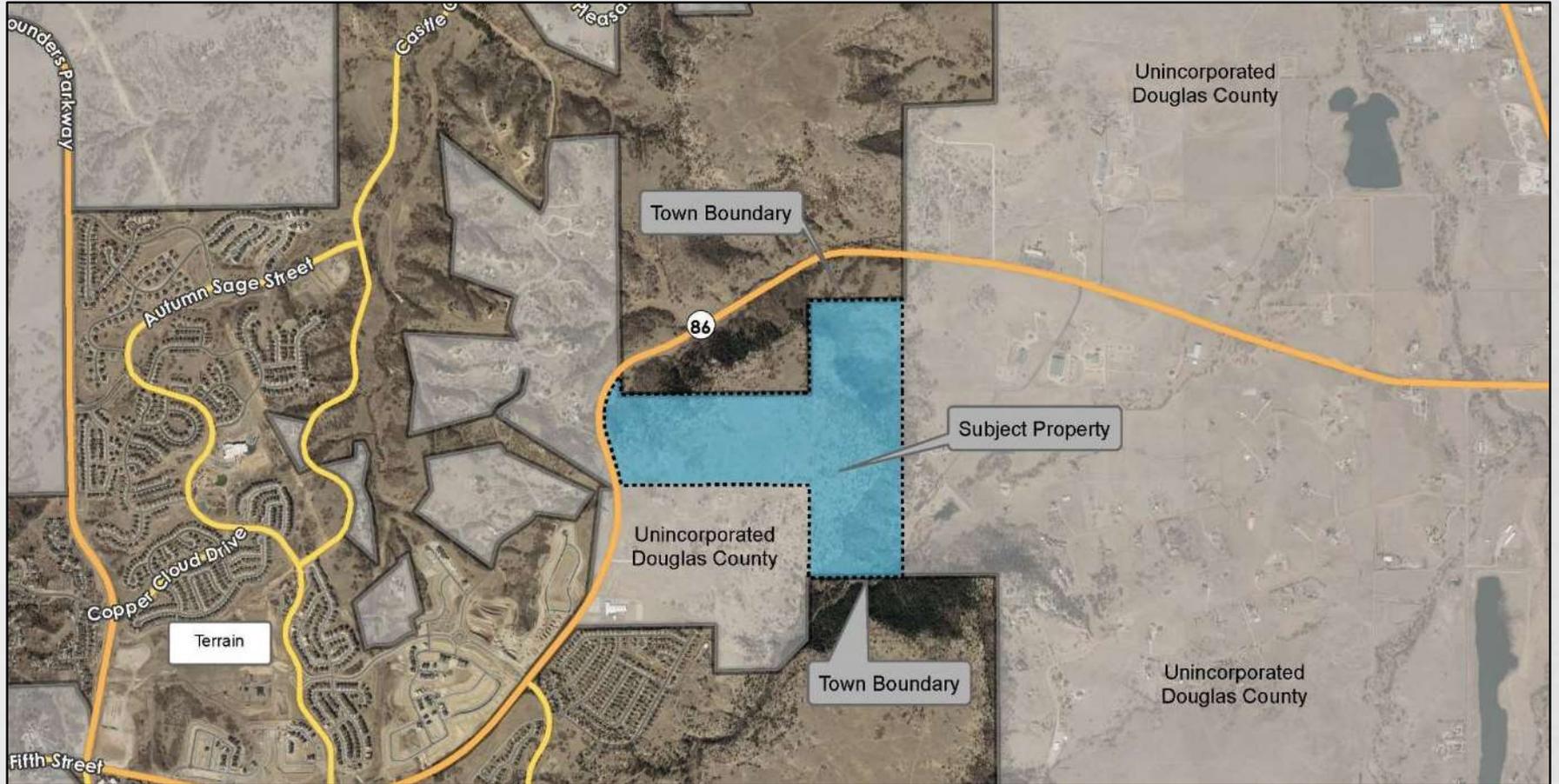


GATEWAY MESA ANNEXATION AND ZONING

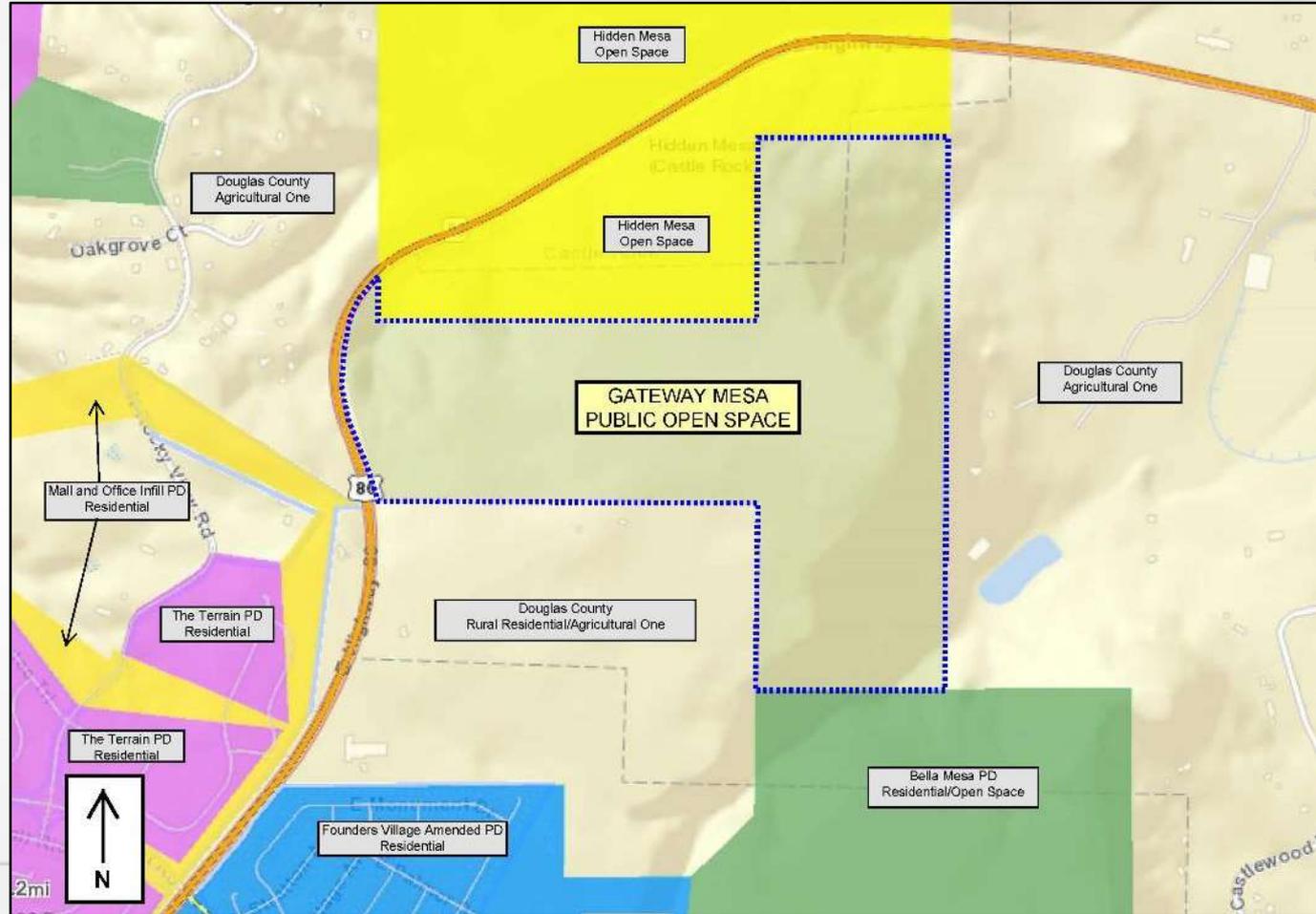
TOWN COUNCIL – 1ST READING
JULY 21, 2020



VICINITY MAP



LAND USE MAP



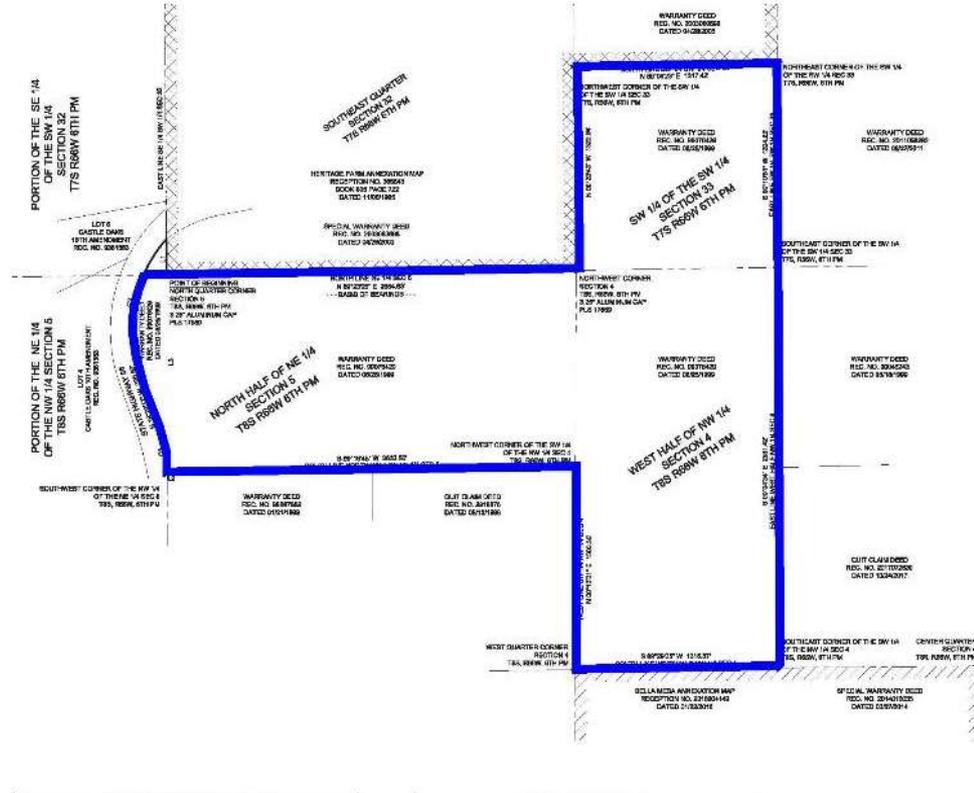
WHY ANNEX?



GATEWAY MESA ANNEXATION MAP

METES AND BOUNDS PARCEL OF LAND

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



CLINE, BEARING AND DISTANCE TABLE LEGEND

| CLINE | BEARING | DISTANCE | TABLE LEGEND |
|-------|----------------|----------|--------------|
| 1 | N 0° 00' 00" E | 100.00 | 1 |
| 2 | S 0° 00' 00" E | 100.00 | 2 |
| 3 | E 0° 00' 00" S | 100.00 | 3 |
| 4 | W 0° 00' 00" S | 100.00 | 4 |

CONTIGUITY ANNEXATION LEGEND

| | |
|--|--|
| | THIS HATCH INDICATES THE HERITAGE FARM ANNEXATION MAP AS RECORDED UNDER RECORDATION NO. 201900440 DATED NOVEMBER 03, 2019, COUNTY OF DOUGLAS, STATE OF COLORADO. |
| | THIS HATCH INDICATES THE GATEWAY MESA ANNEXATION MAP AS RECORDED UNDER RECORDATION NO. 201900440 DATED JANUARY 22, 2019, COUNTY OF DOUGLAS, STATE OF COLORADO. |

PROJECT NUMBER
ANX19-0002

| NO. | DATE | BY | FOR |
|-----|------|----|-----|
| | | | |
| | | | |
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| | | | |



True North Surveying & Mapping, LLC
1000 North 1st Street, Suite 100, Fort Collins, CO 80501
Phone: 970.226.4400 Fax: 970.226.4401

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• Use by Special Review:<ul style="list-style-type: none">○ Active Parks/Recreation Facilities○ Facilities for community/civic uses○ Educational Facilities |



ANALYSIS AND FINDINGS

The proposed Annexation and PL-2 Zoning complies with:

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

RECOMMENDATION

Planning Commission voted 7-0 to recommend approval of the Gateway Mesa Annexation and PL-2 Zoning.

PROPOSED MOTIONS

Annexation:

“I move to approve the Gateway Mesa Annexation Ordinance, as introduced by title, on first reading.”

Zoning:

“I move to approve the Gateway Mesa Zoning Ordinance, as introduced by title, on first reading.”



QUESTIONS & DISCUSSION