

**TOWN OF PARACHUTE
ORDINANCE NO. 724-2017**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE T&T AND ASSOCIATES ANNEXATION PARCEL AS SERVICE COMMERCIAL (SC) ZONE DISTRICT

WHEREAS, in February 2017, T&T and Associates (“Petitioner”) filed with the Town Clerk of the Town of Parachute, Colorado, a Petition for Annexation (“Petition”), including annexation map, requesting that the Board of Trustees commence proceedings to annex in to the Town of Parachute a certain unincorporated tract of land located in the County of Garfield, State of Colorado, described on Exhibit A (the “Annexation Parcel”), attached hereto and incorporated herein by reference;

WHEREAS, by Ordinance No. 723-2017, the Town of Parachute annexed the Annexation Parcel to the Town;

WHEREAS, Petitioner filed an application to zone the Annexation Parcel Service Commercial (SC) Zone District, and on April 13, 2017, the Town of Parachute Planning Commission considered the application and recommended that the Board of Trustees zone the Annexation Parcel Service Commercial (SC) Zone District;

WHEREAS, a duly noticed public hearing was held on April 20, 2017 at a regularly scheduled meeting of the Parachute Board of Trustees to consider the zoning; and

WHEREAS, the Board of Trustees wishes to zone the Annexation Parcel Service Commercial (SC) Zone District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Annexation Parcel is hereby zoned Service Commercial (SC) Zone District.

Section 3. Within thirty (30) days after the effective date of this Ordinance, the Town Clerk shall incorporate the terms of this Ordinance into the Town’s Zoning Map, giving the number of the amending ordinance and the date with the signature of the Mayor, attested by the Town Clerk. The Town Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The Town staff is further directed to comply with all provisions of the Parachute Land Use Regulations contained in Title 15 of the Parachute Municipal Code to implement the provisions of this Ordinance.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of 6 to 0 of the Board of Trustees of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 20th day of April, 2017 and approved by the Mayor on the 20th day of April, 2017.



BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO

By:

Roy McClung
Roy McClung, Mayor

ATTEST:

Lucy Cordova
Lucy Cordova, Town Clerk

PUBLIC NOTICE

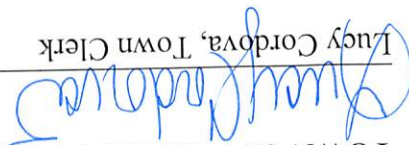
Public notice is hereby given that an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE T&T AND ASSOCIATES ANNEXATION PARCEL AS SERVICE COMMERCIAL (SC) ZONE DISTRICT

was introduced before the Board of Trustees on April 20, 2017; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Board of Trustees held on April 20, 2017.

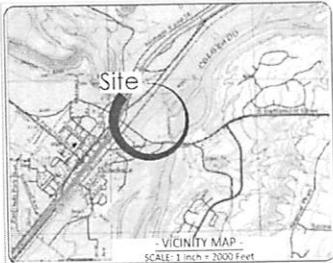
Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado and available on the internet at <http://www.parachutecolorado.com>.

Dated this 20 day of April, 2017.

TOWN OF PARACHUTE

Lucy Cordova, Town Clerk

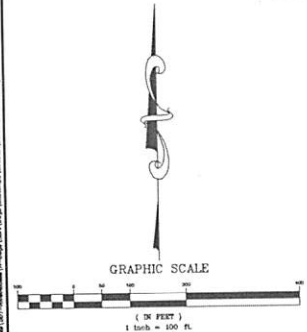
T and T and Associates Annexation Map

Section 7, T.7 S., R.95 W. of the 6th P.M.
Garfield County, Colorado
An annexation of 16.741 acres to the Town of Parachute, Colorado.



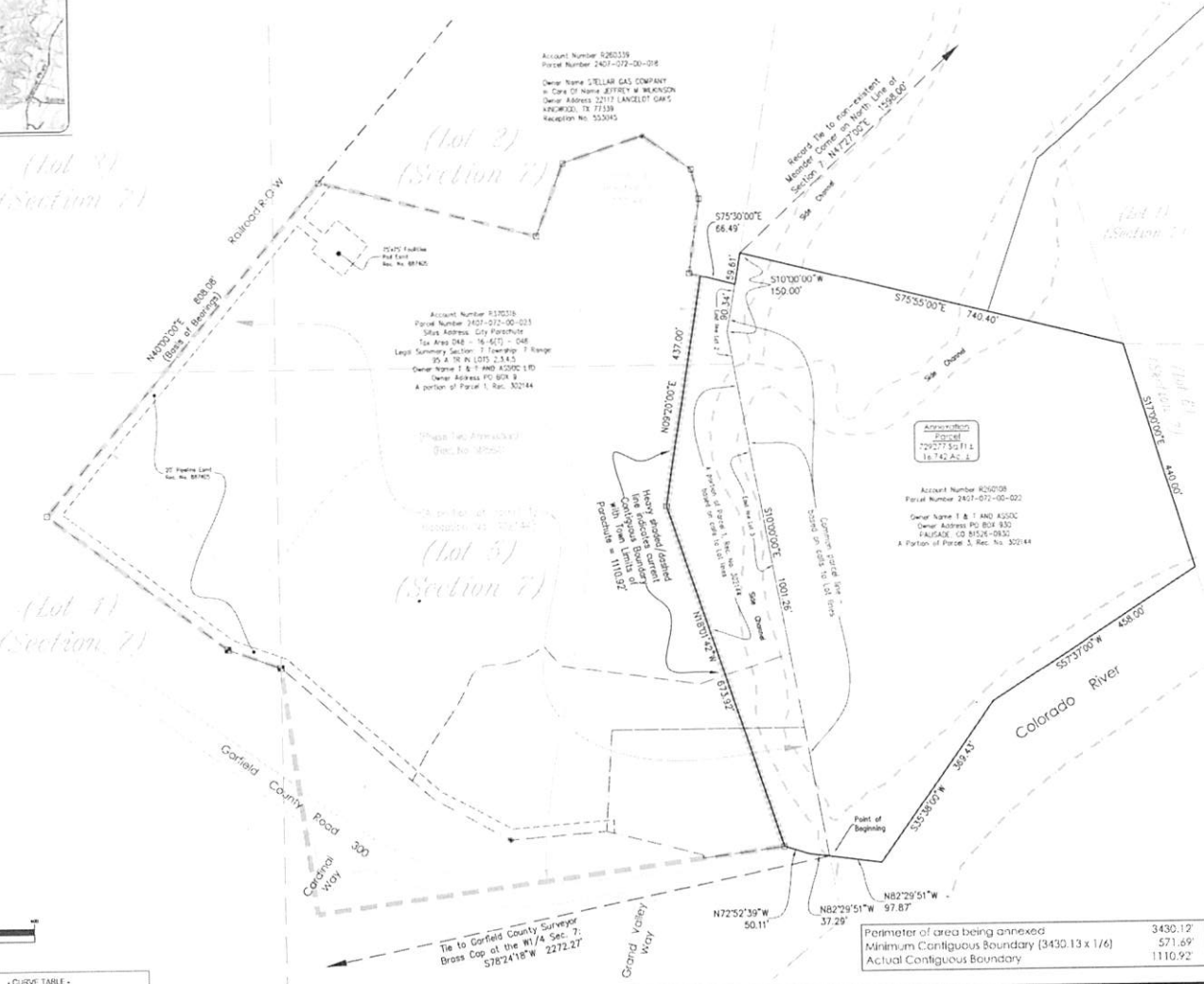
- LEGEND -**
- Found Monument as Described
 - Found No. 9 Marker
 - Found C.O.D. Aluminum B.O.W. Monument
 - Annexation boundary of Phase 2 Annexation, Rec. # 32264.
 - Annexation boundary of Phase 3 Annexation, Rec. # 32264 contiguous with property being annexed herein.

- NOTES:**
- Basis of Bearings: Bearings shown herein are based on a bearing of N40°20'00" between the Southwesterly and Northeasterly property corners of Parcel 1, both corners being monumented as shown herein.
 - Date of field survey: February, 2017.
 - Units of linear measurements are displayed in US Survey Feet.
 - SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
 - Property descriptions shown herein are based on Reception No. 302144 of the Garfield County records.
 - Zoning: Service Commercial



CURVE #	ARC LENGTH	RAIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.91'	332.50'	9°30'05"	S35°50'35"W	55.85'
C2	48.13'	41.33'	88°47'21"	S58°40'13"W	45.30'
C3	106.24'	148.00'	47°41'33"	S71°13'05"W	103.91'

Notice: According to Colorado Law, any map, plat, or other document that is filed with the county clerk and is not a final plat or other document shall be subject to the provisions of the Colorado Public Access to Records Act, C.R.S. 24-71-101, et seq., which may require the release of the map or other document to the public upon request. The date of the certification shown herein.



Account Number 8265338
Parcel Number 2407-072-00-016
Owner Name SELLER GAS COMPANY
in Care of Name JEFFREY W WILKINSON
Owner Address 22117 LANCELOT CAVS
KINGWOOD, TX 77339
Reception No. 555545

Account Number 830339
Parcel Number 2407-072-00-033
Site Address City Parachute
Tax Area 048 - 18-607 - 048
Legal Summary Section: 7 Township: 7 Range: 90 A TR PL L013 - 2,3,4,5
Owner Name J & T AND ASSOC
Owner Address PO BOX 9
A Portion of Parcel 1, Rec. 302144

Account Number 8267008
Parcel Number 2407-072-00-022
Owner Name J & T AND ASSOC
Owner Address PO BOX 830
GLENDALE, CO 81524-0830
A Portion of Parcel 3, Rec. No. 302144

Perimeter of area being annexed 3430.12'
Minimum Contiguous Boundary (3430.13 x 1/6) 571.69'
Actual Contiguous Boundary 1110.92'

Annexation Parcel Description:
A portion of land situated in Lot 2, Lot 3, and the W/2 of Section 7, Township 7 South, Range 95 West of the 6th P.M., County of Garfield, State of Colorado, said parcel being a portion of those properties referred to as PARCEL 1 and PARCEL 3 in Reception No. 302144 of the Garfield County records, and being more fully described as follows:
Beginning at northerly right-of-way line of said Section 7 bears S78°24'16" W a distance of 2272.17 feet;
thence N 82°29'51" W along said right-of-way line, a distance of 37.29 feet;
thence N 72°52'39" W along said right-of-way line, a distance of 50.11 feet;
thence N 18°0'42" W a distance of 673.92 feet;
thence N 09°20'00" E a distance of 437.00 feet to the Northerly Line of said PARCEL 1;
thence S 75°20'00" E along the Northerly Line of said PARCEL 1, a distance of 66.49 feet to the Easterly Line of said Lot 2, also being the Westerly Line of said PARCEL 3;
thence N 10°00'00" E along said Westerly Line of said PARCEL 3, a distance of 58.86 feet;
thence S 75°51'00" E along the Northerly line of said PARCEL 3, a distance of 740.48 feet;
thence S 17°00'00" E along the Easterly Line of said PARCEL 3, a distance of 440.00 feet;
thence S 57°37'00" W along the Easterly Line of said PARCEL 3, a distance of 406.00 feet;
thence S 30°58'00" W along the Easterly Line of said PARCEL 3, a distance of 369.43 feet;
thence N 82°29'51" W a distance of 87.87 feet to the point of beginning, said parcel containing 16,742 acres (729,777 square feet), more or less.

BOARD OF COUNTY CLERK'S CERTIFICATE:
THIS ANNEXATION MAP APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, GARFIELD COUNTY, COLORADO, THIS _____ DAY OF _____ FOR THE FILING WITH THE COUNTY CLERK AND RECORDER OF GARFIELD COUNTY.

CLERK AND RECORDER'S CERTIFICATE:
THIS ANNEXATION MAP IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 2017, AS RECEPTION NO. _____.

CLERK AND RECORDER:
BY: DEPUTY

SURVEYOR'S CERTIFICATE:
I, ROBERT E. BRADSHAW, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO. THAT THIS MAP IS A TRUE, CORRECT AND COMPLETE TRUE AND ASSOCIATED ANNEXATION MAP, THAT THIS MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE AREAS TO BE ANNEXED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL, THIS _____ DAY OF _____, 2017.

Robert E. Bradshaw
Colorado L.S. # 39355
rec. no. 32264

REVIEW COPY

SGM
118 West Sixth Street Suite 200
Glenwood Springs, CO 81601
970.943.1004 - www.sgmcs.com

T and T Annexation Map
Parachute, Colorado

#	Revision	Date	By
1	add pipeline and markers and acre Rec. 857405	3/15/17	ecm
2			
3			
4			
5			

Annexation Map

Job No.	2016-229	1
Drawn by:	ecm	
Date:	3/15/17	
Appraised:		
File:		