



November 19, 2014
VIA REGISTERED US MAIL

Ms. Melissa Pelletier, 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: *Compark South Annexation*

Dear Ms. Pelletier:

The purpose of this letter is to inform Douglas County about the public hearing for the annexation ordinance scheduled by the Town of Parker Town Council concerning the above referenced application. Under Colorado Law, municipalities conducting hearings on proposed annexations are required to notify County Governments, special taxing districts, schools and Title 32 districts of the proposed hearing. This notice satisfies the Town's requirement under Colorado Revised Statutes.

Please be advised that the public hearing for the annexation ordinance is scheduled for January 5, 2015. For reference, a copy of the following has been enclosed:

- *Public Hearing Notice (Compark South Property),*
- *Resolution No. 14-056, setting the Public Hearing Date for the Annexation Hearing, and*
- *Vicinity Map*

If you have any questions, please do not hesitate to contact me.

Sincerely,

Patrick Mulready, Senior Planner
Town of Parker Community Development Department

Enclosures

PUBLIC HEARING NOTICE

Notice is hereby given that the Parker Town Council passed the following resolution setting the date for consideration of the annexation ordinance for the Parker Road Enclave property for second reading.

RESOLUTION NO. 14-056

A RESOLUTION TO DETERMINE THAT THE COMPARK SOUTH ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR JANUARY 5, 2015

The Town Council of the Town of Parker, Colorado Resolves:

The Town Council finds that the ordinance to annex the Property will be considered for second reading by the Town Council on January 5, 2015, 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 Colo. Rev. Stat. § 31-12-106 or such part thereof as may be required to establish eligibility under the terms of 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.

Legal Description (Exhibit A)

The Town Council hereby sets a second reading for the annexation ordinance on January 5, 2015 at 7:00 p.m. or as soon as possible thereafter, at 20120 East Mainstreet, Parker, Colorado and directs the Town Clerk to publish and give notice as required by state law and Town Ordinance.

Done at a meeting of the Parker Town Council held on November 17, 2014, and approved by a vote of 6 for and 0 against.

-S-

Mike Waid, Mayor

ATTEST:

-S-

Carol Baumgartner, Town Clerk

Any person may appear at such hearing and present evidence upon any matter to be determined by the governing body.

RESOLUTION NO. 14-056, Series of 2014

TITLE: A RESOLUTION TO DETERMINE THAT THE COMPARK SOUTH ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR JANUARY 5, 2015

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the Compark South property, which is described on attached **Exhibit A**.

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town of Parker, Colorado, hereby determines that the proposed annexation of the real property described in Exhibit A is in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado, has satisfied itself concerning the substantial compliance for the proposed annexation to and by the Town of Parker, Colorado.

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

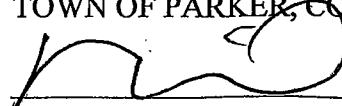
Section 1. The proposed annexation of the real property described in Exhibit A substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on January 5, 2015, 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 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 living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County, may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 17th day of November 2015.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:

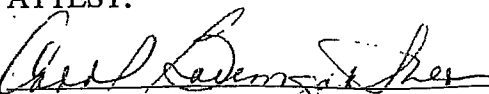

Carol Baumgartner, Town Clerk

EXHIBIT A

LEGAL DESCRIPTION - ANNEXATION

PART OF LOTS 19, AND 20, ALL OF LOTS 21, 22, AND 23, AND THAT 40-FOOT RIGHT OF WAY, GREEN ACRES SUBDIVISION RECORDED IN BOOK 1152 AT PAGE 883, AT RECEPTION NO. 105760 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO BEAR NORTH $00^{\circ}29'49''$ WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH $00^{\circ}29'49''$ WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE 1216.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT BOOK 902 AT PAGE 576 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) NORTH $72^{\circ}48'01''$ EAST A DISTANCE OF 328.26 FEET;
- 2) NORTH $73^{\circ}02'20''$ EAST A DISTANCE OF 596.76 FEET;
- 3) NORTH $77^{\circ}03'02''$ EAST A DISTANCE OF 576.89 FEET;
- 4) NORTH $83^{\circ}04'45''$ EAST A DISTANCE OF 573.61 FEET;
- 5) NORTH $85^{\circ}05'07''$ EAST A DISTANCE OF 380.93 FEET;
- 6) NORTH $86^{\circ}06'18''$ EAST A DISTANCE OF 574.74 FEET;
- 7) SOUTH $87^{\circ}52'51''$ EAST A DISTANCE OF 578.89 FEET;
- 8) SOUTH $81^{\circ}41'15''$ EAST A DISTANCE OF 612.23 FEET;
- 9) SOUTH $72^{\circ}31'23''$ EAST A DISTANCE OF 371.41 FEET TO A POINT ON A CURVE;
- 10) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $10^{\circ}57'27''$, A RADIUS OF 3005.03 FEET, AN ARC LENGTH OF 574.70 FEET, THE CHORD OF WHICH BEARS SOUTH $67^{\circ}01'44''$ EAST, A DISTANCE OF 573.82 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056842 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH $21^{\circ}56'14''$ WEST, A DISTANCE OF 91.83 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $43^{\circ}58'01''$, A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 153.47 FEET, THE CHORD OF WHICH BEARS SOUTH $43^{\circ}55'15''$ WEST, A DISTANCE OF 149.74 FEET;
- 3) SOUTH $65^{\circ}54'15''$ WEST, A DISTANCE OF 75.57 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $24^{\circ}33'38''$, A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 85.73 FEET, THE CHORD OF WHICH BEARS SOUTH $78^{\circ}11'04''$ WEST, A DISTANCE OF 85.08 FEET;
- 5) NORTH $89^{\circ}32'07''$ WEST, A DISTANCE OF 9.07 FEET TO A POINT OF CURVATURE;
- 6) ALONG THE ARC OF A CURVE TO THE THE LEFT HAVING A CENTRAL ANGLE OF $12^{\circ}56'47''$, A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 45.19 FEET, THE CHORD OF WHICH BEARS SOUTH $83^{\circ}59'30''$ WEST, A DISTANCE OF 45.10 FEET;
- 7) SOUTH $77^{\circ}31'06''$ WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;
- 8)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $09^{\circ}27'04''$, A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH $82^{\circ}14'38''$ WEST, A DISTANCE OF 82.38 FEET;
- 9) SOUTH $86^{\circ}58'10''$ WEST, A DISTANCE OF 149.33 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2010056677 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THIRTEEN (13) COURSES:

- 1) SOUTH $86^{\circ}58'10''$ WEST, A DISTANCE OF 158.86 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $33^{\circ}25'14''$, A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 116.66 FEET THE CHORD OF WHICH BEARS SOUTH $70^{\circ}15'33''$ WEST, A DISTANCE OF 115.01 FEET;
- 3) SOUTH $53^{\circ}32'56''$ WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 125.00 FEET, A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH $06^{\circ}19'20''$ WEST, A DISTANCE OF 183.51 FEET;
- 5) SOUTH $40^{\circ}54'16''$ EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;

- 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $23^{\circ}16'42''$, A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH $52^{\circ}32'37''$ EAST, A DISTANCE OF 20.17 FEET;
- 7) SOUTH $64^{\circ}10'58''$ EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $43^{\circ}29'20''$, A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH $42^{\circ}26'18''$ EAST, A DISTANCE OF 37.05 FEET;
- 9) SOUTH $20^{\circ}41'38''$ EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $20^{\circ}09'03''$, A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH $10^{\circ}38'24''$ EAST, A DISTANCE OF 34.99 FEET;
- 11) SOUTH $00^{\circ}32'10''$ EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $47^{\circ}17'03''$, A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH $23^{\circ}06'21''$ WEST, A DISTANCE OF 80.20 FEET;
- 13) SOUTH $46^{\circ}44'52''$ WEST, A DISTANCE OF 59.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH $87^{\circ}49'36''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.69 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

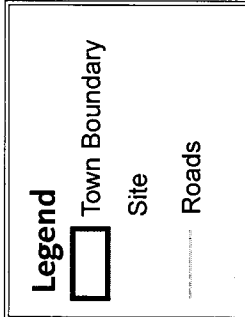
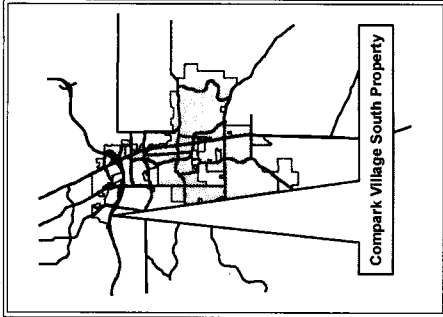
- 1) NORTH $00^{\circ}17'09''$ EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 30.03 FEET;
- 2) SOUTH $87^{\circ}55'13''$ WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 626.74 FEET;
- 3) SOUTH $00^{\circ}42'41''$ WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH $87^{\circ}55'13''$ WEST, ALONG SAID SOUTH LINE A DISTANCE OF 710.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;
THENCE SOUTH $87^{\circ}54'53''$ WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 1085.68 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 6,539,146 SQUARE FEET OR 150.118 ACRES, MORE OR LESS.

Compark Village South

Resolution Accepting Annexation Petitions & Setting Public Hearing Date



Narrative:
Compark Village South is a 150.1 acre parcel proposing to annex and obtain a zoning which would allow for single family residential, attached single family residential and commercial.

Planner: Patrick Mulready
Hearing Schedules:
Resolution Setting Hearing Date:
November 17, 2017
Planning Commission:
December 11, 2014
Town Council:
January 5, 2015

