



PARKER

C O L O R A D O

July 20, 2016

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: *Cottonwood Drive Property 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 **August 15, 2016**. For reference, a copy of the following has been enclosed:

- *Public Hearing Notice (Cottonwood Drive Property Annexation),*
- *Resolution No. 16-049, setting the Public Hearing Date for the Annexation Hearing, and*
- *Annexation Map.*

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

Sincerely,

Carolyn Parkinson, Planner I
Town of Parker Community Development Department

Enclosures

RESOLUTION NO. 16-049, Series of 2016

TITLE: A RESOLUTION TO DETERMINE THAT THE COTTONWOOD DRIVE PROPERTY SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR AUGUST 15, 2016

WHEREAS, the Petitioner Town of Parker owns certain real property in Douglas County, which is described on attached **Exhibit A**;

WHEREAS, pursuant to Colo. Rev. Stat. § 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 § 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 (the "Property"), substantially complies with Colo. Rev. Stat. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on August 15, 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.

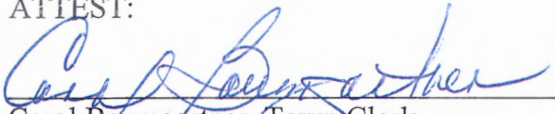
Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County,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

RESOLVED AND PASSED this 5th day of July, 2016.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:



Carol Baumgartner, Town Clerk

EXHIBIT A

A PARCEL OF LAND BEING TRACT I, COTTONWOOD SUBDIVISION FILING NO. 8, RECORDED AT RECEPTION NO. 317378 AND TRACT B, COTTONWOOD SOUTH, RECORDED AT RECEPTION NO. 2003029540 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4 WHENCE THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 00°27'16" EAST, A DISTANCE OF 2,656.98 FEET;

THENCE NORTH 11°22'51" WEST, A DISTANCE OF 1,025.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT I AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID TRACT I THE FOLLOWING (3) COURSES:

- 1) NORTH 17°13'42" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 840.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°32'47" EAST;
- 2) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'51", AN ARC LENGTH OF 227.94 FEET;
- 3) TANGENT TO SAID CURVE NORTH 89°00'04" EAST, A DISTANCE OF 262.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT B CONTINUING NORTH 89°00'04" EAST, A DISTANCE OF 703.39 FEET TO THE NORTHEAST CORNER OF SAID TRACT B AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°09'19" WEST;

THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID TRACTS B AND I THE FOLLOWING (5) COURSES:

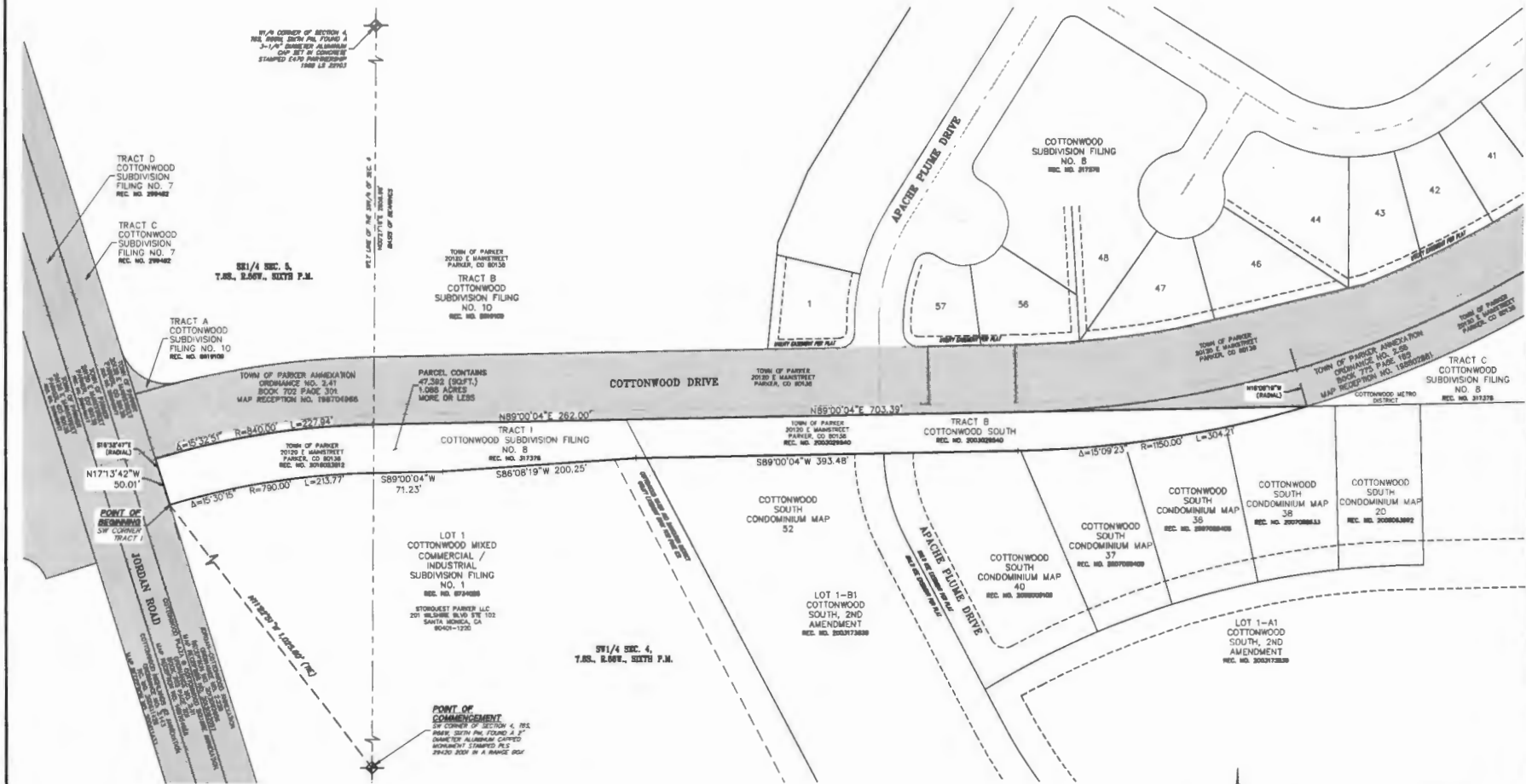
- 1) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°09'23", AN ARC LENGTH OF 304.21 FEET;
- 2) TANGENT TO SAID CURVE SOUTH 89°00'04" WEST, A DISTANCE OF 393.48 FEET;

- 3) SOUTH $86^{\circ}08'19''$ WEST, A DISTANCE OF 200.25 FEET;
- 4) SOUTH $89^{\circ}00'04''$ WEST, A DISTANCE OF 71.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 790.00 FEET;
- 5) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}30'15''$, AN ARC LENGTH OF 213.77 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.088 ACRES, (47,392 SQUARE FEET), MORE OR LESS

COTTONWOOD DRIVE - EAST OF JORDAN ROAD

ANNEXATION MAP TO THE TOWN OF PARKER
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4 AND THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND
 SECTION CORNER AS NOTED
 ANNEXATION BOUNDARY
 CONTIGUOUS BOUNDARY
 LOT OR PARCEL LINE
 ROW LINE
 SECTION LINE



SCALE 1"=50'	DATE 08/09/18	SHEET 2	PROJECT ANNEXATION MAP	PERSONNEL DESCRIPTION
388 East Harvard Ave., Suite 1 Littleton, Colorado 80120 Phone: (303) 711-1977 Fax: (303) 711-1977 www.aztecconsultants.com				
COTTONWOOD DR - E OF JORDAN RD ANNEXATION MAP DOUGLAS COUNTY, COLORADO THE TOWN OF PARKER 2020 EAST HANDBURY STREET, PARKER, CO 80138				
FOR AND ON BEHALF OF ALVEY CORSE PATE, INC.				