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ORDINANCE NO. 2026-015

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, 44.94 ACRES OF LAND OWNED BY THE TOWN AND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE
EAST HALF OF SECTION 15, AND THE EAST HALF OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, DOUGLAS COUNTY, COLORADO
(Crystal Valley Interchange - East Annexation)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 44.94 acres of land in unincorporated Douglas County, as more particularly described on the map attached as *Exhibit A* and legal description attached as *Exhibit B* (the “Property”); and

WHEREAS, the Property consists of multiple parcels located east of I-25 and is not solely a public street or right-of-way; and

WHEREAS, Town staff has advised the Town Council of its desire to annex the Property; and

WHEREAS, Section 31-12-106(3), C.R.S., provides that when the Town is the sole owner of the area that it desires to annex, which area is eligible for annexation in accordance with Article II, Section 30(1)(c) of the Colorado Constitution and Sections 31-12-104(1)(a) and 31-12-105, C.R.S., the Town Council may, by ordinance, annex the area to the Town without notice and hearing as provided in Sections 31-12-108 and 31-12-109, C.R.S.; and

WHEREAS, Section 20.02.020.D of the Castle Rock Municipal Code provides that the requirement for a hearing regarding the advisability of annexing property to the Town does not apply to the annexation of Town-owned property consisting, in whole or in part, of property other than public streets and/or right-of-way; and

WHEREAS, the Town Council finds and determines that it is in the best interests of the Town and its residents to annex the Property.

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

Section 1. Findings – Eligibility of the Property for Annexation. The Town Council finds and determines that the following provisions of Article II, Section 30(1)(c) of the Colorado Constitution and Sections 31-12-104(1)(a) and 31-12-105, C.R.S., have been met:

- A. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the Town.
- B. A community of interest exists between the Property and the Town.

- C. The Property is urban or will be urbanized in the near future.
- D. The Property is integrated with or is capable of being integrated with the Town.
- E. In establishing the boundaries of the Property, 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, has been 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.
- F. In establishing the boundaries of the Property, 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, comprising twenty (20) acres or more (which, together with buildings and improvements situated thereon has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) is included in the Property, without the written consent of the landowners.
- G. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
- H. The Property, or substantially the same area, has not been the subject of an election for annexation to the Town within the preceding twelve (12) months.
- I. The Property is not presently a part of any incorporated city, city and county, or town.
- J. The annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.
- K. The annexation of the Property will not have the effect of extending the municipal boundary of the Town more than three miles in any direction from any point of such municipal boundary within one year.
- L. In establishing the boundaries of the Property, if a portion of a platted street or alley is to be annexed, the entire width of said street or alley has been included within the Property.
- M. The owner of 100% of the Property have expressed its support for the annexation; accordingly, no election is required.
- N. No additional terms or conditions will be unilaterally imposed on the Property.

Section 2. Findings – Ownership and Type of Property. The Town Council finds and determines that the following provisions of Section 31-12-106(3), C.R.S., have been met:

- A. The Town is the sole owner of the Property.
- B. The Property is not solely a public street or right-of-way

Section 3. Annexation of Property. The 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 circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

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 5th day of May, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING this 19th day of May, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 7 for and 0 against.

ATTEST:

DocuSigned by:

Lisa Anderson

298A8A4EDEE34AF...

Lisa Anderson, Town Clerk

Approved as to form:

DocuSigned by:

Mike Hyman

F7347F32A6794D1...

Michael J. Hyman, Town Attorney

DS



TOWN OF CASTLE ROCK

DocuSigned by:

Jason Gray

A7938A42E3A848A...

Jason Gray, Mayor

Approved as to content:

DocuSigned by:

Tara Vargish

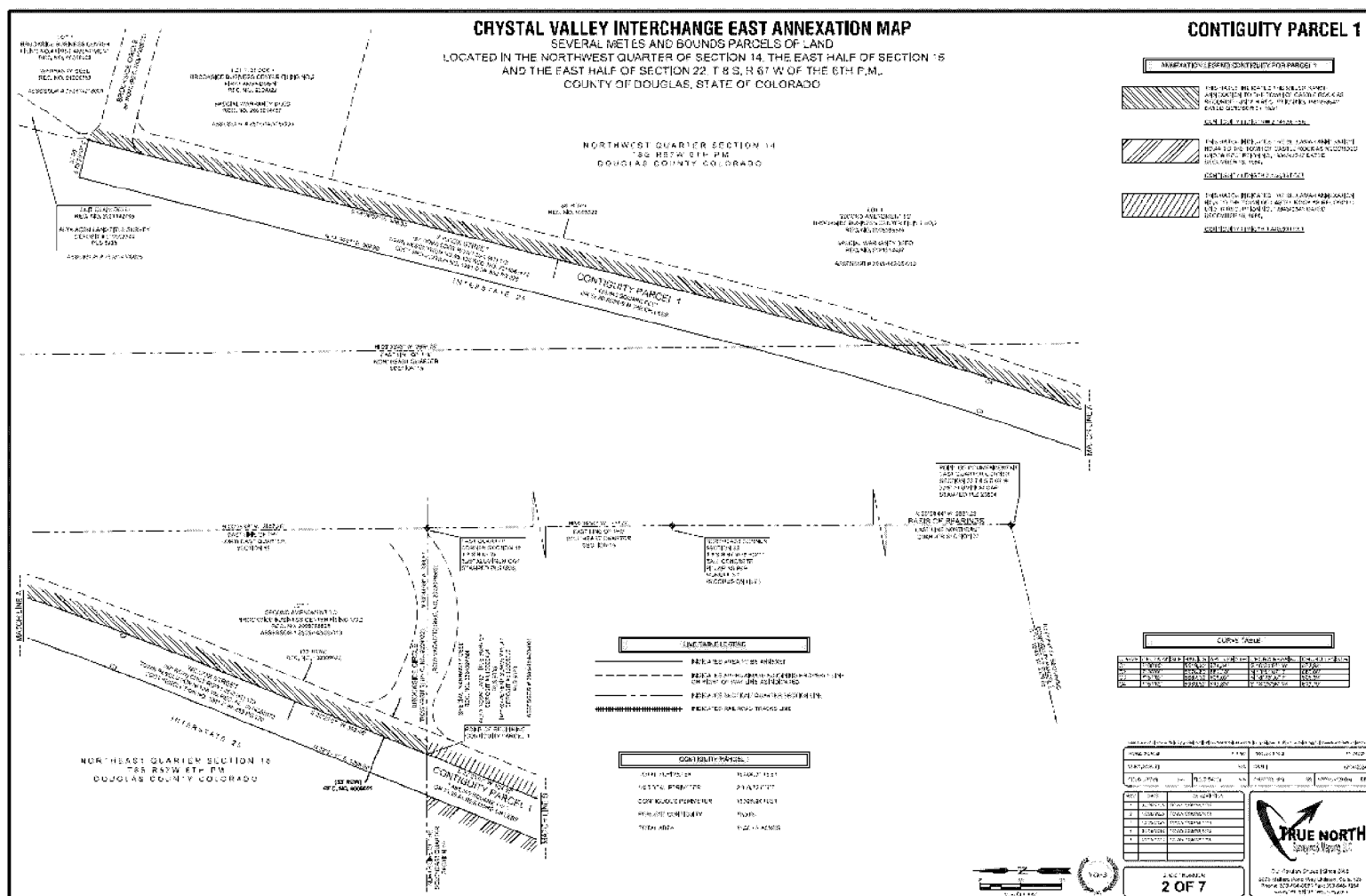
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Tara Vargish, Director of Development Services

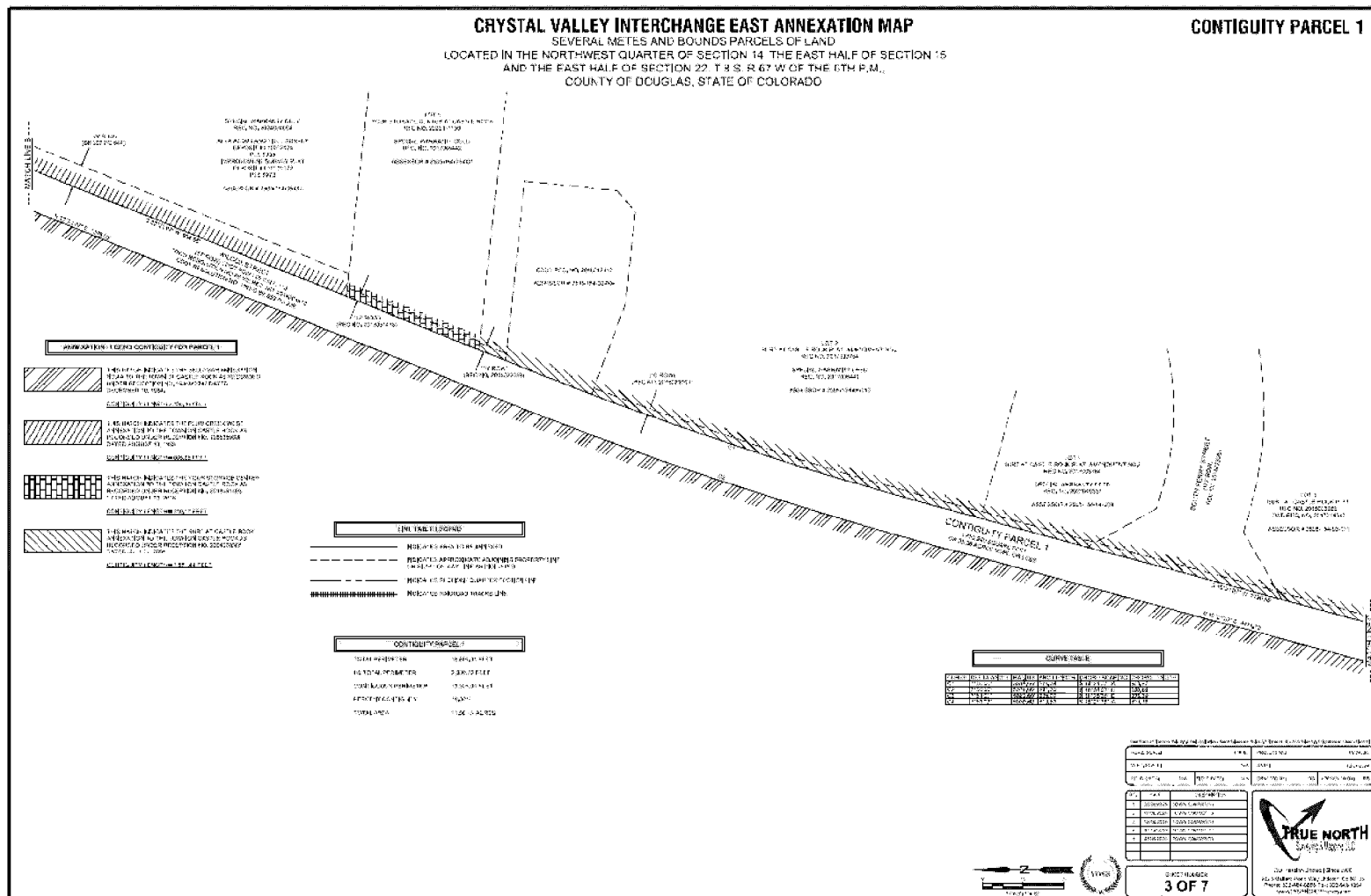
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EXHIBIT A

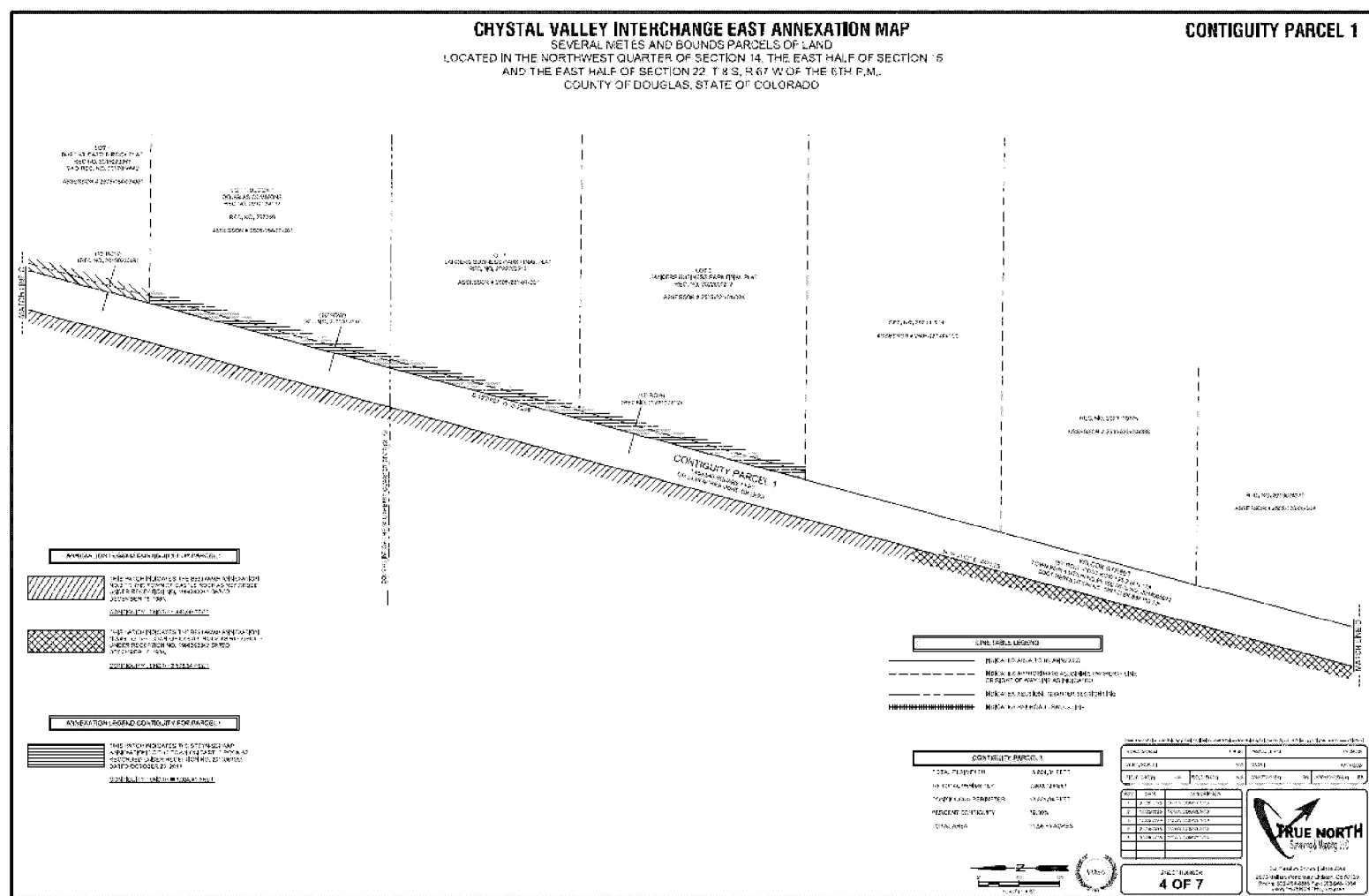
Map of Property to be Annexed
(see attached)



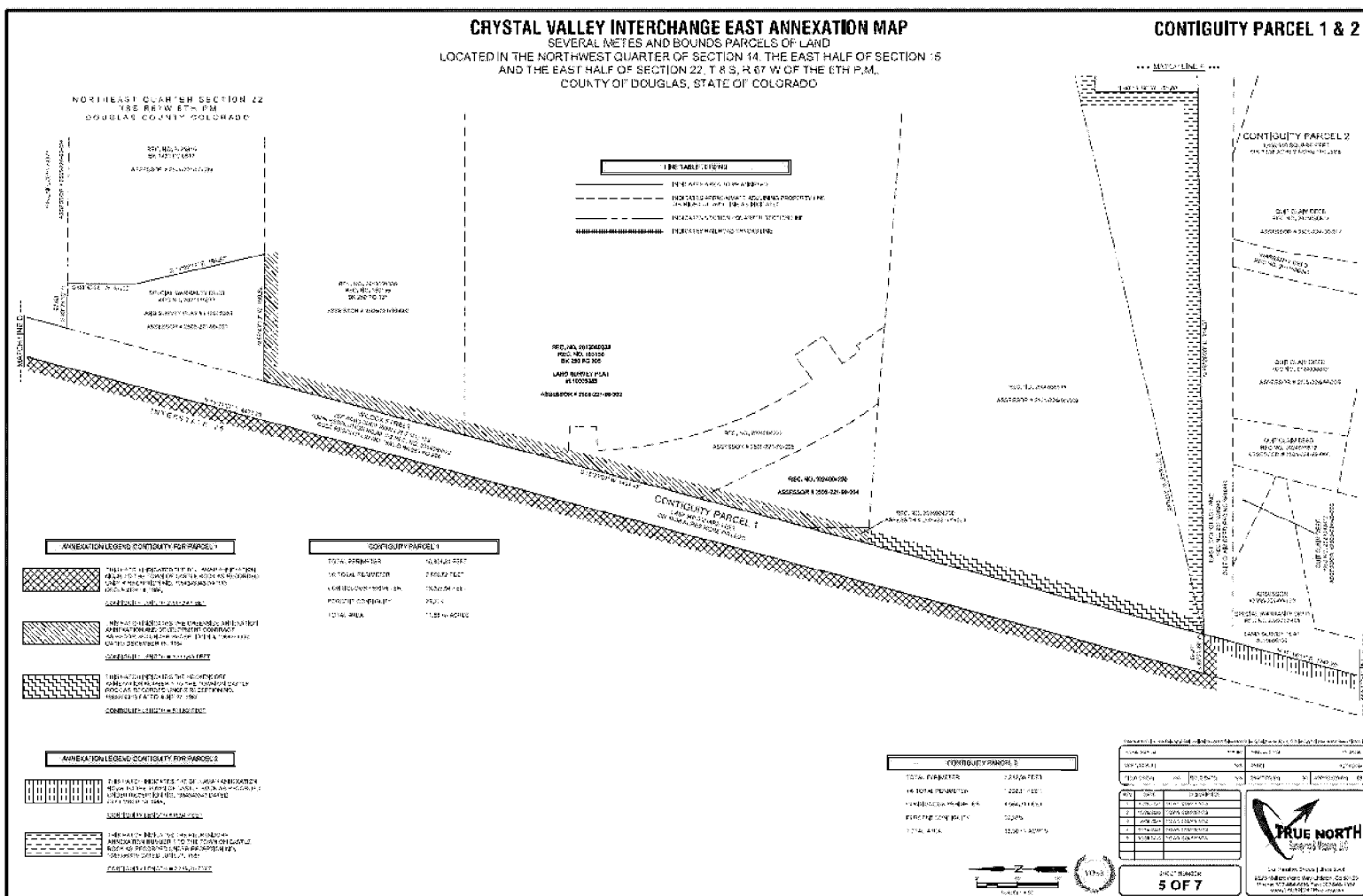
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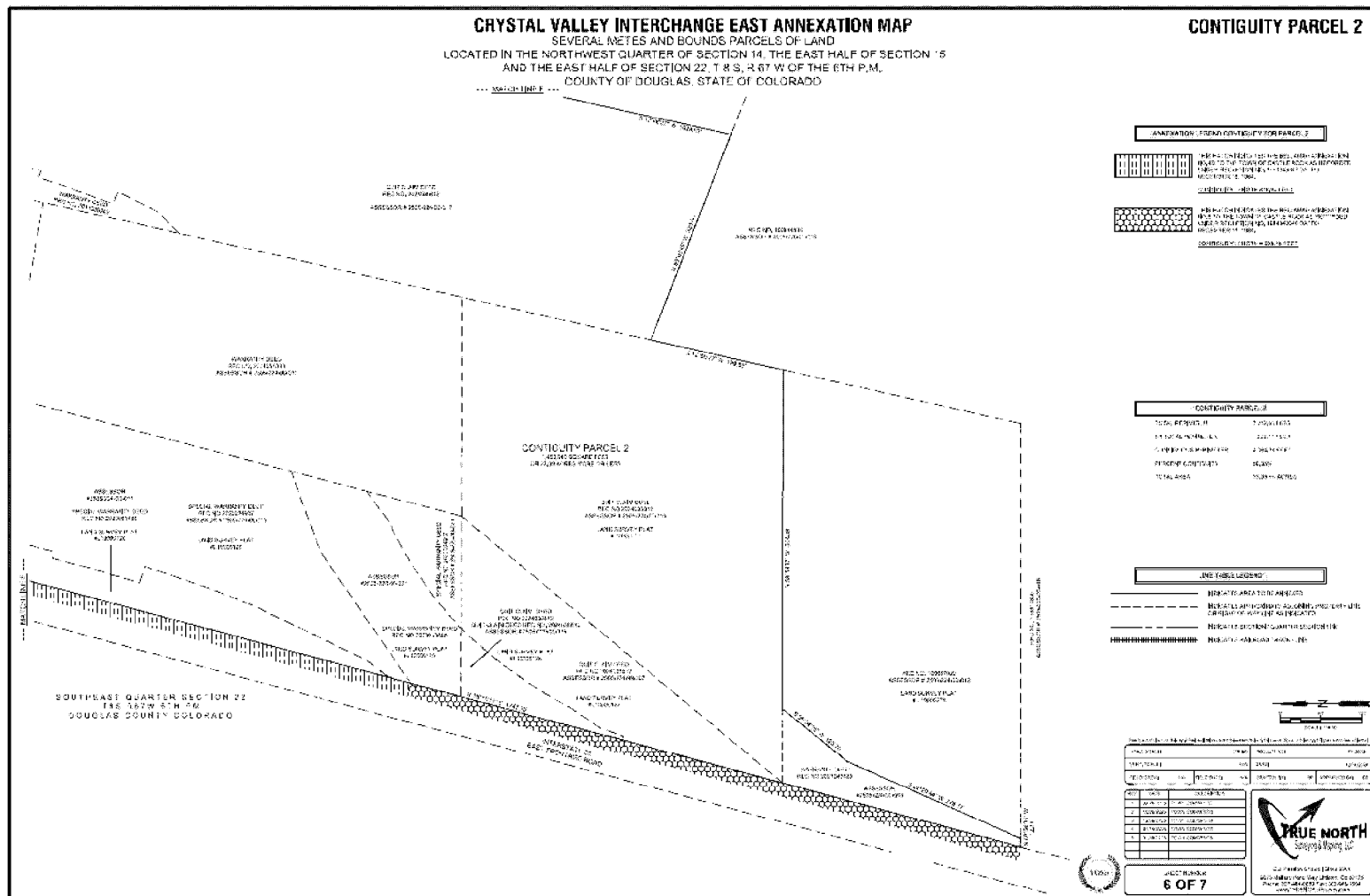
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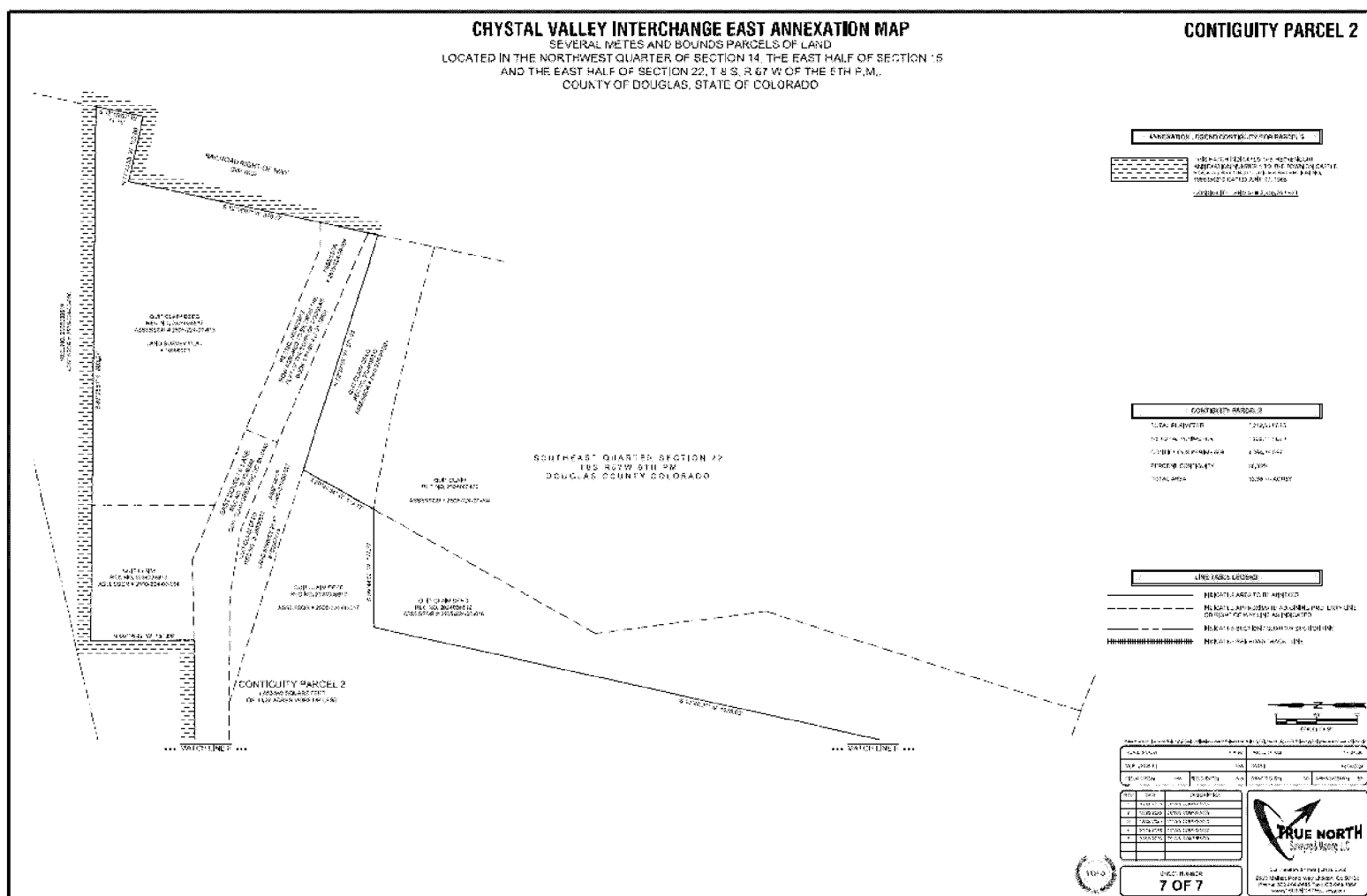


EXHIBIT B

Legal Description of Property to be Annexed

TWO CONTIGUITY PARCELS OF LAND CREATING THE CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHEAST QUARTER SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

CONTIGUITY PARCEL 1

A PARCEL OF LAND BEING A PORTION OF WILCOX STREET RIGHT OF WAY DESCRIBED UNDER RECEPTION NO. 2014065872 AND BOOK 853 PAGE 226, AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021115673, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 1 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15, AND THE EAST HALF OF SECTION 22, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE N 00°08'44" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2661.03 FEET TO SAID 8 FOOT TALL CONCRETE PILLAR;

THENCE N 00°35'50" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 2656.57 FEET TO THE EAST QUARTER CORNER OF SECTION 15, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 6935;

THENCE N 89°48'09" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 338.93 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY AND THE WESTERLY LINE OF SAID 33 FOOT RIGHT OF WAY AS DESCRIBED UNDER RECEPTION NO. 199009022 OF SAID CLERKS' OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 22°21'07" W, A DISTANCE OF 934.55 FEET;

- 2) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 5519.60 FEET, A CENTRAL ANGLE OF $07^{\circ}00'00''$, AN ARC LENGTH OF 674.34 FEET, WHOSE CHORD BEARS S $18^{\circ}51'07''$ W, A DISTANCE OF 673.92 FEET;
- 3) S $15^{\circ}21'07''$ W, A DISTANCE OF 2720.65 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019024370 AND SAID RECEPTION NO. 2021115673 OF SAID CLERKS' OFFICE;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021115673 THE FOLLOWING FOUR (4) COURSES:

- 1) S $89^{\circ}29'18''$ E, A DISTANCE OF 67.63 FEET;
- 2) S $00^{\circ}40'08''$ W, A DISTANCE OF 97.22 FEET;
- 3) S $13^{\circ}02'17''$ E, A DISTANCE OF 197.67 FEET;
- 4) N $89^{\circ}47'13''$ W, A DISTANCE OF 190.62 FEET TO A POINT ON SAID EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG SAID EASTERLY LINE, S $15^{\circ}21'07''$ W, A DISTANCE OF 1434.43 FEET TO A COMMON CORNER OF SAID WILCOX STREET RIGHT OF WAY AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619 AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2011036243 OF SAID CLERKS' OFFICE;

THEN ALONG THE SOUTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S $89^{\circ}26'39''$ W, A DISTANCE OF 59.27 FEET TO THE SOUTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE WESTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES):

- 1) N $15^{\circ}21'07''$ E, A DISTANCE OF 4471.73 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5576.60 FEET, A CENTRAL ANGLE OF $07^{\circ}00'00''$, AN ARC LENGTH OF 681.30 FEET, WHOSE CHORD BEARS N $18^{\circ}51'07''$ E, A DISTANCE OF 680.88 FEET;
- 3) N $22^{\circ}21'07''$ E, A DISTANCE OF 1298.00 FEET;
- 4) ON A CURVE TO THE LEFT, WITH A RADIUS OF 5882.60 FEET, A CENTRAL ANGLE OF $07^{\circ}51'02''$, AN ARC LENGTH OF 806.02 FEET, WHOSE CHORD BEARS N $18^{\circ}25'36''$ E, A DISTANCE OF 805.39 FEET;
- 5) N $14^{\circ}30'07''$ E, A DISTANCE OF 968.30 FEET TO THE NORTHWEST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE NORTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 75°29'53" E, A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;
THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 14°30'07" W, A DISTANCE OF 968.30 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5939.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 813.83 FEET, WHOSE CHORD BEARS S 18°25'36" W, A DISTANCE OF 813.19 FEET;
- 3) S 22°21'07" W, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 503,553 SQUARE FEET OR 11.56 ACRES MORE OR LESS

CONTIGUITY PARCEL 2

A PARCEL OF LAND BEING ALL OF OR PORTIONS OF RECEPTION NO. 2024036812, RECEPTION NO. 2023053455, RECEPTION NO. 2020034907, RECEPTION NO. 2021043623, RECEPTION NO. 2024054333, RECEPTION NO. 2011036243, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 2 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE S 77°16'43" W, A DISTANCE OF 2179.65 FEET TO THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619, ALSO BEING THE SOUTHEAST CORNER OF WILCOX STREET DESCRIBED UNDER RECEPTION NO. 2014065872 AND THE NORTH WEST CORNER OF EAST DOUGLAS LANE DESCRIBED UNDER SAID RECEPTION NO. 2011036243, ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID EAST DOUGLAS LANE ALSO BEING THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, N 89°26'39" E, A DISTANCE OF 814.31 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ALONG A COMMON LINE BETWEEN SAID RECEPTION NO. 2006038619 AND RECEPTION NO. 2024036812, N 00°16'49" W, A DISTANCE OF 151.88 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, S 89°28'51" E, A DISTANCE OF 803.01 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2024036812, SAID SOUTHEAST CORNER ALSO BEING ON THE WESTERLY RAILROAD RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S 12°16'07" W, A DISTANCE OF 71.18 FEET;
- 2) N 77°43'53" W, A DISTANCE OF 100.00 FEET;
- 3) S 12°16'07" W, A DISTANCE OF 376.32 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2024036812;

THENCE ALONG THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, N 72°38'03" W A DISTANCE OF 370.03 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812;

THENCE S 29°44'54" W, A DISTANCE OF 119.17 FEET;

THENCE S 89°44'02" W, A DISTANCE OF 177.72 FEET;

THENCE S 12°46'27" W, A DISTANCE OF 1028.63 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2024036812 AND SAID RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE, N 69°03'46" W, A DISTANCE OF 329.60 FEET;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2024036812 THE FOLLOWING TWO (2) COURSES:

- 1) S 12°59'22" W, A DISTANCE OF 199.55 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2024036812;
- 2) N 89°54'37" W, A DISTANCE OF 508.39 FEET TO A CORNER OF SAID RECEPTION NO. 2021043623;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021043623 THE FOLLOWING THREE (3) COURSES:

- 1) S 39°34'15" W, A DISTANCE OF 123.70 FEET;
- 2) S 24°20'44" W, A DISTANCE OF 278.77 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2021043623;
- 3) N 89°54'33" W, A DISTANCE OF 12.71 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2021043623, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25 (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY LINES OF SAID RECEPTION NO. 2021043623, SAID RECEPTION NO. 2024036812, SAID RECEPTION NO. 2023053455, SAID RECEPTION NO. 2020034907, N 15°18'11" E, A DISTANCE OF 1747.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION FOR CONTIGUITY PARCEL 2 CONTAINS 1,453,940 SQUARE FEET OR 33.38 ACRES MORE OR LESS.