



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:		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 checked="" type="checkbox"/> Annexation & Rezoning	<input checked="" 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 type="checkbox"/> Amendment to SIA or Recorded Plat	Application Assigned to:	
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Other: _____	Date:	

PROPERTY	Project Name: Annexation and Rezoning of 11964 Dransfeldt Road, Parker, Colorado 80134			
	Address or General Location: 11964 Dransfeldt Road, Parker, Colorado 80134			
	Section	<input checked="" type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Lot	
	Township		Block	
	Range		Filing No.	
Total Acres: Gross		4.37	Net	
Requested Application in Detail: Plaza Street Partners, LLC seeks to annex the property described above into the Town of Parker. In connection with the annexation, Plaza Street Partners, LLC is applying to zone the property within the Commercial zoning district and obtain a use by special review to accommodate a gas station on the property				

Property Owner of Record:	Applicant (if different from Property Owner):
Name: See Attached	Name: Bret A. Elliot, Ryanne Sass
Company:	Company: Plaza Street Partners, LLC
Address:	Address: 2400 W 75th St, Suite 220
	Prairie Village, KS 66208
Phone:	Phone: 314-882-7758 Fax:
Email:	Email: rsass@plazastreetpartners.com

Project Representative or Consultant:	For Subject Property, List Utility Providers
Name: Brian J. Connolly	Water: Parker Water & Sanitation District
Company: Otten Johnson	Sanitary Sewer: Parker Water & Sanitation District
Address: 950 17th Street Suite 1600	Electricity: Xcel
Denver, CO 80202	Gas: Xcel
Phone: 303-575-7589 Fax:	Telephone: Century Link
Email: bconnolly@ottenjohnson.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 Fire Rescue Fire Protection D

Current Property Zoning & Use:	Proposed Property Zoning & Use:
Zoning: Douglas County A-1	Requested Zoning: Commercial
IF PD, Specify Use:	If Applicable PD Name:
Current Use: Single Family Home (Vacant)	If Rezoning Total Acreage: 4.37
Subdivision:	Proposed Use: Gas station and strip center

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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Total residential dwelling units requested: _____
Indicate total number of units: _____ Single Family Detached: _____	Single Family Attached: _____
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
 Business/Professional Office
 Light Industrial
 Warehouse
 Other

Please provide additional descriptions as appropriate: **Retail Strip Center, Gas Station Convenience Store**

COMMERCIAL/INDUSTRIAL

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: **See Attached** Date: **See Attached**

Applicant, if different from Property Owner:

Print Name: _____, Plaza Street Partners, LLC
 Signature: **See Attached** Date: **See Attached**

Project Representative or Consultant

Print Name: **Brian J. Connolly, on behalf of Otten Johnson Robinson Neff + Ragonetti**
 Signature:  Date: **11/04/2020**

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: **Retail Strip Center, Gas Station Convenience Store**

What type of gross leasable square footage for each category indicated above?

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage

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 - Exhibit E: Vicinity Map of Project Site.

Property Owner of Record:

Print Name: _____

Signature: _____

Date: _____

Applicant, if different from Property Owner:

Print Name: *Bret A. Elliott*, Plaza Street Partners, LLC

Signature: *Bret A. Elliott*

Date: *11/3/20*

Project Representative or Consultant

Print Name: **Brian J. Connolly, on behalf of Otten Johnson Robinson Neff + Ragonetti**

Signature: _____

Date: _____



PARKER COLORADO

TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT LAND USE AND DEVELOPMENT APPLICATION

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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 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:

Section <input type="text"/>	<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Lot <input type="text"/>
Township <input type="text"/>		Block <input type="text"/>
Range <input type="text"/>		Filing No. <input type="text"/>
Total Acres: Gross <input type="text"/>	Net <input type="text"/>	

Requested Application in Detail:

Property Owner of Record:

Applicant (if different from Property Owner):

Name: <u>STEVEN SAWYER, TRUSTEE</u>	Name: _____
Company: <u>LENA MARY PARKER RESIDUAL TRUST</u>	Company: _____
Address: <u>3352 LAVENDER COVE</u>	Address: _____
<u>BULVERDE, TX 78163</u>	
Phone: <u>820-537-3551</u> Fax: _____	Phone: _____ Fax: _____
Email: <u>STEVEN@REGISTRATION.COM</u>	Email: _____

Project Representative or Consultant:

For Subject Property, List Utility Providers

Name: _____	Water: _____
Company: _____	Sanitary Sewer: _____
Address: _____	Electricity: _____
	Gas: _____
Phone: _____ Fax: _____	Telephone: _____
Email: _____	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: _____	Requested Zoning: _____
If PD, Specify Use: _____	If Applicable PD Name: _____
Current Use: _____	If Rezoning Total Acreage: _____
Subdivision: _____	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"/> Light Industrial	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Other	<input type="checkbox"/> 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
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Exhibit E: Vicinity Map of Project Site.				
Property Owner of Record:				
Print Name: <i>Steven Sawyer</i>				
Signature: 		Date:	<i>10/27/2020</i>	
Applicant, if different from Property Owner:				
Print Name:				
Signature:		Date:		
Project Representative or Consultant				
Print Name:				
Signature:		Date:		



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LAND USE AND DEVELOPMENT APPLICATION**

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Range <input type="text"/>		Filing No. <input type="text"/>
Total Acres: Gross <input type="text"/>	Net <input type="text"/>	

Requested Application in Detail:

Property Owner of Record:

Applicant (if different from Property Owner):

Name: HOWARD R. PETERSON
 Company: INDIVIDUAL
 Address: 426 FOREST DRIVE
LAVELLE KS 66049
 Phone: 719-641-0211 Fax: _____
 Email: HPETERSON@YAHOO.COM

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

Project Representative or Consultant:

For Subject Property, List Utility Providers

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

Water: _____
 Sanitary Sewer: _____
 Electricity: _____
 Gas: _____
 Telephone: _____
 Cable: _____
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Exhibit E: Vicinity Map of Project Site.

Property Owner of Record:

Print Name: HOWARD R. PEASLEE

Signature: *Howard R. Peaslee*

Date: 10/28/2020

Applicant, if different from Property Owner:

Print Name:

Signature:

Date:

Project Representative or Consultant

Print Name:

Signature:

Date: