

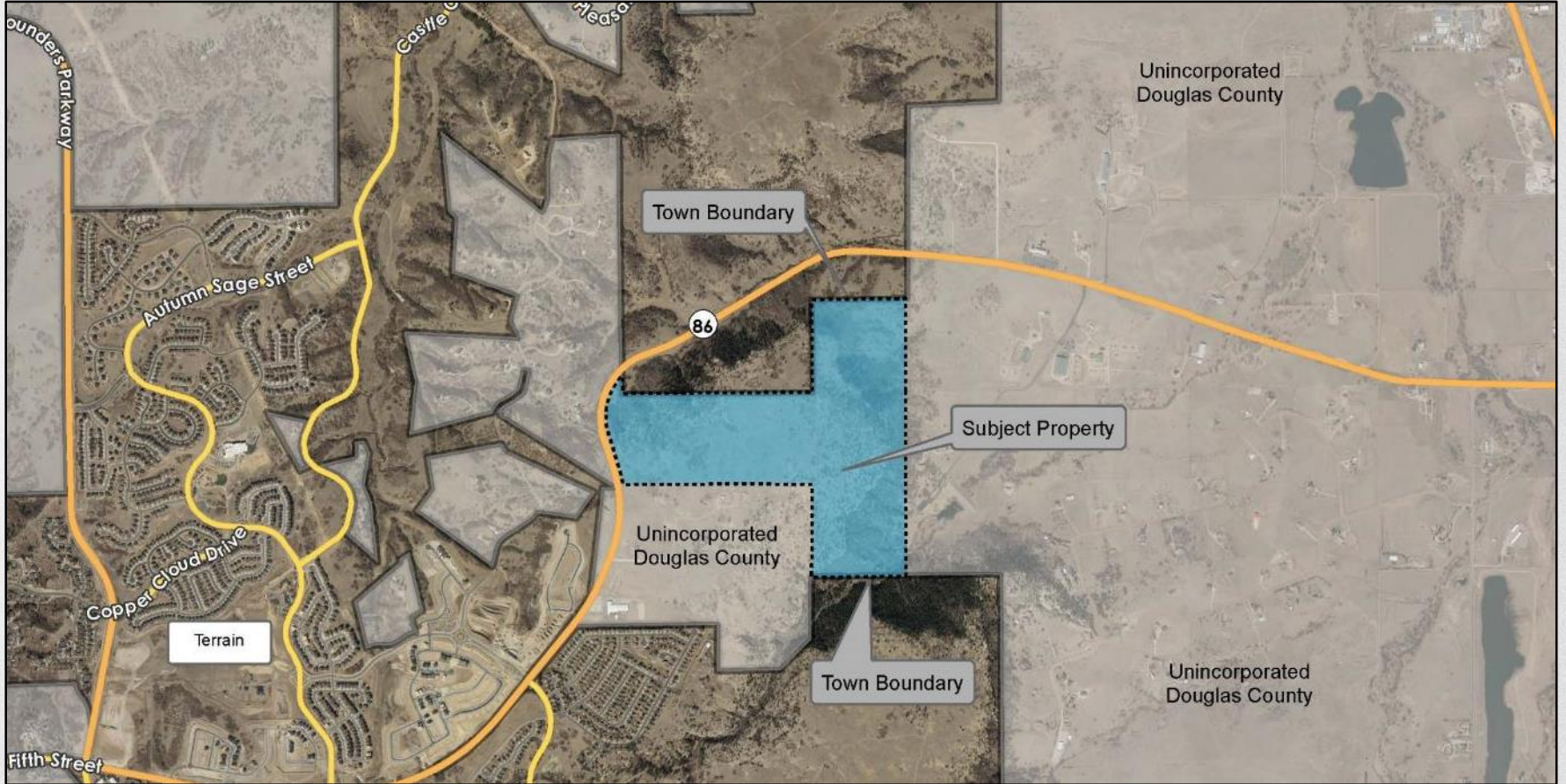
# GATEWAY MESA

## Annexation and Zoning

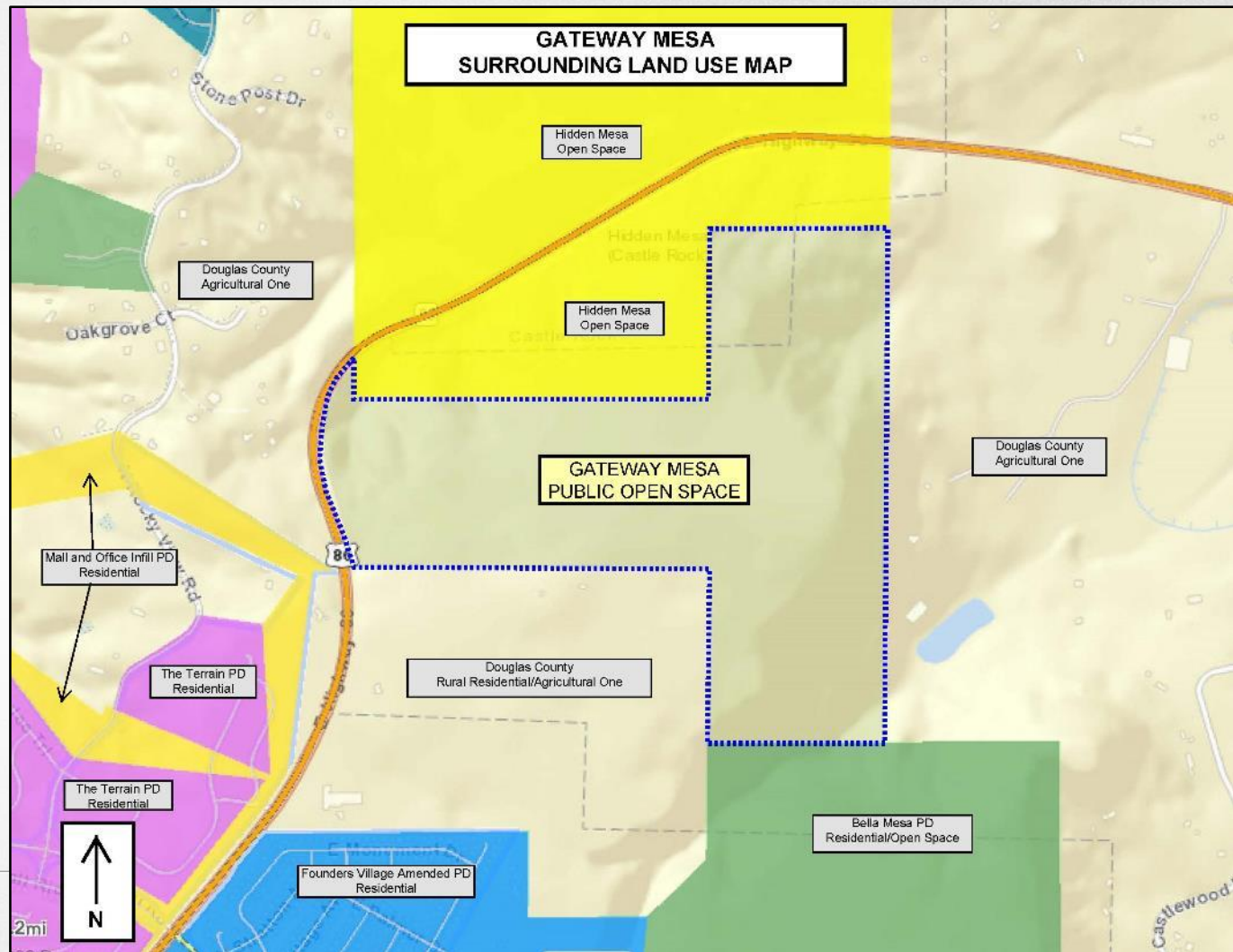
PLANNING COMMISSION  
JULY 9, 2020



# VICINITY MAP



# LAND USE MAP

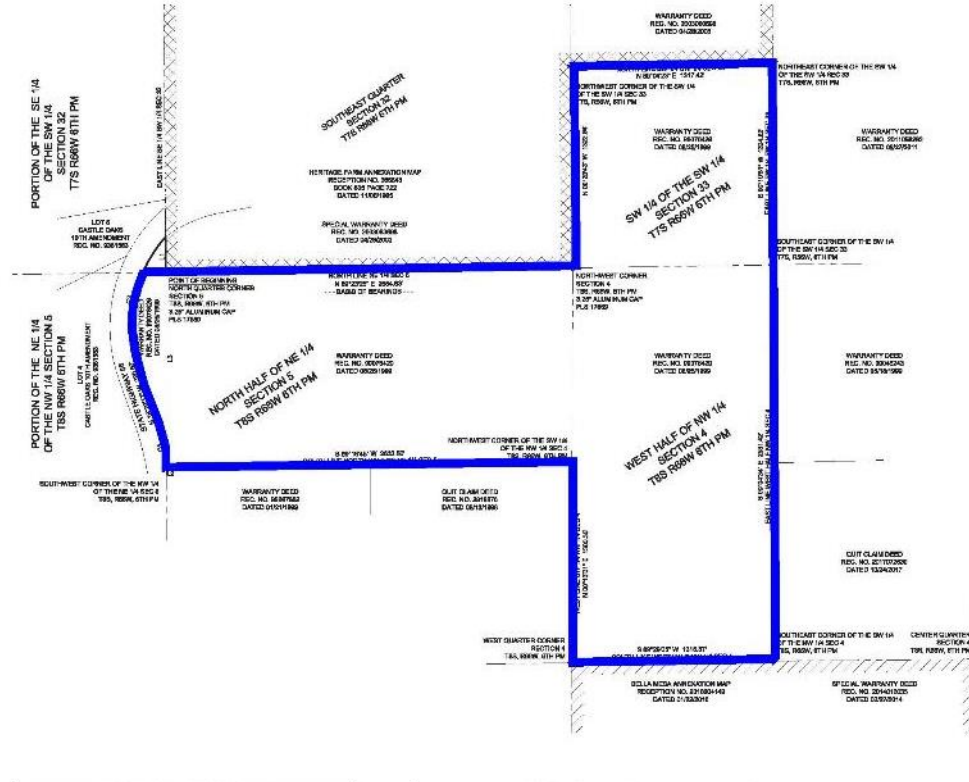


# WHY ANNEX?



## GATEWAY MESA ANNEXATION MAP

METES AND BOUNDS PARCEL OF LAND  
 LOCATED IN ALL OR PORTIONS OF THE SE 1/4 OF THE SW 1/4 SECTION 32, THE SW 1/4 OF THE SW 1/4 SECTION 33, T 7 S, R 66 W OF THE 6TH P.M.,  
 THE WEST HALF OF NW 1/4 SECTION 4, NORTH HALF OF THE NE 1/4 SECTION 5 AND THE NE 1/4 OF THE NW 1/4 SECTION 5, T 8 S, R 66 W OF THE 6TH P.M.,  
 COUNTY OF DOUGLAS, STATE OF COLORADO



### CLINE, BEARING AND DISTANCE TABLE LEGEND

CLINE	BEARING	DISTANCE
1	N 11° 52' 27"	14.07
2	S 88° 52' 27"	14.07
3	S 88° 52' 27"	14.07
4	N 11° 52' 27"	14.07

### CONTINUITY ANNEXATION LEGEND

- THIS HATCH INDICATES THE HERITAGE FARM ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 201804-048 AT PAGE 789, DATED NOVEMBER 03, 2018, COUNTY OF DOUGLAS, STATE OF COLORADO.
- THIS HATCH INDICATES THE SELLA MESA ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 201804-048 DATED JANUARY 22, 2018, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PROJECT NUMBER**  
**ANX19-0002**

THIS MAP IS A SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE: 11/15/19  
 PROJECT NO: 19-0002  
 VISIT NAME: ANX19-0002  
 FIELD NAME: GATEWAY MESA  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS

SCALE: 1" = 200'

**TRUE NORTH**  
 Survey & Mapping, LLC

DATE PLOTTED: 11/15/19  
 PLOTTED BY: J. H. HARRIS

# PROPOSED ZONING

Zone District	Permitted Uses (subject to provisions of Conservation Easement)
Douglas County Agricultural One (A-1)	<ul style="list-style-type: none"><li>• Church to 350 seats</li><li>• Library</li><li>• Open Space/Trails</li><li>• Public/Private Schools</li><li>• Park/Playground</li><li>• Private Recreation Facility</li><li>• Event Center</li><li>• 1 Residence per 35 acres</li></ul>
Town of Castle Rock Public Land 2 (PL-2)	<ul style="list-style-type: none"><li>• Open Space/Trails</li><li>• Wildlife Sanctuary</li><li>• Off-Street Parking</li><li>• Associated Facilities</li><li>• Uses permitted in PL-1</li><li>• Active Parks/Recreation Facilities</li><li>• Facilities for community/civic uses</li><li>• Educational Facilities</li></ul>



# STAFF ANALYSIS

Staff finds that the proposed Annexation and Zoning complies with:

- Colorado Revised Statutes, Title 31
- Town of Castle Rock Municipal Code, Title 17 and Title 20
- Town of Castle Rock Vision 2030, and
- Town of Castle Rock 2030 Comprehensive Master Plan

## RECOMMENDATION

Staff recommends that Planning Commission recommend approval of the Gateway Mesa Annexation and PL-2 Zoning to Town Council.

# PROPOSED MOTIONS

## Annexation:

*“I move to recommend approval of the Gateway Mesa annexation.”*

## Zoning:

*“I move to recommend approval of the Gateway Mesa Public Land-2 zone district classification.”*