



June 6, 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: *Pine Lane and Parker Road Property*

Dear Ms. Wrenn:

The purpose of this letter is to give notice to Douglas County as required by Section 31-12-108(2), C.R.S. Please be advised that the hearing is scheduled for July 2, 2018, as described in the attachments. Enclosed are the following:

- *Resolution No. 18-042. A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE PINE LANE/PARKER ROAD PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON JULY 2, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION*
- *Public Notice*
- *Annexation Petition*
- *Vicinity Map*

Sincerely,

Carol Baumgartner

Town Clerk, Town of Parker

RESOLUTION NO. 18-042, Series of 2018

TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE PINE LANE/PARKER ROAD PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON JULY 2, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION

WHEREAS, the Petitioners own a majority of certain real property in Douglas County commonly known as the Pine Lane/Parker Road Property, which is described on attached Exhibit A (the "Real Property");

WHEREAS, the Petitioners submitted to the Town a Petitions for Annexation (the "Annexation Petition") concerning the Real Property;

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town, shall determine whether the Annexation Petition is in substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado (the "Town"), has satisfied itself concerning the compliance for the Annexation Petition with the requirements of C.R.S. § 31-12-107(1) and must now proceed to consider the proposed annexation of the Real Property to and by the Town.

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

Section 1. The Annexation Petition for the proposed annexation of the Real Property into the Town substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on July 2, 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 Colorado Revised Statutes, 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 may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 21st day of May, 2018.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:



Carol Baumgartner, Town Clerk

EXHIBIT A

Legal Description

PARCEL 1

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 10, 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 WEST QUARTER CORNER OF SAID SECTION 10, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 89°47'29" EAST, A DISTANCE OF 2645.54 FEET;

THENCE S84°23'40"E, A DISTANCE OF 991.89 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF THE TOWN OF PARKER ORDINANCE 2.212 PINE LANE EAST ANNEXATION MAP, RECORDED AT RECEPTION NO. 2009096857 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE WITH THE EASTERLY LINE OF THE TOWN OF PARKER ORDINANCE 2.75 STATE HIGHWAY 83 ANNEXATION MAP, RECORDED AT RECEPTION NO. 9002842 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY LINE NORTH 89°16'50" EAST, A DISTANCE OF 666.45 FEET TO THE WESTERLY LINE OF THE TOWN OF PARKER ORDINANCE 2.208 PINE LANE ELEMENTARY SCHOOL ANNEXATION 1 ANNEXATION MAP, RECORDED AT RECEPTION NO. 2009096727 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°43'10" EAST, A DISTANCE OF 533.60 FEET TO THE NORTHERLY LINE OF THE TOWN OF PARKER ORDINANCE 2.168 PUBLIC SERVICE CREDIT UNION ANNEXATION MAP, RECORDED AT RECEPTION NO. 2006024808 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY LINE SOUTH 65°36'56" WEST, A DISTANCE OF 508.61 FEET TO SAID EASTERLY LINE OF THE TOWN OF PARKER ORDINANCE 2.75 STATE HIGHWAY 83 ANNEXATION MAP;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (3) COURSES:

1. NORTH 24°23'04" WEST, A DISTANCE OF 435.60 FEET;
2. NORTH 21°27'04" WEST, A DISTANCE OF 293.11 FEET;
3. NORTH 49°37'29" EAST, A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.381 ACRES, (408,647 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 SOUTH 89°03'35" WEST, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF THE MAHR ANNEXATION ORDINANCE NO. 2.48 TO THE TOWN OF PARKER RECORDED IN BOOK 755 AT PAGE 872 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY LINE NORTH 00°09'43" WEST, A DISTANCE OF 1,511.33 FEET TO THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY 83 ANNEXATION ORDINANCE NO. 2.77 TO THE TOWN OF PARKER RECORDED IN BOOK 896 AT PAGE 45 IN SAID RECORDS;

THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 27°25'46" EAST, A DISTANCE OF 207.50 FEET TO THE NORTHERLY LINE OF THE HICKEY ANNEXATION ORDINANCE NO. 2.49 TO THE TOWN OF PARKER RECORDED IN BOOK 755 AT PAGE 881 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID ANNEXATION ORDINANCE THE FOLLOWING (3) COURSES:

1. SOUTH 79°42'37" WEST, A DISTANCE OF 35.62 FEET;
2. SOUTH 00°09'43" EAST, A DISTANCE OF 824.76 FEET;
3. NORTH 87°39'49" EAST, A DISTANCE OF 401.29 FEET TO SAID SOUTHWESTERLY LINE OF SAID STATE HIGHWAY 83 ANNEXATION ORDINANCE NO. 2.77;

THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 24°20'11" EAST, A DISTANCE OF 186.69 FEET TO THE NORTHERLY LINE OF THE SUSSMAN ANNEXATION ORDINANCE NO. 2.80 TO THE TOWN OF PARKER RECORDED IN BOOK 959 AT PAGE 614 IN SAID RECORDS;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID ANNEXATION ORDINANCE THE FOLLOWING (2) COURSES:

1. SOUTH 69°34'01" WEST, A DISTANCE OF 191.76 FEET;
2. SOUTH 00°40'13" EAST, A DISTANCE OF 273.67 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°47'29" WEST, A DISTANCE OF 300.00 FEET TO THE WESTERLY LINE OF THE PINE LANE ANNEXATION ORDINANCE

NO. 2.86 TO THE TOWN OF PARKER RECORDED IN BOOK 1051 AT PAGE 527 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINES OF SAID ANNEXATION ORDINANCE THE FOLLOWING (2) COURSES:

1. SOUTH 00°09'13" EAST, A DISTANCE OF 32.75 FEET;
2. SOUTH 89°23'06" WEST, A DISTANCE OF 30.00 FEET TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE ALONG SAID WESTERLY LINE NORTH 00°09'13" WEST, A DISTANCE OF 32.96 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.170 ACRES, (268,759 SQUARE FEET), MORE OR LESS.

PUBLIC HEARING NOTICE FOR PINE LANE AND PARKER ROAD PROPERTY'S ANNEXATION

Notice is hereby given that the Town Council of the Town of Parker, Colorado, has by resolution set a public hearing regarding the Pine Lane and Parker Road Property's Annexation on July 2, 2018, at 7:00 p.m., or as soon thereafter as this matter can be heard, in the Town of Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado 80138. The purpose of the public hearing is to determine if the proposed annexation for the property described in this public notice complies with Article II, Section 30 of the Colorado Constitution and meets the applicable requirements of C.R.S. §§ 31-12-104 and 31-12-105. The Town Council Resolution No. 18-042, Series of 2018, reads as follows:

RESOLUTION NO. 18-042, Series of 2018

TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE PINE LANE/PARKER ROAD PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON JULY 2, 2018, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION

WHEREAS, the Petitioners own a majority of certain real property in Douglas County commonly known as the Pine Lane/Parker Road Property, which is described on attached **Exhibit A** (the "Real Property");

WHEREAS, the Petitioners submitted to the Town a Petitions for Annexation (the "Annexation Petition") concerning the Real Property;

WHEREAS, pursuant to C.R.S. § 31-12-107, this Town Council, sitting as the governing body of the Town, shall determine whether the Annexation Petition is in substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council of the Town of Parker, Colorado (the "Town"), has satisfied itself concerning the compliance for the Annexation Petition with the requirements of C.R.S. § 31-12-107(1) and must now proceed to consider the proposed annexation of the Real Property to and by the Town.

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

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SECTION 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on July 2, 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 Colorado Revised Statutes, 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 may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 21 day of May, 2018.

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Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

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Legal Notice No. 933420
First Publication: May 31, 2018
Last Publication: June 28, 2018
Publisher: Douglas County News-Press

Petition for Annexation

TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO
20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:

HGD of Parker LLC

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

(See Exhibit A attached hereto and incorporated herein by this reference.)

Your Petitioners further state as follows:

1. That it is desirable and necessary that such area be annexed to the Town of Parker, Colorado.
2. That the area sought to be annexed meets the requirements of Sections 31-12-104 and 105, as amended, of the Municipal Annexation Act of 1965, in that:
 - a. Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed will be contiguous with the existing boundaries of the Town of Parker, Colorado.
 - b. A community of interest exists between the area proposed to be annexed and the Town of Parker, Colorado.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future and said area is integrated or is capable of being integrated with the Town of Parker, Colorado.
 - d. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - ii. Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - e. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
 - f. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of same to another school district.
 - g. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Parker more than three (3) miles in any direction from any point of the Town's boundary in any one (1) year.
 - h. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.
 - i. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Parker.

3. That attached hereto and incorporated herein by reference are four (4) prints of the annexation map, containing the following information:
 - a. A written legal description of the boundaries of the area proposed to be annexed.
 - b. A map showing the boundary of the area proposed to be annexed.
 - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Parker and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
4. That the Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
5. That all of the Petitioners signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.
6. That this Petition for Annexation satisfies the requirements of Article II, Section 30 of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the Town of Parker.
7. That upon the annexation ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town of Parker, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.
8. Petitioners understand that the Town of Parker does not provide municipal water and sewer service, and connection to water and sewer requires inclusion into the Parker or Cottonwood Water and Sanitation District.
9. No vested rights to use or to develop the property in any particular way, as defined in Section 24-68-101 et seq., C.R.S., have been acquired by Petitioners from any governmental entity. Petitioners waive any vested land use rights attached to any or all of the property.
10. The Petitioners acknowledge that upon annexation of the property to the Town, the property, the owners thereof, and uses thereon will be subject to all taxes and fees imposed by the Town. The property, the owners thereof, and the uses thereon are also bound by any voter authorization under Art. X, §20 of the Colorado Constitution adopted prior to annexation of the property. The Petitioners waive any claims they may have under Art. X, §20 of the Colorado Constitution related to such taxes and fees.

Therefore, your Petitioners respectfully request that the Town Council of the Town of Parker, Colorado, approve the annexation of the area proposed to be annexed.

Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Parker, Colorado, consisting of _____ pages, including this page, and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Stacey Neizer
Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing Affidavit of Circulator was acknowledged before me this 6th day of March 2018, by Stacey Neizer.

My commission expires: 7-28-2021.

(SEAL)



Diane Y. Lewis
Notary Public

Petition for Annexation

TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO

20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:

Durham Douglas Properties, LLC

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

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Your Petitioners further state as follows:

1. That it is desirable and necessary that such area be annexed to the Town of Parker, Colorado.
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Therefore, your Petitioners respectfully request that the Town Council of the Town of Parker, Colorado, approve the annexation of the area proposed to be annexed.

Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

(SEAL)

Notary Public

Petition: Durham Douglas Properties LLC

Legal Description of Property:

Lot 2 of Peakview Center Amended situated in the Southwest Quarter of Section 10, Township 6 South and Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado

Mailing Address of Landowner:

7217 Spring Creek Cir

Niwot CO 80503

Tim BATV

Petition for Annexation

PETITION:

Annexation Name: Tim BAKER

[Note: Add lines for all land owning petitioners who are requesting annexation]

[illegible]

Petition for Annexation

**TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO**

20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:

Mile High Harley Davidson
6250 & 6280 E Pine Lane
Parker, CO 80138

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

(See Exhibit A attached hereto and incorporated herein by this reference.)

Your Petitioners further state as follows:

1. That it is desirable and necessary that such area be annexed to the Town of Parker, Colorado.
2. That the area sought to be annexed meets the requirements of Sections 31-12-104 and 105, as amended, of the Municipal Annexation Act of 1965, in that:
 - a. Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed will be contiguous with the existing boundaries of the Town of Parker, Colorado.
 - b. A community of interest exists between the area proposed to be annexed and the Town of Parker, Colorado.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future and said area is integrated or is capable of being integrated with the Town of Parker, Colorado.
 - d. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - ii. Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - e. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
 - f. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of same to another school district.
 - g. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Parker more than three (3) miles in any direction from any point of the Town's boundary in any one (1) year.
 - h. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.
 - i. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Parker.

3. That attached hereto and incorporated herein by reference are four (4) prints of the annexation map, containing the following information:
 - a. A written legal description of the boundaries of the area proposed to be annexed.
 - b. A map showing the boundary of the area proposed to be annexed.
 - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Parker and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
4. That the Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
5. That all of the Petitioners signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.
6. That this Petition for Annexation satisfies the requirements of Article II, Section 30 of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the Town of Parker.
7. That upon the annexation ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town of Parker, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.
8. Petitioners understand that the Town of Parker does not provide municipal water and sewer service, and connection to water and sewer requires inclusion into the Parker or Cottonwood Water and Sanitation District.
9. No vested rights to use or to develop the property in any particular way, as defined in Section 24-68-101 et seq., C.R.S., have been acquired by Petitioners from any governmental entity. Petitioners waive any vested land use rights attached to any or all of the property.
10. The Petitioners acknowledge that upon annexation of the property to the Town, the property, the owners thereof, and uses thereon will be subject to all taxes and fees imposed by the Town. The property, the owners thereof, and the uses thereon are also bound by any voter authorization under Art. X, §20 of the Colorado Constitution adopted prior to annexation of the property. The Petitioners waive any claims they may have under Art. X, §20 of the Colorado Constitution related to such taxes and fees.

Therefore, your Petitioners respectfully request that the Town Council of the Town of Parker, Colorado, approve the annexation of the area proposed to be annexed.

Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Parker, Colorado, consisting of pages, including this page, and that the signature thereon was witnessed by your affiant and is the true signature of Catherine Potter, SVP General Counsel and Secretary.

Circulator

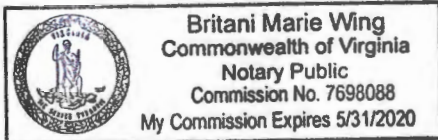
[ADI KUBO]

COMMON WEALTH OF VIRGINIA)
COUNTY OF Fairfax) ss.

The foregoing Affidavit of Circulator was acknowledged before me this 16th day of March 2018, by Adi Kubo.

My commission expires: 05.31.2020.

(SEAL)



Britani Marie Wing
Notary Public

PETITION: CARS MTI-1 L.P.

Legal Description of Property:

Lot 3-A of Peakview Center Amended situated in the Southwest Quarter of Section 10, Township 6 South and Range 66
West of the Sixth Principal Meridian, County of Douglas, State of Colorado

Mailing Address of Landowner:

8484 Westpark Drive, Suite 200
McLean, VA 22102-4909

CARS MTI-1 L.P.

a Delaware limited partnership

By: CARS MTISPE-1, INC.

a Delaware corporation
its General Partner

By: 

Name: Catherine Potter

Title: SVP, General Counsel & Secretary

Date: March 16, 2018

Petition for Annexation

TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO

20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:

HATTNER INVESTMENT GROUP LLC
TOWN HATTNER

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

(See Exhibit A attached hereto and incorporated herein by this reference.)

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2. That the area sought to be annexed meets the requirements of Sections 31-12-104 and 105, as amended, of the Municipal Annexation Act of 1965, in that:
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AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Parker, Colorado, consisting of _____ pages, including this page, and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Circulator

STATE OF COLORADO

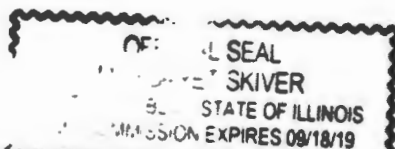
COUNTY OF COOK) ss.

The foregoing Affidavit of Circulator was acknowledged before me this 16 day of March, 2018 by _____.

My commission expires: 9-18-19

(SEAL)

Margaret Skiver
Notary Public



PETITION:

[Note: Add lines for all land owning petitioners who are requesting annexation]

G:\Planning\agreed\DRIP\Development Assistance Packets 2007\Annexation\AnnexationPetition.doc

Petition for Annexation

TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO

20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:

Peakview Parker, LLC

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

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Edward D. Chandler
Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing Affidavit of Circulator was acknowledged before me this 7th day of Feb, 2018, by Edward D. Chandler

My commission expires: 9-28-2021

(SEAL)



Diane Y. Lewis
Notary Public

Petition for Annexation

PETITION:

Parker & Pine Enclave Annexation
(Annexation Name)

[Note: Add lines for all land owning petitioners who are requesting annexation]

Signature of Landowner	Date of Signature	Mailing Address of Landowner	Legal Description of Land Owned
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Charles & Cheryl

2-7-18

2850 Walden St
Aurora, CO 80011

Lot 1A Peakview
Center 2nd Amendment

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Petition for Annexation

TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO
20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:

54 Jaber LLC

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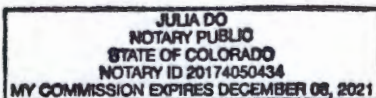
Chang H. Song
Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Douglas

The foregoing Affidavit of Circulator was acknowledged before me this 14th day of March, 2018, by Chang H. Song.

My commission expires: December 8, 2021

(SEAL)



[Signature]
Notary Public

PETITION:

[Note: Add lines for all land owning petitioners who are requesting annexation]

G:\Planning\scree\DRIP\Development Assistance Packets 2007\Annexation\AnnexationPetition.doc

Petition for Annexation

**TO: THE TOWN COUNCIL OF THE
TOWN OF PARKER, COLORADO**
20120 East Mainstreet
Parker, CO 80138

RE: PROPERTY KNOWN AS:
Lot 3, Gobbler's Nob

The undersigned landowners, in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petition the Town Council for annexation to the Town of Parker the following described unincorporated area situate and being in the County of Douglas, State of Colorado, to-wit:

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Petition for Annexation

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 - c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.
 - d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Parker and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
4. That the Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
5. That all of the Petitioners signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.
6. That this Petition for Annexation satisfies the requirements of Article II, Section 30 of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the Town of Parker.
7. That upon the annexation ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town of Parker, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the annexation ordinance.
8. Petitioners understand that the Town of Parker does not provide municipal water and sewer service, and connection to water and sewer requires inclusion into the Parker or Cottonwood Water and Sanitation District.
9. No vested rights to use or to develop the property in any particular way, as defined in Section 24-68-101 et seq., C.R.S., have been acquired by Petitioners from any governmental entity. Petitioners waive any vested land use rights attached to any or all of the property.
10. The Petitioners acknowledge that upon annexation of the property to the Town, the property, the owners thereof, and uses thereon will be subject to all taxes and fees imposed by the Town. The property, the owners thereof, and the uses thereon are also bound by any voter authorization under Art. X, §20 of the Colorado Constitution adopted prior to annexation of the property. The Petitioners waive any claims they may have under Art. X, §20 of the Colorado Constitution related to such taxes and fees.

Therefore, your Petitioners respectfully request that the Town Council of the Town of Parker, Colorado, approve the annexation of the area proposed to be annexed.

Whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That Meyer J. Sussman was the circulator of the foregoing Petition for Annexation of lands to the Town of Parker, Colorado, consisting of 4 pages, including this page, and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Meyer J. Sussman
Circulator

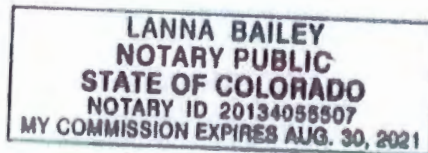
STATE OF COLORADO)
COUNTY OF Arapahoe) ss.

The foregoing Affidavit of Circulator was subscribed, sworn to, and acknowledged before me this 29th day of March, 2018, by Meyer J. Sussman.

My commission expires: 08/30/2021.

(SEAL)

Lanna Bailey
Notary Public



Petition for Annexation

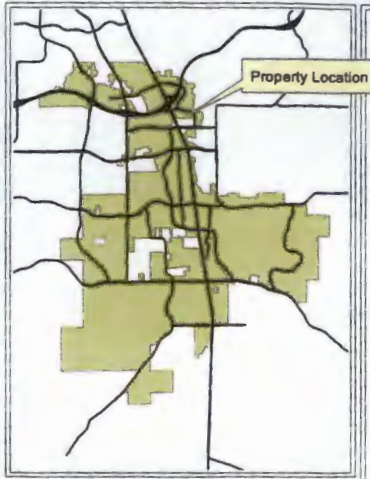
PETITION: Parker Road and Pine Lane Enclave Annexation
(Annexation Name)

[Note: Add lines for all land owning petitioners who are requesting annexation]

[illegible]

Parker and Pine Enclave Annexation

Annexation and Zoning



Legend

- Town Boundary
- Site
- Parcels

Narrative:
 Proposed enclave
 Annexation of the northwest
 and southeast corners
 of Parker Road and Pine
 Lane.

