

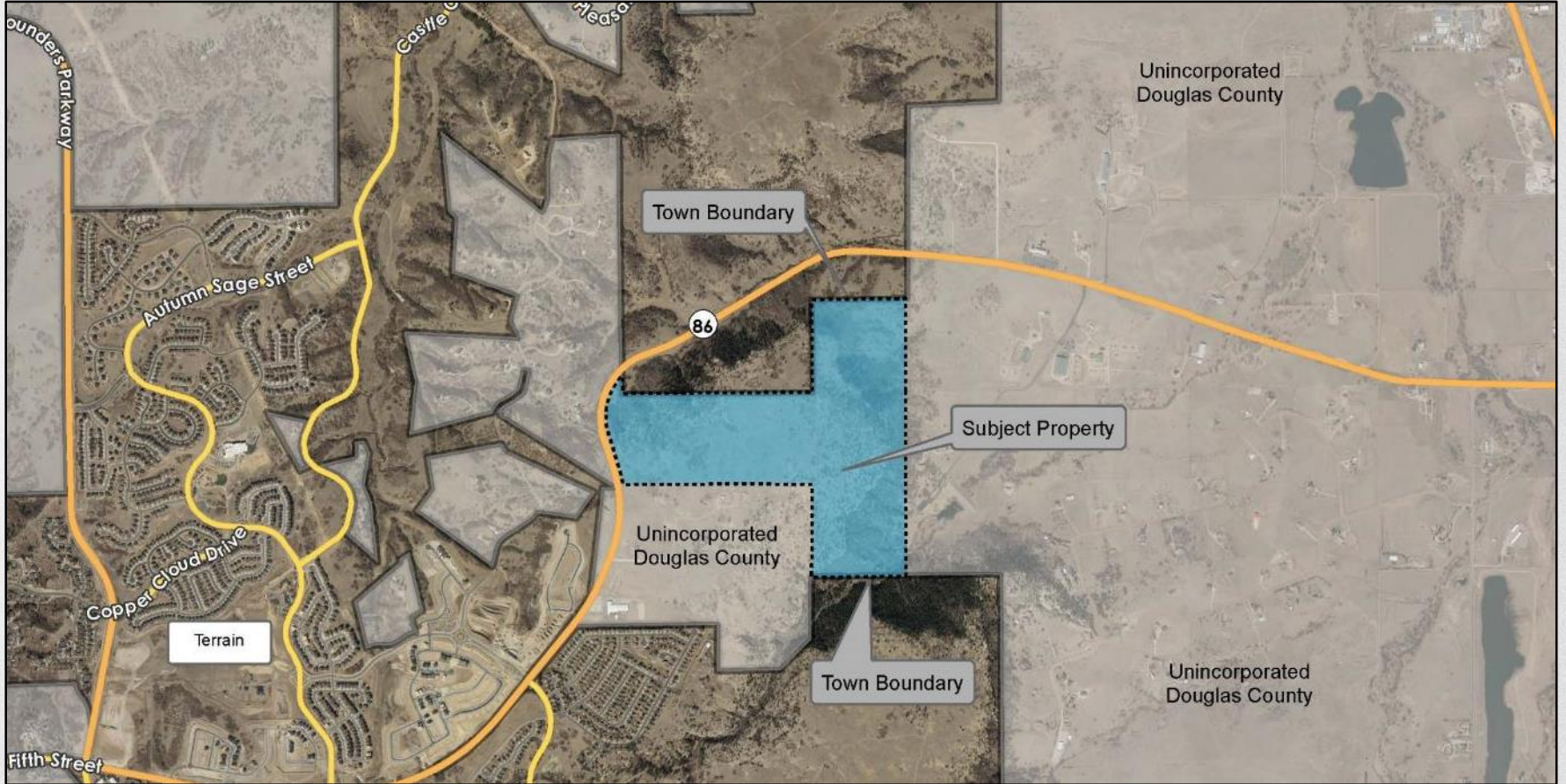
GATEWAY MESA

Annexation and Zoning

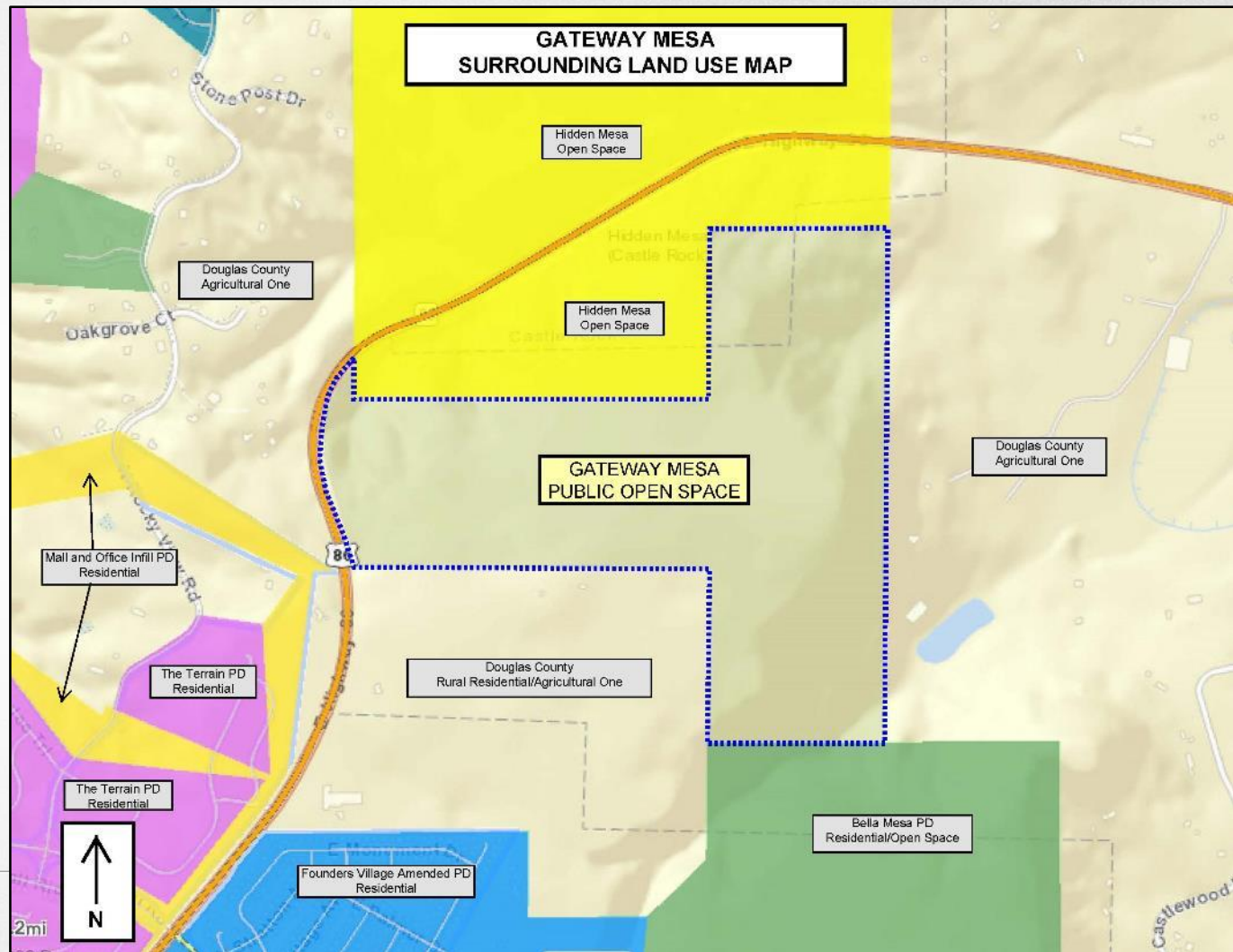
PLANNING COMMISSION
JULY 9, 2020



VICINITY MAP



LAND USE MAP



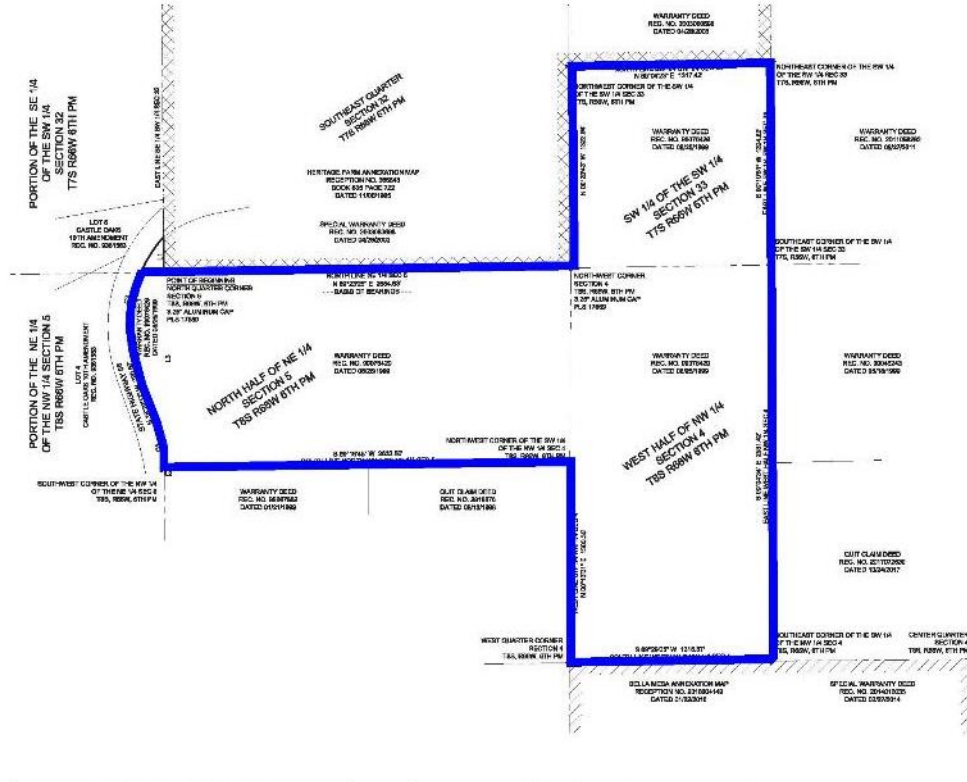
WHY ANNEX?



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



CLIQUE, BEARING AND DISTANCE TABLE LEGEND

CLIQUE	BEARING	DISTANCE	TABLE
1	N 11° 52' 27"	11.00	1
2	S 88° 52' 27"	11.00	2
3	N 11° 52' 27"	11.00	3
4	S 88° 52' 27"	11.00	4

CONTINUITY ANNEXATION LEGEND

	THIS HATCH INDICATES THE HERITAGE FARM ANNEXATION MAP AS RECORDED UNDER SECTION NO. 28483 RECORD 66 AT PAGE 789, DATED NOVEMBER 03, 1946, COUNTY OF DOUGLAS, STATE OF COLORADO.
	THIS HATCH INDICATES THE GATEWAY MESA ANNEXATION MAP AS RECORDED UNDER SECTION NO. 28483 RECORD 66 AT PAGE 789, DATED NOVEMBER 03, 1946, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT NUMBER
ANX19-0002

NO.	DATE	BY	REVISION



True North Survey & Mapping, LLC
1855 N. 1st Street, Suite 100, Denver, CO 80202
Phone: 303.733.1111 Fax: 303.733.1112

PROPOSED ZONING

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



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.”