



July 17, 2019

***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:** *Chambers Road No. 3 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 August 19, 2019, as described in the attachments. Enclosed are the following:

- *Resolution No. 19-044. A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE CHAMBERS ROAD NO. 3 PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON AUGUST 19, 2019, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION*
- *Vicinity Map*

**Sincerely,**

**Chris Vanderpool**

*Deputy Town Clerk, Town of Parker*

RESOLUTION NO. 19-044, Series of 2019

**TITLE: A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE CHAMBERS ROAD NO. 3 PROPERTY'S ANNEXATION PETITION WITH C.R.S. § 31-12-107 AND SETTING A PUBLIC HEARING ON AUGUST 19, 2019, FOR THE PURPOSE OF CONSIDERING SAID ANNEXATION**

WHEREAS, the Town of Parker (the "Petitioner") owns certain real property in Douglas County commonly known as the Chambers Road No. 3 Property, which is described on attached **Exhibit A** (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:

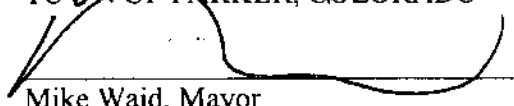
Section 1. The Annexation Petition for the proposed annexation of the Real Property into the Town substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 2. A public hearing on the eligibility of the Real Property to be annexed into the Town will be conducted on August 19, 2019, 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 11, Section 30, as amended.

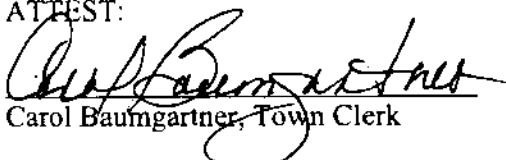
Section 3. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

RESOLVED AND PASSED this 20th day of July, 2019.

TOWN OF PARKER, COLORADO

  
Mike Waid, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

**EXHIBIT A**

**Legal Description for Chambers Road Annexation No. 3**

A PORTION OF TRACT W AND CHAMBERS ROAD AND EAST MAINSTREET, AS SHOWN ON AND DEDICATED BY, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 7, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005057700, TOGETHER WITH THE TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED AT RECEPTION NO. 2006070018, ALL IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 BEARS SOUTH 00°31'09" EAST, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO:

THENCE NORTH 27°55'59" WEST, A DISTANCE OF 524.63 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT W AND THE **POINT OF BEGINNING**.

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 89°46'42" WEST, A DISTANCE OF 120.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT W, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 9060.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°26'32" EAST;

THENCE ALONG SAID WESTERLY BOUNDARY NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'27", AN ARC LENGTH OF 246.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID CHAMBERS ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. NORTH 43°18'10" WEST, A DISTANCE OF 114.44 FEET;
2. NORTH 02°12'50" EAST, A DISTANCE OF 109.00 FEET;
3. NORTH 47°35'48" EAST, A DISTANCE OF 114.25 FEET;

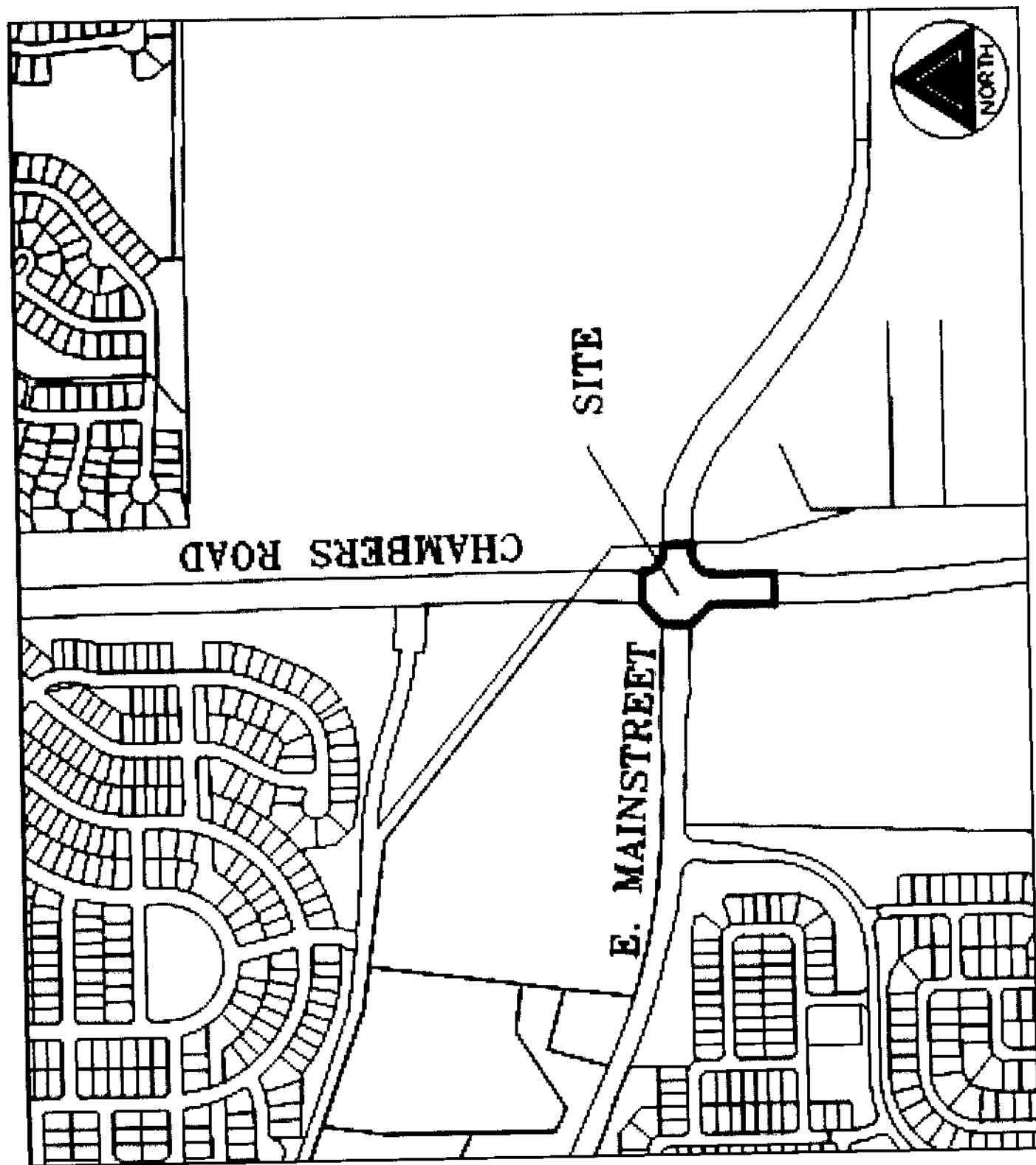
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°15'24" EAST, A DISTANCE OF 120.09 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID CHAMBERS ROAD, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 81.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 86°54'01" EAST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES;

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}59'56''$ , AN ARC LENGTH OF 129.44 FEET;
2. SOUTH  $87^{\circ}53'57''$  EAST, A DISTANCE OF 26.20 FEET;
3. SOUTH  $01^{\circ}14'39''$  EAST, A DISTANCE OF 109.19 FEET;
4. NORTH  $87^{\circ}53'37''$  WEST, A DISTANCE OF 32.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 81.50 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}50'12''$ , AN ARC LENGTH OF 129.21 FEET TO THE NORTHEAST CORNER OF SAID TRACT W AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 8940.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $88^{\circ}43'35''$  EAST;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT W, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}31'56''$ , AN ARC LENGTH OF 239.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.115 ACRES, (92,145 SQUARE FEET), MORE OR LESS.



## **VICINITY MAP**

SCALE 1" = 1000'