

## RESOLUTION NO. 2026-003

**A RESOLUTION FINDING THAT THE PETITION FOR ANNEXATION  
SUBMITTED BY THE DIOCESE OF COLORADO SPRINGS IS IN  
SUBSTANTIAL COMPLIANCE WITH ARTICLE II, SECTION 30(1)(B)  
OF THE COLORADO CONSTITUTION AND SECTION 31-12-107(1),  
C.R.S.; AND SETTING A DATE, TIME AND PLACE FOR THE  
HEARING PRESCRIBED UNDER SECTION 31-12-108, C.R.S. TO  
DETERMINE IF THE SUBJECT PROPERTY IS ELIGIBLE FOR  
ANNEXATION UNDER ARTICLE II, SECTION 30 OF THE COLORADO  
CONSTITUTION AND SECTIONS 31-12-104 AND 31-12-105, C.R.S.**

(St. Francis of Assisi Catholic Church Annexation)

**WHEREAS**, the Diocese of Colorado Springs (the “Petitioner”) has filed a petition (the “Petition”) with the Town of Castle Rock (the “Town”) to annex four parcels of land located at 2746 Fifth Street and totaling 16.593 acres in size (the “Property”), all as more particularly described in the Petition and Annexation Map attached as *Exhibit I*; and

**WHEREAS**, the Petition: (i) formally requests that the Property be annexed to the Town; (ii) states that it is signed by the Petitioner as the sole owner of the Property, and (iii) is, in fact, signed by the Petitioner, all as required by Article II, Section 30(1)(b) of the Colorado Constitution; and

**WHEREAS**, pursuant to Section 31-12-107(1)(f), C.R.S., the Town Council, without undue delay, is required to determine if the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and

**WHEREAS**, upon such determination, the Town Council is required to set a date, time, and place for a hearing to determine whether the Property is eligible for annexation to the Town in accordance with the requirements of Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE  
TOWN OF CASTLE ROCK, COLORADO, AS FOLLOWS:**

**Section 1. Findings.** The Town Council finds and determines that:

- A. The Petition requests that the Town annex the Property;
- B. The Petition is signed by persons: (i) comprising more than fifty percent (50%) of the landowners of the Property and (ii) owning more than fifty percent (50%) of the Property;
- C. The Petition substantially complies with the requirements of Section 30(1)(b) of Article II of the Colorado Constitution and Section 31-12-107(1), C.R.S;

- D. The Petition is accompanied by a map containing the information required by Section 31-12-107(1)(d), C.R.S.; and
- E. No signature on the Petition is dated more than 180 days prior to the date of filing of the Petition with the Town Clerk.

**Section 2      Public Hearing**. Pursuant to Section 31-12-108, C.R.S., a public hearing is scheduled before the Town Council on February 17, 2026, at 6:00 P.M., at the Castle Rock Town Hall, 100 N. Wilcox Street, Castle Rock, Colorado, for the purpose of enabling the Town Council to determine whether:

- A. The Property is eligible for annexation to the Town in accordance with the requirements of Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S.;
- B. Whether an election of the landowners and registered electors in the area to be annexed is required under Article II, Section 30(1)(a) of the Colorado Constitution and Section 31-12-107(2), C.R.S.; and
- C. Whether additional terms and conditions are to be imposed upon the proposed annexation.

**Section 3.      Notice of Hearing**. The Town Clerk shall give notice of said hearing in the manner prescribed by Section 31-12-108(2), C.R.S.

**Section 4.      Effective Date**. This Resolution shall become effective on the date and at the time of its adoption.

**PASSED, APPROVED AND ADOPTED** this 6th day of January, 2026, by the Town Council of the Town of Castle Rock, Colorado on first and final reading by a vote of \_\_\_\_ for and \_\_\_\_ against.

**ATTEST:**

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Lisa Anderson, Town Clerk

**Approved as to form:**

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Michael J. Hyman, Town Attorney

**TOWN OF CASTLE ROCK**

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Jason Gray, Mayor

**Approved as to Content:**

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Tara Vargish, Director of Development Services

**EXHIBIT 1**  
**PETITION AND ANNEXATION MAP**

**PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO**

The undersigned Petitioner, being a "landowner" as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock, Colorado (the "Town"), for annexation of the following described property located in the County of Douglas, State of Colorado, and further states:

1. The legal description of the land which Petitioner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the "Property")
2. It is desirable and necessary that the Property be annexed to the Town, for the following reasons:
  - a. Provide urbanizing area with social support, fellowship, sense of community and religious service to the Town.
  - b. Connect to the Town's municipal sewer system.
  - c. Removal of the onsite septic tank and leach field system as it is better for the environment and surrounding areas.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
  - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
  - b. A community of interest exists between the Property and the Town.
  - c. The Property is currently urban.
  - d. The Property is integrated with or is capable of being integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
  - a. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
    - i. is being 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.
    - ii. comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has valuation for assessment

in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, is included within the Property proposed to be annexed without the written consent of the landowner or landowners thereof.

- b. The Property is not presently a part of any incorporated city, city and county or town, nor have any proceedings been commenced for annexation of all or any part of the Property by any other municipality.
- c. No election has been held within the last 12 months for annexation of the Property to the Town.
- d. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.
- e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.
- f. Reasonable access will not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bounded on both sides by the Town.
- g. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town boundary in any one year.

6. The Petitioner comprises more than fifty percent (50%) of the landowners in the area of the Property, and owns fifty percent (50%) of the Property, excluding public streets and alleys and any land owned by the Town.
7. The Petitioner signed this Petition no more than one hundred eighty (180) days prior to the date of filing.
8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as *Exhibit B*.
9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the same document.

NOW, THEREFORE, the Petitioner requests that the Town Council of the Town of Castle Rock, Colorado, approve the annexation of the Property subject to the provisions of the Municipal Annexation Act of 1965, as amended, and in accordance with the terms and conditions of this Petition.

Respectfully submitted this 19 day of November, 2025.

(Signature page to follow)

DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE  
a cooperative association of the State of Colorado

By: F. Zocker  
Title: Pastor

STATE OF COLORADO      )  
                                    ) ss.  
COUNTY OF DOUGLAS      )

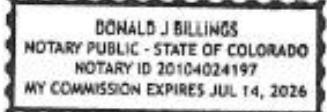
The foregoing instrument was subscribed and sworn before me this 18<sup>th</sup> day of  
November, 2025, by Fr Mark Zocker as Pastor, for  
DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE.

Witness my official hand and seal.

My commission expires: 7/14/2026

( S E A L )

  
Notary Public



AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO      )  
                                    ) ss.  
COUNTY OF DOUGLAS      )

Fr Mark Zwick, being first duly sworn, states as follows:

1. I have circulated the Petition for Annexation to the Town of Castle Rock, Colorado, as set forth herein.
2. I know the person whose name is subscribed to the foregoing petition on behalf of the Petitioner.
3. The signature on the foregoing Petition was affixed in my presence is a true, genuine, and correct signature of the person it purports to be.
4. To the best of my knowledge and belief, the person whose name is affixed to the foregoing Petition is authorized to sign such document on behalf of the Petitioner.

CIRCULATOR

By: Fr Mark Zwick  
Title: Pastor

STATE OF COLORADO      )  
                                    ) ss.  
COUNTY OF DOUGLAS      )

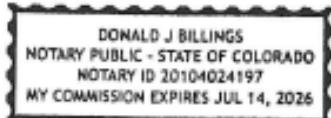
November, 2025, by Fr Mark Zwick as Pastor and  
Petition Circulator.

Witness my official hand and seal.

My commission expires: 7/14/2026

( S E A L )

  
Notary Public



## EXHIBIT "A"

### LANDS TO BE ANNEXED

#### PARCEL 1:

A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;  
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPION No. 0219567;
3. NORTH 31°00'23" WEST, 372.61 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "RW-59" AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", NORTH 59°24'14" EAST, 18.31 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", SAID POINT ALSO BEING ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B;  
THENCE ALONG SAID BOUNDARY OF SAID PARCEL B, NORTH 88°55'25" EAST, 350.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,086 SQUARE FEET OR 2.022 ACRES OF LAND, MORE OR LESS.

#### PARCEL 2:

A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS

HEREIN RELATED THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, SOUTH 31°00'23" EAST, 518.76 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED FEBRUARY 20, 2019 AT RECEPTION No. 2019008528;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42°34'38" WEST, 377.00 FEET TO A POINT;
2. NORTH 87°56'51" WEST, 165.80 FEET TO A POINT ON THE BOUNDARY OF BLOCK 4 OF MEMMEN'S 3RD ADDITION TO CASTLE ROCK;

THENCE ALONG SAID BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. NORTH 53°21'53" WEST, 452.19 FEET TO A POINT;
2. NORTH 46°21'53" WEST, 364.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED FEBRUARY 7, 1996 AT RECEPTION No. 9606393;

THENCE ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 335.77 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED AS RW-58 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RW-58 THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°39'29" EAST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT OF NON-TANGENCY;
2. SOUTH 30°35'46" EAST, 17.08 FEET TO A POINT;
3. NORTH 59°24'14" EAST, 21.42 FEET TO A POINT;
4. NORTH 30°35'46" WEST, 7.74 FEET TO A POINT;
5. NORTH 59°24'14" EAST, 129.22 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE ALONG SAID BOUNDARY, SOUTH 31°00'23" EAST, 372.61 FEET TO THE POINT

OF BEGINNING.

CONTAINING 627,355 SQUARE FEET OR 14.402 ACRES OF LAND, MORE OR LESS.

PARCEL 3:

ALL OF THAT PARCEL DESCRIBED AS "RW-59" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;  
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;  
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59" THE FOLLOWING THREE (3) COURSES:

1. SOUTH 59°24'14" WEST, 18.31 FEET TO A POINT;
2. NORTH 31°00'23" WEST, 10.41 FEET TO A POINT;
3. NORTH 88°55'25" EAST, 21.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 95 SQUARE FEET OR 0.002 ACRES OF LAND, MORE OR LESS.

PARCEL 4:

ALL OF THAT PARCEL DESCRIBED AS "RW-58" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. 2025008210, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;  
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. 2004120181;

THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25"

WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "RW-59", CONTINUING SOUTH 88°55'25" WEST, 21.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "RW-58", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-58" THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 31°00'23" EAST, 10.41 FEET TO A POINT;
2. SOUTH 59°24'14" WEST, 129.22 FEET TO A POINT;
3. SOUTH 30°35'46" EAST, 7.74 FEET TO A POINT;
4. SOUTH 59°24'14" WEST, 21.42 FEET TO A POINT;
5. NORTH 30°35'46" WEST, 17.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
6. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'29" WEST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE 138 AT RECEPTION No. 110577;
7. ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 2.55 FEET TO A POINT;
8. NORTH 64°24'08" EAST, 26.93 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1482.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 66°06'38" EAST AND HAS A CHORD LENGTH OF 368.70 FEET, THROUGH A CENTRAL ANGLE OF 14°17'12", FOR AN ARC LENGTH OF 369.66 FEET TO A POINT OF NON-TANGENCY;
10. NORTH 58°58'08" EAST, 87.19 FEET TO A POINT;
11. NORTH 88°55'25" EAST, 27.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,284 SQUARE FEET OR 0.167 ACRES OF LAND, MORE OR LESS.

Frank M. Zwolinski, P.L.S.  
Colorado License No. 38060  
For and on behalf of Power Surveying Company, Inc.  
6911 Broadway  
Denver, CO 80221  
(303) 702-1617

  
11.19.2025



