

**ORDINANCE NO. 2025-012**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF LOT 1,  
BLOCK 2, CRYSTAL VALLEY RANCH FILING 14, FROM THE TOWN  
OF CASTLE ROCK TO CVR PA3A LLC**

**WHEREAS**, on February 27, 2007, the Town Council (the “Town Council”) of the Town of Castle Rock (the “Town”) adopted Ordinance No. 2006-59 approving major amendment No. 3 to the Crystal Valley Ranch Preliminary Planned Development Site Plan and an Amended and Restated Development Agreement (the “2007 Agreement”) with Maple Grove Land LP, Richard A. Putnam, Wayne E. Brown Family LLC, Crystal Valley Ranch Development Co, LLC, Crystal Valley Ranch Master Association, Inc., and Crystal Valley Metropolitan District No. 1 (collectively, the “Owners”); and

**WHEREAS**, among other things, Section 7.01 of the 2007 Agreement provides for the dedication of a 20.171-acre site (the “Property”) to the Town for use as a middle school by the Douglas County School District RE-1 (the “District”), which Property is described in the legal description attached hereto as *Exhibit A*; and

**WHEREAS**, on February 3, 2015, the Property was conveyed by the Owners to the Town by means of a special warranty deed, which deed is filed in the Douglas County property records at Reception No. 2015007386; and

**WHEREAS**, Section 7.01 further provides that, irrespective of such dedication, in the event that the District gives written notice to the Town that it will never utilize the Property for a school, then the site may be developed in accordance with the zoning regulations, preliminary site plan, and zoning ordinance for the Crystal Valley Ranch Planned Development (collectively, the “Development Plan”); and

**WHEREAS**, on February 3, 2025, the Town received written notice from the District Superintendent that, due to changing enrollment patterns, the District has determined that it will not use the Property for a school; and

**WHEREAS**, CVR PA3A LLC, as successor in interest to the Owners (the “Developer”), has informed the Town that it will be exercising its rights under the 2007 Agreement to have the Property re-conveyed to it for residential development in accordance with the Development Plan; and

**WHEREAS**, pursuant to Section 14.02.040.A of the Town Municipal Code (the “Code”), Town Council may approve the disposition of real property so long as such disposition is in compliance with Section 31-15-713, C.R.S; and

**WHEREAS**, pursuant to Section 31-1-102(1), C.R.S., the Town Council, as the governing body of a home rule municipality, has the power to adopt an ordinance superseding Section 31-15-713, C.R.S., thereby allowing it to re-convey the Property to the Developer; and

**WHEREAS**, Town staff recommends that Town Council adhere to the terms and conditions of the 2007 Agreement by re-conveying the Property to the Developer.

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

**Section 1. Authorization.** In the exercise of its authority as the governing body of a home rule municipality, the Town Council hereby authorizes the conveyance of a fee interest in the Property described in the attached *Exhibit A* to the Developer. The Mayor and other proper Town officials are hereby authorized to execute the appropriate conveyance documents by and on behalf of the Town.

**Section 2. 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 judgement shall not affect the remaining provisions of this ordinance.

**Section 3. 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 relation to the legislative object sought to be obtained.

**APPROVED ON FIRST READING** this 1st day of April, 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, Director of Development Services

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

Lot 1, Block 2, Crystal Valley Ranch Filing No. 14, Douglas County, Colorado

Tract A, Crystal Valley Ranch Filing No. 14, Douglas County, Colorado

Tract C, Crystal Valley Ranch Filing No. 14, Douglas County, Colorado