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		Vacation of Lot Line or Easement
X	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: SouthEast corner of Parker Rd. & Stroh Rd. (Project name - Parker Pointe)

Section	NE	☐ NW ☒ NE ☐ SW ☐ SE	Lot	------	Parcel #2349-030-00-019 Current zone Agriculture
Township	7		Block	------	
Range	66		Filing No.	------	
Total Acres: Gross	14.66 Ac	Net			Parcel #2349-030-00-017 Current zone Residential

Requested Application in Detail:

Annex 14.66 Ac. into Town of Parker. Rezone from county AG & Res. to "C" Commercial (Parker zoning)

Property Owner of Record:

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

Applicant (if different from Property Owner):

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

Project Representative or Consultant:

Name:	Jerry Davidson, P.E.
Company:	Perception Design Group, Inc.
Address:	6901 South Pierce St. Ste. 315
	Littleton, CO 80128
Phone:	303-232-8088 Fax:
Email:	jdavidson@perceptiondesigngroup.com

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

For Subject Property, List Utility Providers

Water:	Parker Water & San Dist.
Sanitary Sewer:	Parker Water & San Dist.
Electricity:	IREA
Gas:	Xcel
Telephone:	Century Link
Cable:	Comcast
Fire Protection:	South Metro Fire Dist.

Current Property Zoning & Use:

Zoning:	Douglas County: Ag and Residential
IF PD, Specify Use:	----------
Current Use:	Single Family structure
Subdivision:	----------

Proposed Property Zoning & Use:

Requested Zoning:	"C" Commercial
If Applicable PD Name:	----------
If Rezoning Total Acreage:	14.66 Ac.
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 X ☐ 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)

[X] Retail	[X] 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 YACOVETTA

Signature: [signature] **Date:** 9/3/17 10/14/17

Applicant, if different from Property Owner:

Print Name:

Signature: **Date:**

Project Representative or Consultant

Print Name:

Signature: **Date:**