



Annexation Project Narrative

Petitioner:

Cactus Moon Maizeland, LLC
2407 Morningview Trail
Castle Rock, CO 80109
303-594-1194

mike@yourstoragecenters.com

www.yourstoragecenters.com

Project Information:

(1) Parcel Located at:

625 S Interstate 25

Castle Rock, CO 80104

Parcel ID# 2505-150-00-062 (Town- Parcel A)

ID# 2505-150-00-040 (County- Parcels B and C)

The property currently consists of 3 parcels. Parcel A is 1.53 Acres and is located at the back of the other 2 parcels and is currently located in the Town. Parcel B is the north half of the parcels along Wilcox and consists of .714 Acres. Parcel C is located on the south half of the parcels bordering Wilcox and consists of .743 Acres. Parcel A is currently annexed into the Town, however it is virtually land locked to the west by Parcels B and C and has no access to the east to the Plum Creek Open Space. The only way to incorporate all 3 lots is to replat them all into one contiguous lot and annex into the Town. Given the underlying Joint cooperative Subdivision Improvement Agreement between Douglas County and the Town of Castle Rock it is a logical next step to infill this area.

Cactus Moon Maizeland in conjunction with Your Storage Centers will be bringing a class "A" self-storage facility to Castle Rock. The proposed development is located south of Town on the I-25 Frontage road aka South Wilcox. The property is currently held in 2 parcels, one in the county and the other in the town both of which are vacant with no existing structures or improvements. The combined parcel is approximately 3.0 acres and after annexation into the Town, it will be re-platted together as one parcel and will be developed as a single use self-storage facility. The self-storage buildings will be placed on a north to south orientation and will consist of temperature controlled indoor units and exterior access drive up units.

The facility will have approximately 50,000 SF of self-storage including a business office, management team residence and up potentially up to 11 self-storage buildings. The facility will be accessible from Wilcox Street via an access drive located on the northern portion of the site. Some of the facility will be surrounded by a 6' ornamental iron security fence with decorative CMU block pillars spaced approximately every 60'. There will be a computerized security gate accessible via a keypad gate access system with access limited to tenants. The Architectural design features materials commonly found throughout our portfolio including split face CMU Block, faux stone and stucco blending into the architectural integrity of the community.

Unit sizes will range from small units of 5'x5' for those with seasonal storage requirements to 10' x 40' which is large enough to store an entire 4-bedroom home. The on-site business office offers moving supplies, boxes, packing tape and numerous other items for sale to our customers and the general public.

The current design includes a resident Manager's home which will be within the development on the second floor above the office having line of site to the entire facility. The Manager's residence will be the only two-story structure in the facility. This facility will be designed to serve Castle Rock residents and will be state of the art to include numerous security cameras, computerized security access as well as a facility wide communications system. "Green built" technologies will be used whenever possible including the use of passive solar for heat in the office area. Exterior lighting will be placed along the eaves of the buildings at 8' height to have down spilling low impact lighting with no more than 1-foot candle of light shedding off the property.

Our most recent addition to our stores is a 64,000 SF facility located on Twenty Mile Road in Parker CO. The architecture of this new store in Castle Rock will be similar to that of the store in Parker. Pictures of our facilities can be seen at <https://www.yourstoragecenter.com/self-storage-parker-co-f4634>

In addition, attached are some renderings of a store we are currently building in a neighborhood south of Monument called Flying Horse.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Humphrey", written over a thin red horizontal line.

Michael S. Humphrey
Manager, Your Storage Centers, LLC

Exhibit A – Proposed Site Plan

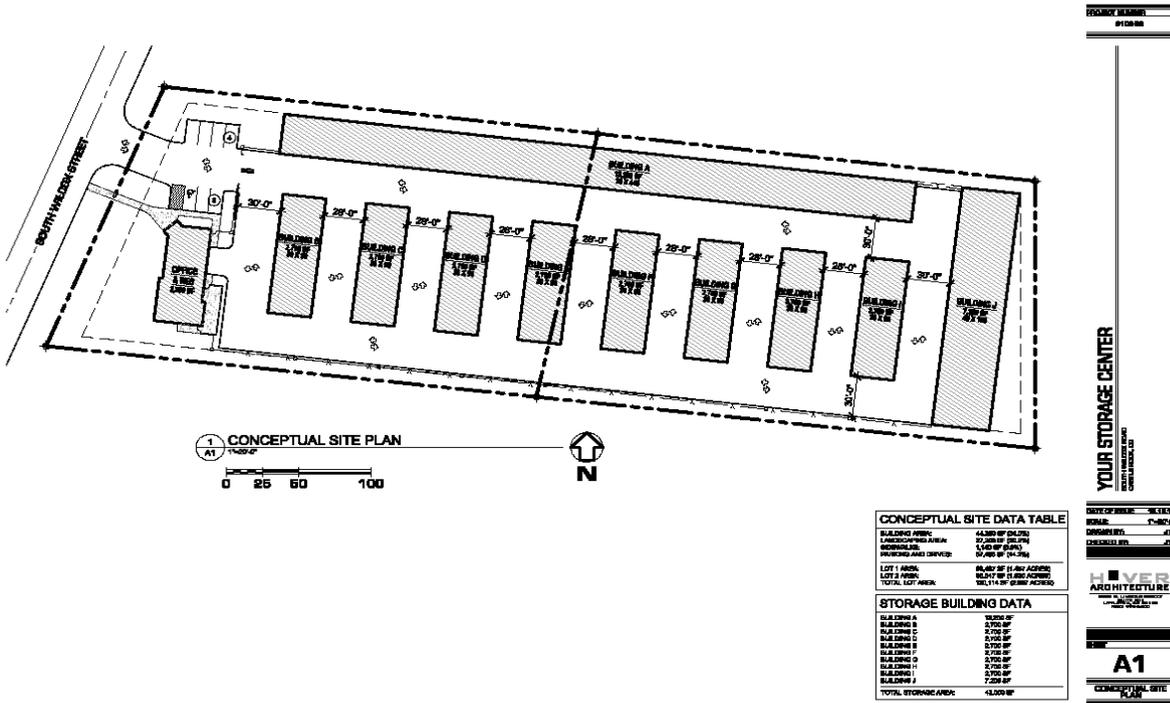


EXHIBIT B – Proposed Building Rendering

THE SHOPPES AT FLYING HORSE, LOT 3, FILING NO. 1
YOUR STORAGE CENTERS SITE PLAN
A PORTION OF SECTION 4, TOWNSHIP 12 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF COLORADO SPRINGS, STATE OF COLORADO



WEST ELEVATION - COLOR
3/64" = 1'-0"



EAST ELEVATION - COLOR
3/64" = 1'-0"



NORTH ELEVATION - COLOR
1/16" = 1'-0"



SOUTH ELEVATION - COLOR
1/16" = 1'-0"

DATE:	08/18/16
DRAWN BY:	JL
CHECKED BY:	JL
H O V E R ARCHITECTURE	
4100 1582	
SHEET	
13C	
Building 'H' Color Elevations	

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