



Planning Commission Agenda - Final

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, April 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 2026-008](#)

March 12, 2026 Planning Commission Meeting Minutes

Attachments:

[March 12, 2026 Planning Commission Meeting Minutes](#)

6:15 pm PUBLIC HEARING ITEMS

10. [PC 2026-007](#) **Crystal Valley Interchange - East Public Land - 1 Zoning** [45 acres, located east of Interstate 25, including Crystal Valley Interchange and surrounding parcels, and portions of the East Frontage Road]

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Crystal Valley Interchange - East Annexation Map](#)

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

[Attachment D: Neighborhood Meeting Summary](#)

6:45 pm TOWN COUNCIL LIAISON UPDATE

6:50 PM DESIGN REVIEW BOARD UPDATE

6:55 pm COMMISSION ITEMS

Check for quorum for upcoming meetings

May 14, 2026

May 28, 2026

7:00 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

7:05 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/23/2026

Item #: **File #:** PC 2026-008

To: Members of the Planning Commission

From: Planning Commission Administrator

March 12, 2026 Planning Commission Meeting Minutes

Executive Summary

Attached are the meeting minutes from the March 12, 2026 Planning Commission meeting for your review and approval.



Planning Commission Meeting Minutes - Draft

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, March 12, 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 4 - Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

Not Present 3 - Carlos Salinas, Tom Martinez, and Jeff Samuelson

Staff in Attendance 8- Mayor Jason Gray, Brad Boland, TJ Kucewesky, Matt Roth, Matt Hayes, John LaSala, Sandy Vossler and Carissa Ahlstrom

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Sawin, seconded by Vice-Chair McHugh, to Approve February 12, 2026 Meeting Minutes as presented. The motion passed by a vote of:

Yes: 4 - Chair Warnke, Vice-Chair McHugh, Olson Stanley, and Sawin

[PC 2026-006](#)

February 12, 2026 Planning Commission Meeting Minutes

PUBLIC HEARING ITEMS

[PC 2026-005](#)

Bella Mesa South - Site Development Plan [located northwest of the Mikelson Boulevard and Mitchell Street intersection]

Sandy Vossler presented the Bella Mesa South Site Development Plan and provided background on the site, outlining annexations and major amendments that occurred between 1985 and 2015. Today, the Site Development Plan proposes a 93-unit townhome community on a 9-acre site located northwest of the Mikelson Boulevard and Mitchell Street intersection. The project includes three-story, for-sale townhomes in 4-, 5-, and 6-unit buildings, each with attached two-car garages, along with 57 additional surface parking spaces for a total of 243 spaces. Planned community features include a 1.7-acre tree-shaded park with benches, picnic tables, and a pet station, internal pedestrian walkways connecting to public sidewalks, and landscaping with screening along adjacent roadways and open space. The development is adjacent to Mitchell Gulch open space and nearby trails, with access provided from two driveways on Mitchell Street. Vossler summarized feedback from four neighborhood meetings, which included comments related to retaining walls, parking, lighting, wildlife impacts, traffic, base elevation, blasting and the construction timeline.

Josie O'Connor of Redland, the project's landscape architect, presented additional details about the development and provided background

information on Cardel Homes. Sarah Daringer with Cardel Homes and Travis Frazier, Redland's civil engineer, were also present to answer questions. O'Connor reviewed the project's design goals, which include appropriate density, transitions between uses, pedestrian connectivity, open space, and privacy.

During public comment, a question was raised regarding the proposed exterior lighting.

Commissioner Sawin asked about parking and the location of trash service. O'Connor responded that standard trash pickup would be provided and that the proposed parking supply is adequate. Commissioner Stanley asked about lighting; O'Connor noted that lighting details will be further refined during preparation of the Construction Documents. Frazier added that the Site Development Plan includes building-mounted lighting strategically placed near parking areas and pedestrian walkways, as well as low-level landscape lighting designed to avoid light spillover. Vossler clarified that lighting fixtures are shown in the packet and that the wall-mounted porch lighting meets Town code requirements.

Commissioner McHugh commented on reducing density and providing additional tree buffering. Frazier clarified the location of the proposed buffer intended to mitigate vehicle headlights and noted that garages are oriented toward the interior of the development, which should also help reduce lighting impacts.

Moved by Vice-Chair McHugh, seconded by Olson Stanley, to Approve Planning Commission Topic PC 2026-005 as presented. The motion passed by a vote of:

Yes: 4 - Chair Warnke, Vice-Chair McHugh, Olson Stanley, and Sawin

TOWN COUNCIL LIAISON UPDATE

Mayor Jason Gray provided an update on a potential ride-share service and mobile app that may be coming to Castle Rock. He also shared updates on projects regarding annexations and eligibility requirements for annexation as well as the groundbreaking for Fire Station 156 that will be taking place soon. Additionally, the canvassing law has been updated; homeowners who purchase a home with a "No Solicitation" designation will not automatically be registered with the Town, the new owner has to re-register.

DESIGN REVIEW BOARD UPDATE

COMMISSION ITEMS

Check for quorum for upcoming meetings

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland gave an update on staffing for Planning division.

ADJOURN

Moved by Chair Warnke, seconded by Sawin, to Approve [FILE_NR] as presented. The motion passed by a vote of:

Yes: 4 - Chair Warnke, Vice-Chair McHugh, Olson Stanley, and Sawin



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/23/2026

Item #: 10. **File #:** PC 2026-007

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Crystal Valley Interchange - East Public Land - 1 Zoning [45 acres, located east of Interstate 25, including Crystal Valley Interchange and surrounding parcels, and portions of the East Frontage Road]

Executive Summary

The Town of Castle Rock (Town) proposes to annex approximately 45 acres of land located east of Interstate 25, to be known as Crystal Valley Interchange - East Annexation. The annexation area consists of the east frontage road from North Brookside Circle to Douglas Lane and numerous parcels surrounding the Crystal Valley interchange (Attachment A and Figure 1). All parcels are owned by the Town of Castle Rock and are currently, or planned to be, used as public right-of-way (ROW) (Attachment B). No additional uses are proposed.

The Town proposes to zone all parcels within the annexation area as Public Land - 1 (PL-1). This is a straight zone district established in Section 17.30.020 of the Municipal Code. Public right-of-way is a permitted use under PL-1 (Attachment C).

An annexation hearing is held by Town Council only when the property proposed for annexation includes Town-owned parcels that are not solely public right-of-way. For that reason, Planning Commission is being asked to consider the proposed PL-1 zoning, only, and to provide a recommendation to Town Council. The Council will consider and act on both the proposed annexation and the zoning at a public hearing scheduled for Tuesday, May 5, 2026.

Staff recommends that Planning Commission recommend to Town Council approval of the proposed PL-1 zoning classification for the entirety of the Crystal Valley Interchange - East Annexation area.

Attachments

Attachment A: Vicinity Map
Attachment B: Crystal Valley Interchange - East Annexation Map
Attachment C: Public Land - 1 Zone District
Attachment D: Neighborhood Meeting Summary



AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Crystal Valley Interchange – East Public Land – 1 Zoning** [45 acres, located east of Interstate 25, including Crystal Valley Interchange and surrounding parcels, and portions of the East Frontage Road]

Executive Summary

The Town of Castle Rock (Town) proposes to annex approximately 45 acres of land located east of Interstate 25, to be known as Crystal Valley Interchange – East Annexation. The annexation area consists of the east frontage road from North Brookside Circle to Douglas Lane and numerous parcels surrounding the Crystal Valley interchange (Attachment A and Figure 1). All parcels are owned by the Town of Castle Rock and will be used for public right-of-way (ROW), drainage facilities, utility extension or undeveloped open space (Attachment B). No additional uses are proposed.

The Town proposes to zone all parcels within the annexation area as Public Land – 1 (PL-1). This is a straight zone district established in Section 17.30.020 of the Municipal Code. Public right-of-way and public infrastructure are permitted uses in the PL-1 Zone District (Attachment C).

An annexation hearing is held by Town Council only when the property proposed for annexation includes Town-owned parcels that are not solely public right-of-way. For that reason, Planning Commission is being asked to consider the proposed PL-1 zoning, only, and to provide a recommendation to Town Council. The Council will consider and act on both the proposed annexation and the zoning at a public hearing scheduled for Tuesday, May 5, 2026.

Staff recommends that Planning Commission recommend to Town Council approval of the proposed



Figure 1 Vicinity Map

PL-1 zoning classification for the entirety of the Crystal Valley Interchange – East Annexation area.

Background

The numerous parcels included in the annexation area are owned by the Town, many having been acquired for the new Crystal Valley interchange and bridge over Interstate 25. The Colorado Department of Transportation abandoned and conveyed the east frontage road from North Brookside Circle to Douglas Lane to the Town in 1988. Annexation will bring the Town-owned parcels under the Town's jurisdiction and provide for consistent code and law enforcement, emergency services and maintenance operations.

Existing Conditions and Surrounding Uses

The east frontage road has historically been public right-of-way under both CDOT and the Town's ownership. Properties abutting the road include incorporated properties zoned as Plum Creek Point Amendment Planning Development (PD), Creekside PD, Sanders Business Park PD, Business/Commercial (B) Zone District, Burt at Castle Rock PD, Your Storage Center PD, Plum Creek West PD and Brookside Business Center Amended PD. The primary uses allowed in these zone districts are business, commercial and retail. There are four unincorporated parcels abutting the road that are zoned Agriculture-1 (A-1) in Douglas County. A-1 zoning allows agricultural uses, churches, libraries, fire/sheriff stations, schools and open space.

The parcels to the north and south of Crystal Valley Parkway and west of the Union Pacific ROW are also zoned A-1. This portion of the annexation area abuts Plum Creek Pointe Amendment PD to the north. To the east, beyond the Union Pacific ROW, are the Heckendorf Ranch PD and the Lanterns PD. The permitted uses are residential, office and commercial.

Discussion of Proposal

All parcels included in the annexation area are currently, or proposed to be, used for public ROW, drainage facilities, utility extension or undeveloped open space. The parcels are proposed to be straight zoned as Public Land – 1 (PL-1), a zone district intended primarily for municipally owned properties and for public uses. The uses and development standards for PL-1 are established in the Municipal Code section 17.30.020 (Attachment B). The properties being annexed are intended to be used primarily for public right-of-way and public improvements, as well as areas of undeveloped open space.

Notification and Outreach

Public Notice

Public hearing notice signs were posted adjacent to the property, facing the east frontage road on April 7, 2026. Written notice letters were sent to property owners within 1500 feet of the property, 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

One neighborhood meeting was held on June 10, 2025. The second and third neighborhood meetings were waived by the Town Manager. Eight people attended the neighborhood meeting. Questions included verification of the limits of the annexation area, the reason for the annexation and the impact to future annexations west of Interstate 25, and the potential for fencing the annexed parcels. Other unrelated questions were asked about Dawson Trails PD and Brickyard PD, timing and configuration of the new Crystal Valley interchange/on and off ramps, and the alignment of Prairie Hawk Drive through Miller's Landing PD (Attachment D).

External Referrals

External referrals were sent to local service providers, Douglas County agencies, Union Pacific Railroad, and the Colorado Department of Transportation. There are no outstanding external referral comments.

Zoning Analysis

Technical Reports and Analyses

Fire/Police - The proposed annexation area is currently located with the Town of Castle Rock Fire Protection Service Area and is serviced by Douglas County Sheriff Department. Once annexed the area will be served by Town of Castle Rock Fire and Police agencies.

Parks, Recreation and Open Space – The parcels are being zoned as Town of Castle Rock public land, specifically PL-1.

Traffic Impact Analysis and Mitigation - A Traffic Impact Analysis (TIA) was not required to be submitted for the proposed annexation and zoning amendment.

Utilities and Drainage - Any utility and drainage facilities necessary to serve property within this annexation area will connect to Castle Rock water, wastewater and storm sewer treatment and distribution systems.

Water Conservation - Future development within the annexation and zoning amendment areas will be required to meet Town water conservation standards and landscaping and irrigation criteria, including the ColoradoScape requirements.

Water Resources - All groundwater rights associated with the annexation parcels have been retained by the Town.

Zone District Approval Criteria (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 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 as public right-of-way, drainage facilities, utility extension and undeveloped open space support 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 annexation area allows for public improvements and public right-of-way that are compatible with and serve the adjacent properties, and surrounding area. The Town's transportation standards for safety and design apply to the current and future ROW within the annexation area.

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

Analysis: Many of the parcels included in the annexation area already serve as public roadway or are undeveloped and will remain that way. Design and construction of the Crystal Valley interchange and bridge were subject to local, state and federal regulations.

- 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 construction of public infrastructure and right-of-way that supports development of adjacent and surrounding properties.

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

Analysis: Development of the property as public right-of-way has the potential for positive economic impact. Direct access to and from Interstate 25 serves existing residents and business and enhances opportunities for future business development along the I-25 corridor.

Budget Impact

Zoning the property as Public Land-1 will not negatively impact the Town's budget.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed annexation:

- Meets the zoning requirements of Section 17.02.060.C of 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 property within the Crystal Valley Interchange - East Annexation, as proposed, to Town Council.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Public Land – 1 zoning, to Town Council."

Option 2: Approval with Conditions

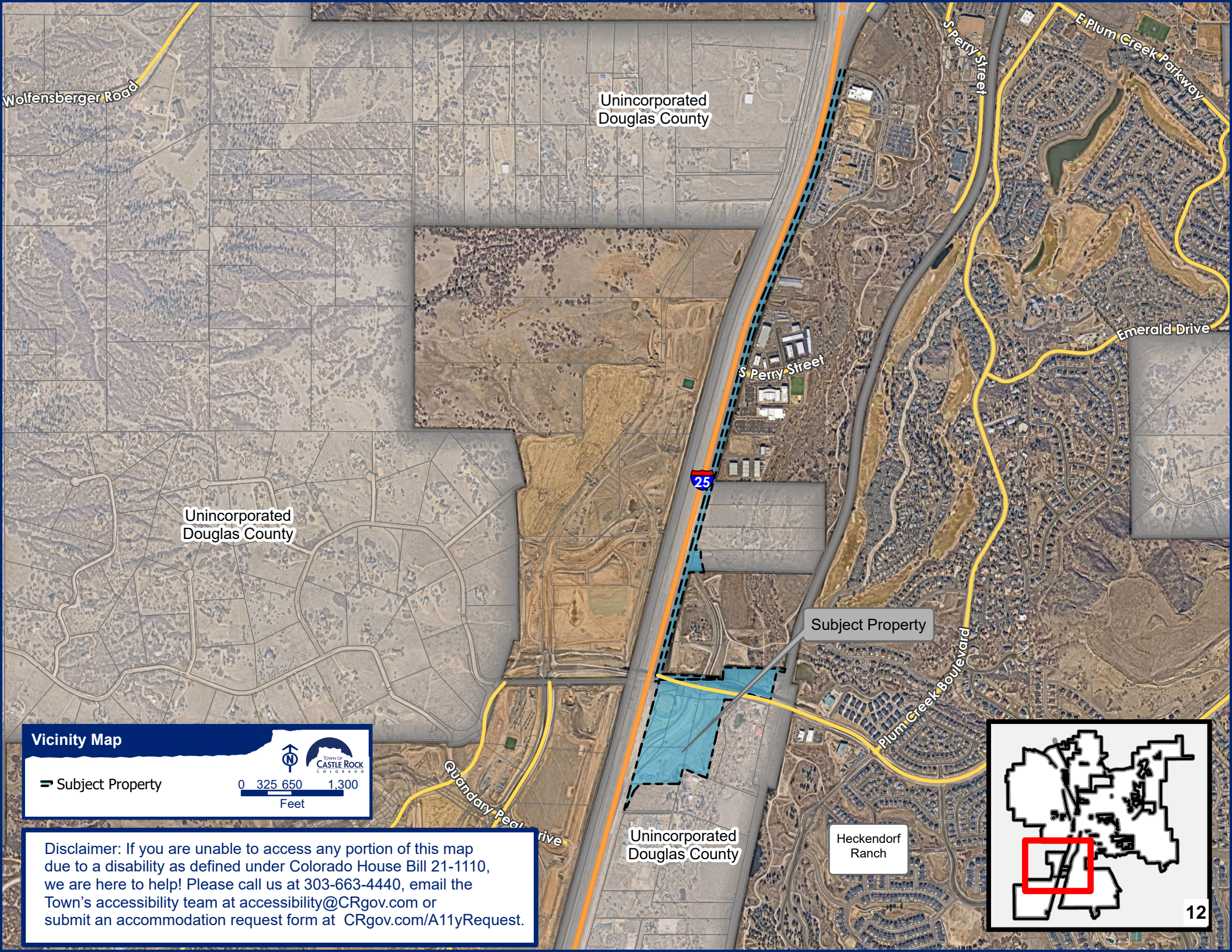
"I move to recommend approval of the Public Land – 1 zoning, to Town Council, with the following conditions:" (list conditions)

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 Map
- Attachment B: Crystal Valley Interchange – East Annexation Map
- Attachment C: Public Land – 1 Zone District
- Attachment D: Neighborhood Meeting Summary



Unincorporated Douglas County

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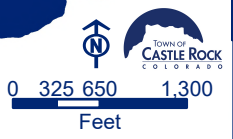
Unincorporated Douglas County

Subject Property

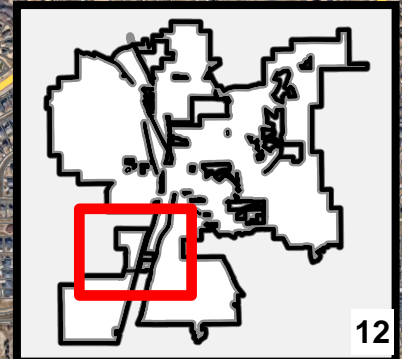
Heckendorf Ranch

Vicinity Map

Subject Property



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.



CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION OF CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION

TWO CONTIGUITY PARCELS OF LAND CREATING THE CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHEAST QUARTER SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

CONTIGUITY PARCEL 1

A PARCEL OF LAND BEING A PORTION OF WILCOX STREET RIGHT OF WAY DESCRIBED UNDER RECEPTION NO. 2014065872 AND BOOK 853 PAGE 226, AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021115673, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 1 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15, AND THE EAST HALF OF SECTION 22, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE N 00°08'44" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2661.03 FEET TO SAID 8 FOOT TALL CONCRETE PILLAR;

THENCE N 00°35'50" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 2656.57 FEET TO THE EAST QUARTER CORNER OF SECTION 15, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 6935;

THENCE N 89°48'09" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 339.93 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY AND THE WESTERLY LINE OF SAID 33 FOOT RIGHT OF WAY AS DESCRIBED UNDER RECEPTION NO. 199009022 OF SAID CLERKS' OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 22°21'07" W, A DISTANCE OF 934.55 FEET;
- 2) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 5519.60 FEET, A CENTRAL ANGLE OF 07°00'00", AN ARC LENGTH OF 674.34 FEET, WHOSE CHORD BEARS S 18°51'07" W, A DISTANCE OF 673.92 FEET;

3) S 15°21'07" W, A DISTANCE OF 2720.65 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019024370 AND SAID RECEPTION NO. 2021115673 OF SAID CLERKS' OFFICE;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021115673 THE FOLLOWING FOUR (4) COURSES:

- 1) S 89°29'18" E, A DISTANCE OF 67.63 FEET;
- 2) S 00°40'08" W, A DISTANCE OF 97.22 FEET;
- 3) S 13°02'17" E, A DISTANCE OF 197.67 FEET;
- 4) N 89°47'13" W, A DISTANCE OF 190.62 FEET TO A POINT ON SAID EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG SAID EASTERLY LINE, S 15°21'07" W, A DISTANCE OF 1434.43 FEET TO A COMMON CORNER OF SAID WILCOX STREET RIGHT OF WAY AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619 AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2011036243 OF SAID CLERKS' OFFICE;

THEN ALONG THE SOUTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 89°26'39" W, A DISTANCE OF 59.27 FEET TO THE SOUTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE WESTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

- 1) N 15°21'07" E, A DISTANCE OF 4471.73 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5576.60 FEET, A CENTRAL ANGLE OF 07°00'00", AN ARC LENGTH OF 681.30 FEET, WHOSE CHORD BEARS N 18°51'07" E, A DISTANCE OF 680.88 FEET;
- 3) N 22°21'07" E, A DISTANCE OF 1298.00 FEET;
- 4) ON A CURVE TO THE LEFT, WITH A RADIUS OF 5882.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 806.02 FEET, WHOSE CHORD BEARS N 18°25'36" E, A DISTANCE OF 805.39 FEET;
- 5) N 14°30'07" E, A DISTANCE OF 968.30 FEET TO THE NORTHWEST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE NORTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 75°29'53" E, A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 14°30'07" W, A DISTANCE OF 968.30 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5939.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 813.83 FEET, WHOSE CHORD BEARS S 18°25'36" W, A DISTANCE OF 813.19 FEET;
- 3) S 22°21'07" W, A DISTANCE OF 363.45 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 503,553 SQUARE FEET OR 11.56 ACRES MORE OR LESS

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 AND AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS WHICH IS ASSUMED TO BEAR N 00°08'44" W.

LEGAL DESCRIPTION CONTINUED

CONTIGUITY PARCEL 2

A PARCEL OF LAND BEING ALL OF OR PORTIONS OF RECEPTION NO. 2024036812, RECEPTION NO. 2023053455, RECEPTION NO. 2020034907, RECEPTION NO. 2021043623, RECEPTION NO. 2024054333, RECEPTION NO. 2011036243, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 2 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE S 77°16'43" W, A DISTANCE OF 2179.65 FEET TO THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619, ALSO BEING THE SOUTHEAST CORNER OF WILCOX STREET DESCRIBED UNDER RECEPTION NO. 2014065872 AND THE NORTH WEST CORNER OF EAST DOUGLAS LANE DESCRIBED UNDER SAID RECEPTION NO. 2011036243, ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID EAST DOUGLAS LANE ALSO BEING THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, N 89°26'39" E, A DISTANCE OF 814.31 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ALONG A COMMON LINE BETWEEN SAID RECEPTION NO. 2006038619 AND RECEPTION NO. 2024036812, N 00°16'49" W, A DISTANCE OF 151.88 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, S 89°28'51" E, A DISTANCE OF 803.01 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2024036812, SAID SOUTHEAST CORNER ALSO BEING ON THE WESTERLY RAILROAD RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S 12°16'07" W, A DISTANCE OF 71.18 FEET;
- 2) N 77°43'53" W, A DISTANCE OF 100.00 FEET;
- 3) S 12°16'07" W, A DISTANCE OF 376.32 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2024036812;

THENCE ALONG THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, N 72°38'03" W A DISTANCE OF 370.03 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812;

THENCE S 29°44'54" W, A DISTANCE OF 119.17 FEET;

THENCE S 89°44'02" W, A DISTANCE OF 177.72 FEET;

THENCE S 12°46'27" W, A DISTANCE OF 1028.63 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2024036812 AND SAID RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE, N 69°03'46" W, A DISTANCE OF 329.60 FEET;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2024036812 THE FOLLOWING TWO (2) COURSES:

- 1) S 12°59'22" W, A DISTANCE OF 199.55 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2024036812;
- 2) N 89°54'37" W, A DISTANCE OF 508.39 FEET TO A CORNER OF SAID RECEPTION NO. 2021043623;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021043623 THE FOLLOWING THREE (3) COURSES:

- 1) S 39°34'15" W, A DISTANCE OF 123.70 FEET;
- 2) S 24°20'44" W, A DISTANCE OF 278.77 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2021043623;
- 3) N 89°54'33" W, A DISTANCE OF 12.71 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2021043623, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25 (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY LINES OF SAID RECEPTION NO. 2021043623, SAID RECEPTION NO. 2024036812, SAID RECEPTION NO. 2023053455, SAID RECEPTION NO. 2020034907, N 15°18'11" E, A DISTANCE OF 1747.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION FOR CONTIGUITY PARCEL 2 CONTAINS 1,453,940 SQUARE FEET OR 33.38 ACRES MORE OR LESS.

NOTE

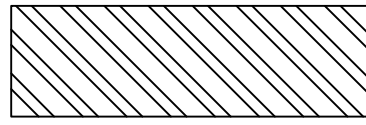
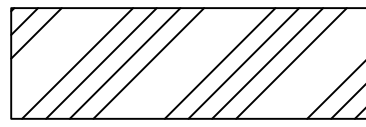
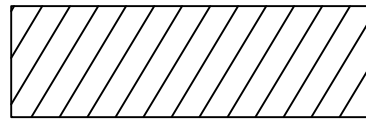
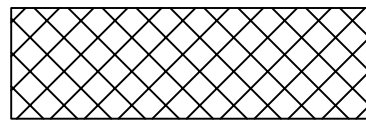
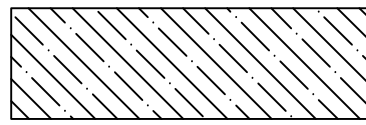
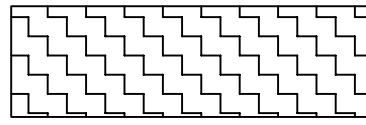
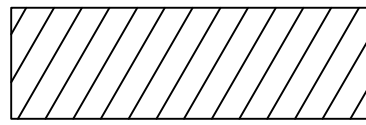
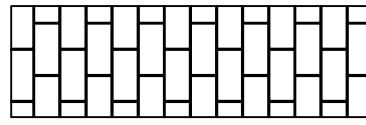
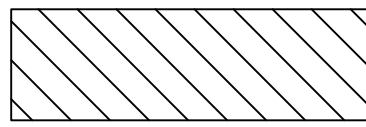
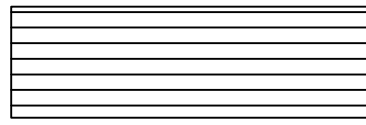
THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CONTACT LIST

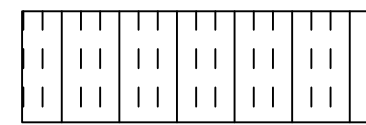
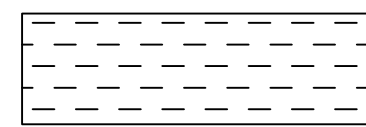
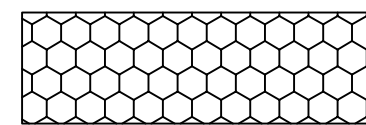
OWNER: TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

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

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

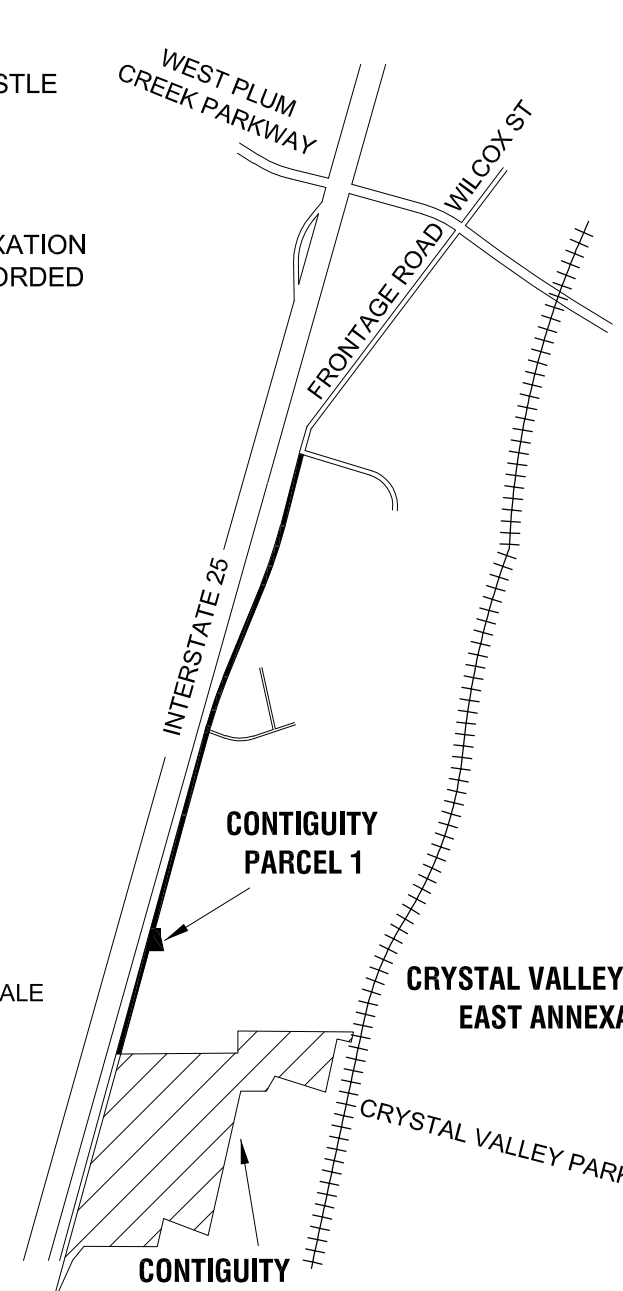
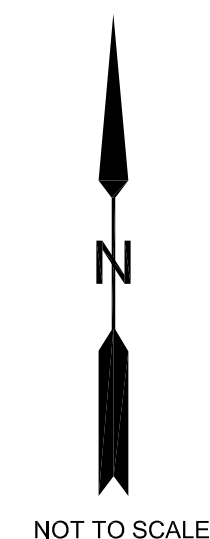
-  THIS HATCH INDICATES THE MILLER RANCH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1980258542 DATED OCTOBER 21, 1980 CONTIGUITY LENGTH = 2,145.58 FEET
-  THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4A TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343342 DATED DECEMBER 18, 1984, CONTIGUITY LENGTH 2,158.30 FEET
-  THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343341 DATED DECEMBER 18, 1984, CONTIGUITY LENGTH 1,440.00 FEET
-  THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984, CONTIGUITY LENGTH 2,525.34 FEET
-  THIS HATCH INDICATES THE CREEKSIDE ANNEXATION AND DEVELOPMENT CONTRACT AS RECORDED UNDER RECEPTION NO. 1984343352 DATED DECEMBER 18, 1984 CONTIGUITY LENGTH = 1,111.43 FEET
-  THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985 CONTIGUITY LENGTH = 513.62 FEET
-  THIS HATCH INDICATES THE PLUM CREEK WEST ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985359808 DATED AUGUST 13, 1985 CONTIGUITY LENGTH = 665.65 FEET
-  THIS HATCH INDICATES THE YOUR STORAGE CENTER ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2018051403 DATED AUGUST 23, 2018 CONTIGUITY LENGTH = 210.17 FEET
-  THIS HATCH INDICATES THE BURT AT CASTLE ROCK ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2004070065 DATED JULY 07, 2004 CONTIGUITY LENGTH = 1,551.44 FEET
-  THIS HATCH INDICATES THE STEYN-SCHAAP ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2011067099 DATED OCTOBER 26, 2011 CONTIGUITY LENGTH = 1,004.41 FEET

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

-  THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984, CONTIGUITY LENGTH 818.94 FEET
-  THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985 CONTIGUITY LENGTH = 2,316.70 FEET
-  THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.6 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343346 DATED DECEMBER 18, 1984, CONTIGUITY LENGTH = 928.75 FEET

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.



VICINITY MAP

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 _____, 2026.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2026

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2026.

MAYOR _____ DATE _____

ATTEST: _____
TOWN CLERK _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2026.

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

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.

WILLIAM G. BUNTROCK, PLS 35585 DATE _____

State Board of Licensure Rule 6.1.2 Self 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 242026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/26/2025	TOWN COMMENTS
2	10/29/2025	TOWN COMMENTS
3	12/05/2025	TOWN COMMENTS
4	01/15/2026	TOWN COMMENTS
5	02/09/2026	TOWN COMMENTS

SHEET NUMBER
1 OF 7

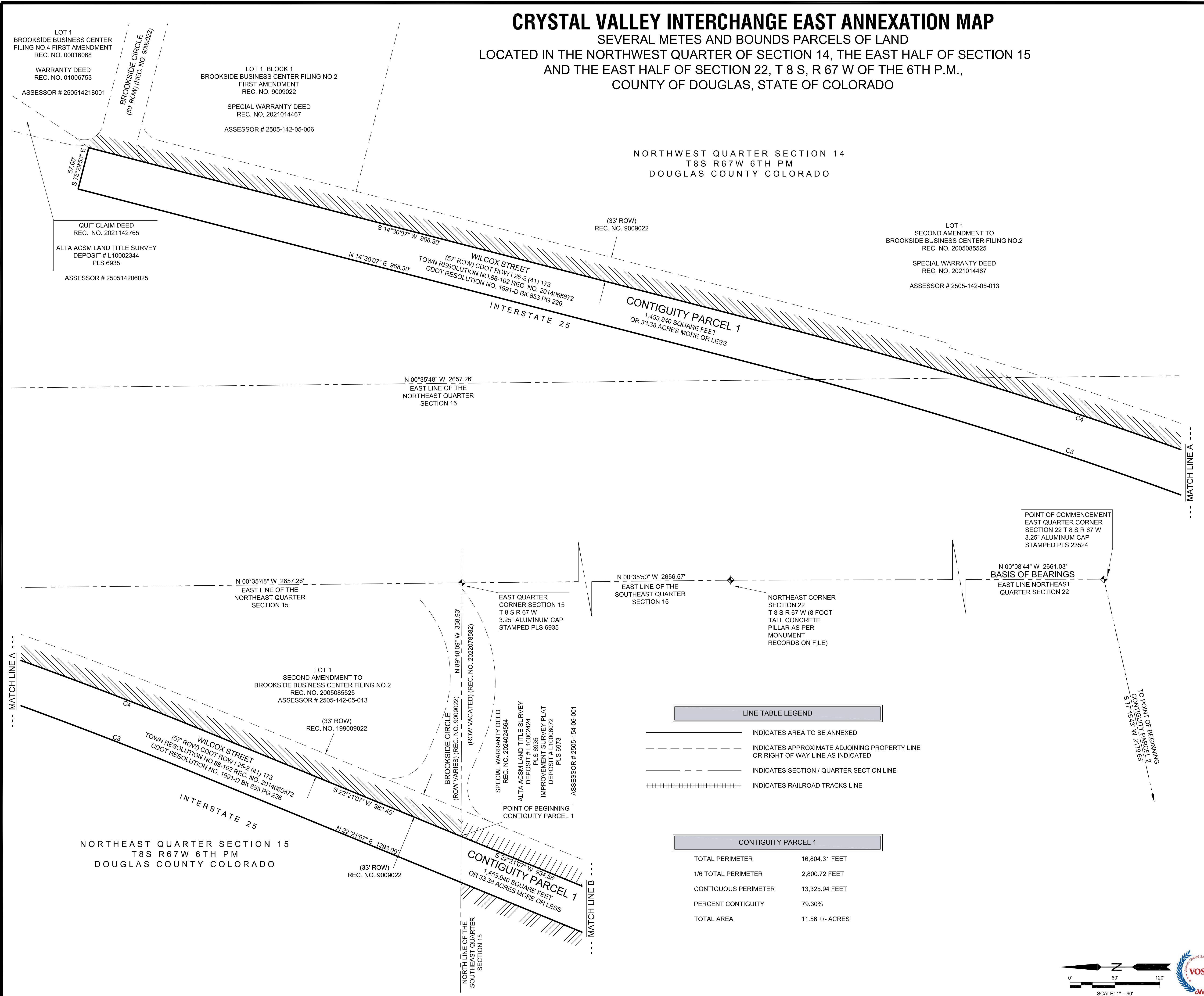


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CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

- THIS HATCH INDICATES THE MILLER RANCH ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1980258542 DATED OCTOBER 21, 1980
CONTIGUITY LENGTH = 2,145.58 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4A TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343342 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 2,158.30 FEET
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CONTIGUITY LENGTH 1,440.00 FEET

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES RAILROAD TRACKS LINE

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7°00'00"	5519.60'	674.34'	S 18°51'07" W	673.92'
C2	7°00'00"	5576.60'	681.30'	N 18°51'07" E	680.88'
C3	7°51'02"	5882.60'	806.02'	N 18°25'36" E	805.39'
C4	7°51'02"	5939.60'	813.83'	S 18°25'36" W	813.19'

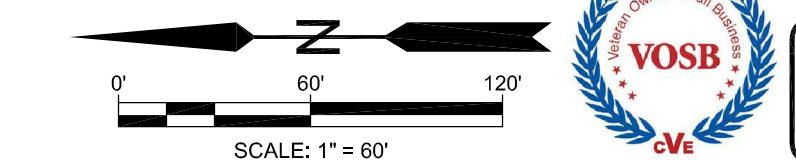
CONTIGUITY PARCEL 1

TOTAL PERIMETER	16,804.31 FEET
1/6 TOTAL PERIMETER	2,800.72 FEET
CONTIGUOUS PERIMETER	13,325.94 FEET
PERCENT CONTIGUITY	79.30%
TOTAL AREA	11.56 +/- ACRES

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 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

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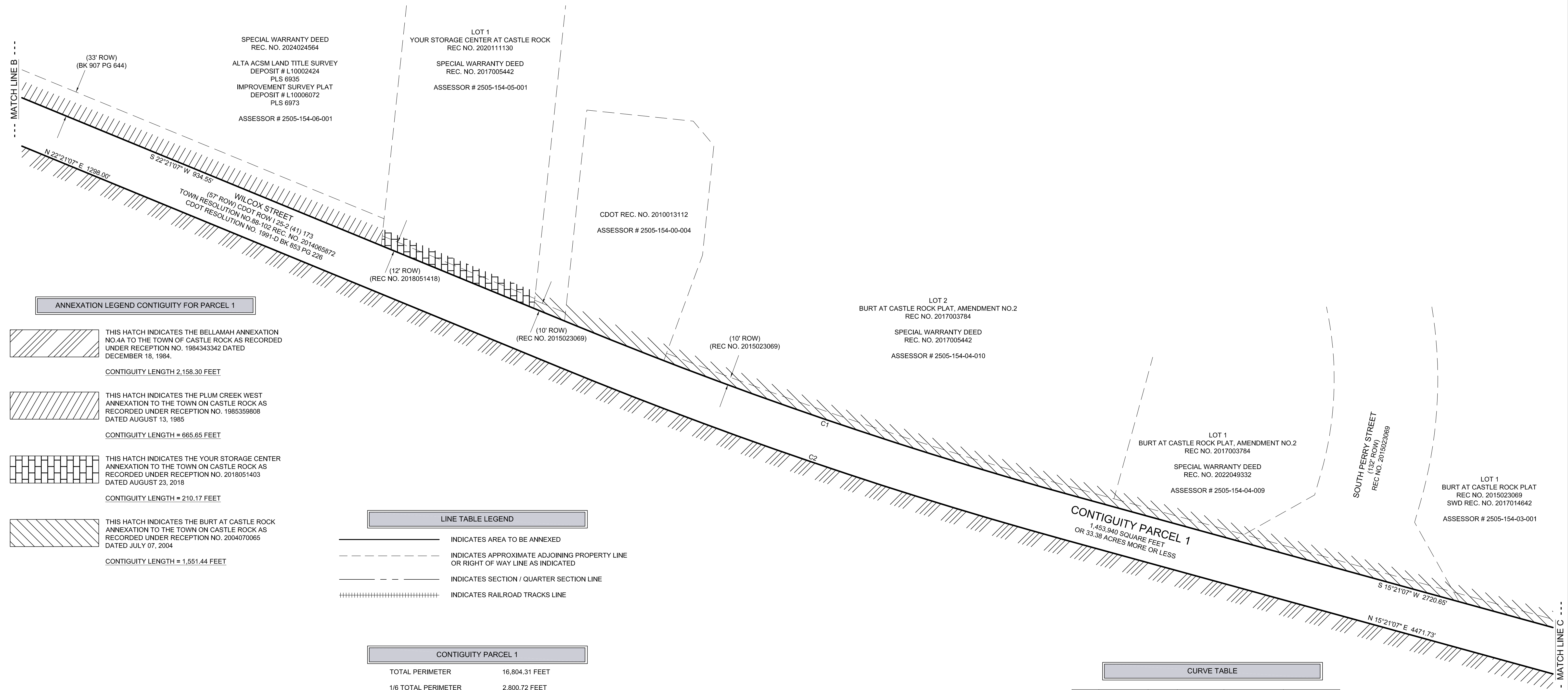
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2 OF 7

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CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



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- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4A TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343342 DATED DECEMBER 18, 1984.
 CONTIGUITY LENGTH 2,158.30 FEET
 - THIS HATCH INDICATES THE PLUM CREEK WEST ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985359808 DATED AUGUST 13, 1985.
 CONTIGUITY LENGTH = 665.65 FEET
 - THIS HATCH INDICATES THE YOUR STORAGE CENTER ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2018051403 DATED AUGUST 23, 2018.
 CONTIGUITY LENGTH = 210.17 FEET
 - THIS HATCH INDICATES THE BURT AT CASTLE ROCK ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2004070065 DATED JULY 07, 2004.
 CONTIGUITY LENGTH = 1,551.44 FEET

- LINE TABLE LEGEND**
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CONTIGUITY PARCEL 1

TOTAL PERIMETER	16,804.31 FEET
1/6 TOTAL PERIMETER	2,800.72 FEET
CONTIGUOUS PERIMETER	13,325.94 FEET
PERCENT CONTIGUITY	79.30%
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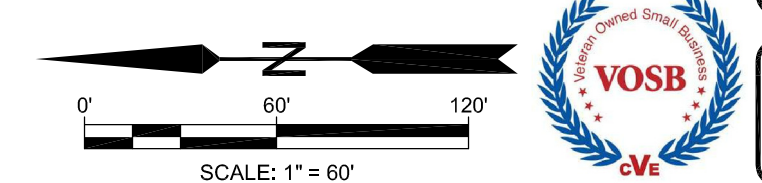
CURVE TABLE

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SHEET NUMBER
3 OF 7

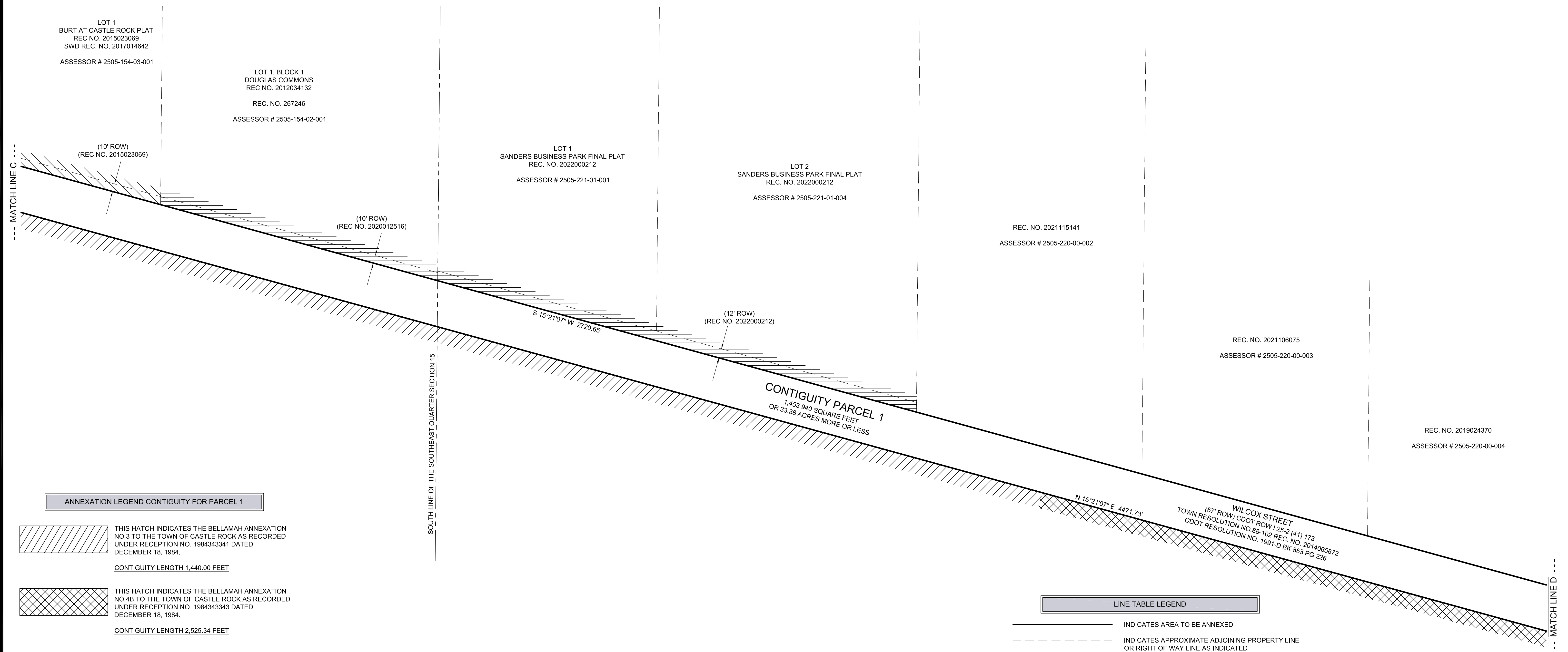
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 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.3 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343341 DATED DECEMBER 18, 1984.

CONTIGUITY LENGTH 1,440.00 FEET

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CONTIGUITY LENGTH 2,525.34 FEET

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

THIS HATCH INDICATES THE STEYN-SCHAAP ANNEXATION TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2011067099 DATED OCTOBER 26, 2011

CONTIGUITY LENGTH = 1,004.41 FEET

LINE TABLE LEGEND

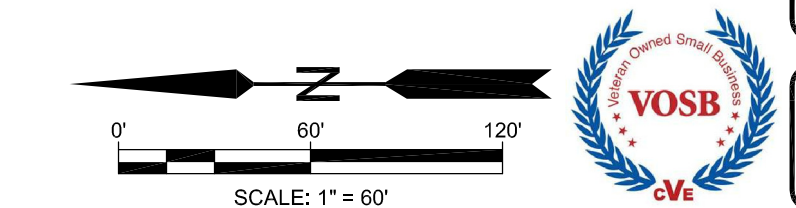
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- INDICATES RAILROAD TRACKS LINE

CONTIGUITY PARCEL 1

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CONTIGUOUS PERIMETER	13,325.94 FEET
PERCENT CONTIGUITY	79.30%
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<small>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</small>			
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SHEET NUMBER
4 OF 7

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Surveying & Mapping, LLC

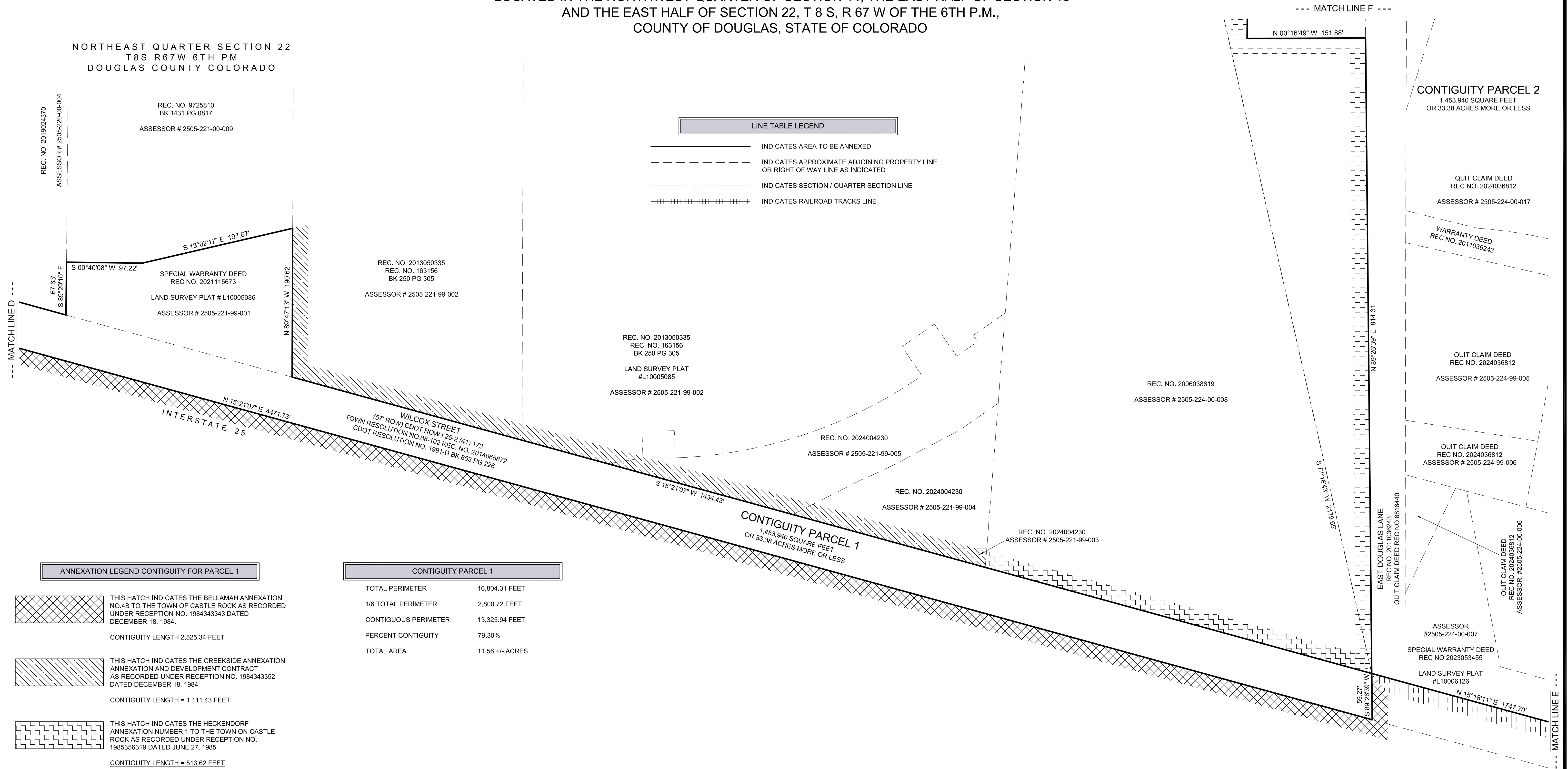
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COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 1 & 2

NORTHEAST QUARTER SECTION 22
T8S R67W 6TH PM
DOUGLAS COUNTY COLORADO



LINE TABLE LEGEND	
	INDICATES AREA TO BE ANNEXED
	INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
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ANNEXATION LEGEND CONTIGUITY FOR PARCEL 1

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CONTIGUITY LENGTH = 1,111.43 FEET
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CONTIGUITY LENGTH = 513.62 FEET

CONTIGUITY PARCEL 1

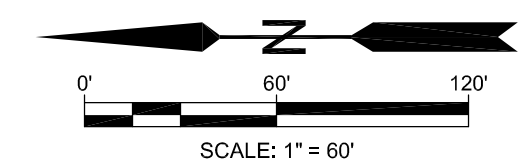
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- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984.
CONTIGUITY LENGTH 818.94 FEET
- THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985.
CONTIGUITY LENGTH = 2,316.70 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/6 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.35%
TOTAL AREA	33.38 +/- ACRES



HORIZ. SCALE: 1" = 60'		PROJECT NO: TN 24026	
VERT. SCALE: N/A		DATE: 12/04/2024	
FIELD CREW: N/A	FIELD DATE: N/A	DRAFTED BY: BB	APPROVED BY: BB

REV	DATE	DESCRIPTION
1	02/26/2025	TOWN COMMENTS
2	10/29/2025	TOWN COMMENTS
3	12/05/2025	TOWN COMMENTS
4	01/15/2026	TOWN COMMENTS
5	02/09/2026	TOWN COMMENTS

SHEET NUMBER
5 OF 7

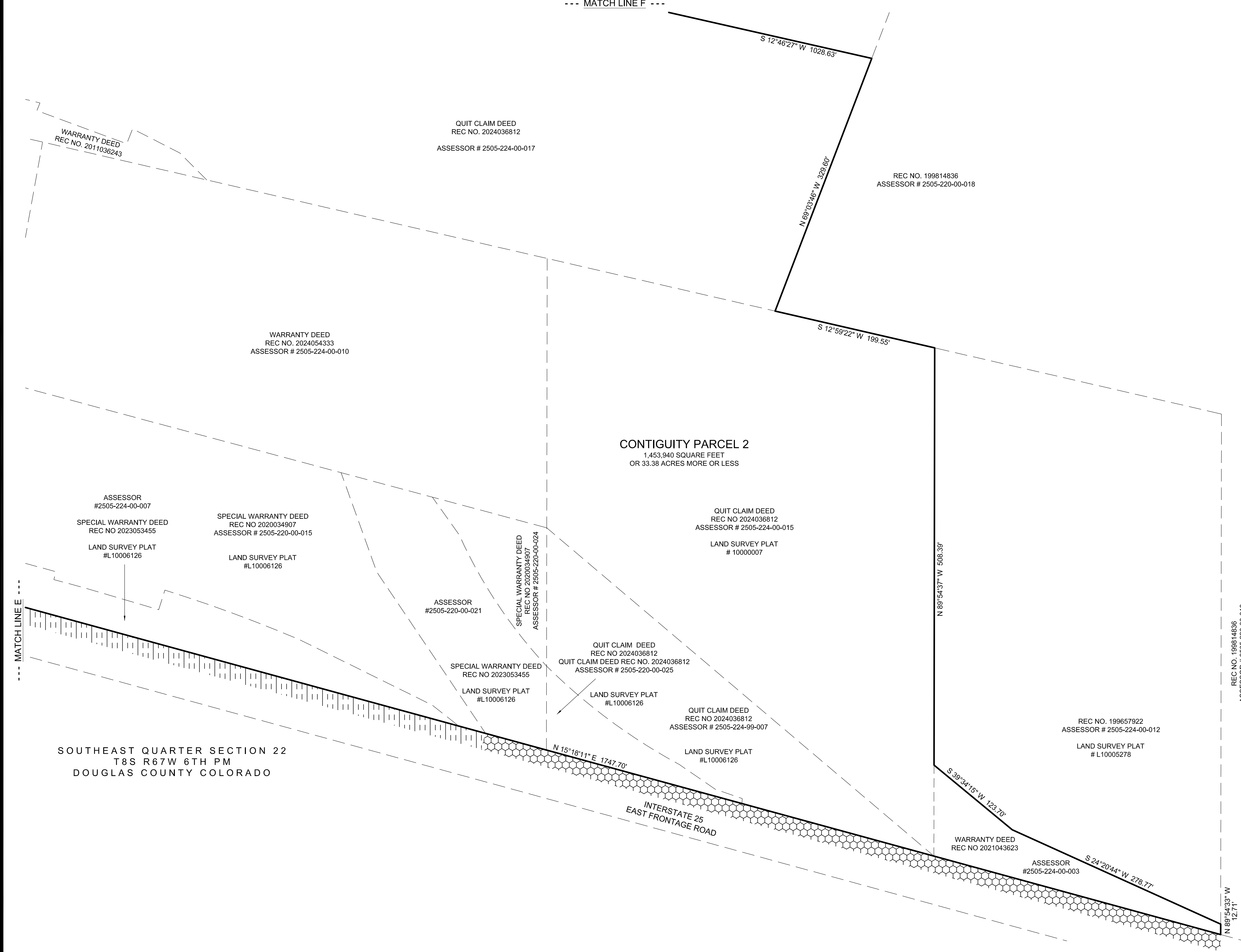
TRUE NORTH
Surveying & Mapping, LLC

Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com

CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 2



ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

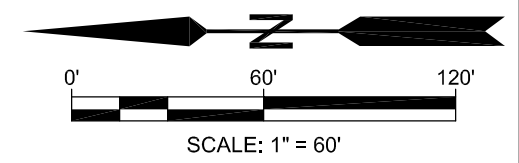
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343343 DATED DECEMBER 18, 1984.
 CONTIGUITY LENGTH 818.94 FEET
- THIS HATCH INDICATES THE BELLAMAH ANNEXATION NO.6 TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1984343346 DATED DECEMBER 18, 1984.
 CONTIGUITY LENGTH = 928.75 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/6 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.35%
TOTAL AREA	33.38 +/- ACRES

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES RAILROAD TRACKS LINE



SOUTHEAST QUARTER SECTION 22
 T8S R67W 6TH PM
 DOUGLAS COUNTY COLORADO

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 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

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2	10/29/2025	TOWN COMMENTS
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4	01/15/2026	TOWN COMMENTS
5	02/09/2026	TOWN COMMENTS



SHEET NUMBER
6 OF 7

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CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION MAP

SEVERAL METES AND BOUNDS PARCELS OF LAND
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15
 AND THE EAST HALF OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY PARCEL 2

ANNEXATION LEGEND CONTIGUITY FOR PARCEL 2

THIS HATCH INDICATES THE HECKENDORF ANNEXATION NUMBER 1 TO THE TOWN ON CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1985356319 DATED JUNE 27, 1985

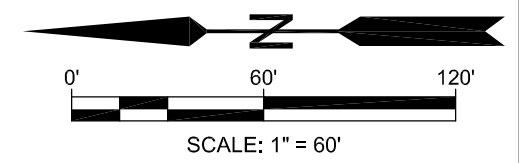
CONTIGUITY LENGTH = 2,316.70 FEET

CONTIGUITY PARCEL 2

TOTAL PERIMETER	7,212.66 FEET
1/6 TOTAL PERIMETER	1,202.11 FEET
CONTIGUOUS PERIMETER	4,064.39 FEET
PERCENT CONTIGUITY	56.35%
TOTAL AREA	33.38 +/- ACRES

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- - - - - INDICATES APPROXIMATE ADJOINING PROPERTY LINE OR RIGHT OF WAY LINE AS INDICATED
- INDICATES SECTION / QUARTER SECTION LINE
- ||||| INDICATES RAILROAD TRACKS LINE



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

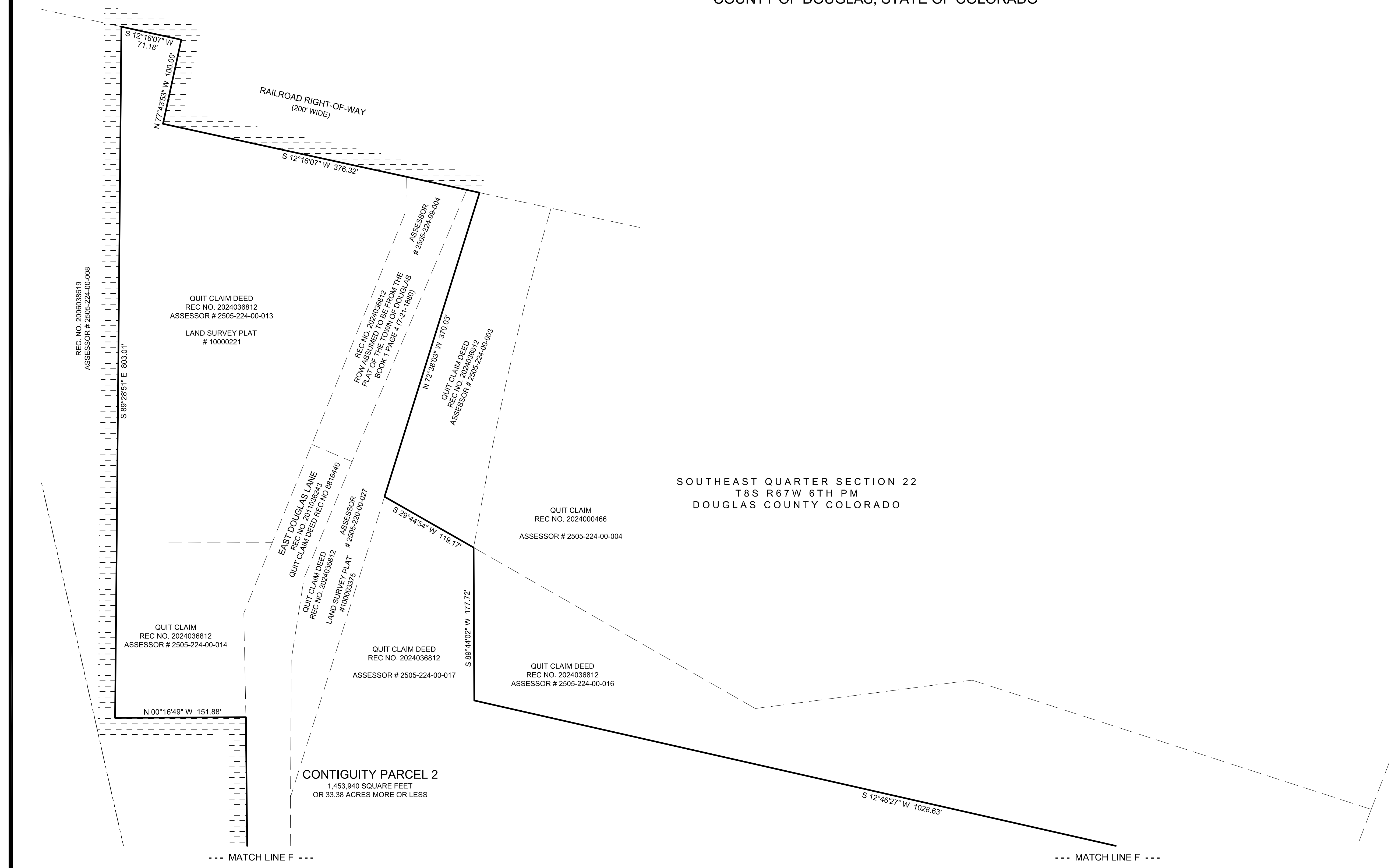
HORZ. SCALE:	1" = 60'	PROJECT NO.:	TN 24026
VERT. SCALE:	N/A	DATE:	12/04/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

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SHEET NUMBER
7 OF 7



REC. NO. 2006038619
ASSESSOR # 2505-224-00-008

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-013

LAND SURVEY PLAT
10000221

QUIT CLAIM
REC NO. 2024036812
ASSESSOR # 2505-224-00-014

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-017

QUIT CLAIM DEED
REC NO. 2024036812
ASSESSOR # 2505-224-00-016

QUIT CLAIM
REC NO. 2024000466
ASSESSOR # 2505-224-00-004

SOUTHEAST QUARTER SECTION 22
T8S R67W 6TH PM
DOUGLAS COUNTY COLORADO

CONTIGUITY PARCEL 2
1,453,940 SQUARE FEET
OR 33.38 ACRES MORE OR LESS

--- MATCH LINE F ---

--- MATCH LINE F ---

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

Property Owner/Applicant: Town of Castle Rock

Date/Time: Tuesday, June 10, 2025 @ 6 pm (Adjourned at 6:45 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Councilmember Dietz

Application: Annexation of Town-Owned Property - Meeting #1

- Crystal Valley Interchange East (CVI East) Annexation
- East Plum Creek Trail (Plum Creek Trail) Annexation

Applicant's Proposal

These two annexations are part of an overall initiative to annex properties owned by the Town that are unincorporated. The CVI East parcels will be zoned Public Land – 1, a straight zoned district established in Chapter 17.30 of the Town of Castle Rock Municipal Code (CRMC), and the use will remain Public Right-of-Way (ROW). The Plum Creek Trail parcel will be zoned Public Land – 2, CRMC Chapter 17.30, and will remain a public trail.

Attendees

Applicant Representatives:

Sandy Vossler, Owner Representative

Public Attendees:

In-person Attendees: 5 members of the public attended in person

Online/Phone Attendees: 3 members of the public attended online

Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services

Tara Kinsey, Computer Technician, DoIT

Presentation Description

Applicant's Presentation:

The Owner's representative introduced the two proposed annexations and pointed out the locations via vicinity maps shown in the PowerPoint presentation. The purpose of the annexations is to bring Town-owned property into the Town's boundaries and under Town jurisdiction. The properties will be zoned as Public Land and current uses will continue. CVI East will remain public ROW related to the Crystal Valley Interchange, and the Plum Creek Trail parcel will remain a trail use.

The next steps in the annexation process were described, along with the public notice requirements for upcoming public hearings. The CVI East parcels include Town-owned ROW and will proceed to State required Substantial Compliance and Eligibility public hearings, and then to annexation and zoning public hearings before the Planning Commission and Town Council. The Plum Creek Trail annexation is not a public street or ROW and therefore, will proceed next to the annexation and zoning public hearings before the Planning Commission and Town Council. Hearing dates for both proposed annexations have not yet been set, but are anticipated to take place in mid to late summer.

Questions Presented to Applicant:

Q: Based on the map, it looks like my property adjacent to the East Frontage Road is included in the annexation, how can the Town do that?

Neither annexation includes any privately owned property. Only property owned by the Town of Castle Rock is included in the annexations.

Q: Is this annexation effort connected to the any improvements planned for the East Frontage Road.

No, the purpose of the proposed annexations is to bring Town-owned property and ROW into the Town boundaries, so that the properties fall under the Town's jurisdiction for zoning, Code enforcement, and law enforcement. Any questions about the future improvements to the East Frontage Road can be directed to the Town Public Works department, and contact information can be provided.

Q: My property is adjacent to the CVI East parcels south of Crystal Valley Parkway. If the property is going to be zoned Public Land, will the parcels be fenced off to keep people from coming on to my property?

Staff explained that the zoning is called Public Land – 1, which is a zoning classification that allows public streets and ROW. There is no intention of constructing trails or recreation facilities within the Interchange ROW that would attract pedestrians. Fencing is always an option that private property owners can choose if they are concerned about trespassers.

Q: How does annexation of the East Frontage Road affect potential annexations of properties west of I-25?

Staff explained the State requirements for contiguity, and that ROW does not block contiguity.

Q: Following the questions about the proposed annexations, there were general questions about the Dawson Trails and Brickyard developments, and the new Interchange; such as timing, roadway connections and utility extensions.

Staff provided general information on the projected completion of the Interchange by summer 2027, the extension and alignment of Dawson Trails Boulevard, and the extension and alignment of Prairie Hawk Drive through Miller's Landing. Work has begun on the improvements to Plum Creek Parkway west of I-25, which includes utility extensions that will serve Dawson Trails Planned Development.

The meeting adjourned at 6:45 pm.