

Docusign Envelope ID: 6A25C737-323A-4A86-A15E-4C792EF88607

ORDINANCE NO. 2024-014

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, MULTIPLE PARCELS OF LAND TOTALING 1.992
ACRES LOCATED IN DOUGLAS COUNTY, COLORADO, PURSUANT
TO AN ANNEXATION PETITION SUBMITTED BY THE TOWN OF
CASTLE ROCK, COLORADO
(Four Corners Annexation; South Ridge Road No. 1 Annexation; South Ridge
Road No. 2 Annexation; Gilbert Street/Plum Creek Parkway Annexation)**

WHEREAS, the Town of Castle Rock (the “Town”) has filed four separate petitions (the “Petitions”) to annex multiple parcels of land, all as more particularly described on the maps attached as *Exhibit A* and legal descriptions attached as *Exhibit B* (collectively, the “Property”); and

WHEREAS, the Four Corners Annexation consists of eight parcels located north and west of the intersection of State Highway 86 and Founders Parkway/Ridge Road, totaling 1.37 acres; and

WHEREAS, the South Ridge Road No. 1 Annexation consists of one parcel located approximately 225 feet south of the South Ridge Road and Enderud Boulevard roundabout, on the east side of South Ridge Road, totaling 0.12 acres; and

WHEREAS, the South Ridge Road No. 2 Annexation consists of one parcel located approximately 220 feet north of the South Ridge Road and East Plum Creek Parkway roundabout, on the east side of South Ridge Road, totaling 0.022 acres; and

WHEREAS, the Gilbert Street/Plum Creek Parkway Annexation consists of one parcel located at the intersection of Gilbert Street/South Lake Gulch Road and Plum Creek Parkway, totaling 0.48 acres; and

WHEREAS, the Property consists solely of right-of-way or of land that will be used solely as right-of-way; and

WHEREAS, each Petition: (i) formally requests that the Property be annexed to the Town; (ii) states that it is signed by the Town as the sole owner of the Property, and (iii) is, in fact, signed by the Town; and

WHEREAS, on April 16, 2024, the Town Council adopted Resolution No. 2024-040, finding that the Petitions are in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and § 31-12-107(1), C.R.S.; and

WHEREAS, on June 4, 2024, the Town Council adopted Resolution No. 2024-054, finding that the Property is eligible for annexation to the Town under Article II, Section 30 of the Colorado Constitution and §§ 31-12-104 and 31-12-105, C.R.S.; and

WHEREAS, Section 20.02.020 of the Castle Rock Municipal Code (the “Code”) provides that, within 180 days from the date the Town Council determines the Property is eligible for

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annexation, the Town Council shall conduct a separate hearing regarding the advisability of annexing of the Property to the Town, unless the hearing is deferred with the consent of the petitioner (the "Annexation Hearing"); and

WHEREAS, in addition, at least ten days prior to the date set for the Annexation Hearing, the Petitioner's request to annex the Property shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the public hearings required by Section 20.02.020 of the Code; and

WHEREAS, the Planning Commission, by a unanimous vote, has recommended that the Town Council approve the annexation of the Property.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Notice. The Town Council takes notice of the following findings regarding the annexation of the Property made in Resolution No. 2024-054:

- A. The applicable provisions of Article II, Section 30 of the Colorado Constitution and §§ 31-12-104 and 31-12-105, C.R.S., have been met;
- B. An election is not required under §31-12-107(2), C.R.S.; and
- C. No additional terms and conditions are to be imposed.

Section 2. Findings. Based upon the testimony and evidence presented at the Annexation Hearing, the Town Council makes the following additional findings:

- A. The annexation of the Property is consistent with the Town Master Plan; and
- B. The Property is otherwise a desirable addition to the Town.

Section 3. Annexation of Property. Annexation of the Property to the Town is hereby approved.

Section 4. Required Filings. The Town Clerk is hereby directed to file with the Douglas County Clerk and Recorder those documents required by § 31-12-113, C.R.S.

Section 5. Effective Date. Subject to the filings required to be made pursuant to Section 4, above, the Property shall be subject to the Town Charter and all ordinances, resolutions, rules and regulations of the Town upon the effective date of this Ordinance.

Section 6. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstance shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

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Section 7. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 17 day of September, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

ATTEST:

Lisa Anderson

Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK

JE Gray

Jason Gray, Mayor

Approved as to form:

Mike Hyman

Michael J. Hyman, Town Attorney

Approved as to content:

Sara Vargish

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Tara Vargish, Development Services Director

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EXHIBIT A
Maps of the Property to be Annexed
(see attached)

[illegible]



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EXHIBIT B

Legal Descriptions of the Property to be Annexed

Four Corners Annexation

1. State Parcel No.: 2505-014-01-021
Location Description: PT OF LOT E CASTLE CREST AMENDED .217 AM/L
2. State Parcel No.: 2505-014-99-010
Location Description: TRACT A CASTLE CREST 4TH AMD 0.17 AM/L
3. State Parcel No.: 2507-063-99-024
Location Description: PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L
(ROW PROJECT AQC M185-013 PARC RW-10)
4. State Parcel No.: 2507-063-99-025
Location Description: PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L (ROW
PROJECT AQC M185-013 PARC RW-19 & RW-23)
5. State Parcel No.: 2507-063-99-026
Location Description: ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE CREST
SUB 0.105 AM/L (ROW PROJECT AQC M185-013 PARC RW-10)
6. State Parcel No.: 2505-014-00-012
Location Description: TRACT IN SE1/4 1-8-67 0.1525 AM/L
7. State Parcel No.: 2505-014-00-013
Location Description: TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L
8. State Parcel No.: 2507-060-09-001
Location Description: PT LOT 40 CASTLE CREST SUB 0.331 AM/L

South Ridge Road No. 1 Annexation

1. State Parcel No.: 2507-073-00-001
Location Description: TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12
AM/L LSP 4151 & 4078

South Ridge Road No. 2 Annexation

1. State Parcel No.: 2507-074-99-034
Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

Gilbert Street/Plum Creek Parkway Annexation

1. State Parcel No.: 2505-132-99-017
Location Description: PUBLIC STREET LYING IN NW1/4 13-8-67 0.475 AM/L AKA
PART LAKE GULCH RD