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NOV 30 2015

PER *C. Meener*
CLERK & RECORDER DEPT

November 24, 2015
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: *Alcorn Street Parcels*

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 19, 2015**. For reference, a copy of the following has been enclosed:

- *Public Hearing Notice (Alcorn Street Parcels),*
- *Resolution Nos. 15-075, 15-076 and 15-077, setting the Public Hearing Date for the Annexation Hearing for all three adjacent parcels, and*
- *Annexation Maps.*

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

Sincerely,

Patrick Mulready, Senior Planner
Town of Parker Community Development Department

Enclosures

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RESOLUTION NO. 15-075, Series of 2015

TITLE: A RESOLUTION TO DETERMINE THAT THE 6429 ALCORN STREET PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR JANUARY 19, 2016

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the 6429 Alcorn Street 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:

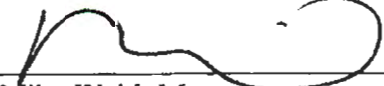
Section 1. The proposed annexation of the real property described in Exhibit A substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on January 19, 2016, 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.

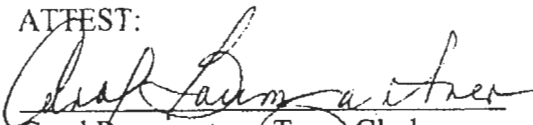
Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County, may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 16th day of November, 2015.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk

SURVEYORS LEGAL DESCRIPTION

EXHIBIT A

Lot 1, Block 1, Parker Heights - Filing No.1 as recorded under Reception No. 113057 of the Douglas County Clerk and Records Office, and a Parcel of land located in the Northwest Quarter of Section 15, Township 6 South, Range 66 West of the 6th P.M., County of Douglas, State of Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 15 being monumented with a found 3.25" aluminum cap flush with ground stamped PLS 30109, whence the Northwest Corner of said Section 15 being monumented with a found 3.25" aluminum cap in range box stamped PLS 19003, bears S 89°29'01" W, a distance of 2643.42 feet; Thence along the Northerly line of said Northwest Quarter, S 89°29'01" W, a distance of 441.75 feet to a point being the Northeast Corner of a parcel of land as described under Reception No. 2007022588 of said Clerk's Office, said point also being the Northwest Corner of said Lot 1, Block 1, said point also being the POINT OF BEGINNING:

Thence along the common line of said Reception No. 2007022588 and Lot 1, Block 1, S 40°11'57" E, a distance of 201.62 feet to the most Easterly Corner of said Reception No. 2007022588, said point also being the Southwest Corner of said Lot 1, Block 1, said point also being on the Northerly Right-of-Way line of Alcorn Avenue as platted under Reception No. 113057 of said Clerk's Office; Thence along said Northerly Right-of-Way line and the Westerly Right-of-Way line of South Alcorn Street as platted under Reception No. 113057 the following two courses: 1) On a non-tangent curve to the left with a radius of 130.00 feet, a central angle of 50°11'02", an arc length of 113.86 feet, whose chord bears S 24°36'15" W, a distance of 110.26 feet; 2) S 00°29'16" E, a distance of 43.90 feet to a point being the Southeast Corner of said Reception No. 2007022588, said point also being the Northeast Corner of a parcel of land recorded under Reception No. 2011013028 of said Clerk's Office; Thence along the Southerly line of said Reception No. 2007022588, said line also being the Northerly line of said Reception No. 2011013028, S 89°30'44" W, a distance of 108.40 feet to a point being the Southeast Corner of Colorado Department of Transportation Parcel No. 64 as recorded under Book 847 at Page 361 of said Clerk's Office, said point also being the Northeast Corner of Colorado Department of Transportation Parcel No. 65 recorded under Book 768 at Page 736 of said Clerk's Office; Thence along the Easterly line of said Parcel No. 64, N 16°07'16" W, a distance of 268.16 feet to a point on the Southeasterly line of a Town of Parker ROW Parcel No. 36 as recorded under Reception No. 2001050511 of said Clerk's Office; Thence along said Southeasterly line, N 26°15'01" E, a distance of 45.44 feet to a point being the Northeasterly Corner of said Parcel No. 36, said point also being on the Northerly line of the Northwest Quarter of Section 15; Thence along said Northerly line, also being the Northerly line of said Reception No. 2007022588, N 89°29'01" E, a distance of 78.16 feet to the POINT OF BEGINNING.

The above described combined parcel contains 57,365 Square Feet or 1.32 Acres more or less.

15.012

RESOLUTION NO. 15-076, Series of 2015

TITLE: A RESOLUTION TO DETERMINE THAT THE 11895 S. ALCORN STREET AND 11897 S. ALCORN STREET PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR JANUARY 19, 2016

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the 11895 S. Alcorn Street and 11897 S. Alcorn Street 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:

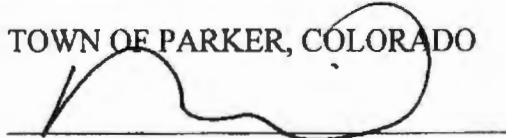
Section 1. The proposed annexation of the real property described in Exhibit A substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on January 19, 2016, 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.

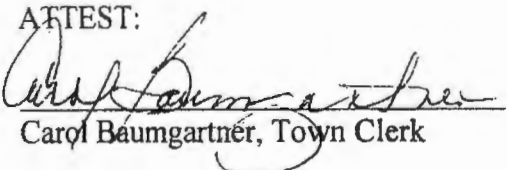
Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County, may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 16th day of November, 2015.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk

SURVEYORS LEGAL DESCRIPTION

A Parcel of located in the Northwest Quarter of Section 15, Township 6 South, Range 66 West of the 6th P.M., County of Douglas, State of Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 15 being monumented with a found 3.25" aluminum cap flush with ground stamped PLS 30109, whence the Northwest Corner of said Section 15 being monumented with a found 3.25" aluminum cap in range box stamped PLS 19003, bears S 89°29'01" W, a distance of 2643.42 feet; Thence S 50°27'23" W, a distance of 644.82 feet to a point being the Northeast Corner of a parcel of land as described under Reception No. 2011037128, said point also being the Southeast Corner of a parcel of land as described under Reception No. 2011013028, said point also being on the Westerly Right-of-Way line of South Alcorn Street as platted under Reception No. 113057 all in the Douglas County Clerk and Records Office, said point also being the POINT OF BEGINNING:

Thence along the said Westerly Right-of-Way line, also being the Easterly line of said Reception No. 2011037128, S 00°29'16" E, a distance of 142.26 feet to the Southeast Corner of said Reception No. 2011037128, said point also being on the Northerly Right-of-Way line of East Baldwin Ave as platted under said Reception No. 113057; Thence along said southerly line of said Reception No. 2011037128 the following two courses:

1) N 68°59'11" W, a distance of 49.82 feet; 2) Along a curve to the left with a radius of 130.00 feet, a central angle of 12°29'44", an arc length of 28.35 feet, whose chord bears N 75°14'03" W, a distance of 28.30 feet to a point on the Easterly line of Colorado Department of Transportation Parcel No. 66 as recorded under Book 847 at Page 361 of said Clerk's Office;

Thence along said Easterly line N 08°49'26" W, a distance of 117.80 feet to a point on the Northerly line of said Reception No. 2011037128, said point also being on the Southerly line of said Reception No. 2011013028, said point also being the Northeast Corner of said Parcel 66; Thence along said Northerly and Southerly lines N 89°30'44" E, a distance of 90.73 feet to the POINT OF BEGINNING.

The above described parcel contains 10435 Square Feet or 0.24 Acres more or less.

RESOLUTION NO. 15-077, Series of 2015

TITLE: A RESOLUTION TO DETERMINE THAT THE 11905 S. ALCORN STREET PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR JANUARY 19, 2016

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the 11905 S. Alcorn Street 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 19, 2016, 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.

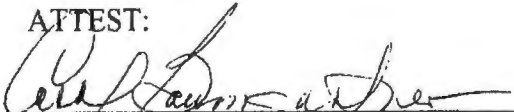
Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County, may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 16th day of November, 2015.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk

SURVEYORS LEGAL DESCRIPTION

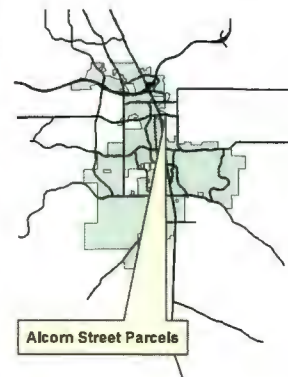
A Parcel of located in the Northwest Quarter of Section 15, Township 6 South, Range 66 West of the 6th P.M., County of Douglas, State of Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 15 being monumented with a found 3.25" aluminum cap flush with ground stamped PLS 30109, whence the Northwest Corner of said Section 15 being monumented with a found 3.25" aluminum cap in range box stamped PLS 19003, bears S 89°29'01" W, a distance of 2643.42 feet; Thence S 50°27'23" W, a distance of 644.82 feet to a point being the Southeast Corner of a parcel of land as described under Reception No. 2011013028, said point also being the Northeast Corner of a parcel of land as described under Reception No. 2011037128, said point also being on the Westerly Right-of-Way line of South Alcorn Street as platted under Reception No. 113057 all in the Douglas County Clerk and Records Office, said point also being the POINT OF BEGINNING:

Thence along the Southerly line of said Reception No. 2011013028, said point also being on the Northerly line of said Reception No. 2011037128, S 89°30'44" W, a distance of 90.73 feet to the Southeast corner of Colorado Department of Transportation Parcel No. 65 as recorded under Book 768 at Page 736 of said Clerk's Office;

Thence along the Easterly line of said Parcel 65, N 09°51'10" W, a distance of 108.59 feet to a point being the Northeast corner of said Parcel 65, said point also being on the Northerly line of said Reception No. 2011013028, said point also being on the Southerly line of Reception No. 2007022588 of said Clerk's Office; Thence along said Northerly and Southerly lines N 89°30'44" E, a distance of 108.40 feet to a point being the Northeast Corner of said Reception No. 2011013028, said point also being the Southeast Corner of said Reception No. 2007022588, said point also being on said Westerly Right-of-Way line of South Alcorn Street; Thence also said Westerly line S 00°29'16" E, a distance of 107.14 feet to the POINT OF BEGINNING.

The above described parcel contains 10667.5 Square Feet or 0.25 Acres more or less.



Legend

- Town Boundary
- Site
- Roads

Narrative:

Applicant seeks approval of a subdivision proposal to create 91 single family residential lots and 6 commercial pad sites on 52.9 acres of undeveloped land located at the northeast corner of Stroh Road and Parker Road.

Planner: Patrick Mulready
Hearing Schedules:

Planning Commission:
January 14, 2016

Town Council:
January 19, 2016



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Town Council shall hold public hearings concerning an Annexation and Rezone for the Alcorn Street Parcels, located on property described in Exhibits A, B and C, and generally located at the southeast corner of Parker Road and Lincoln Avenue, pursuant to the Town of Parker Land Development Ordinance.

The public hearings are to be held before the Planning Commission on January 8, 2016, at 7:00pm and Town Council on January 19, 2016, at 7:00pm, 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.

ALL INTERESTED PERSONS MAY ATTEND

SURVEYORS LEGAL DESCRIPTION

EXHIBIT A

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