



September 6, 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: *E-470 Right-of-Way Northeast Property*

Dear Ms. Wrenn:

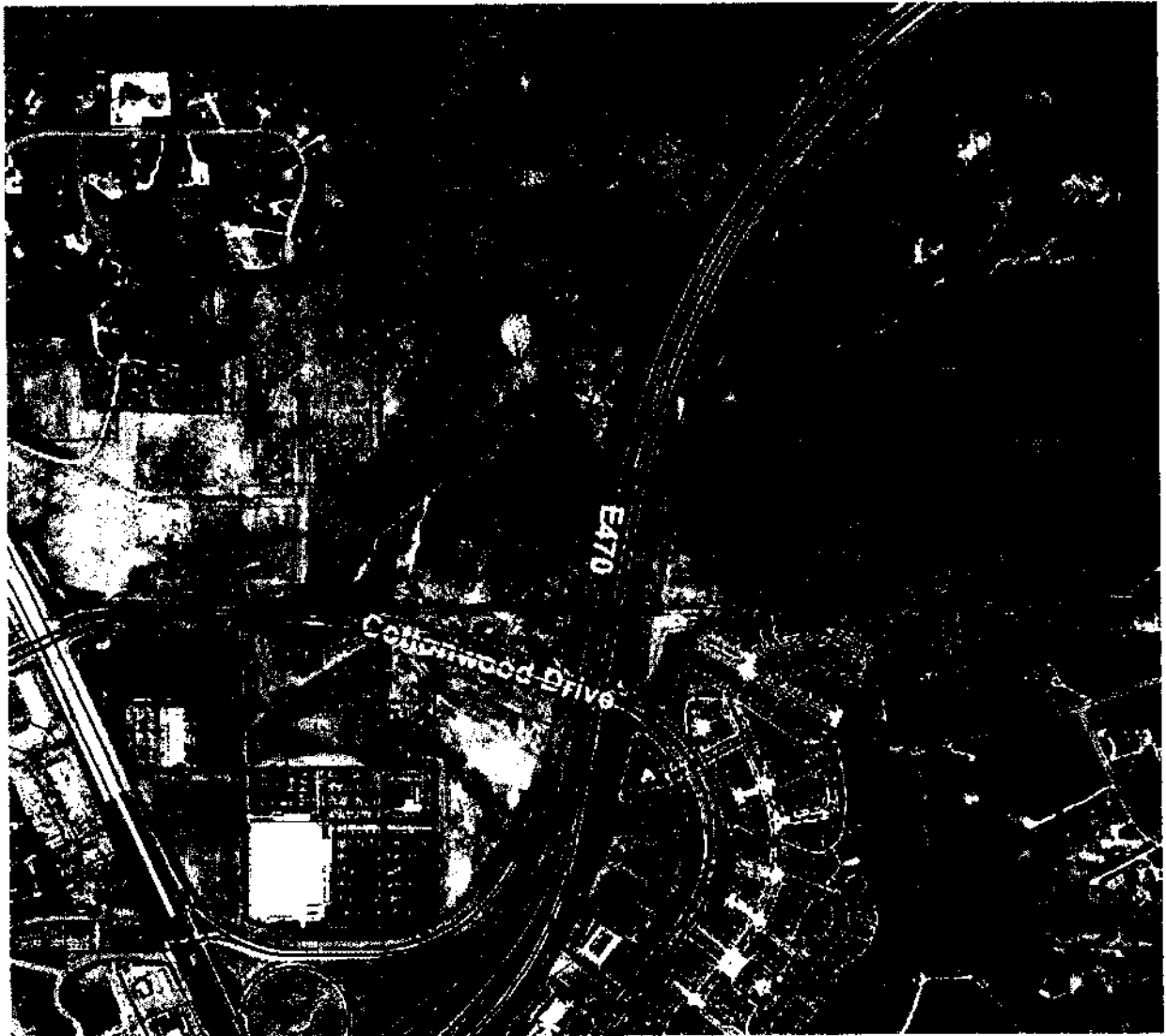
The purpose of this letter is to give notice to Douglas County as required by Section 31-12-108(2), C.R.S. Please be advised that the hearing is scheduled for October 7, 2019, as described in the attachments. Enclosed are the following:

- *Resolution No. 19-059. A RESOLUTION TO DETERMINE THAT THE E-470 RIGHT-OF-WAY NORTHEAST PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR OCTOBER 7, 2019*
- *Vicinity Map*

Sincerely,


Carol Baumgartner
Town Clerk, Town of Parker

Vicinity Map



RESOLUTION NO. 19-059, Series of 2019

TITLE: A RESOLUTION TO DETERMINE THAT THE E-470 RIGHT-OF-WAY NORTHEAST PROPERTY ANNEXATION PETITION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE ANNEXATION ACT OF 1965 AND TO SET A PUBLIC HEARING DATE FOR OCTOBER 7, 2019

WHEREAS, the Petitioner owns certain real property in Douglas County commonly known as the E-470 Right-of-Way Northeast Property, which is described on attached **Exhibit 1**.

WHEREAS, pursuant to C.R.S. § 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 C.R.S. § 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:

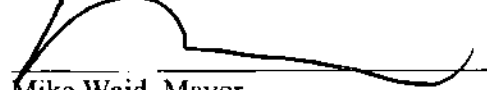
Section 1. The proposed annexation of the real property described in Exhibit 1 substantially complies with C.R.S. § 31-12-107(1).

Section 2. A public hearing on said annexation will be conducted on October 7, 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 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.

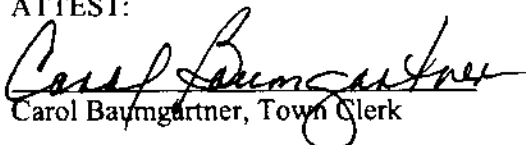
Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Douglas County,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

RESOLVED AND PASSED this 19th day of August, 2019.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk

8/7/2019

G:\LEGAL\ANNEX\E470 ROW NORTHEAST\E-470-ANNEX-RES SETTING HEARING 20190819 TC MTG.DOC

EXHIBIT 1
E-470 RIGHT-OF-WAY NORTHEAST
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, 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 3, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°29'45" EAST, A DISTANCE OF 2655.20 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED THERETO;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°29'45" EAST, A DISTANCE OF 824.18 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. E-470 AS RECORDED IN BOOK 1698 AT PAGE 1250 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER AND **THE POINT OF BEGINNING**;

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

1. NORTH 11°07'45" EAST, A DISTANCE OF 504.26 FEET;
2. NORTH 10°45'44" WEST, A DISTANCE OF 133.84 FEET;
3. NORTH 13°22'45" EAST, A DISTANCE OF 91.73 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 67°52'58" EAST, A DISTANCE OF 442.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°01'17", AN ARC LENGTH OF 63.98 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY NO. E-470;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING (2) COURSES:

1. NON-TANGENT TO SAID CURVE SOUTH 13°22'45" WEST, A DISTANCE OF 4.74 FEET;
2. SOUTH 11°07'45" WEST, A DISTANCE OF 523.47 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER;

THENCE SAID EASTERLY RIGHT-OF-WAY, ALONG SAID SOUTH LINE, SOUTH 89°29'45" WEST A DISTANCE OF 459.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 6.583 ACRES, (286,742 SQUARE FEET), MORE OR LESS.