



Planning Commission Agenda - Final

Chair Todd Warnke
Vice-Chair Kevin McHugh
Alex Delaney

Tom Martinez
Carlos Salinas
Jeff Samuelson
Mitchell Sawin

Thursday, July 23, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[PC 2026-019](#)

June 25, 2026 Planning Commission Meeting Minutes

Attachments:

[June 25, 2026 Planning Commission Meeting Minutes](#)

6:15 pm PUBLIC HEARING ITEMS

[PC 2026-020](#)

Proposed Zoning as Public Land-1 of Town-Owned Parcels known as Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation
[approximately 16.12 acres, located in north and east Castle Rock]

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Maps](#)

[Attachment B: Founders Corner Annexation Map](#)

[Attachment C: Home Street Annexation Map](#)

[Attachment D: Maher Ranch Tank Site Annexation Map](#)

[Attachment E: Terrain Remnant Annexation Map](#)

[Attachment F: Public Land - 1 Zone District](#)

[Attachment G: Neighborhood Meeting Summary](#)

6:40 pm TOWN COUNCIL LIAISON UPDATE

6:45 PM DESIGN REVIEW BOARD UPDATE

7:00 pm COMMISSION ITEMS

Check for quorum for upcoming meetings

August 13, 2026

August 27, 2026

7:05 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

7:10 pm ADJOURN TO LEGAL TRAINING



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/23/2026

Item #: **File #:** PC 2026-019

To: Members of the Planning Commission

From: Planning Commission Administrator

June 25, 2026 Planning Commission Meeting Minutes

Executive Summary

Attached are the meeting minutes from the June 25, 2026 Planning Commission meeting for your review and approval.



Planning Commission Meeting Minutes - Final

Chair Todd Warnke
Vice-Chair Kevin McHugh
Alex Delaney

Tom Martinez
Carlos Salinas
Jeff Samuelson
Mitchell Sawin

Thursday, June 25, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 7 - Chair Todd Warnke, Vice-Chair Kevin McHugh, Mitchell Sawin, Jeff Samuelson, Alex Delaney, Tom Martinez, and Carlos Salinas

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2026-017](#)

June 11, 2026 Planning Commission Meeting Minutes

Moved by Delaney, seconded by Martinez, to Approve Planning Commission Topic PC 2026-017 as presented. The motion passed by a vote of:

Yes: 7 - Salinas, Martinez, Chair Warnke, McHugh, Sawin, Samuelson, and Delaney

PUBLIC HEARING ITEMS

[PC 2026-018](#)

Dawson Trails Townhomes - Site Development Plan [located in Dawson Trails Planned Development, Planning Area E2]

Prior to the presentation, Commissioner Jeff Samuelson stated that he would abstain from voting on the item.

Sandy Vossler provided updated copies of the vicinity map and a summary of the third neighborhood meeting. She asked that both documents be entered into the record.

Vossler then presented the Site Development Plan (SDP) for the Dawson Trails Townhomes in Planning Area E2.

The applicant team, including Lawrence Jacobson, Jake Schroeder, and Stacy Weeks, gave a presentation on the proposed development. They explained that this would be the first townhome project in Dawson Trails and that the site would have two access points. The presentation covered the project schedule, site location, access, parking, pedestrian connections, drainage, trail network, central common area, and building renderings.

Commissioner Salinas asked questions about the detention area, snow removal, and alternative energy. The applicant explained that the site was designed to direct

snow to designated areas and that the homeowners association (HOA) would most likely be responsible for snow removal. They also stated that they would discuss alternative energy options with the builder once one is selected and that the project will focus on energy-efficient building practices.

Chair Warnke asked about the two access and egress points. The applicant said a traffic study had been completed and showed the access points met all requirements. Chair Warnke also asked how the future mixed-use development next to the townhomes would connect to the site and raised concerns about future parking. The applicant explained that access for future development has been planned and that parking will be reviewed as future site plans are submitted.

Moved by Martinez, seconded by Vice-Chair McHugh, to Approve Planning Commission Topic PC 2026-018 as presented. The motion passed by a vote of:

Yes: 6 - Chair Warnke, McHugh, Sawin, Salinas, Martinez, and Delaney

Abstain: 1 - Samuelson

TOWN COUNCIL LIAISON UPDATE

DESIGN REVIEW BOARD UPDATE

Vice-Chair McHugh gave an update on the Design Review Board meeting approving a canopy sign for Pilates Addiction and a mural sign for Castle Rock Bike & Ski.

COMMISSION ITEMS

Check for quorum for upcoming meetings

July 9, 2026

July 23, 2026

Boland mentioned that he doesn't anticipate a meeting for July 9th but will most likely meet on July 23, 2026.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland gave an update on the opening of the CVI north on ramp, the Comp Plan that will be taken to Council on July 7th as a discussion item and the recent updated building code adoptions.

ADJOURN

Moved by Chair Warnke, seconded by Delaney, to Approve to adjourn as presented. The motion passed by a vote of:

Yes: 7 - Salinas, Martinez, Chair Warnke, McHugh, Sawin, Samuelson, and Delaney

Minutes approved by the Planning Commission on _____ by a vote of ____ in favor, ____ opposed, with ____ abstention(s).



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/23/2026

Item #: File #: PC 2026-020

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Proposed Zoning as Public Land-1 of Town-Owned Parcels known as Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation [approximately 16.12 acres, located in north and east Castle Rock]

Executive Summary

The Town of Castle Rock (Town) proposes to annex and zone several Town-owned parcels totaling approximately 16.12 acres of land. The parcels are grouped into four distinct annexations known as the Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation (Attachment B-E). The annexation areas are geographically separate (Attachment A) and are being annexed as part of the Town's broader effort to bring eligible Town-owned parcels into the Town's jurisdiction.

The Town proposes to zone all parcels as Public Land - 1 (PL-1) (Attachment F). This is a straight zone district established in Section 17.30.020 of the Municipal Code. Public facilities, public infrastructure, open space, utility-related improvements, and other municipal uses are permitted or anticipated uses in the PL-1 Zone District (Attachment F). None of the parcels are public right-of-way (ROW). No private development is proposed with the annexation or zoning applications.

Property proposed for annexation that is owned by the Town and that is not public right-of-way shall proceed directly to Town Council for action. For that reason, Planning Commission is being asked to consider the proposed PL-1 zoning only, and to provide a recommendation on the zoning to Town Council. Town Council is scheduled to consider the proposed annexations and zoning on first reading at a public hearing scheduled for August 18, 2026.

Staff recommends that Planning Commission recommend to Town Council approval of the proposed PL-1 zoning classification for the parcels included in the four annexations.

Key Benefits of Proposed Annexation and Zoning

Annexation of the parcels will give the Town jurisdiction over

- Zoning

- Code enforcement
- Law enforcement, and
- Emergency services and response

Budget Impact

Zoning the parcels as Public Land - 1 will not negatively impact the Town's budget. As Town-owned properties, the Town already assumes maintenance responsibilities.

Recommendation

Staff recommends that Planning Commission recommend approval of the Public Land - 1 zoning of the parcels within the four annexation areas, as proposed, to Town Council.

Attachments

Attachment A: Vicinity Maps
Attachment B: Founders Corner Annexation Map
Attachment C: Home Street Annexation Map
Attachment D: Maher Ranch Tank Site Annexation Map
Attachment E: Terrain Remnant Annexation Map
Attachment F: Public Land - 1 Zone District
Attachment G: Neighborhood Meeting Summary



Meeting Date: July 23, 2026

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Proposed Zoning as Public Land-1 of Town-Owned Parcels known as Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation** [approximately 16.12 acres, located in north and east Castle Rock]

Executive Summary

The Town of Castle Rock (Town) proposes to annex and zone several Town-owned parcels totaling approximately 16.12 acres of land. The parcels are grouped into four distinct annexations known as the Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation (Attachment B-E). The annexation areas are geographically separate (Attachment A) and are being annexed as part of the Town's broader effort to bring eligible Town-owned parcels into the Town's jurisdiction.

The Town proposes to zone all parcels as Public Land - 1 (PL-1) (Attachment F). This is a straight zone district established in Section 17.30.020 of the Municipal Code. Public facilities, public infrastructure, open space, utility-related improvements, and other municipal uses are permitted or anticipated uses in the PL-1 Zone District (Attachment F). None of the parcels are public right-of-way (ROW). No private development is proposed with the annexation or zoning applications.

Property proposed for annexation that is owned by the Town and that is not strictly public right-of-way shall proceed directly to Town Council for action. For that reason, Planning Commission is being asked to consider the proposed PL-1 zoning only, and to provide a recommendation on the zoning to Town Council. Town Council is scheduled to consider the proposed annexations and zoning on first reading at a public hearing scheduled for August 18, 2026.

Staff recommends that Planning Commission recommend to Town Council approval of the proposed PL-1 zoning classification for the parcels included in the four annexations.

Key Benefits of Proposed Annexation and Zoning

Annexation of the parcels will give the Town jurisdiction over

- Zoning
- Code enforcement
- Law enforcement, and
- Emergency services and response

Background

The parcels included in the four annexation areas are owned by the Town. The parcels include remnant land, utility-related property, and other Town-owned land that meets State contiguity requirements for annexation. Annexation will bring the parcels under the Town's jurisdiction and provide for consistent zoning, code enforcement, law enforcement, emergency services, and maintenance responsibilities.

This action is part of a broader Town initiative to annex eligible Town-owned properties. To date, the Town has annexed and zoned Gateway Mesa Open Space, Lost Canyon Open Space, East Plum Creek Trail, and right-of-way within or adjacent to Crowfoot Valley Road, Ridge Road, Plum Creek Parkway at Gilbert Street, Highway 86 at Ridge Road, the Crystal Valley Interchange, including the east frontage road, and Territorial Road.

Existing Conditions and Surrounding Uses

The four annexation areas are located in the northern and central portions of the Town's growth boundary and are not contiguous with one another. Founders Corner Annexation is located east and adjacent to Founders Parkway, north of Crimson Sky Drive; Home Street Annexation is located east of Interstate 25, adjacent to the Castle Rock Parkway/Interstate 25 interchange; Maher Ranch Tank Site Annexation is a Town-owned utility-related parcel located northeast of the Castle Rock Parkway/Interstate 25 interchange; and Terrain Remnant is a narrow parcel located east of Sage Canyon Elementary School and west of Castle Oaks Drive.

The surrounding areas include a mix of residential neighborhoods, undeveloped land, open space, public improvements, roadway corridors, and utility-related uses. The proposed PL-1 zoning is intended for municipally owned property and public uses and is compatible with the existing and planned public function of each property.

Discussion of Proposal

All of the parcels are owned by the Town and are intended to remain in public ownership. The parcels are proposed to be straight zoned as Public Land - 1 (PL-1), a zone district intended primarily for municipally owned properties and public uses. The uses and development standards for PL-1 are established in Municipal Code Section 17.30.020 (Attachment F).

The zoning does not approve any private development or a specific public improvement project. Any future public improvements, utility facilities, drainage improvements, open space improvements, or related municipal uses would be subject to applicable Town standards and review processes.

Notification and Outreach

Public Notice

Public hearing notice signs were posted at each of the annexation areas on July 8, 2026. Written notice letters were sent to property owners within 500 feet of the parcels at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's Development Activity interactive map.

Neighborhood Meetings

A neighborhood meeting was held on June 15, 2026. Two members of the public attended the meeting. Staff presented vicinity maps showing the location, acreage, and contiguity percentage of each of the four proposed annexations. Staff discussed the reasons for annexing the parcels and the Town's intention to zone each parcel as Public Land.

Attendees had few questions specific to the annexation and zoning proposal. Questions included the State contiguity requirements for annexation, whether other properties may be eligible for annexation, and general traffic concerns for other potential annexation areas (Attachment G). Due to the nature and scope of the annexation and zoning requests, the limited attendance, and the absence of stated concerns at the June 15, 2026 neighborhood meeting, no additional neighborhood meetings were held.

External Referrals

External referrals were sent to applicable local service providers and Douglas County agencies. There are no outstanding external referral comments related to the PL-1 zoning of the four annexations.

Zoning Analysis

Technical Reports and Analyses

Fire/Police - The four parcels are currently served by the Douglas County Sheriff's Office for law enforcement and the Castle Rock Fire District. Once annexed, the parcels will be served by the Castle Rock Police Department and Castle Rock Fire and Rescue.

Parks, Recreation and Open Space - The parcels are being zoned as Town of Castle Rock public land, specifically PL-1. Any future open space or public land improvements will be reviewed in accordance with applicable Town requirements.

Traffic Impact Analysis and Mitigation - A Traffic Impact Analysis (TIA) was not required to be submitted for the proposed annexation and zoning because no private development or change in traffic-generating use is proposed for the four parcels.

Utilities and Drainage - Any utility and drainage facilities necessary to serve the annexed parcels will connect to Castle Rock water, wastewater, and stormwater systems, as applicable. The Maher Ranch Tank Site property is an existing Town-owned utility-related property.

Water Conservation – Any future improvements within the annexation areas will be required to meet Town water conservation standards and landscaping and irrigation criteria, including ColoradoScape requirements, as applicable.

Water Resources - The Town owns the four parcels and will retain any groundwater rights associated with the annexation parcels.

Zone District Approval Criteria and Analysis (CRMC Section 17.02.060.C)

The Town of Castle Rock Municipal Code requires that all lands annexed to the Town shall be included in one of the primary Zoning Districts: Residential, Business/Commercial/Industrial, Open Space or Planned Development. The following staff analysis considers the proposed PL-1 zone district's compliance with the zoning approval criteria.

A. Compatible with any applicable land use intergovernmental agreements.

Analysis: The parcels considered for annexation and zoning are not subject to any land use intergovernmental agreement.

B. Conforms with the most recently adopted versions of the Town's Vision, Comprehensive Master Plan, applicable sub-area plans, adopted criteria manuals and guidelines and other master plans.

Analysis: The use of the parcels for public land, utility facilities, undeveloped remnant land, open space, and related municipal purposes supports the Town's Vision, Comprehensive Master Plan, and other Town master plans.

C. Compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood, and proposed mitigation measures.

Analysis: The PL-1 zoning of the parcels allows public uses and public improvements that are compatible with the existing and planned uses on adjacent properties and in the surrounding areas. The zoning maintains the public function of Town-owned land and does not authorize private development.

D. Impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, and proposed mitigation measures.

Analysis: The proposed zoning is not expected to create adverse impacts to the natural environment. The parcels are already Town-owned and are intended to remain in public ownership. Any future public improvements will be required to comply with applicable Town standards related to stormwater management, grading, erosion control, landscaping, and environmental protection.

E. Whether the property will have access to current or planned services and infrastructure adequate to support the orderly development of the property.

Analysis: The PL-1 zone district allows public infrastructure and municipal uses. The four parcels have access to existing or planned public services and infrastructure adequate to support their intended public function.

F. Positive economic impact potential from development of the property.

Analysis: Zoning the parcels as PL-1 provides for consistent municipal jurisdiction and administration of Town-owned land. While no private development is proposed, bringing the parcels into the Town promotes orderly governance, reduces jurisdictional confusion, and supports the long-term maintenance and operation of public assets.

Budget Impact

Zoning the parcels as Public Land - 1 will not negatively impact the Town's budget. As Town-owned properties, the Town already assumes maintenance responsibilities.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed PL-1 zoning:

- Meets the zoning requirements of Section 17.02.060.C of the Town of Castle Rock Municipal Code, and
- Meets the objectives and criteria for responsible growth established in the Town's 2030 Comprehensive Master Plan.

Recommendation

Staff recommends that Planning Commission recommend approval of the Public Land - 1 zoning of the parcels within the four annexation areas, as proposed, to Town Council.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Public Land – 1 zoning for the parcels included in the four proposed annexation areas, to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Public Land - 1 zoning for the parcels included in the four proposed annexation areas, to Town Council, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

Attachment A: Vicinity Maps

Attachment B: Founders Corner Annexation Map

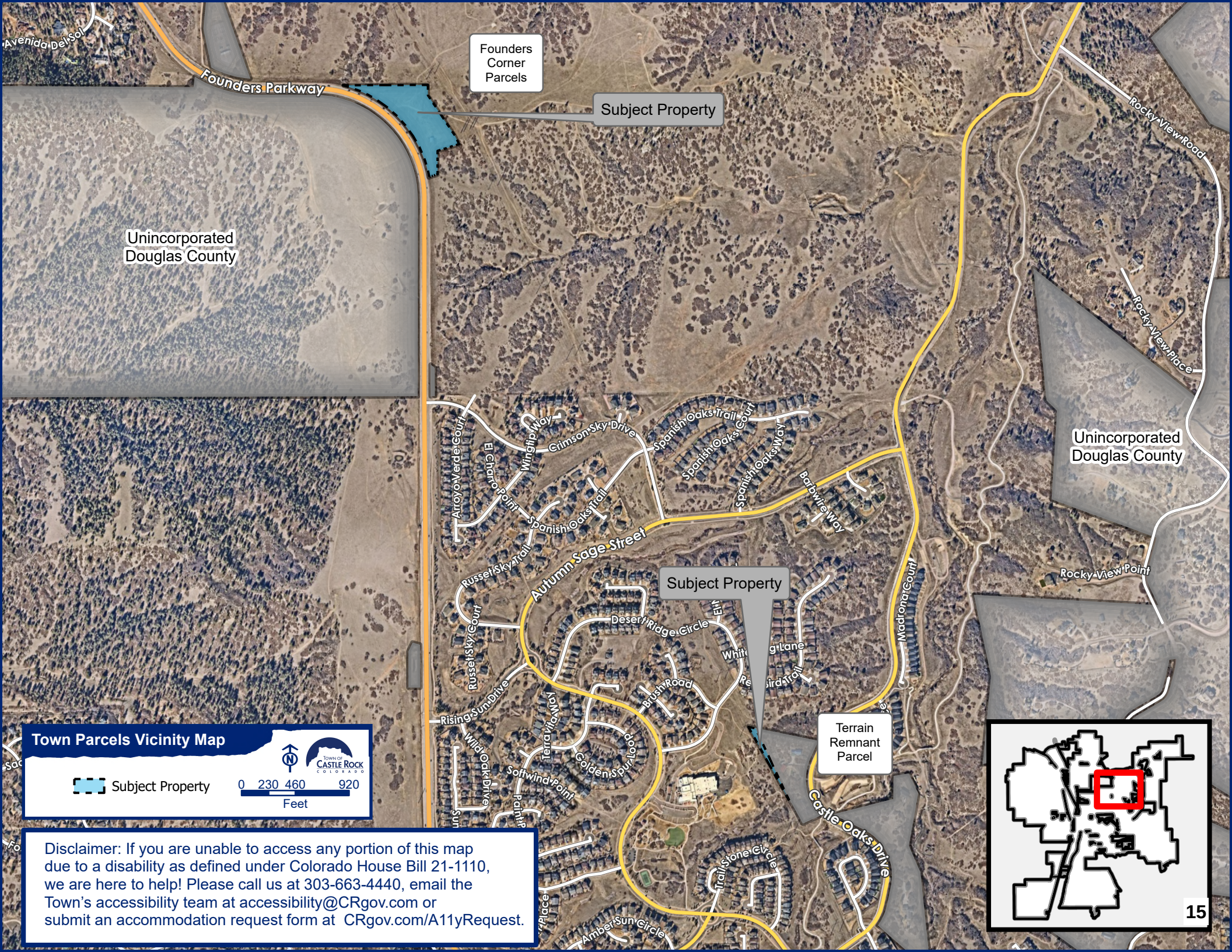
Attachment C: Home Street Annexation Map

Attachment D: Maher Ranch Tank Site Annexation Map

Attachment E: Terrain Remnant Annexation Map

Attachment F: Public Land - 1 Zone District

Attachment G: Neighborhood Meeting Summary



Founders
Corner
Parcels

Subject Property

Unincorporated
Douglas County

Unincorporated
Douglas County

Subject Property

Terrain
Remnant
Parcel

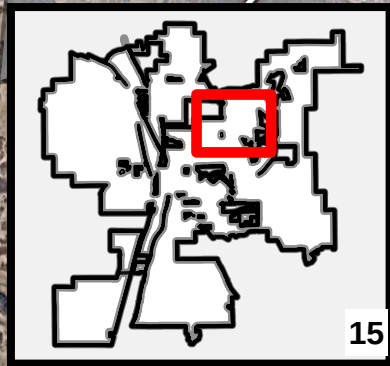
Town Parcels Vicinity Map

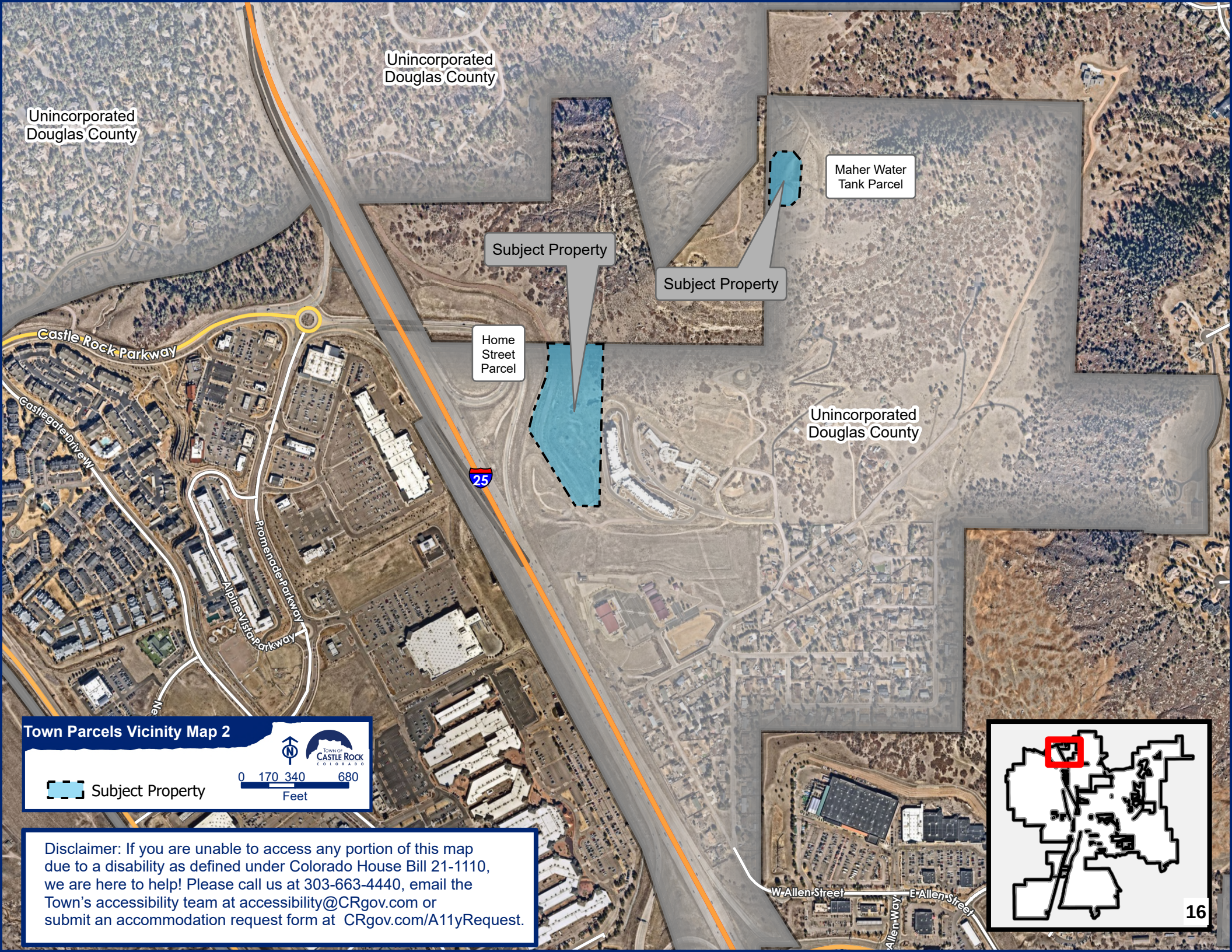
 Subject Property

0 230 460 920
Feet



Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.





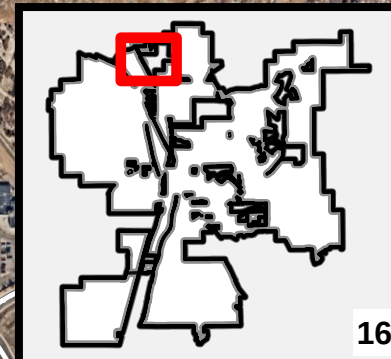
Town Parcels Vicinity Map 2



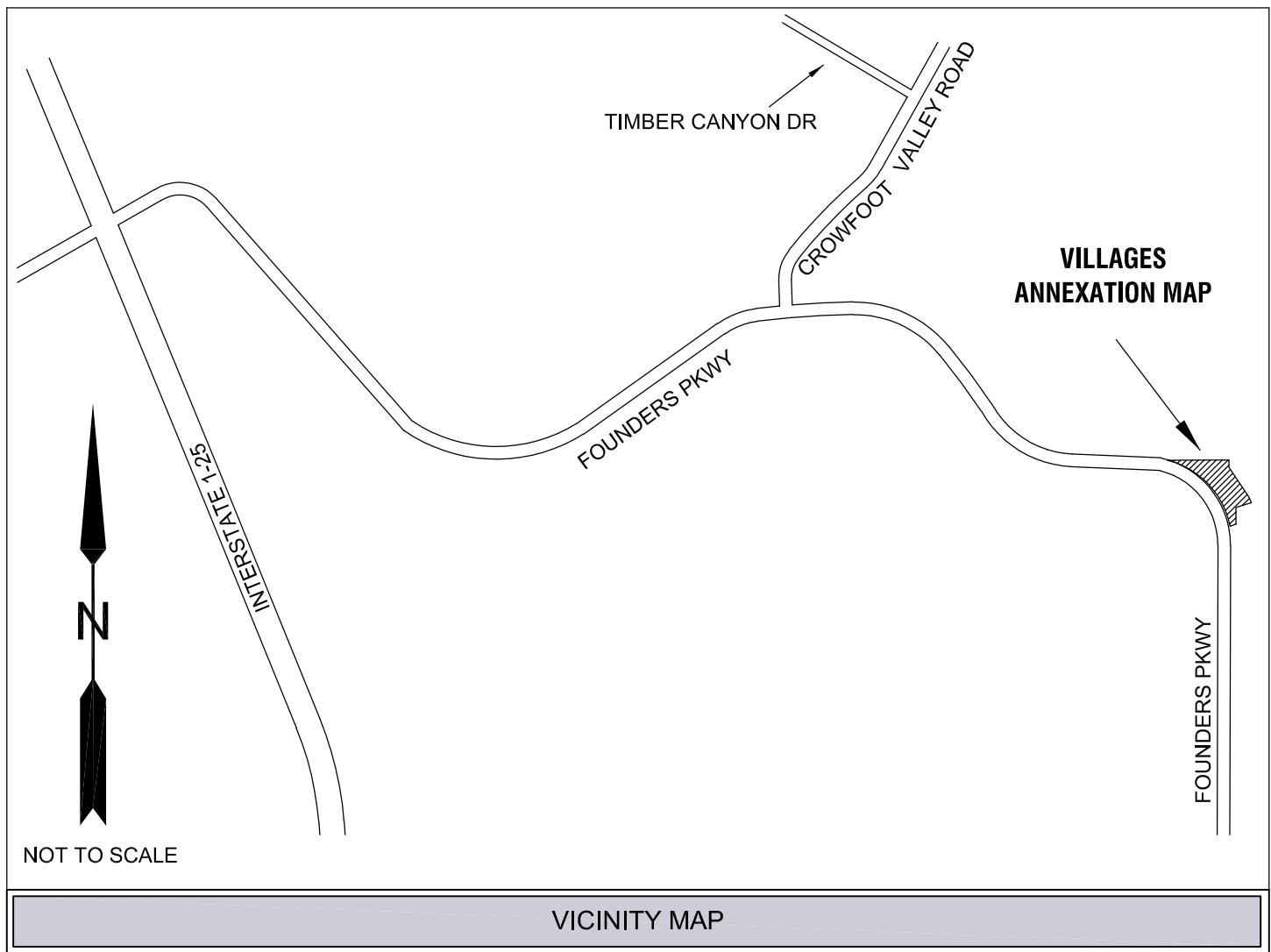
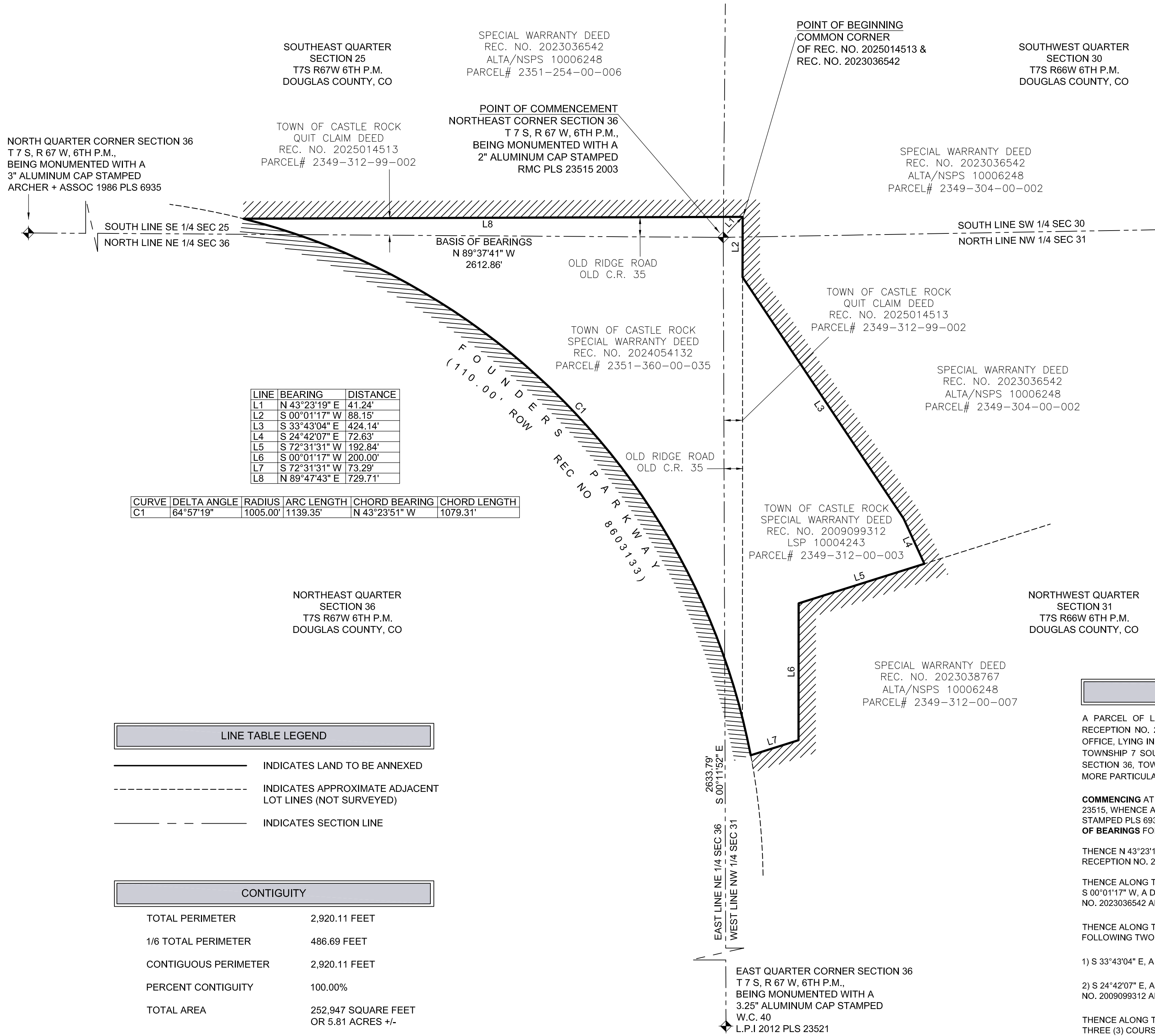
 Subject Property

0 170 340 680
Feet

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FOUNDERS CORNER ANNEXATION MAP
THREE METES AND BOUND PARCELS OF LAND
LOCATED IN PORTIONS OF THE SW 1/4 SEC. 30, NW 1/4 SEC. 31, T 7 S, R 66 W AND
PORTIONS OF THE SE 1/4 SEC. 25, NE 1/4 SEC. 36, T 7 S, R 67 W ALL OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE LEGEND

- INDICATES LAND TO BE ANNEXED
- INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)
- INDICATES SECTION LINE

CONTIGUITY

TOTAL PERIMETER	2,920.11 FEET
1/6 TOTAL PERIMETER	486.69 FEET
CONTIGUOUS PERIMETER	2,920.11 FEET
PERCENT CONTIGUITY	100.00%
TOTAL AREA	252,947 SQUARE FEET OR 5.81 ACRES +/-

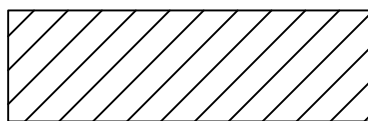
NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

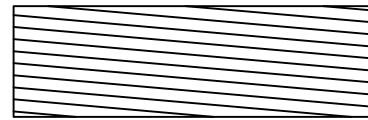
BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, BEING MONUMENTED AS SHOWN. SAID NORTH LINE IS ASSUMED TO BEAR N 89°37'41" W A DISTANCE OF 2612.86 FEET.

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES CANYONS SOUTH ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 2023029144 DATED JULY 10, 2023. CONTIGUITY LENGTH 1,780.76 FEET



THIS HATCH INDICATES METZLER RANCH ANNEXATION PARCEL ONE TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 343755 DATED DECEMBER 26, 1984. CONTIGUITY LENGTH 1,139.35 FEET

CONTACT LIST

OWNER:	STATE PARCEL 2507-061-02-009 TOWN OF CASTLE ROCK 100 WILCOX STREET CASTLE ROCK, CO 80104
SURVEYOR:	TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BUNTROCK, PLS 9623 MALLARD POND WAY LITTLETON, CO 80125 BILLB@TRUENORTHSURVEY.COM

LEGAL DESCRIPTION FOR VILLAGES ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER THE FOLLOWING THREE PARCELS OF LAND: RECEPTION NO. 2009099312, RECEPTION NO. 2024054132 AND RECEPTION NO. 2025014513, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30, THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH RANGE 66 WEST, THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 23515, WHENCE A LINE TO THE NORTH QUARTER CORNER OF SECTION 36, BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED PLS 6935 WHICH IS ASSUMED TO BEAR N 89°37'41" W, A DISTANCE OF 2612.86 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 43°23'19" E, A DISTANCE OF 41.24 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 20250145130 AND RECEPTION NO. 2023036542 OF SAID CLERK'S OFFICE, SAID COMMON CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2025014513 AND SAID RECEPTION NO. 2023036542, S 00°01'17" W, A DISTANCE OF 88.15 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2025014513, SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2009099312;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2009099312 THE FOLLOWING TWO (2) COURSES:

1) S 33°43'04" E, A DISTANCE OF 424.14 FEET;

2) S 24°42'07" E, A DISTANCE OF 72.63 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2023036542, SAID RECEPTION NO. 2009099312 AND RECEPTION NO. 2023038767 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2009099312 AND RECEPTION NO. 2023038767 THE FOLLOWING THREE (3) COURSES:

1) S 72°31'31" W, A DISTANCE OF 192.84 FEET;

2) S 00°01'17" W, A DISTANCE OF 200.00 FEET;

3) S 72°31'31" W, A DISTANCE OF 73.29 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2009099312 AND SAID RECEPTION NO. 2023038767, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF FOUNDERS PARKWAY AS DESCRIBED UNDER RECEPTION NO. 8603133 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 64°57'19", AN ARC LENGTH OF 1139.35 FEET, WHOSE CHORD BEARS N 43°23'51" W, A DISTANCE OF 1079.31 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 8603133, SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2025014513;

THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG A COMMON LINE OF SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2025014513, N 89°47'43" E, A DISTANCE OF 729.71 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS 252,947 SQUARE FEET OR 5.81 ACRES MORE OR LESS

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY:

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY

AS MAYOR AND

BY

AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585

DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF DOUGLAS COUNTY AT _____, _____ M., ON THE _____ DAY OF _____, 2025

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

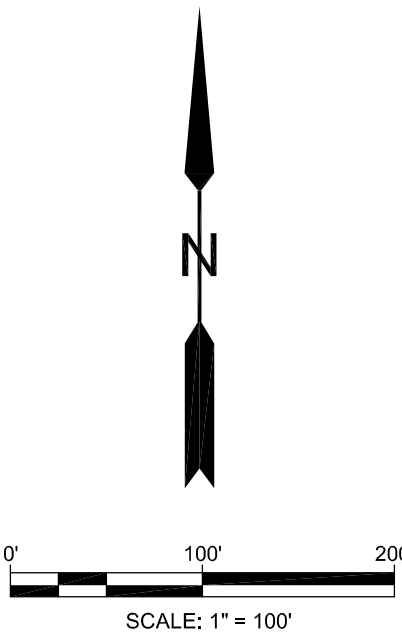
DEPUTY

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 100'	PROJECT NO:	TN 25022
VERT. SCALE:	N/A	DATE:	06/30/2025
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION

SHEET NUMBER
1 OF 1



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HOME STREET ANNEXATION MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, T 7 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION FOR HOME STREET ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021064354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED WITH 3.25" ALUMINUM CAP STAMPED PLS 13485 WHENCE A LINE TO THE SOUTH QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 38064 BEARS N 89° 34' 36" W, A DISTANCE OF 2643.19 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 N 89° 34' 36" W, A DISTANCE OF 1036.86 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2022004974 AND RECEPTION NO. 2016059261;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2022004974 AND RECEPTION NO. 2016059261 N 01° 21' 24" E, A DISTANCE OF 114.10 FEET TO A COMMON CORNER OF SAID PARCELS RECEPTION NO. 2016059261 AND RECEPTION NO. 2021064354, SAID COMMON CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 2021064354 AND RECEPTION NO. 2016059261 TH FOLLOWING TWO (2) COURSES:

- 1) N 88° 10' 17" W, A DISTANCE OF 160.83 FEET;
- 2) N 31° 28' 15" W, A DISTANCE OF 564.40 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2021064354, RECEPTION NO. 2016059261 AND RECEPTION NO. 2013018555 IN SAID CLERK'S OFFICE;

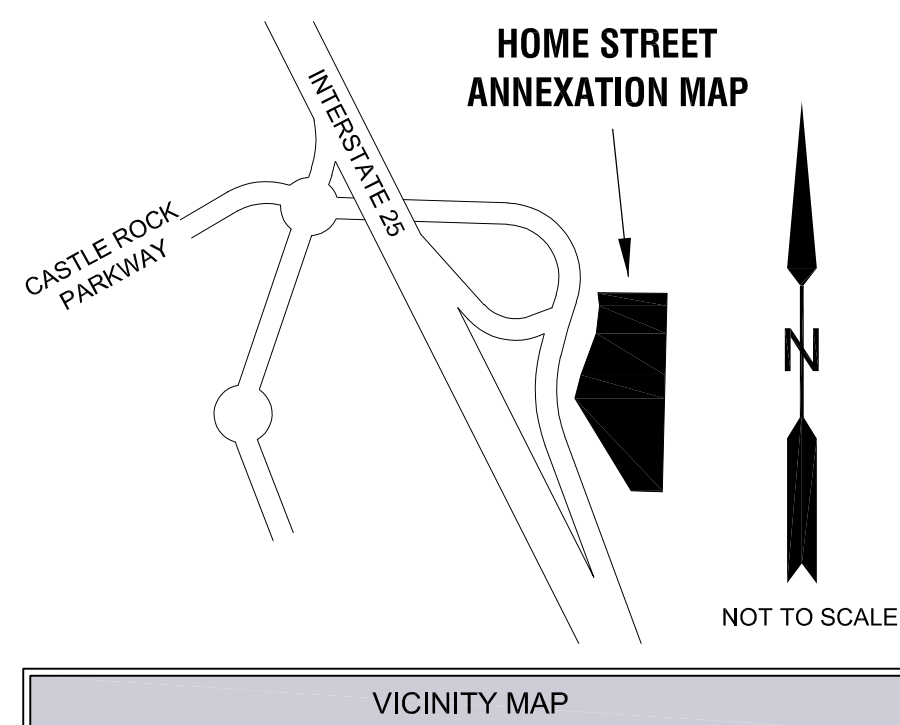
THENCE ALONG THE COMMON LINE BETWEEN SAID RECEPTION NO. 2021064354 AND SAID RECEPTION NO. 2013018555 THE FOLLOWING FOUR (4) COURSES:

- 1) N 14° 34' 10" E, A DISTANCE OF 126.00 FEET;
- 2) N 20° 18' 58" E, A DISTANCE OF 230.40 FEET;
- 3) N 06° 44' 54" E, A DISTANCE OF 145.15 FEET;
- 4) N 06° 55' 17" W, A DISTANCE OF 68.27 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2021064354, SAID RECEPTION NO. 2013018555 AND RECEPTION NO. 2013012022 IN SAID CLERK'S OFFICE;

THENCE S 89° 34' 34" E, A DISTANCE OF 359.38 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2021064354 AND SAID RECEPTION NO. 2022004974;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2021064354 AND SAID RECEPTION NO. 2022004974, S 01° 21' 24" W, A DISTANCE OF 1034.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 368,203 SQUARE FEET OR 8.45 ACRES MORE OR LESS.



TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ MAYOR

ATTEST: _____

TOWN CLERK _____

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

THIS HOME STREET ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, _____, M., ON THE _____ DAY OF _____, 2025

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY _____

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 100'	PROJECT NO:	TN 25019
VERT. SCALE:	N/A	DATE:	06/13/2025
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION

SHEET NUMBER

1 OF 1



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OWNER: COLORADO DEPARTMENT OF TRANSPORTATION
REC. NO. 2021064354
REC. NO. 2013012022
PARCEL# 2351-224-99-008

OWNER: TOWN OF CASTLE ROCK
REC. NO. 2021064354
PARCEL# 2351-224-00-032

SOUTHEAST QUARTER
SECTION 22
T7S R67W 6TH P.M.
COUNTY OF DOUGLAS
STATE OF COLORADO

OWNER: COLORADO DEPARTMENT OF TRANSPORTATION
REC. NO. 2021064354
REC. NO. 2013018555
PARCEL# 2351-224-99-003

TOWN OF CASTLE ROCK
REC. NO. 2021064354
PARCEL# 2351-224-00-068

OWNER: BRIDGEWATER CASTLE ROCK ALF LLC
REC. NO. 2022004974
PARCEL# 2351-224-01-003

POINT OF BEGINNING
COMMON CORNER
REC. NO. 2021064354
REC. NO. 2016059261

OWNER: PROMENADE AT CASTLE ROCK METRO DISTRICT 2
REC. NO. 2016059261
PARCEL# 2351-224-00-067

COMMON CORNER
REC. NO. 2022004974
REC. NO. 2016059261

POINT OF COMMENCEMENT
SOUTHEAST CORNER
SECTION 22 T7S R67W
3.25" ALUMINUM CAP
PLS 13485

--- BASIS OF BEARINGS ---
SOUTH LINE SE 1/4 SECTION 22
N 89° 34' 36" W 2643.19'

SOUTH QUARTER CORNER
SEC 22 T7S R67W
3.25" ALUMINUM CAP
PLS 38064

CONTIGUITY

TOTAL PERIMETER	2,688.51 FEET
1/6 TOTAL PERIMETER	448.08 FEET
CONTIGUOUS PERIMETER	929.20 FEET
PERCENT CONTIGUITY	34.56%
TOTAL AREA	368,203 SQUARE FEET OR 8.45 ACRES +/-

CONTACT LIST

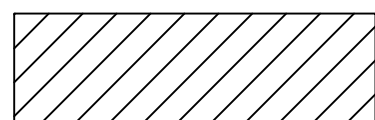
OWNER: STATE PARCEL 2351-224-00-068
TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

GENERAL NOTES

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE ANNEXATION OF THE CASTLE PINES COMMERCIAL P.U.D. TO THE TOWN OF CASTLE ROCK RECORDED UNDER RECEPTION NO. 198728957 DATED OCTOBER 08, 1987. CONTIGUITY LENGTH 929.20 FEET

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 13485 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 38064 WHICH IS ASSUMED TO BEAR N 89° 34' 36" W A DISTANCE OF 2643.19 FEET.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

LINE TABLE LEGEND

- | | |
|-----------|---|
| ————— | INDICATES LAND TO BE ANNEXED |
| ----- | INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED) |
| — — — — — | INDICATES SECTION LINE |

DRAFT

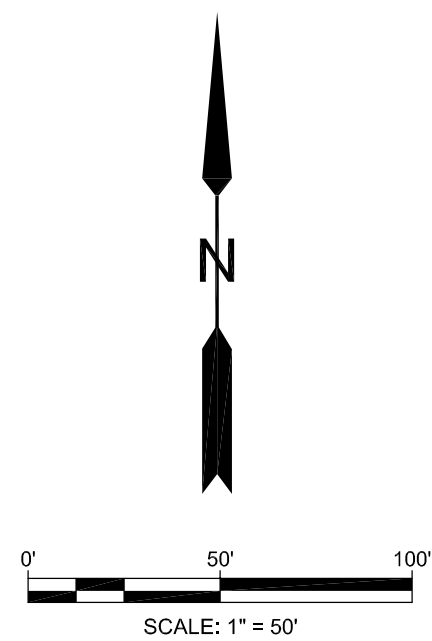
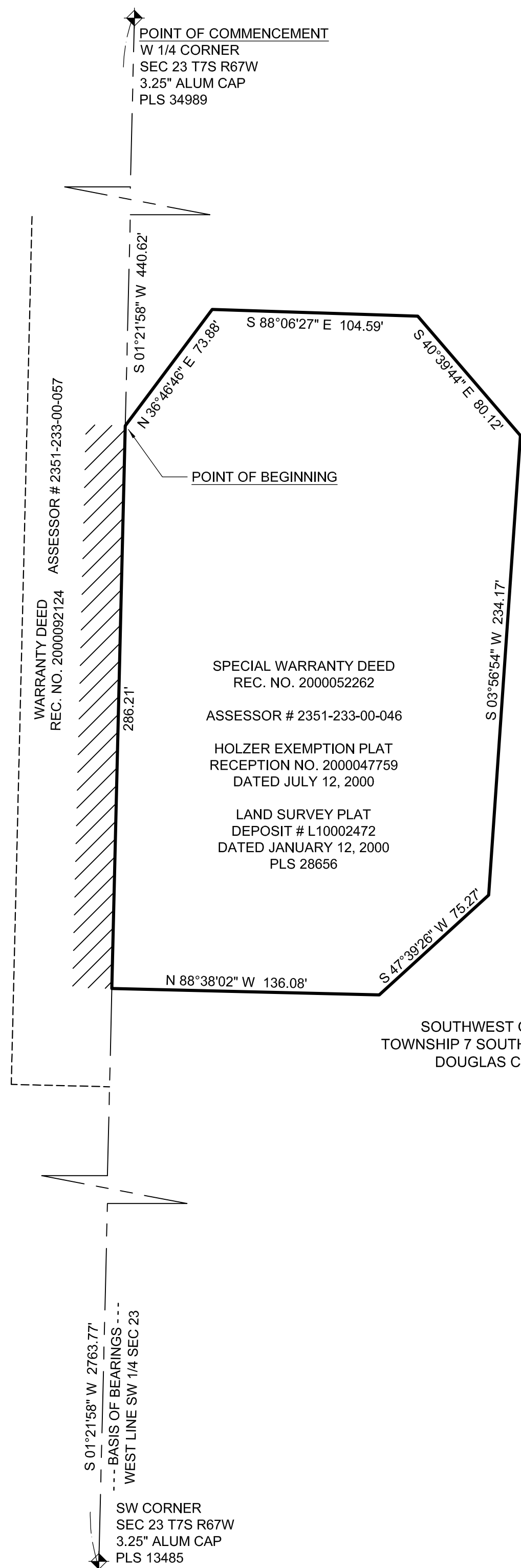
WILLIAM G. BUNTROCK, PLS 35585

DATE

MAHER RANCH TANK SITE ANNEXATION MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, T 7 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



SPECIAL WARRANTY DEED
REC. NO. 2004025018

ASSESSOR # 2351-233-00-046

LAND SURVEY PLAT
DEPOSIT # L10003716
DATED JUNE 29, 2005
PLS 6935

SOUTHWEST QUARTER SECTION 23
TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M.
DOUGLAS COUNTY, COLORADO

CONTACT LIST

OWNER: STATE PARCEL 2351-233-00-046
TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

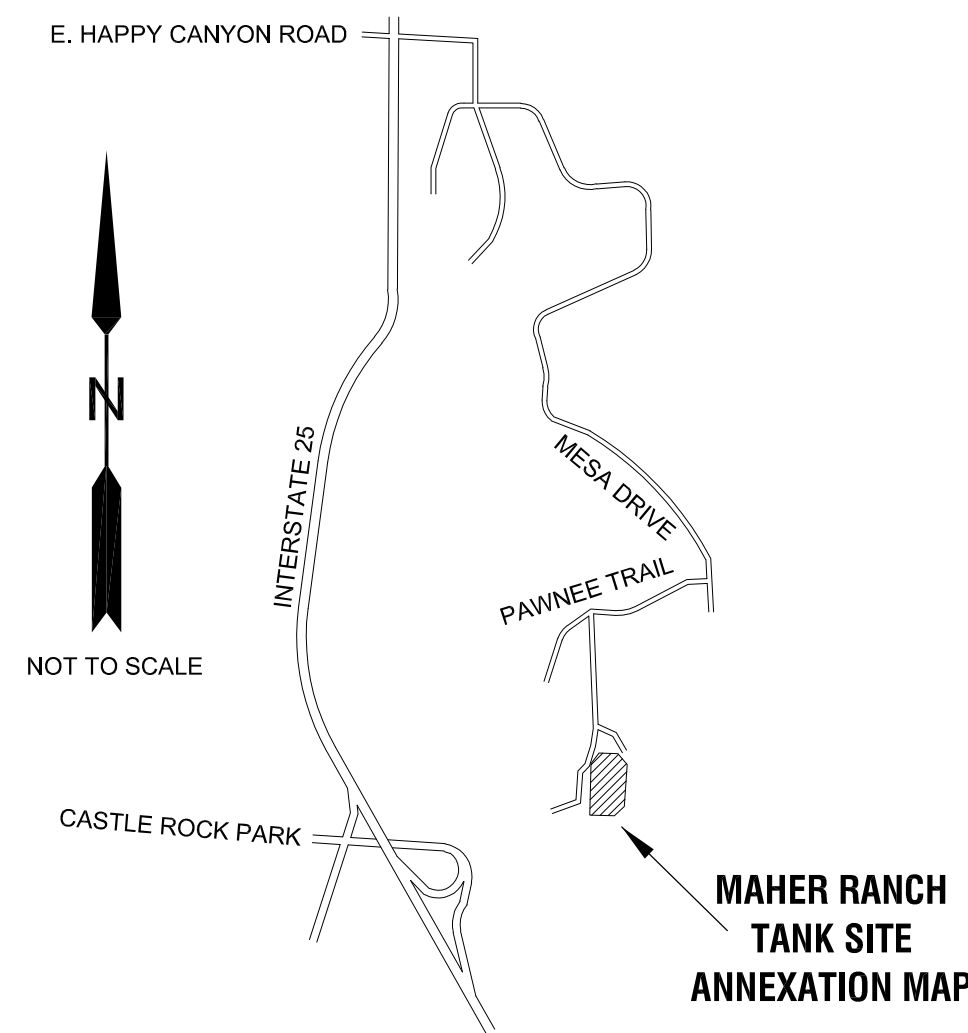
SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

CONTIGUITY

TOTAL PERIMETER	990.31 FEET
1/6 TOTAL PERIMETER	165.05 FEET
CONTIGUOUS PERIMETER	286.21 FEET
PERCENT CONTIGUITY	28.90%
TOTAL AREA	63,458.45 SQUARE FEET OR 1.46 ACRES +/-

LINE TABLE LEGEND

	INDICATES LAND TO BE ANNEXED
	INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)
	INDICATES SECTION LINE



VICINITY MAP

LEGAL DESCRIPTION FOR MAHER RANCH TANK SITE ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER SPECIAL WARRANTY DEED RECEPTION NO. 2000052262 AND UNDER THE HOLZER EXEMPTION PLAT RECEPTION NO. 2000047759 ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 34989 WHENCE A LINE THE SOUTHWEST CORNER OF SAID SECTION 23 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 13485 BEARS S 01°21'58" W, A DISTANCE OF 2763.77 FEET (ASSUMED), SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 S 01°21'58" W, A DISTANCE OF 440.62 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE COMMON LINES BETWEEN SAID RECEPTION NO. 2000052262 AND SPECIAL WARRANTY DEED RECEPTION NO. 2004025018 OF SAID CLERK'S OFFICE THE FOLLOWING SIX (6) COURSES:

- 1) N 36°48'46" E, A DISTANCE OF 73.88 FEET;
- 2) S 88°06'27" E, A DISTANCE OF 104.59 FEET;
- 3) S 40°39'44" E, A DISTANCE OF 80.12 FEET;
- 4) S 03°56'54" W, A DISTANCE OF 234.17 FEET;
- 5) S 47°39'26" W, A DISTANCE OF 75.27 FEET;
- 6) N 88°38'02" W, A DISTANCE OF 136.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG SAID WESTERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2000052262, N 01°21'58" E, A DISTANCE OF 286.21 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS 63,458.45 SQUARE FEET OR 1.46 ACRES MORE OR

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE ANNEXATION OF THE MAHER RANCH P.U.D TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 198728961 DATED OCTOBER 18, 1987. CONTIGUITY LENGTH 286.21 FEET

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585

DATE

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, BEING MONUMENTED AS SHOWN. SAID WEST LINE IS ASSUMED TO BEAR S 01°21'58" W A DISTANCE OF 2763.77 FEET.

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 25020
VERT. SCALE:	N/A	DATE:	06/11/2025
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION

SHEET NUMBER
1 OF 1

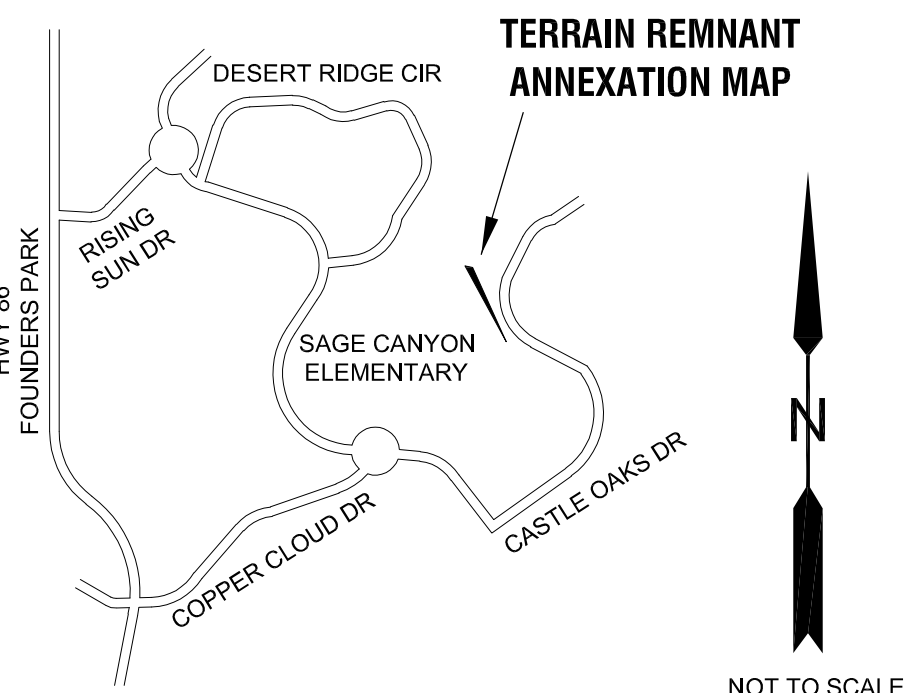
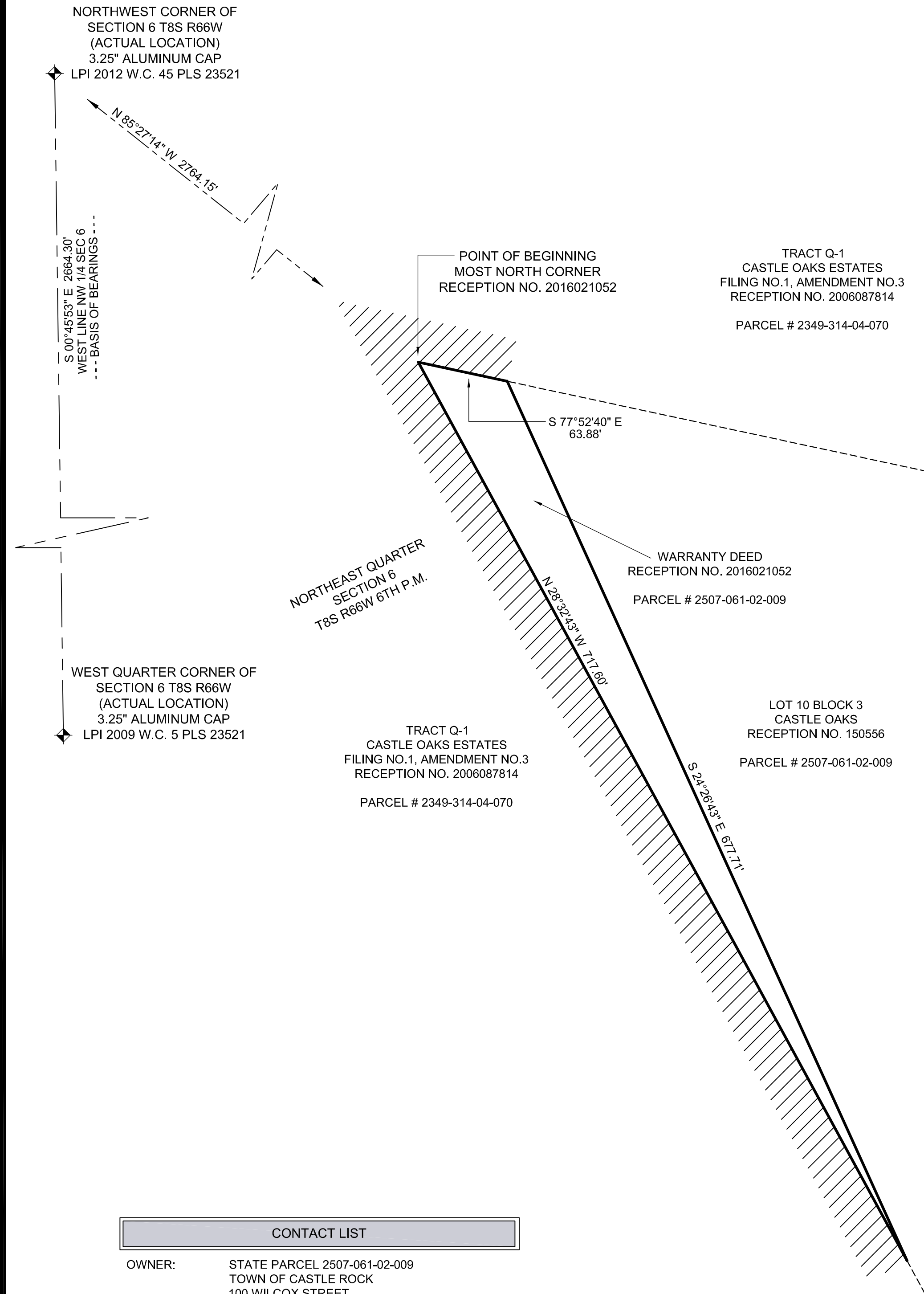


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TERRAIN REMNANT ANNEXATION MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION FOR TERRAIN REMNANT ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER WARRANTY DEED RECEPTION NO. 2016021052, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

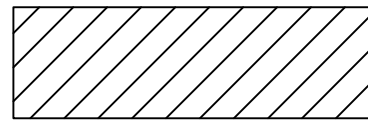
BEGINNING AT THE MOST NORTH CORNER OF SAID RECEPTION NO. 2016021052, WHEN A LINE TO THE NORTHWEST CORNER OF SAID SECTION 6 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED LPI 2012 W.C. 45' PLS 23521 (TIE TO ACTUAL CORNER) BEARS N 85°27'14" W, A DISTANCE OF 2764.15 FEET (ASSUMED), FROM SAID NORTHWEST CORNER OF SECTION 6, A LINE TO THE WEST QUARTER CORNER OF SAID SECTION 6, BEING THE WEST LINE OF THE NORTHWEST QUARTER, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED LPI 2009 W.C. 5' PLS 23521 BEARS S 00°45'53" E, A DISTANCE OF 2664.30 FEET (ASSUMED), SAID WEST LINE OF THE NORTHWEST QUARTER **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION:

THENCE ALONG THE NORTHERLY, EASTERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2016021052 THE FOLLOWING THREE (3) COURSES:

- 1) S 77°52'40" E, A DISTANCE OF 63.88 FEET;
- 2) S 24°26'43" E, A DISTANCE OF 677.71 FEET;
- 3) N 28°32'43" W, A DISTANCE OF 717.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 17,385 SQUARE FEET OR 0.40 ACRES MORE OR LESS

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272694 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 781.48 FEET

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTACT LIST

OWNER: STATE PARCEL 2507-061-02-009
TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

CONTIGUITY

TOTAL PERIMETER	1,459.19 FEET
1/6 TOTAL PERIMETER	243.20 FEET
CONTIGUOUS PERIMETER	781.48 FEET
PERCENT CONTIGUITY	53.56%
TOTAL AREA	17,385 SQUARE FEET OR 0.40 ACRES +/-

LINE TABLE LEGEND

INDICATES LAND TO BE ANNEXED

INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)

INDICATES SECTION LINE

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY:

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY

AS MAYOR AND

BY

AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, BEING MONUMENTED AS SHOWN. SAID WEST LINE IS ASSUMED TO BEAR S 00°45'53" E A DISTANCE OF 2664.30 FEET.

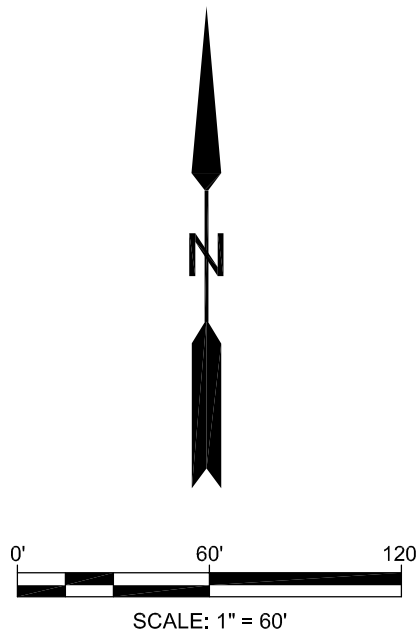
State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 60'	PROJECT NO:	TN 25021
VERT. SCALE:	N/A	DATE:	06/12/2025
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION

SHEET NUMBER

1 OF 1



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Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHSurvey.com

17.30.020 - PL-1 District.

- A. Permitted Uses. Uses permitted by right in the PL-1 District are:
1. Active and developed parks, recreation center and facilities and related uses including, but not limited to, restrooms, parking and drives, information kiosks and maintenance and storage buildings;
 2. Facilities for cultural/art uses, community events and other civic uses;
 - 3 All municipal and/or quasi-municipal facilities or utilities;
 4. Educational facilities; and
 5. Public improvements and public right-of-way.
- B. Development Standards. Development standards for the PL-1 District are as follows:
1. Maximum Height: Fifty (50) feet;
 2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street. However, for property within the Downtown Overlay District (see Chapter 17.42), setbacks shall be governed exclusively by the standards set forth in Section 17.42.060.
- C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.39.010 of the Code, provided that Section 17.38.040 shall have no application. Uses permitted by special review in the PL-1 District are as follows:
1. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
 2. Special district buildings and structures (C.R.S. Title 32); and
 3. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

(Ord. No. 2023-007, § 14, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

Neighborhood Meeting Summary

Application: Town-Owned Properties, Annexation and Zoning

Property Owner: Town of Castle Rock

Meeting: #1

Date/Time: Monday, June 15, 2026 @ 6 pm (Adjourned at 6:50 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Laura Cavey

Applicant's Proposal:

The Town of Castle Rock is proposing to annex and zone several Town-owned parcels. The reason for incorporating these properties to bring them under Town jurisdiction for purposes of zoning, code enforcement, law enforcement and emergency services. The properties will be zoned Public Land.

This action is part of broader initiative to annex Town-owned property that meets State contiguity rules. To date the Town has annexed and zoned Gateway Mesa Open Space, Lost Canyon Open Space, East Plum Creek Trail and right-of-way within or adjacent to Crowfoot Valley Road, Ridge Road, Plum Creek Parkway at Gilbert Street, Highway 86 at Ridge Road, Crystal Valley Interchange, including the east frontage road, and Territorial Road.

Attendees

Applicant Representatives:

Sandy Vossler, Senior Planner, Development Services

Public Attendees:

2 In-person Attendees

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

Staff presented a PowerPoint with vicinity maps showing the locations, acreage and contiguity percentage of each of the properties to be annexed; Founders Corner, Home Street, Maher Water Tank and Terrain Remnant. The reasons for annexing the properties was discussed, as was the Town's intention to zone each as Public Land. The next steps in the process are the Planning Commission and Town Council public hearings. Attendees had few questions about the annexation and zoning proposal.

Questions Presented to Applicant:

Q: What is required to annex to the Town of Castle Rock?

A: Staff explained the 1/6th contiguity requirement of the State Statutes. The priorities for the Town when considering properties for annexation were discussed, i.e.; sales tax generation, dedication of significant open space of a Town-wide benefit, a unique housing product, such as housing for seniors or individuals with intellectual and development disabilities, primary employers, or annexation with substantial surplus water rights.

Q: General questions were asked about other properties, such as was the Bridgewater facility in the Town?

A: Several years ago, the owner/developer had approached the Town about annexation, however the property did not meet the minimum contiguity requirements at the time.

Q: My family has talked to Douglas County about annexing the 10 acre parcel north of Grace Chapel and was told that traffic would be primary concern. Is that correct? Could this property be annexed to the Town?

A: The property does not appear to meet the contiguity requirements for annexation. The Town is aware of the traffic concerns for all development that is accessed via Allen Street.