

ORDINANCE NO. 2025-016

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK,
COLORADO, 533.451 ACRES OF LAND LOCATED IN PARTS OF
SECTIONS 34, 35, AND 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST,
AND PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO,
PURSUANT TO AN ANNEXATION PETITION SUBMITTED BY JRW
FAMILY LIMITED PARTNERSHIP LLLP
(Pine Canyon Annexation)**

WHEREAS, on January 30, 2025, a petition (the “Petition”) was filed with the Town Clerk by JRW Family Limited Partnership LLLP (the “Petitioner”) for the annexation of several parcels of land totaling 533.451 acres in size and located on both the east and west side of Interstate 25, west of Founders Parkway, all as more particularly described on the attached *Exhibit 1* (the “Property”); 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, on February 18, 2025, the Town Council adopted Resolution No. 2025-016, finding that 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, on April 1, 2025, the Town Council adopted Resolution No. 2025-040 finding that 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.; and

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

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. 2025-040:

- A. The applicable provisions of Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S., have been met;
- B. An election is not required under Section 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 Section 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 ____ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ 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 ____ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Development Services Director

EXHIBIT 1

Legal Description of the Property

East Side of I-25

Parcel A

The North 1/2 of the Northeast 1/4 of Section 1, Township 8 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, County of Douglas, State of Colorado.

Parcel B

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., lying East of Interstate Highway 25, County of Douglas, State of Colorado.

Parcel C

The North 1/2 of the Southwest of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel D

The Southeast 1/4 of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel E

The Southeast 1/4, the East 1/2 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 7 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, AND EXCEPT that fee parcel acquired by Department of Transportation, State of Colorado by Rule and Order, Order for Disbursement of Funds, and Order for Release of Lis Pendens in Civil Action 2009CV883, District Court, Douglas County, State of Colorado.

West Side of I-25

Parcel A

All that part of the North 1/2 of the Southwest 1/4 of Section 35 and all that part of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M., lying West of the West right of way line of Interstate 25 and lying East of the East right of way line of the Atchison, Topeka and Santa Fe Railroad,
EXCEPT Denver and Rio Grande right of way,
AND EXCEPT right of way for Liggett Road,
AND EXCEPT Lot 1, Douglas County Lions Club,
AND EXCEPT property described in Exhibit A to Rule and Order in Civil Action 2005CV1763, District Court, Douglas County, State of Colorado, recorded June 20, 2008 at Reception No. 2008043978, County of Douglas, State of Colorado.

Parcel B

Lot 1, DOUGLAS COUNTY LIONS CLUB, County of Douglas, State of Colorado.

Parcel C

That portion of the Northeast 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M., more particularly described as follows:

BEGINNING at a point on the South line of the Northeast 1/4 of Section 34 from whence the East 1/4 corner bears South 89° 32' 53' East, a distance of 512.11 feet and considering said South line to bear South 89° 32' 53' East, as determined by solar observation, with all bearings contained herein relative thereto;

thence, the following courses along The Denver and Rio Grande Western Railroad Westerly right of way:

North 25° 25' 05' West, a distance of 744.26 feet;

North 64° 34' 55' East, a distance of 100.00 feet;

North 25° 25' 05' West, a distance of 455.31 feet to a point of curvature;

along a curve to the right, having a central angle of 02° 32' 56,' a radius of 5620.00 feet, an arc length of 250.00 feet and a chord that bears North 24° 08' 34' West, a distance of 250.00 feet;

thence, departing said Westerly right of way, South 70° 36' 31' West, a distance of 911.40 feet;

thence, South 27° 58' 52' East, a distance of 1183.73 feet to a point on the South line of the Northeast 1/4 of Section 34;

thence, along said South line, South 89° 32' 53' East, a distance of 831.16 feet to the POINT OF BEGINNING, County of Douglas, State of Colorado.