

NOTICE OF PUBLIC MEETING

Notice is hereby given that the property described in **EXHIBIT A**, and attached hereto, shall be considered at Public Hearings for a Rezoning request pursuant to the Town of Parker Land Development Ordinance.

The public meeting is to be held before the Town of Parker Planning Commission on February 27, 2014, at 7:00 P.M., or as soon as possible thereafter, and before the Town of Parker Town Council on March 17, 2014 at 7:00 PM, or as soon as possible thereafter. The public meeting shall be held in the Council Chambers at Parker Town Hall, 20120 East Mainstreet, Parker, Colorado. Further information is available through the Town Planning Department at (303) 841-0353.

All interested persons may attend.

EXHIBIT A Legal Descriptions

PARCEL 1 - 2.554 ACRES

LOT 1, BLOCK 7, CROWN POINT,
COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2 – 16.791 ACRES

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SECTION 3, T 6 S, R 66 W OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 3; THENCE N 00°06' 53" W, ALONG THE WEST LINE OF SAID NW1/4, A DISTANCE OF 830.04 FEET; THENCE EASTERLY, ALONG THE ARC OF A NON- TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°03'55", A RADIUS OF 1438.00 FEET, FOR AN ARC LENGTH OF 854.96 FEET (THE CHORD OF WHICH BEARS S 84°54'55" E, A DISTANCE OF 842.42 FEET); THENCE S 67°52'58" E, A DISTANCE OF 86.64 FEET TO THE WESTERLY RIGHT-OF - WA Y LINE OF STATE HIGHWAY NO. E-470; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES:

1. S 13°22'45" W, A DISTANCE OF 91.73 FEET;
2. S 10°45'44" E, A DISTANCE OF 133.84 FEET;
3. S 11°07'45" W, A DISTANCE OF 504.26 FEET TO THE SOUTHERLY LINE OF SAID NW1/4 OF SECTION 3;

THENCE S 89°29'45" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 824.18 FEET TO THE POINT OF BEGINNING; COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3 – 3.627 ACRES

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SECTION 3, T 6 S, R 66 W OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 3; THENCE N 89°29'45" E, ALONG THE SOUTHERLY LINE OF SAID NW1/4, A DISTANCE OF 1283.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. E-470 AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG SAID RIGHT -OF - WAY LINE, N 11°07'45" E, A DISTANCE OF 523.47 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°09'02", A RADIUS OF 730.00 FEET, FOR AN ARC DISTANCE OF 664.44 FEET TO THE SOUTHERLY LINE OF SAID NW1/4 OF SECTION 3; THENCE S 89°29'45" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 486.45 FEET TO THE POINT OF BEGINNING; COUNTY OF DOUGLAS, STATE OF COLORADO.

Petition for Annexation

**TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO**

*20120 East Mainstreet
Parker, CO 80138*

RE: PROPERTY KNOWN AS:

The Lighthouse at Crown Point

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

(See Exhibit A attached hereto and incorporated herein by this reference.)

Your Petitioners further state as follows:

1. That it is desirable and necessary that such area be annexed to the Town of Parker, Colorado.
2. That the area sought to be annexed meets the requirements of Sections 31-12-104 and 105, as amended, of the Municipal Annexation Act of 1965, in that:
 - a. Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed will be contiguous with the existing boundaries of the Town of Parker, Colorado.
 - b. A community of interest exists between the area proposed to be annexed and the Town of Parker, Colorado.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future and said area is integrated or is capable of being integrated with the Town of Parker, Colorado.
 - d. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - ii. Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - e. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
 - f. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of same to another school district.
 - g. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Parker more than three (3) miles in any direction from any point of the Town's boundary in any one (1) year.
 - h. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.
 - i. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Parker.

Petition for Annexation

3. That attached hereto and incorporated herein by reference are four (4) prints of the annexation map, containing the following information:
 - a. A written legal description of the boundaries of the area proposed to be annexed.
 - b. A map showing the boundary of the area proposed to be annexed.
 - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Parker and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
4. That the Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
5. That all of the Petitioners signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.
6. That this Petition for Annexation satisfies the requirements of Article II, Section 30 of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the Town of Parker.
7. That upon the annexation ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town of Parker, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.
8. Petitioners understand that the Town of Parker does not provide municipal water and sewer service, and connection to water and sewer requires inclusion into the Parker or Cottonwood Water and Sanitation District.
9. No vested rights to use or to develop the property in any particular way, as defined in Section 24-68-101 et seq., C.R.S., have been acquired by Petitioners from any governmental entity. Petitioners waive any vested land use rights attached to any or all of the property.
10. The Petitioners acknowledge that upon annexation of the property to the Town, the property, the owners thereof, and uses thereon will be subject to all taxes and fees imposed by the Town. The property, the owners thereof, and the uses thereon are also bound by any voter authorization under Art. X, §20 of the Colorado Constitution adopted prior to annexation of the property. The Petitioners waive any claims they may have under Art. X, §20 of the Colorado Constitution related to such taxes and fees.

Therefore, your Petitioners respectfully request that the Town Council of the Town of Parker, Colorado, approve the annexation of the area proposed to be annexed.

Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

That he was the circulator of the foregoing Petition for Annexation of lands to the Town of Parker, Colorado, consisting of pages, including this page, and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

[Signature]
Circulator

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing Affidavit of Circulator was subscribed, sworn to, and acknowledged before me this 17th day of May, 2013 by RANDY C BRYANT.

My commission expires: 06.25.2013

Michelle Laato
Notary Public

Petition for Annexation

PETITION: The Lighthouse at Crown Point
(Annexation Name)

[Note: Add lines for all land owning petitioners who are requesting annexation]

Signature of Landowner	Date of Signature	Mailing Address of Landowner	Legal Description of Land Owned
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William M. Moore 6/3/13

5272 Red Pass Court

Castle Rock, CO 80108

(303) 967-2698

Tract in S1/2NW1/4 Lying west of E-470

3-6-66 16.834 AM/L MTD 0469468

William H. Moore 6/3/13

5272 Red Pass Court

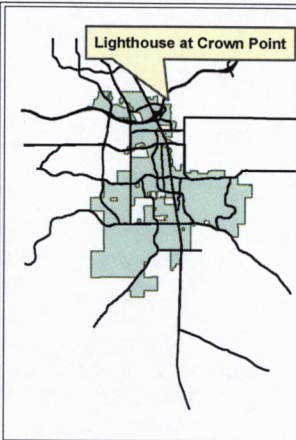
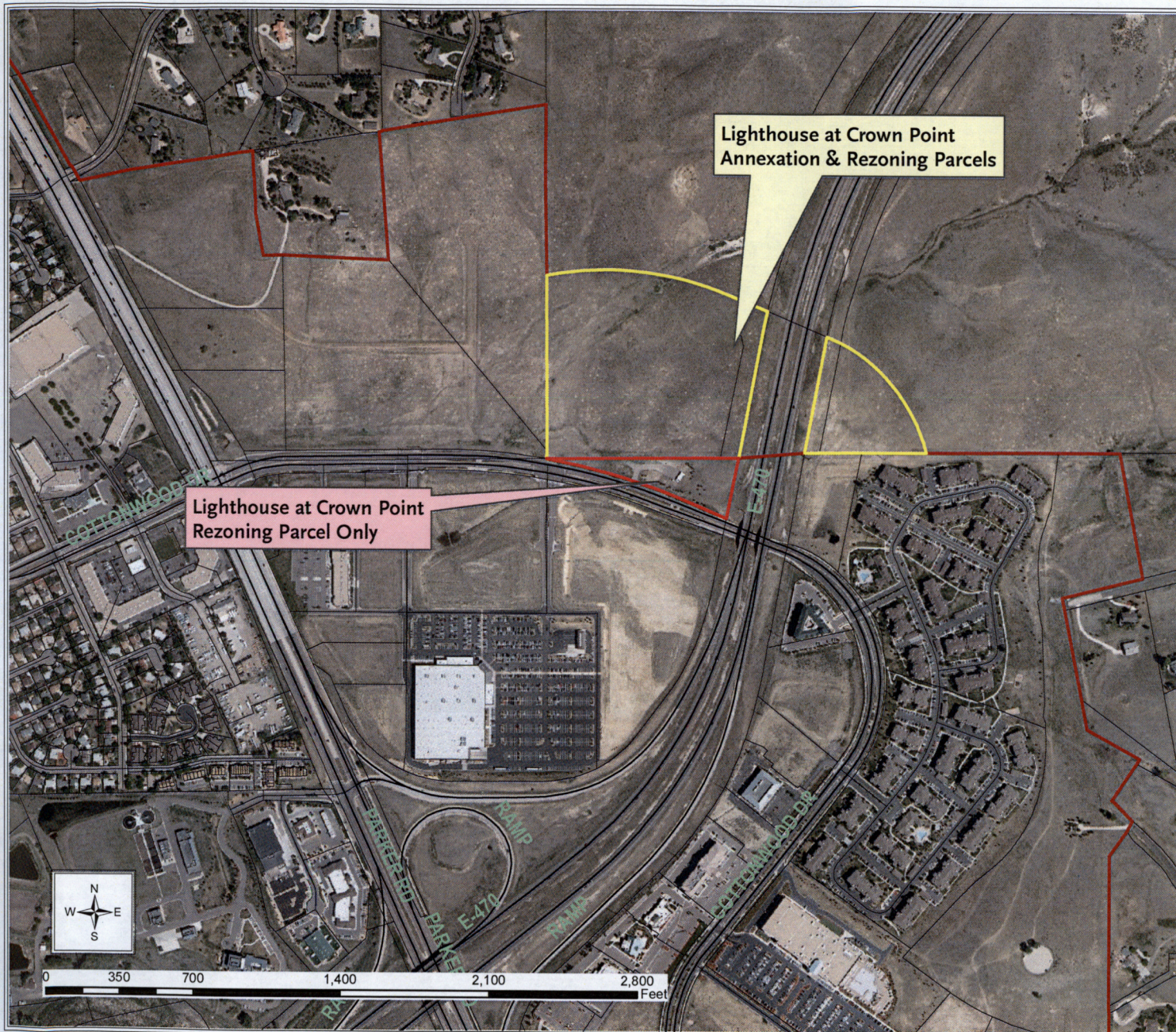
Castle Rock, CO 80108

(303) 967-2698

Tract in SE1/4NW1/4 Lying east of E-470

3-6-66 3.451 AM/L 0469474

[illegible]



Legend

- Town Boundary
- Site
- Roads

Narrative:

Proposed annexation and zoning of two parcels. Parcel 1, west of E-470, is 16.79 acres, and would contain a multi-family residential land use area. Parcel 2, east of E-470 is 3.63 acres, and would be dedicated at Open Space. Parcel 3 is already annexed, and would be moved into the Lighthouse at Crown Point Planned Development Zoning District.

Planner: Patrick Mulready
Hearing Schedules:

Planning Commission:
February 27, 2014

Town Council:
March 17, 2014