



November 10, 2021
VIA REGISTERED US MAIL

Ms.EmilyWrenn, Clerk to Douglas County Commissioners
Douglas County
Office of the County Clerk & Recorder
100 Third Street
Castle Rock, CO 80104

SUBJECT: *Notification of Annexation Hearing by the Parker Town Council, In Accordance With
Section 31-12-108(2), C.R.S.*
Name of Proposed Annexation: *Kime Ranch Property*

Dear Ms. Wrenn:

The purpose of this letter is to give notice to Douglas County as required by Section 31-12-108(2), C.R.S. Please be advised that the hearing is scheduled for December 6, 2021, as described in the attachments. Enclosed are the following:

- *Resolution No. 21-043. A RESOLUTION SETTING THE DATE FOR CONSIDERATION OF THE ANNEXATION ORDINANCE FOR THE KIME RANCH PROPERTY FOR SECOND READING ON DECEMBER 6, 2021.*
- *Public Notice*
- *Vicinity Map*

Sincerely,

Chris Vanderpool
Town Clerk, Town of Parker

RESOLUTION NO. 21-043, Series of 2021

TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE KIME RANCH PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON DECEMBER 6, 2021, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the Kime Ranch Property, which is described on attached **Exhibit A** (the "Real Property");

WHEREAS, the Petitioner submitted to the Town a Petition for Annexation (the "Annexation Petition") concerning the Real Property;

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town, shall determine whether the Annexation Petition is in substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado (the "Town"), has satisfied itself concerning the compliance for the Annexation Petition with the requirements of C.R.S. § 31-12-107(1) and must now proceed to consider the proposed annexation of the Real Property to and by the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Annexation Petition for the proposed annexation of the Real Property into the Town substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on December 6, 2021, at the Town of Parker Town Hall, which is located at 20120 East Mainstreet, Parker, Colorado, 80138, to determine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105 or such part thereof as may be required to establish eligibility under the terms of Colorado Revised Statutes, Title 31, Article 12, Part 1, as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article II, Section 30, as amended.

Section 3. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this ____ day of _____, 2021.

TOWN OF PARKER, COLORADO

Jeff Toborg, Mayor

ATTEST:

Chris Vanderpool, Acting Town Clerk

EXHIBIT A

Legal Description of Parcel 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 23 BY A 3" BRASS CAP STAMPED "2690", AND AT THE NORTH QUARTER OF SECTION 23 BY A 1-1/2" BRASS CAP, SAID LINE BEARS N89°31'03"E.

BEGINNING AT THE EAST SIXTEENTH CORNER OF SECTION 23 AND SECTION 14, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, S00°21'26"E A DISTANCE OF 488.30 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE TOWN OF PARKER AS ANNEXED IN WILLOW POINTE ANNEXATION, RECORDED UNDER RECEPTION NO. 320260, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID EXISTING BOUNDARY, S89°31'03"W A DISTANCE OF 669.29 FEET, TO A POINT ON THE EAST LINE OF DALTON SUBDIVISION 3RD AMENDMENT, RECORDED UNDER RECEPTION NO. 2016082720, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

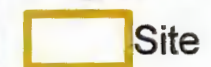
THENCE ON SAID EAST LINE, N00°20'45"W A DISTANCE OF 488.30 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE ON SAID NORTH LINE N89°31'03"E A DISTANCE OF 669.19 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 326,789 SQUARE FEET OR 7.5021 ACRES.



Legend



Site



Road

Narrative:

Proposed an
approximate
Dougals Co
Town of Parl
Rezoning to
Planned Dev

Planner: Julia D
Hearing Schedu

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission shall hold a public hearing concerning a Zoning request and Town Council shall hold public hearings concerning an Annexation request and the Zoning request, located on property described in Exhibits A and B and generally located north of the intersection of Mainstreet and Willow Park Drive, pursuant to the Town of Parker Land Development Ordinance.

The public hearings are to be held before the Planning Commission on November 4, 2021 at 7:00 P.M. and Town Council on December 6, 2021 at 7:00 P.M. or as soon as possible thereafter. The public hearings shall be held in the Council Chambers located in the Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Planning Department at 303.841.0353 or www.parkeronline.org/calendar.

ALL INTERESTED PERSONS MAY ATTEND.

Project Narrative

The applicant, PCS Group, on behalf of the owner, Century Land Holdings LLC., proposes to annex 7.5 acres of undeveloped land along East Mainstreet into the Town of Parker. The subject land will be consolidated with an adjoining 35.41-acre parcel known as Kime Ranch that is already in the Town and will be zoned Planned Development (PD) for residential use with a maximum 150 single-family residential lots. The project site is generally located north of the intersection of Mainstreet and Willow Park Drive. The project case can be found using the below QR Code.



Vicinity Map



Exhibit A

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 23 BY A 3" BRASS CAP STAMPED "2690", AND AT THE NORTH QUARTER OF SECTION 23 BY A 1-1/2" BRASS CAP, SAID LINE BEARS N89°31'03"E.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, S00°20'03"E A DISTANCE OF 488.30 FEET, TO THE SOUTHWESTERLY CORNER OF DALTON SUBDIVISION, 3RD AMENDMENT RECORDED UNDER RECEPTION NO. 2016082720 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID DALTON SUBDIVISION 3RD AMENDMENT AND ITS EXTENSION, N89°31'03"E A DISTANCE OF 1338.59 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE ON SAID EAST LINE, S00°21'26"E A DISTANCE OF 1081.72 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S85°28'12"W A DISTANCE OF 40.99 FEET;
2. S83°13'47"W A DISTANCE OF 1101.75 FEET;
3. N06°46'13"W A DISTANCE OF 12.00 FEET;
4. S83°06'16"W A DISTANCE OF 203.32 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE ON SAID WEST LINE, N00°20'03"W A DISTANCE OF 1216.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,542,483 SQUARE FEET OR 35.4105 ACRES.

**KIME RANCH ANNEXATION
TO THE TOWN OF PARKER**

Exhibit B

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ON SAID EXISTING BOUNDARY, S89°31'03"W A DISTANCE OF 669.29 FEET, TO A POINT ON THE EAST LINE OF DALTON SUBDIVISION 3RD AMENDMENT, RECORDED UNDER RECEPTION NO. 2016082720, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

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THENCE ON SAID NORTH LINE N89°31'03"E A DISTANCE OF 669.19 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 326,789 SQUARE FEET OR 7.5021 ACRES.