



February 16, 2018

VIA REGISTERED US MAIL

Ms. Emily Wrenn, 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: *Village Center Drive Right-of-Way Property*

Dear Ms. Wrenn:

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 19, 2018. For reference, a copy of the following has been enclosed:

- *Resolution No. 18-008 setting the Public Hearing Date for the Annexation Hearing*
- *Vicinity Map*

Sincerely,

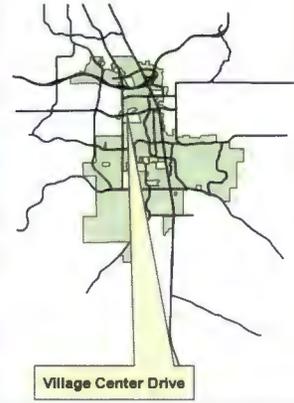
A handwritten signature in blue ink, appearing to read "Carol Baumgartner", is written over a light blue rectangular background.

Carol Baumgartner
Town Clerk, Town of Parker



PARKER
COLORADO

Village Center Drive
Annexation
Case No ANX17-006



Legend

-  Town Boundary
-  Property Boundary

Narrative:
The Town proposes to annex Village Center Drive Right-of-Way (ROW) located south of Lincoln Avenue and east of Jordan Road.

Planner:
Carolyn Parkinson
Hearing Schedules:

Town Council:
1st reading March 5, 2018
2nd reading March 19, 2018



RESOLUTION NO. 18-008, Series of 2018

TITLE: A RESOLUTION TO DETERMINE THAT THE VILLAGE CENTER DRIVE PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR MARCH 19, 2018

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 19, 2018, 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 _____, 2018.

TOWN OF PARKER, COLORADO

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

EXHIBIT A

A PARCEL OF LAND BEING ALL OF VILLAGE CENTER DRIVE, STONEGATE FILING NO. 17, RECORDED AT RECEPTION NO. 9517106 AND STONEGATE FILING NO. 19, RECORDED AT RECEPTION NO. 9537419, BOTH IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;

THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER SOUTH 01°42'36" EAST, A DISTANCE OF 1587.19 FEET;

THENCE NORTH 88°17'24" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID VILLAGE CENTER DRIVE AND THE **POINT OF BEGINNING**;

THENCE ALONG THE RIGHT-OF-WAY LINES OF SAID VILLAGE CENTER DRIVE THE FOLLOWING (18) COURSES:

1. NORTH 01°42'36" WEST, A DISTANCE OF 161.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
2. THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°38'14", AN ARC LENGTH OF 86.95 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 270.00 FEET;
3. THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'01", AN ARC LENGTH OF 58.20 FEET;
4. THENCE TANGENT TO SAID CURVE NORTH 66°18'09" EAST, A DISTANCE OF 192.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 330.00 FEET;
5. THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'56", AN ARC LENGTH OF 85.43 FEET;
6. THENCE TANGENT TO SAID CURVE NORTH 81°08'05" EAST, A DISTANCE OF 39.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 195.00 FEET;
7. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'04", AN ARC LENGTH OF 316.41 FEET;
8. THENCE TANGENT TO SAID CURVE NORTH 11°49'59" WEST, A DISTANCE OF 11.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;
9. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET TO THE SOUTHERLY LINE OF TRACT B SAID STONEGATE FILING NO. 19;
10. THENCE NON-TANGENT TO SAID CURVE ALONG SAID SOUTHERLY LINE NORTH 78°10'01" EAST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

11. THENCE DEPARTING SAID SOUTHERLY LINE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET;
12. THENCE TANGENT TO SAID CURVE SOUTH 11°49'59" EAST, A DISTANCE OF 11.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 255.00 FEET;
13. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'04", AN ARC LENGTH OF 413.76 FEET;
14. THENCE TANGENT TO SAID CURVE SOUTH 81°08'05" WEST, A DISTANCE OF 39.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 270.00 FEET;
15. THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'56", AN ARC LENGTH OF 69.90 FEET;
16. THENCE TANGENT TO SAID CURVE SOUTH 66°18'09" WEST, A DISTANCE OF 192.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 330.00 FEET;
17. THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°25'32", AN ARC LENGTH OF 94.60 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
18. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°26'17", AN ARC LENGTH OF 73.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.241 ACRES, (54,059 SQUARE FEET), MORE OR LESS.