



Meeting Date: August 18, 2020

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Tara Vargish, Director, Development Services

From: Sandy Vossler, Senior Planner, Development Services

Title: AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK, COLORADO, FOUR PARCELS TOTALING 199.33 ACRES LOCATED IN ALL OR PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 32, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRIME MERIDIAN, THE WEST HALF OF NORTHWEST 1/4 SECTION 4, NORTH HALF OF THE NORTHEAST 1/4 SECTION 5 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRIME MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO (GATEWAY ANNEXATION) **(SECOND READING)**
(APPROVED ON FIRST READING, JULY 21, 2020 BY A VOTE OF 6-0)

Executive Summary

On July 21, 2020, Town Council voted 6-0, on first reading, to approve the Gateway Mesa Annexation, as presented. No members of the public submitted written comments prior to the meeting and no members of the public addressed the Council during the public hearing.

The Town of Castle Rock (Town), property owner and applicant, has submitted an application proposing to annex and

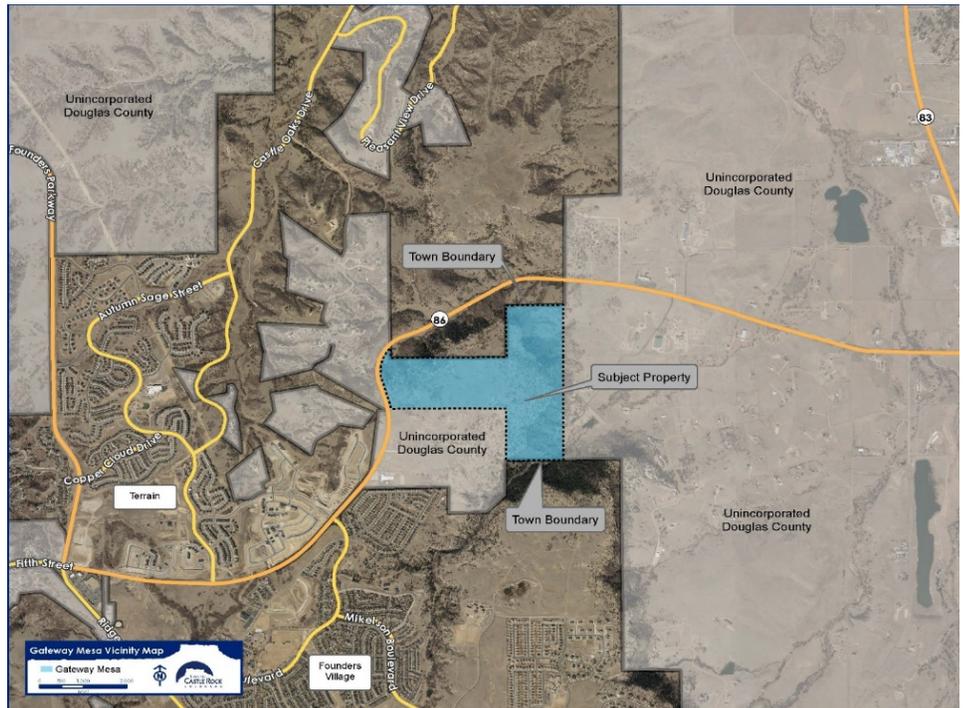


Figure 1: Vicinity Map

zone a 199-acre property, currently known to the public as Gateway Mesa Open Space and Trails (**Attachment B and C**). The property is located adjacent to State Highway 86, approximately $\frac{3}{4}$ of a mile east of the intersection of State Highway 86 and Enderud Boulevard/High Point Road (**Figure 1 and Attachment A**). This proposed annexation and zoning is part of a larger initiative to bring Town-owned properties into the municipal boundaries.

The property is zoned Agricultural One (A-1) in unincorporated Douglas County. The Town does not intend to change the public access to, or open space and trail uses on, the property. The proposed zoning is Public Land-2 (PL-2), a straight zone classification established in the Town of Castle Rock Municipal Code, Section 17.30.030, that allows open space, trails and associated service facilities as permitted uses.

Discussion

Annexation Request

Per the Colorado Revised Statutes, when a municipality is annexing municipally-owned property, the process requirements are different from private annexations. For example, submittal of the annexation petition, the Substantial Compliance hearing and the Eligibility hearing are not required. The Town of Castle Rock Municipal Code requires that an Annexation hearing be held before the Planning Commission and Town Council. Finally, since the Town is the property owner, an Annexation and Development Agreement is not necessary.

There are approximately 50 Town-owned parcels that are currently outside of the Town boundaries. The majority of these parcels are less than one acre in size, with others are up to 79 acres. Staff has begun the process of annexing the qualified parcels. Annexation allows for the enforcement of the Town of Castle Rock Municipal Code provisions relative to the property, such as Town law enforcement, Town zoning regulations and enforcement of code violations, etc. Annexation also avoids service conflicts or redundancy as to which jurisdiction governs the property. This process of annexing Town-owned properties is expected to occur over an extended period. The first of such annexation proposals is that of the Gateway Mesa Open Space and Trail property (Gateway Mesa).

The proposed Gateway Mesa Annexation consists of four parcels of land totaling approximately 199 acres (**Attachment D**). The property is located south and east of State Highway 86, approximately $\frac{3}{4}$ of a mile east of the intersection of State Highway 86 and Enderud Boulevard and High Point Road. The property is currently zoned Agricultural One (A-1) in Douglas County. The A-1 zoning allows agricultural uses, certain community uses and large lot residential development.

The Town purchased the property in 1999 with the intention that it be preserved and used as public open space. A 1.6-mile natural surface trail traverses the property and connects to Mitchell Creek Canyon Trail. An unpaved trailhead parking lot is located east of State Highway 86. Permanent conservation use restrictions on the property prohibit mountain bikes and horses on the trails. The Town of Castle Rock, Parks and Recreation

Department maintains the property. The Gateway Mesa Open Space and Trail brochure is attached as **Attachment E**.

| PL – 2 Uses and Development Standards | |
|--|---|
| Permitted Uses | Height and Setbacks |
| <ul style="list-style-type: none"> • Open space, trails • Wildlife sanctuary • Associated service facilities • Off-street parking and drives | <ul style="list-style-type: none"> • 25 feet maximum height • 25 feet front setback |

Figure 2: Uses and Development Standards

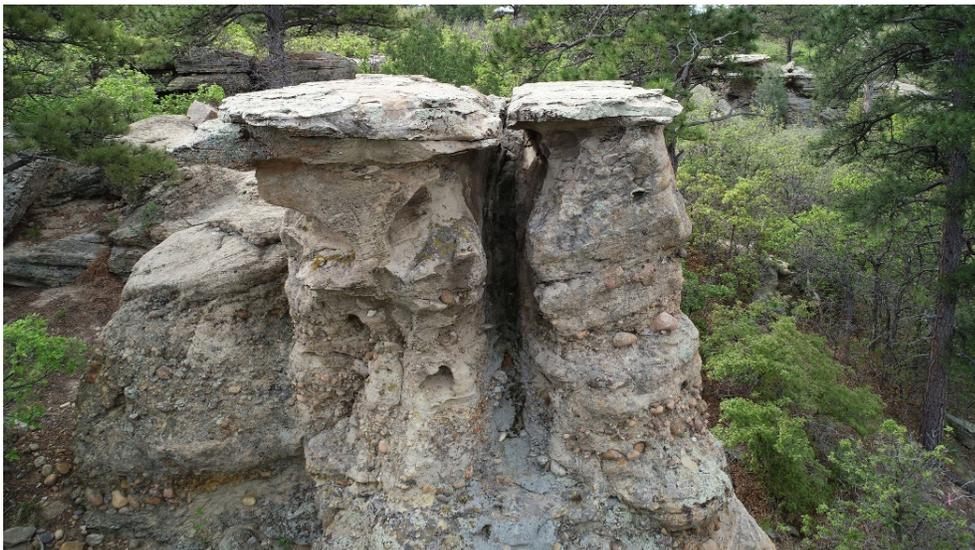
Zoning Request

The Douglas County A-1 zoning allows open space, trails and agriculture, as well as, large lot residential development, schools and churches with up to 350 maximum seating capacity. The Town is proposing to zone the property as Public Land-2. PL-2 is a straight zone classification established in the Town of Castle Rock Municipal Code, Section 17.30.030. The PL-2 zoning allows open space and trail uses, as well as associated service facilities and parking. The conservation easement on the property overrides both County and Town zoning and further restricts the permitted uses and improvement allowed on the property.

Existing Conditions

The 199-acre property is located in the northeast area of Town. Vegetation on the site includes mature ponderosa pines, juniper, scrub oak, douglas fir, cottonwoods and prairie grasses. Mule deer, coyote, fox, raptors, and wild turkey are among the wildlife species found on the property. Landforms include cap rock outcroppings and steep cliffs facing the Cherry Creek Valley to the east. To the west, the views of the Front Range extend from Pikes Peak to the south to Longs Peak to the north.

Due to the natural, scenic and open space condition of the property, a perpetual Conservation Easement (Easement) was established on the property in 1999. The Conservation Easement restricts the use of the property to public recreation, environmental education, and wildlife conservation. The Easement further prohibits timber



harvesting, mining, motorized vehicles, commercial activity, rock climbing and horseback riding. The size of the parking lot is limited by the Easement. Neither the annexation, nor the PL-2 zoning, effects the enforcement of the Conservation Easement.

Figure 3: Unique Landforms



Figure 4: Trailhead and Parking Lot

Surrounding Land Uses

Gateway Mesa abuts the Hidden Mesa Open Space (Hidden Mesa) to the north. Hidden Mesa is incorporated in to the Town, although owned by Douglas County and managed by Douglas County Open Space (**Attachment F**). Hidden Mesa consists of 1,294 acres and has been preserved through a joint venture of Douglas County, the Pinery Water and Wastewater District and the Town of Castle Rock. A 4.5-mile trail is open to hikers and horseback riders. Primary access to Hidden Mesa is from State Highway 83, north of Franktown.

The parcels located east and west of Gateway Mesa are zoned A-1 in Douglas County and are developed as large lot, single family residences (**Attachment G**). The properties along the southern boundary include Rural Residential and A-1 zoning in Douglas County, as well as 95 acres of private open space within the Bella Mesa Planned Development (PD), which is located within the Town boundaries.

Service and Infrastructure Capacity

Water, sanitary sewer and storm sewer facilities are not located on the property, nor necessary for the current uses on the property, or for the proposed PL-2 zoning.

Transportation and Traffic

Vehicular access to the site is by State Highway 86. There are no changes proposed by the Town with the annexation and zoning that would negatively impact the capacity of State Highway 86.

Planning Commission

The Planning Commission held a virtual public hearing on July 9, 2020, to consider the proposed annexation and zoning. No members of the public submitted written comments prior to the meeting, and no members of the public joined the meeting to address the Commission. The Planning Commission voted 7 to 0 to recommend approval of the Gateway Mesa Annexation, as presented.

Neighborhood Outreach

A neighborhood meeting was held, via a virtual format, on May 6, 2020. Written notices of the meeting were mailed to all property owners within 500 feet of the property. Additionally, the site was posted with two public notice signs and a descriptive notice was posted to the Town's website.

One person joined the neighborhood meeting via an audio connection only. She was a resident of Douglas County and her property is directly adjacent to Gateway Mesa on the east. Staff discussed the reason for the annexation, the current zoning, the proposed zoning, and the conservation easement. The resident asked about the proximity of the eastern property line to her land, any proposed improvements or development on the property and expansion of vehicle access on the property.

Staff described the location of the property relative to her land, explained that the Town has no interest in developing the property beyond the uses permitted under the PL-2 zoning, that future improvements to and around the trailhead parking lot on the western side of the property may occur in the future and the only vehicular access onto the property would be for site maintenance. Since the resident was unable to view the PowerPoint and maps shown during the presentation, staff mailed her a copy of the PowerPoint and an enlarged vicinity map.

External Referrals and Notices

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

Posted and published public notices were performed in accordance with the Town of Castle Rock Municipal Code relative to Annexation hearings.

Annexation Analysis

This staff analysis takes into consideration the representations made in the application for annexation and attachments submitted to date, which were processed and reviewed in accordance with the requirements of the Colorado Revised Statutes Title 31, as applicable, and as prescribed in Title 20 of the Town of Castle Rock Municipal Code. In addition, the application was reviewed and found to be consistent with the 2030 Comprehensive Master Plan's (Master Plan) Responsible Growth Principle for annexation areas (Principles RG-2.1 and RG-2.3)

RG 2.1 Castle Rock Annexation Areas

Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner. Annexation request must take into consideration the following items:

A. Is a logical extension or infill of Town boundaries.

The proposed annexation is a logical extension of the Town boundaries. It is located well within the Town's 3-mile boundary, as well as within the future Town boundary. The property is recognized in the Master Plan as existing and future open space, and is part of a larger area of public open space that serves as a buffer and contributes to the Town's stand-alone, self-sufficient status.

B. Has demonstrated a significant benefit to the Town.

Gateway Mesa is an area of natural open space with extensive, mature vegetation, ample wildlife and unique landforms. Since its purchase in 1999, the Town has invested in a 1.6-mile soft surface trail with connection the Mitchell Canyon Trail system, a trailhead and parking area. This property is an important piece of the Town's Parks and Recreation trail and open space commitment.

C. Will be provided with adequate urban services.

The property is currently managed and maintained by the Town's Parks and Recreation Department, and Castle Rock Fire provides fire and rescue services. Once annexed, Gateway Mesa will also be served by the Castle Rock Police Department, rather than the Douglas County Sheriff. Water, wastewater and storm sewer facilities are not necessary for the existing and proposed uses on the property. If in the future, the Town proposes facilities requiring connection to the Town utilities, such infrastructure is available to the west in Founders Village.

D. Is fiscally responsible.

The Town currently owns and maintains the property. No new infrastructure improvements are planned with the annexation and zoning. The Town will fund any future on- or off-site improvements.

E. Conveys to the Town all water rights appurtenant to the ground at the time of annexation.

Available ground water was conveyed to the Town at the time the property was purchased by the Town.

F. Secures renewable water to 100 percent of the expected development on the annexed area.

No development is planned on the property, and, further is prohibited by the Conservation Easement on the property.

RG 2.3 Annexation for Non-Urban Purposes

Annexations may be pursued by the Town for purposes other than urban development, such as securing land use control over the open space areas. Annexations for open space shall include legal instruments prohibiting future urban development.

The Town purchased the property in 1999 in order to preserve it as open space and make it accessible to the public. By annexing the property, the Town will bring the property fully under the jurisdiction of the Town's Municipal Code, law enforcement and zoning code and enforcement. The existing Conservation Easement on the property, prohibiting urban development, is perpetual and will remain in place if the property is annexed to, and zoned, within the Town.

Zoning Analysis

The following staff analysis considers the current public uses on the property and the Town of Castle Rock Parks and Recreation Master Plan regarding open space and trails. Per Section 17.02.060(C) of the Municipal Code, straight zone district classifications shall be evaluated under the following criteria:

- Compatible with Land Use Intergovernmental Agreements

The Douglas County/Town of Castle Rock Land Use Intergovernmental Agreement is no longer in effect. There are no other land use intergovernmental agreements applicable to this property.

- Conformance with the Town's Guiding Documents and Criteria Manuals

The Gateway Mesa property is an integral piece of the Town's open space and trail system. It is located within the Town's 3-mile boundary and the future Town boundary. The property is recognized in the Master Plan as existing and future open space, and is part of a larger area of public open space that serves as a buffer and contributes to the Town's stand-alone, self-sufficient status.

- Compatible with Surrounding Uses

The proposed zoning is consistent with the current zoning on the property and is compatible the surrounding uses (**Attachment G**). As previously described in this report, Gateway Mesa directly abuts the 1,294-acre Hidden Mesa Open Space to the north and the 95-acre Bella Mesa Open Space to the south. The adjacent residential development to the east, west and south consist of large lot, rural properties in unincorporated Douglas County. State Highway 86 separates the property from the residential zoning to the west.

- Impacts to the Natural Environment

Preservation of the natural resources on the site, including wildlife, vegetation, and the unique topography remains the Town's objective for owning the land. The PL-2 Zone District uses are limited to open space, trails, wildlife sanctuary, parking and associated service facilities. Additional uses allowed under A-1 zoning, such as large lot residential, churches, and agriculture, are not permitted in the PL-2 zone district. The Conservation Easement will remain in place if annexed and rezoned within the Town.

- Available Services and Infrastructure

State Highway 86 provides vehicular access to the trailhead parking on the site. Hikers can access the Gateway Mesa Trail via the Mitchell Creek Trail System. Town water and sanitary/storm sewer service connections are available near the intersection of State Highway 86 and Enderud Boulevard/High Point Road.

- Economic Potential

The Conservation Easement prohibits urban development on the site. The Gateway Mesa PL-2 zoning does not permit commercial, office or retail development typically associated with economic expansion. The Town's open space, trail amenities and access to natural resources make Castle Rock, a desirable place to live, work, shop and dine, all of which are economic drivers.

Budget Impact

The proposed annexation and zoning will not generate impact fees.

Findings

Town staff finds that the proposed annexation was reviewed and processed as prescribed in Title 31 of the Colorado Revised Statutes, in Title 20 of the Town of Castle Rock Municipal Code, meets the objectives of the Town's Vision 2030 and meets the requisite principles for annexation outlined in the 2030 Comprehensive Master Plan.

Town staff finds that the proposed Public Land – 2 Zone District classification for the Gateway Mesa property meets the zoning procedures and approval criteria outlined in Section 17.02.060 of the Town of Castle Rock Municipal Code.

The Town's guiding documents and approval criteria may be accessed via the following hyperlinks.

Vision 2030 and 2030 Comprehensive Master Plan

<http://co-castlerock2.civicplus.com/2442/Vision-and-Master-Plan>

Municipal Code Title 20 Annexation and Disconnection

https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT20ANDI

Recommendation

Planning Commission recommends approval of the proposed Gateway Mesa annexation, as outlined in this report.

Planning Commission recommends approval of the proposed Gateway Mesa zone district classification as Public Land – 2, as outlined in this report.

Proposed Motion

The annexation and zoning of the property are two distinct applications that require two distinct motions.

Annexation

I move to approve the Gateway Mesa Annexation ordinance, as introduced by title, on second reading.

Zoning

I move to approve the Gateway Mesa Zoning ordinance, as introduced by title, on second reading.

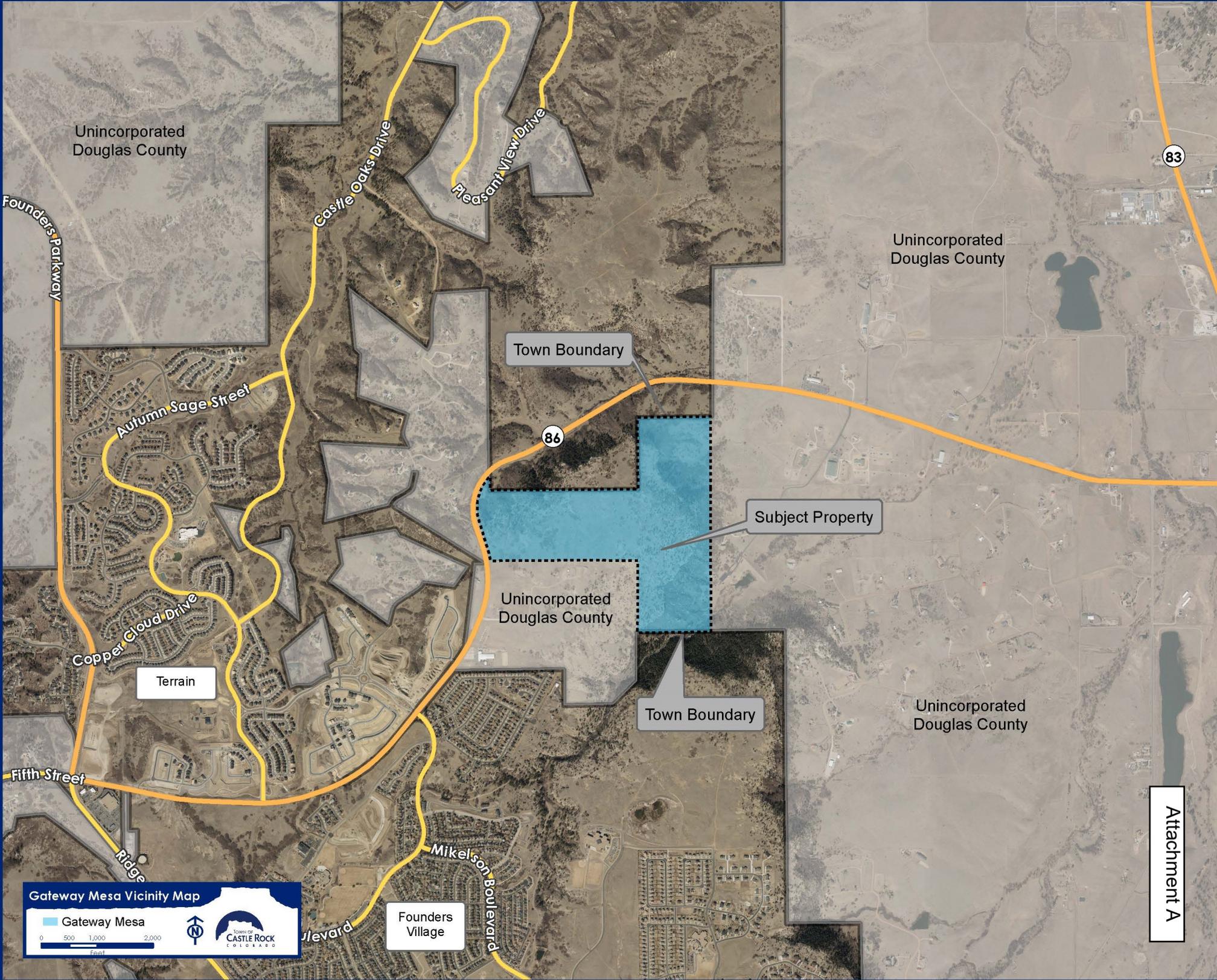
Attachments

Attachment A: Vicinity Map

Attachment B: Annexation Ordinance
Exhibit 1: Property Legal Description

Attachment C: Zoning Ordinance
Exhibit 1: Property Legal Description

Attachment D: Gateway Mesa Annexation Plat
Attachment E: Gateway Mesa Open Space and Trail System Brochure
Attachment F: Hidden Mesa Open Space and Trail System Brochure
Attachment G: Surrounding Land Use Map



Unincorporated Douglas County

Unincorporated Douglas County

Town Boundary

Subject Property

Unincorporated Douglas County

Town Boundary

Unincorporated Douglas County

Gateway Mesa Vicinity Map

0 500 1,000 2,000 Feet

Gateway Mesa



Attachment A

ORDINANCE NO. 2020-___

AN ORDINANCE ANNEXING TO THE TOWN OF CASTLE ROCK, COLORADO, FOUR PARCELS TOTALING 199.33 ACRES LOCATED IN ALL OR PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 32, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRIME MERIDIAN, THE WEST HALF OF NORTHWEST 1/4 SECTION 4, NORTH HALF OF THE NORTHEAST 1/4 SECTION 5 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRIME MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO (GATEWAY ANNEXATION)

WHEREAS, the Town of Castle Rock owns the entire area proposed for annexation, which area is described in the attached *Exhibit 1* (“Property”);

WHEREAS, the Property is not solely a public street or right-of-way;

WHEREAS, § 31-12-106 C.R.S. authorizes the governing body of a municipality to annex by ordinance without notice and hearing as provided in § 31-12-108 C.R.S. and § 31-12-109 C.R.S any unincorporated territory when the municipality is the sole owner of the area to be annexed, and said area is eligible for annexation as set out in § 31-12-104(1)(a) C.R.S. and § 31-12-105 C.R.S.;

WHEREAS, the provisions of Title 20, Chapter 20.02 of the Castle Rock Municipal Code do not apply to annexations for which no eligibility hearing is required;

WHEREAS, the annexation of these parcels is necessary for the Town owned property to be within the Town boundaries and within Town jurisdiction;

WHEREAS, the proposed annexation is consistent with the Town’s Vision 2030 and Comprehensive Master Plan; and

WHEREAS, the Planning Commission conducted a public hearing on the advisability of annexation of the subject parcel, and voted to recommend approval by a vote of 7 for and 0 against,

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Annexation of Property. The property described in the attached *Exhibit 1* (“Property”), which is unincorporated territory located in Douglas County, Colorado, is annexed to the Town of Castle Rock, Colorado as the Gateway Annexation.

Section 2. Statement of Ownership. The area proposed to be annexed is owned by the Town of Castle Rock.

Section 3. Required Filings. The Town Clerk shall file with the Douglas County Clerk and Recorder those documents required by the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, as amended.

Section 4. Effective Date. With the effective date of this ordinance, the Property is subject to the municipal charter and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

Section 5. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 6. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this ____ day of _____, 2020 by a vote of ____ for and ____ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

Tara Vargish, Director, Development Services

ORDINANCE NO. 2020-__

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING A CHANGE OF ZONE TO PL-2 PUBLIC LAND IN THE GATEWAY MESA ANNEXATION AREA

WHEREAS, the Town of Castle Rock (Owner) has applied for PL-2 Public Land zoning in the Gateway Mesa annexation area; and

WHEREAS, the application has been found to conform with the Town of Castle Rock Municipal Code review criteria for zoning map amendments found in 17.02.060.C; and

WHEREAS, the proposed zoning map amendment conforms with the most recently adopted versions of the Town's Vision and Comprehensive Master Plan; and

WHEREAS, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Town of Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. PL-2 Public Land Zoning Classification. The property described in the attached *Exhibit 1* ("Property"), concurrently annexed to the Town as the Gateway Mesa Annexation, is rezoned to PL-2 Public Land.

Section 2. Zoning District Map Amendment. The official Zoning District Map is amended to reflect the zoning classification of the Property to PL-2 Public Land.

Section 3. Effective Date. With the effective date of this ordinance, the Property is subject to the municipal charter and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

Section 4. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 5. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 21st day of July, 2020 by a vote of ____ for and ____ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this _____
day of _____, 2020, by the Town Council of the Town of Castle Rock by a vote of _____ for
and _____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Michael J. Hyman, Town Attorney

Tara Vargish, Director, Development Services

Gateway Mesa Legal Description

A 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 AS DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 99076429 DATED AUGUST 25, 1999 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 5, BEING MONUMENTED AT BOTH ENDS WITH A 3.25" ALUMINUM CAP STAMPED PLS 17669. SAID LINE IS ASSUMED TO BEAR N 89°23'25" E, A DISTANCE OF 2654.63 FEET.

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID CORNER BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2003060698 OF SAID CLERK'S OFFICE,

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2003060698, SAID COMMON LINE BEING THE TOWN OF CASTLE ROCK ANNEXATION CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP AS DESCRIBED UNDER REC. NO. 366643 THE FOLLOWING THREE COURSES:
1) N 89°23'25" E, ALONG THE NORTH LINE NE 1/4 SECTION 5, A DISTANCE OF 2654.63 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; 2) N 00°29'43" W, ALONG THE WEST LINE SW 1/4 OF THE SW 1/4 SAID SECTION 33, A DISTANCE OF 1322.64 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33; 3) N 89°04'23" E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 SAID SECTION 33, A DISTANCE OF 1317.42 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2011058282 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33, S 00°10'51" W, A DISTANCE OF 1324.52 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 33;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 99045243 AND REC. NO. 2017072630 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE EAST LINE OF THE WEST HALF OF THE NW 1/4 OF SAID SECTION 4 S 00°04'34" E, A DISTANCE OF 2581.42 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, SAID CORNER BEING A POINT ON THE TOWN OF CASTLE ROCK ANNEXATION CONTIGUITY LINE OF BELLA MESA ANNEXATION MAP AS DESCRIBED UNDER REC. NO. 2016004149 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 2014010035 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE SOUTH LINE OF THE WEST HALF OF THE NW 1/4 OF SAID SECTION 4, SAID LINE ALSO BEING ON SAID CONTIGUITY LINE OF BELLA MESA ANNEXATION MAP, S 89°29'05" W, A DISTANCE OF 1315.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;

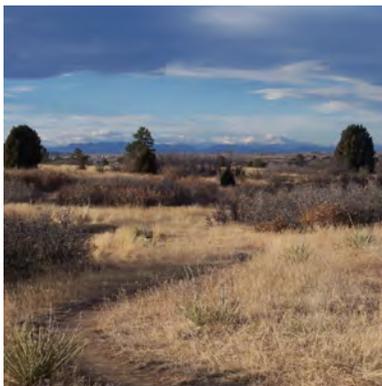
THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND REC. NO. 8819876 OF SAID CLERK'S OFFICE, ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4, N 00°13'01" E, A DISTANCE OF 1300.35 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 4;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND SAID REC. NO. 8819876 AND REC. NO. 99087862 OF SAID CLERK'S OFFICE, SAID COMMON LINE BEING THE SOUTH LINE OF THE NORTH HALF OF THE NE 1/4 OF SAID SECTION 5 S 89°18'45" W, A DISTANCE OF 2633.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 86, SAID POINT BEARS S 89°18'45" W, A DISTANCE OF 13.73 FEET +/- TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 5;

THENCE ALONG THE COMMON LINE OF SAID REC. NO. 99076429 AND SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1984.71 FEET, A CENTRAL ANGLE OF 09°44'57", AN ARC LENGTH OF 337.71 FEET, WHOSE CHORD BEARS N 14°29'49" W, A DISTANCE OF 337.30 FEET; 2) N 19°22'17" W, A DISTANCE OF 320.50 FEET; 3) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 880.02 FEET, A CENTRAL ANGLE OF 61°03'39", AN ARC LENGTH OF 937.85 FEET, WHOSE CHORD BEARS N 11°09'32" E, A DISTANCE OF 894.09 FEET TO A POINT ON THE EASTERLY LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 32, SAID POINT ALSO BEING ON SAID CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP;

THENCE ALONG SAID EASTERLY LINE AND SAID CONTIGUITY LINE OF HERITAGE FARM ANNEXATION MAP S 00°28'13" E, A DISTANCE OF 229.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 8,682,905 SQUARE FEET OR 199.33 ACRES MORE OR LESS.



GATEWAY MESA

OPEN SPACE



CRgov.com/trails • 303-814-7444



Fast facts about Gateway Mesa Open Space

| | |
|---------------------|---|
| Trail length | 1.6-mile loop |
| Trail rating | Easy |
| Trail surface | Native surface |
| Wildlife highlights | Bluebirds and turkey vultures |
| Special comments | Mountain bikes, technical rock climbing and horses are prohibited |

The native-surface Chuck's Loop Trail segment connects to the Mitchell Creek Canyon Trail system in the Founders Village area.

The property is on a bluff, with steep, rock-capped cliffs on the eastern portion overlooking Franktown and the Cherry Creek Valley to the east. The property has expansive views of the Rocky Mountains, extending from Pikes Peak on the south to Longs Peak on the northwest.

The main trailhead parking lot for the trail is a dirt lot on the east side of Colorado Highway 86.

Beware of steep cliffs and rattlesnakes while enjoying this trail.

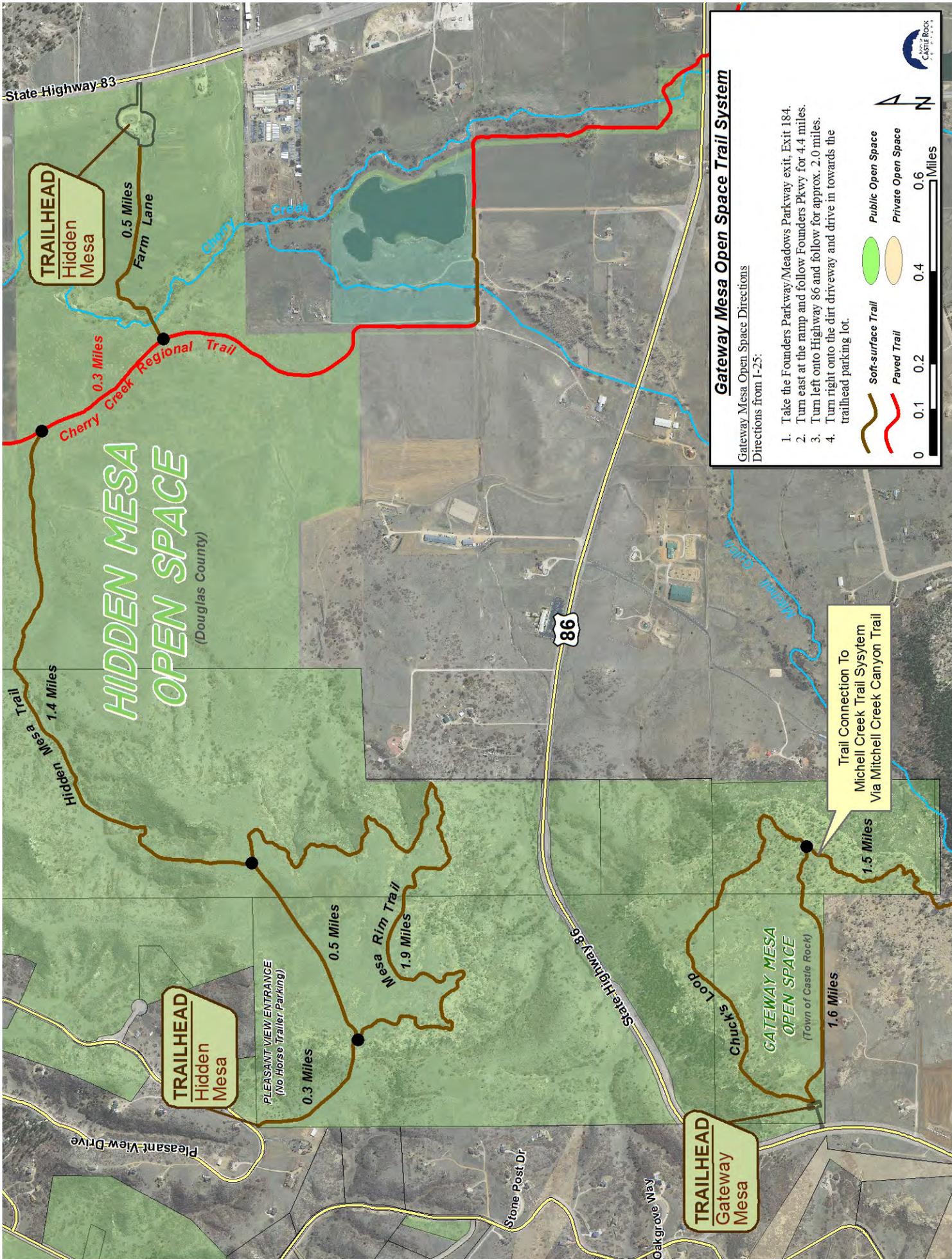
Note: Due to permanent conservation use restrictions placed on the property, mountain bikes and horses are not allowed on the trail.



ADOPTED
Available

For maps of the Town's other trails, scan this QR code.





Gateway Mesa Open Space Trail System

Gateway Mesa Open Space Directions
Directions from I-25:

1. Take the Founders Parkway/Meadows Parkway exit, Exit 184.
2. Turn east at the ramp and follow Founders Pkwy for 4.4 miles.
3. Turn left onto Highway 86 and follow for approx. 2.0 miles.
4. Turn right onto the dirt driveway and drive in towards the trailhead parking lot.

— Soft-surface Trail Public Open Space
— Paved Trail Private Open Space

0 0.1 0.2 0.4 0.6 Miles

Trail Connection To
Mitchell Creek Trail System
Via Mitchell Creek Canyon Trail

**HIDDEN MESA
OPEN SPACE**
(Douglas County)

**GATEWAY MESA
OPEN SPACE**
(Town of Castle Rock)

TRAILHEAD
Hidden
Mesa

TRAILHEAD
Hidden
Mesa

TRAILHEAD
Gateway
Mesa

86

State Highway 86

State Highway 83

Farm Lane

0.3 Miles

Cherry Creek Regional Trail

Hidden Mesa Trail

1.4 Miles

PLEASANT VIEW ENTRANCE
(No Horse Trailer Parking)

0.3 Miles

0.5 Miles

Mesa Rim Trail

1.9 Miles

Chuck's Loop

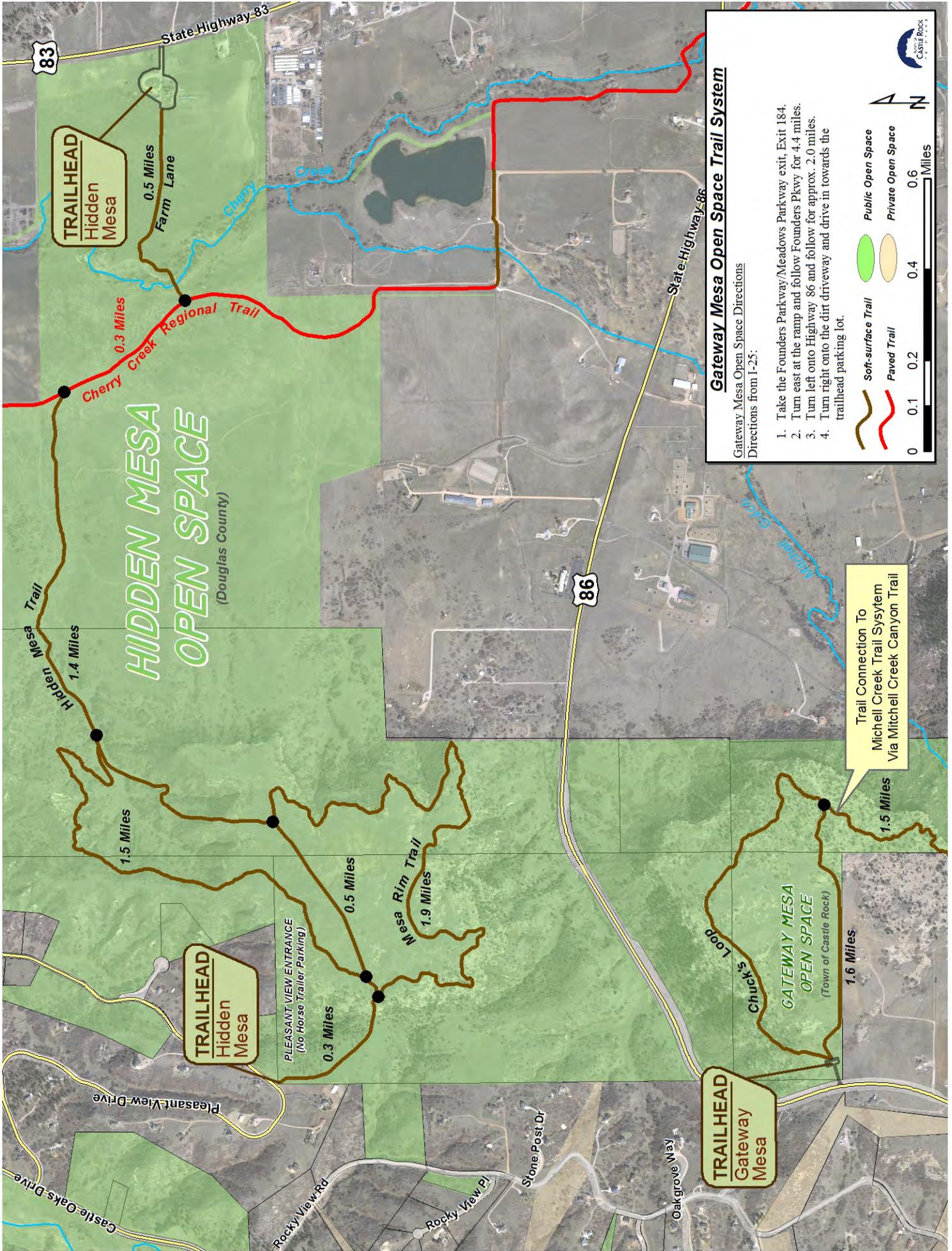
1.6 Miles

1.5 Miles

Pleasant View Drive

Stone Post Dr

Oak Grove Way



Gateway Mesa Open Space Trail System

Gateway Mesa Open Space Directions
Directions from I-25:

1. Take the Founders Parkway/Meadows Parkway exit, Exit 184.
2. Turn east at the ramp and follow Founders Pkwy for 4.4 miles.
3. Turn left onto Highway 86 and follow for approx. 2.0 miles.
4. Turn right onto the dirt driveway and drive in towards the trailhead parking lot.

— Soft-surface Trail ○ Public Open Space
— Paved Trail ○ Private Open Space
 0 0.1 0.2 0.4 0.6 Miles

N

Trail Connection To
Michell Creek Trail System
Via Mitchell Creek Canyon Trail

TRAILHEAD
Hidden
Mesa

TRAILHEAD
Hidden
Mesa

TRAILHEAD
Gateway
Mesa

**HIDDEN MESA
OPEN SPACE**
(Douglas County)

**GATEWAY MESA
OPEN SPACE**
(Town of Castle Rock)

Cherry Creek Regional Trail
0.3 Miles

Hidden Mesa Trail
1.4 Miles

1.5 Miles

0.5 Miles

Mesa Rim Trail
1.9 Miles

0.3 Miles

Churck's Loop
1.6 Miles

1.5 Miles

State Highway 83

State Highway 86

83

86

Farm Lane

Cherry Creek

Castle Rock Creek

Pleasant View Drive

Castle Oaks Drive

Rocky View Rd

Rocky View Pl

Stone Post Dr

Oak Grove Way

HIDDEN MESA

OPEN SPACE

CRgov.com/trails • 303-814-7444



Fast facts about Hidden Mesa Open Space

| | |
|---------------------|---|
| Trail length | 4.5 miles |
| Trail rating | Moderate |
| Trail surface | Native surface and paved |
| Wildlife highlights | Elk, pronghorn, black-tailed prairie dogs and raptors |
| Special comments | Horseback riding is allowed |

The single-track trail is of moderate difficulty and offers amazing views of Castle Rock and surrounding areas.

This is a joint venture between Douglas County, the Town of Castle Rock and the Pinery Water and Wastewater District to preserve 1,294 acres of mesa, steep rock cliffs, shady gulches, open grassland and lush, riparian habitat in the Cherry Creek basin.

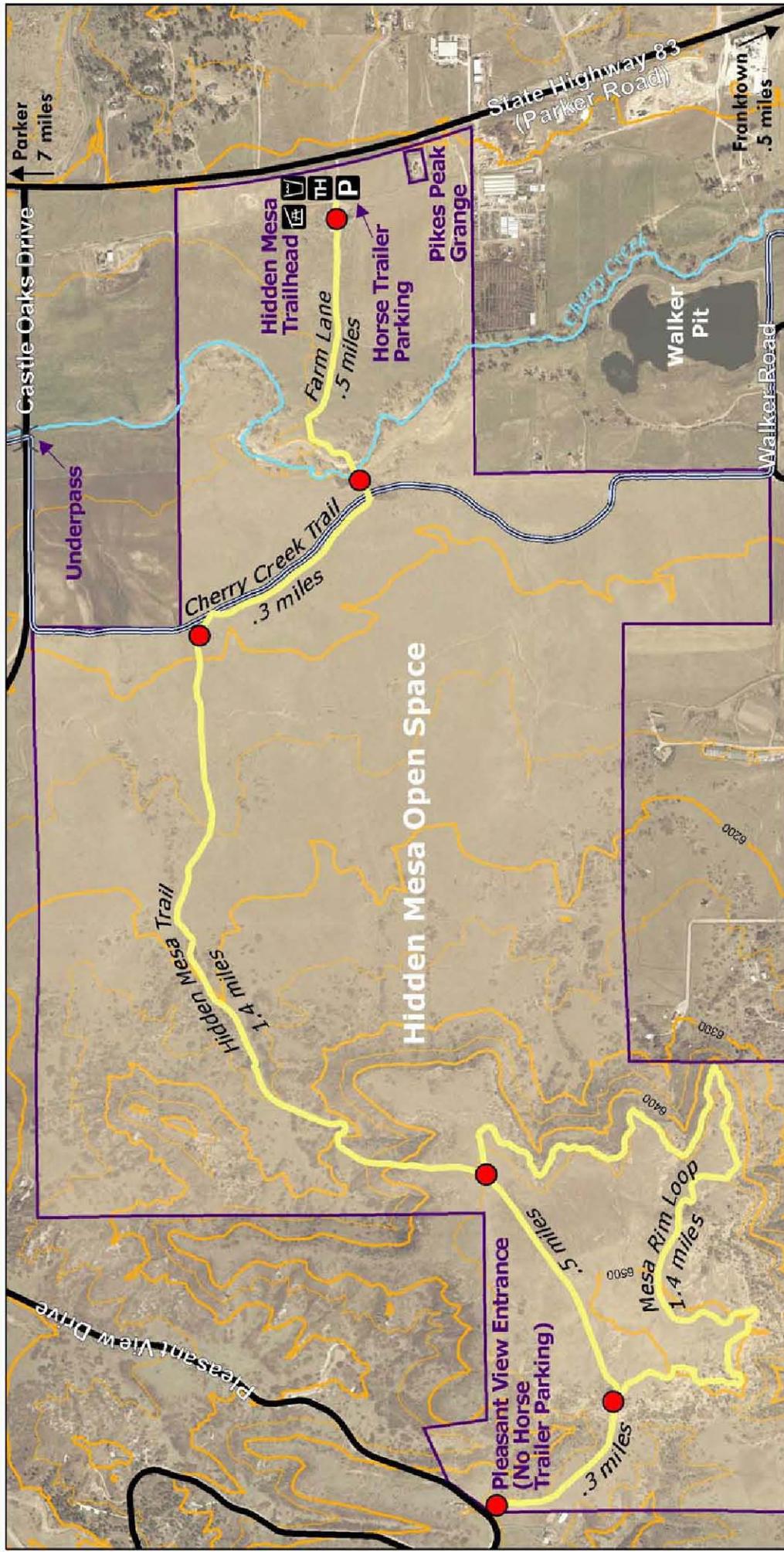
The eastern section connects to the paved Cherry Creek Regional Trail, and the southwestern section eventually will connect to Gateway Mesa Open Space.

The main trailhead parking lot is on the west side of Colorado Highway 83 (Parker Road), 1 mile north of Franktown. Additional parking (no trailers) is available on Pleasantview Drive.

Hidden Mesa is managed by Douglas County Open Space and therefore is not available for adoption through the Town's POST Partners volunteer program.



Not available
for adoption



Hidden Mesa Trails

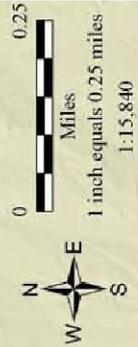
Douglas County Division of Open Space & Natural Resources
 100 Third Street
 Castle Rock, CO 80104
 (303) 660-7495

See Douglas County Open Space Rules and Regulations for a complete set of rules at www.douglas.co.us

SOURCE: IMAGERY CAPTURED IN 2004

- Douglas County Open Space
- Hidden Mesa Trails - Natural surface
- 6.9 miles round trip from the trailhead via Mesa Rim Loop Trail
- Cherry Creek Trail
- Directional Sign Posts
- 100 Foot Contours
- 50 Foot Contours
- Roads
- Parking
- Picnic Shelter
- Water
- Trailhead

- Trails are open to**
- Dogs on Leash
- Hikers
- Horses
- Mountain Bikers
- Trails are closed to**
- All Motorized Vehicles
- Unleashed Pets



GATEWAY MESA SURROUNDING LAND USE MAP

Hidden Mesa
Open Space

Hidden Mesa
Open Space

GATEWAY MESA PUBLIC OPEN SPACE

Douglas County
Agricultural One

Douglas County
Rural Residential/Agricultural One

Bella Mesa PD
Residential/Open Space

Founders Village Amended PD
Residential

Douglas County
Agricultural One

Mall and Office Infill PD
Residential

The Terrain PD
Residential

The Terrain PD
Residential



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