



September 20, 2024

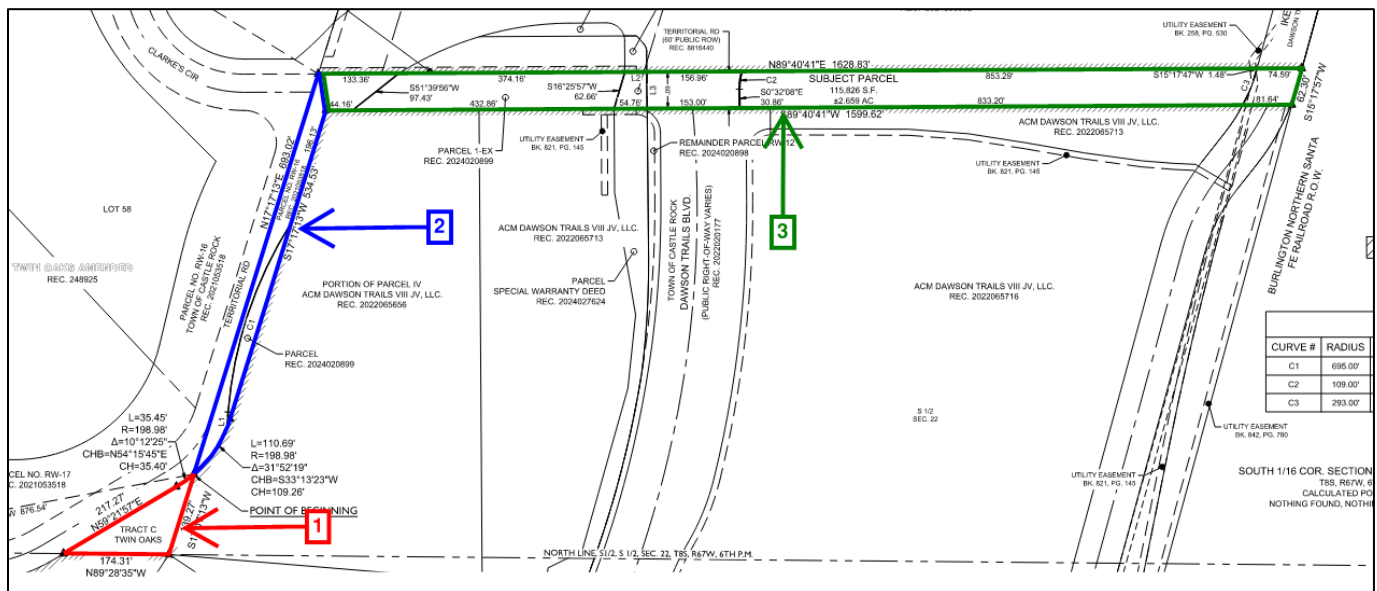
Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails –Territorial Road Area Annexation – Submittal-01

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC (ACM), we are pleased to submit the Annexation application for multiple parcels along the existing Territorial Road right-of-way (ROW) adjacent to Dawson Trails. The parcels for annexation total approximately 2.918 acres and are a result of the final geometry of the Crystal Valley Interchange (CVI) and associated arterial roadway rights-of-way. Annexation will simplify the Town Limits in this area. While the proposed annexation area has split ownership between ACM and the Town of Castle Rock, all of the area is being processed under one application for simplicity.

The three areas to be annexed are identified in the image below in red, blue, and green outlines.



1. The area in red (above) is property that will be partially within future ROW. Currently, the subject property is a small area that is located between the existing Twin Oaks Road right-of-way and the Dawson Trails PD/Town Limits. Inclusion of this property with the proposed annexation will help simplify the Town Limits and keep the unused portion of land as public land.
2. The area outlined in blue (above) previously had unidentified or no official ownership as indicated by the Douglas County Assessor but is now under the ownership of the Town. It was determined this property needed to be annexed into Town Limits since portions of the parcel will be within future



ROW. A very small area will become part of the Dawson Trails PD to avoid leaving a gap between the ROW and the Dawson Trails PD.

3. The area outlined in green (above) is the existing Territorial Road right-of-way. As the CVI project is modifying access in this region, the Territorial Road ROW is no longer needed. This property is planned to become portions of the CVI infrastructure improvements with remnant properties being absorbed into the adjacent Dawson Trails PD in the future. Inclusion of this property also simplifies both the PD and the Town Limits to provide more cohesive property boundaries in this area.

A subsequent Major Planned Development Plan Amendment for Dawson Trails will follow the initial annexation hearings associated with this Annexation application to zone the subject property and will be processed in conjunction with the Annexation application.

We look forward to working closely with the Town during the review and approval process. Please do not hesitate to contact me at either mblack@norris-design.com or 303-892-1166 if you have any questions or if you need additional information.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Mitch Black".

Mitch Black, PLA
Principal