

**ORDINANCE NO. 2019-014**

**AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK, COLORADO A 70.010 ACRE PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 EAST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO (RIDGE ESTATES ANNEXATION)**

**WHEREAS**, by Resolution No. 2016-056, the Town Council found the petition for annexation of the Ridge Estates Annexation to be in substantial compliance with the applicable requirements of Article II, Section 30 of the Colorado Constitution, the Municipal Annexation Act of 1965, as amended (the “Act”), and Chapter 2.02 of the Castle Rock Municipal Code; and

**WHEREAS**, the Town Council adopted Resolution No. 2016-65 determining the property described in the attached *Exhibit 1* (“Property”) proposed for annexation is eligible for annexation under the Act; and

**WHEREAS**, the Town Council has concurrently approved a zoning classification of Planned Development (PD) for the Property in accordance with Ordinance No. 2019-015 (“Zoning Ordinance”); and

**WHEREAS**, the Town and owners of the Property have agreed to the terms and conditions of an annexation and development agreement governing development of the Property; and

**WHEREAS**, the Town Council has conducted the required public hearings under the Act and Chapter 20.02 of the Municipal Code on the advisability of annexation of the subject parcel.

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

**Section 1. Annexation of Property.** The property described in the attached *Exhibit 1*, which is unincorporated territory located in Douglas County, Colorado, is annexed to the Town of Castle Rock, Colorado as the Castle Rock Industrial Park Annexation. Provided, however this ordinance is conditioned and dependent on the final approval and effect of the Zoning Ordinance.

**Section 2. Required Filings.** The Town Clerk shall file with the Douglas County Clerk and Recorder those documents required by §31-12-113 of the Municipal Annexation Act of 1965, as amended.

**Section 3. Effective Date.** Upon the effective date of this ordinance and the required filings under Section 2, above, the Property is subject to the Municipal Charter and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

**Section 4. 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 5. 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 to the legislative object sought to be obtained.

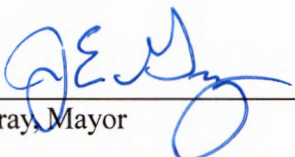
**APPROVED ON FIRST READING** this 4<sup>th</sup> day of June, 2019, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 16th day of July, 2019 by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

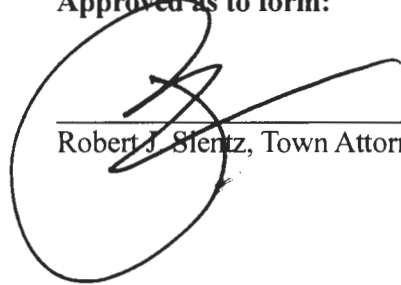
ATTEST:

TOWN OF CASTLE ROCK

  
\_\_\_\_\_  
Lisa Anderson, Town Clerk

  
\_\_\_\_\_  
Jason Gray, Mayor

Approved as to form:

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

Approved as to content:

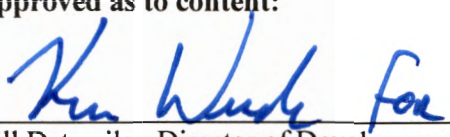
  
\_\_\_\_\_  
Bill Detweiler, Director of Development Services



EXHIBIT 1

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF RIDGE ESTATES RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

1. S34°15'57"W, 288.40 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET;
3. S02°04'38"E, 673.40 FEET;
4. N57°54'07"E, 372.84 FEET;
5. S89°49'44"E, 153.99 FEET;
6. S06°20'17"E, 554.82 FEET;
7. S11°09'46"W, 60.00 FEET;
8. S14°44'51"W, 462.71 FEET;
9. S62°47'50"W, 183.08 FEET;
10. S52°17'19"W, 568.15 FEET;
11. S36°17'48"W, 313.93 FEET;
12. N86°18'09"W, 247.70 FEET;
13. N08°31'26"E, 249.70 FEET;
14. N50°35'33"W, 424.70 FEET;
15. N55°30'11"W, 60.00 FEET;
16. N34°29'49"E, 339.94 FEET;
17. N55°30'11"W, 69.01 FEET TO A POINT OF CURVE;
18. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.16 FEET;
19. N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;  
THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3,049,617 SQUARE FEET OR 70.010 ACRES, MORE OR LESS.