



February 23, 2017

***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:** *Newlin Gulch Boulevard Property Annexation  
Generally located at the northwest corner of Mainstreet and Newlin Gulch Blvd.*

**Dear Ms. Pelletier:**

The purpose of this letter is to inform Douglas County about the Public Hearing Date 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 hearing is scheduled for March 20, 2017. For reference, a copy of the following has been enclosed:

- *Public Hearing Notice & Vicinity Map*
- *Resolution No. 17-009, setting the Public Hearing Date for the Annexation Hearing.*

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

**Sincerely,**

**Ryan McGee, Associate Planner**

*Town of Parker Community Development Department*

*PM*

*Enclosures*

## **PUBLIC HEARING NOTICE**

Notice is hereby given that the Parker Town Council passed the following resolution setting a public hearing to consider the annexation of property known as the Newlin Gulch Boulevard Property.

### **RESOLUTION NO. 17-009**

A RESOLUTION SETTING THE DATE FOR CONSIDERATION OF THE ANNEXATION ORDINANCE FOR THE NEWLIN GULCH BOULEVARD PROPERTY ANNEXATION FOR SECOND READING ON March 20, 2017.

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

The Town Council finds that the ordinance to annex the Property will be considered on second reading by the Town Council on March 20, 2017, 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 on March 20, 2017, 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 January 17, 2017 and approved by a vote of 6 for and 0 against.

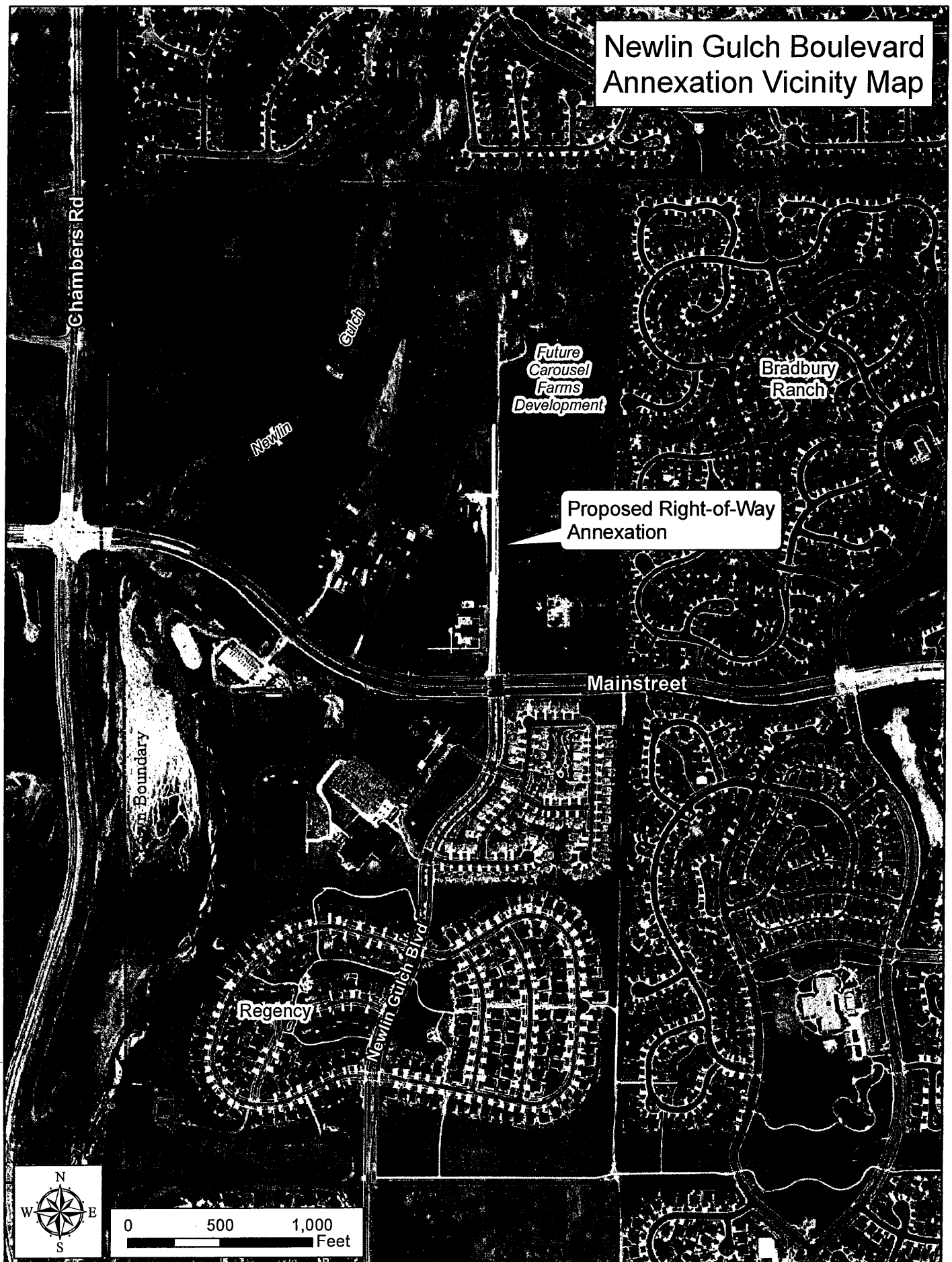
\_\_\_\_\_-S-\_\_\_\_\_Mike Waid, Mayor

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.

# Newlin Gulch Boulevard Annexation Vicinity Map



RESOLUTION NO. 17-009, Series of 2017

**TITLE: A RESOLUTION TO DETERMINE THAT THE NEWLIN GULCH BOULEVARD PROPERTY SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR MARCH 20, 2017**

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 March 20, 2017, 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 \_\_\_\_ day of \_\_\_\_\_, 2017.

TOWN OF PARKER, COLORADO

\_\_\_\_\_  
Mike Waid, Mayor

ATTEST:

\_\_\_\_\_  
Carol Baumgartner, Town Clerk

## EXHIBIT A

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 20, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 88°58'45" WEST, A DISTANCE OF 2655.13 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER NORTH 00°16'50" WEST, A DISTANCE OF 59.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MAINSTREET RECORDED AT RECEPTION NO. 2015052262 IN THE RECORDS OF THE DOUGLAS COUNTY, CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:

1. SOUTH 88°58'45" WEST, A DISTANCE OF 617.86 FEET;
2. NORTH 87°41'13" WEST, A DISTANCE OF 42.86 FEET TO THE SOUTHWEST CORNER OF CAROUSEL FARMS SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING;
3. SOUTH 88°56'45" WEST, A DISTANCE OF 47.05 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2016066050 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINES OF SAID PARCEL THE FOLLOWING (5) COURSES:

1. NORTH 46°43'06" EAST, A DISTANCE OF 29.15 FEET;
2. NORTH 04°22'46" EAST, A DISTANCE OF 118.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 730.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'01", AN ARC LENGTH OF 59.46 FEET;
4. TANGENT TO SAID CURVE NORTH 00°17'15" WEST, A DISTANCE OF 342.60 FEET;
5. NORTH 89°42'45" EAST, A DISTANCE OF 9.98 FEET TO THE WESTERLY LINE OF THE CAROUSEL FARMS ANNEXATION MAP TO THE TOWN OF PARKER RECORDED AT RECEPTION NO. 2014054647 IN SAID RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID ANNEXATION MAP THE FOLLOWING (2) COURSES:

1. SOUTH 00°20'11" EAST, A DISTANCE OF 539.21 FEET;
2. SOUTH 87°41'13" EAST, A DISTANCE OF 3.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.157 ACRES, (6,856 SQUARE FEET), MORE OR LESS.