use Application
Disclosure Letter

[Date 3/25/22]

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

Regarding: Disclosure Letter of Known Hazards on Site
[Name of Project: Pikes Peak Sidewalk Project (CIP)]

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.

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: Shelli Mango / owner
Company: Parker Mainstreet Exchange
Address: 19590 E Mainstreet
Phone Number: 303-378-6864