



Pre-Application Meeting

Purpose:

A Pre-Application (PREAPP) meeting with Town staff is **required** to be scheduled *prior* to the formal submittal of a Land Use Application. The PREAPP meeting is an important step in the development process where we will review applicable planning processes required, submittal requirements, anticipated timeframes specific to the potential development, and answer any specific questions you may have concerning your project.

Process:

After a complete pre-application packet is received by the Pre-Application Coordinator it will be routed to all internal review departments for 10 business days. The Pre-Application Coordinator will provide you with a meeting time to go over the review comments. The pre-application meetings take place on Tuesday afternoons beginning at 2:15. The Town hosts all pre-application meetings virtually.

All internal review departments will attend the meeting to provide information for required timelines, processes, submittal requirements and to answer questions.

Pre-Applications that include a request for annexation will be scheduled 15 business days in order for staff to obtain initial support/non-support feedback from the Town's Development Review Team (DRT).

Application:

There is no fee for a Pre-Application meeting. PREAPP forms can be found and downloaded from CRGOV.com. Please submit completed pre-applications and attachments via email to: PreApplication@crgov.com

Next Steps:

A formal submittal meeting is required to be scheduled with the Planning or Development Review Project Manager when you are ready to formally submit your project to the Town. Contact information for the Project Manager will be provided with the PRE-APP material.

Thank you,

Pam Hall
Planner I
Development Services



Pre-Application Meeting (PREAPP)

Achieving the Community Vision through Excellence, Dedication and Service

Review comments will be returned in 10 business days and a pre-application meeting will be scheduled for the next available time. Meetings are held on Tuesday afternoons starting at 2:15 PM.

Applicant Information

APPLICANT: Derek Holscher **COMPANY:** Ulteig Operations, LLC
PHONE: 720-873-5876 **E-MAIL:** derek.holscher@ulteig.com
ADDRESS: 5575 DTC Parkway, Suite 200 **CITY/ZIP:** Greenwood Village, CO 80111
APPLICANT'S SIGNATURE: Derek Holscher

Property Owner Information - Required

OWNER: Brooks Kaufman **COMPANY:** CORE Electric Cooperative
PHONE: 720-733-5493 **E-MAIL:** bkaufman@core.coop
ADDRESS: 5496 N. US Highway 85 **CITY/ZIP:** Sedalia, CO 80135
OWNER'S SIGNATURE: [Signature]

Property Information

PARCEL NUMBER(S): TBD in Dawson Trails Filing 2 or 3
CURRENT USE: Vacant - future development
CURRENT ZONING: PD (if zoning is PD, give name) Dawson Trails
PROPERTY SIZE: ~10 Acres or S.F.

Submittal Requirements

- Please complete all fields including the owner signature. Incomplete applications will not be accepted.
- Please do not lock the files. Locked files cannot be uploaded to our system and will be returned.
- Please provide a narrative of the proposed project as a PDF. Include information such as proposed use(s), building square footage, number of parking spaces, amount of open space, lot size etc.
- Please provide a conceptual site plan. Include information such building footprints, use areas, location of access points, location of open space, sidewalks, elevation of buildings, location of detention ponds, etc.
- Please provide a Word document with any project specific questions. Information regarding review times, submittal requirements and review processes are automatically included in the review comments.



We listen. We solve.®

Derek Holscher
Project Manager
720-873-5876
derek.holscher@ulteig.com

November 4, 2025

Town of Castle Rock
Development Services Technician
Darcie Hartman
100 North Wilcox Street
Castle Rock, CO 80104

Subject: CORE Electric Cooperative ELS142 Dawson Trails Substation Project – Pre-Application Narrative

Dear Mrs. Hartman,

CORE Electric Cooperative (CORE) has brought Ulteig on board to assist them with the siting and permitting for their proposed ELS142 Dawson Trails Substation Project.

We conducted a pre-application meeting for this project with the Town (PREAPP24-0053) on 7/23/2024; however, due to the lapse in time, we're scheduling another one so that both parties can provide updates.

The project involves the construction of an approximately 10-acre 115kV electric substation. The substation will connect with the proposed ELT31 Citadel-Dawson Trails 115kV Transmission Line, which has already gone through the pre-application process (PREAPP23-0079). The proposed transmission line will be an extension of CORE's Wolfensberger-Citadel 115kV transmission line, which is currently under construction. It was determined that no land use permit would be required for the proposed transmission line; however, a TESC (Standard vs Low Impact TBD) and Utility/Fiber CDs are required. The purpose of this pre-application meeting is to discuss the proposed Dawson Trails Substation.

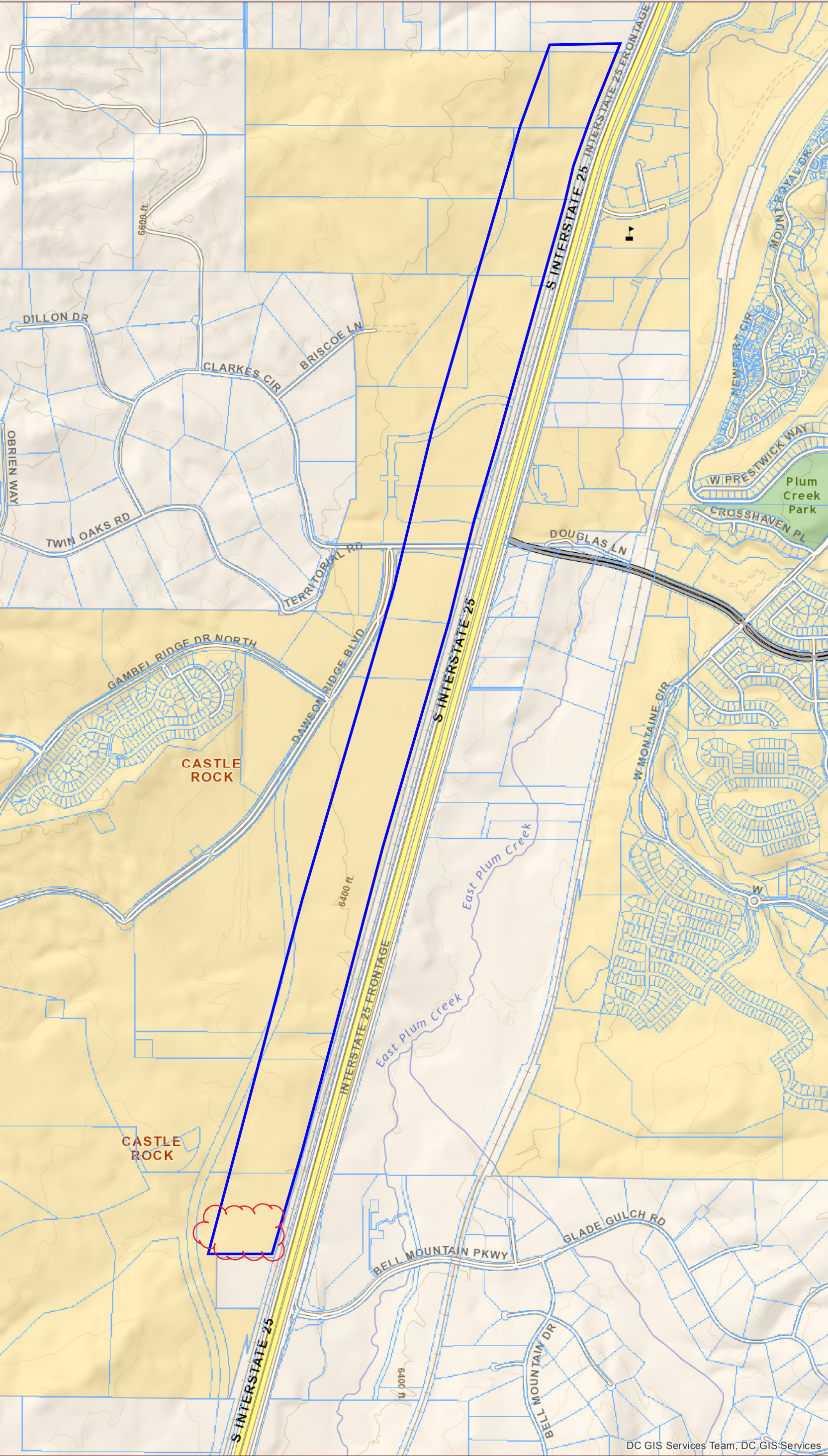
The need for the project is to provide additional, reliable power for current and future developments in the Castle Rock/Douglas County portions of CORE's service territory. The site for the Dawson Trails Substation has been selected, but CORE is still in negotiations with the developer of the Dawson Trails Planned Development on the substation layout to carve out the appropriate parcel size from Filing 3. The size of the proposed site is approximately 5-10 acres.

With utilities being a non-residential permitted use in all of the planning areas of the Planned Development, CORE would like to discuss this project with the Town to determine what land use permit(s) and construction-related permits will be required for the proposed substation. CORE and Ulteig will have ongoing coordination with the developer as well as the Town. Construction is currently planned to start in 2027 with procurement in 2026 and permitting/land acquisition in 2026.

Sincerely,

Derek Holscher
Project Manager

ELT31 CORE Citadel-Dawson Trails



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

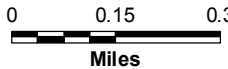
School

Private Road

Railroad

Proposed Citadel-Dawson Trails Transmission Line Project Area (PREAPP23-0079)

Proposed Dawson Trails Substation

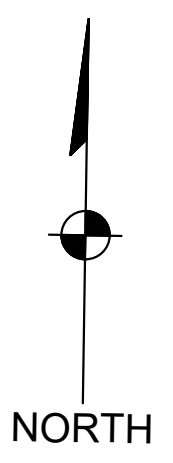
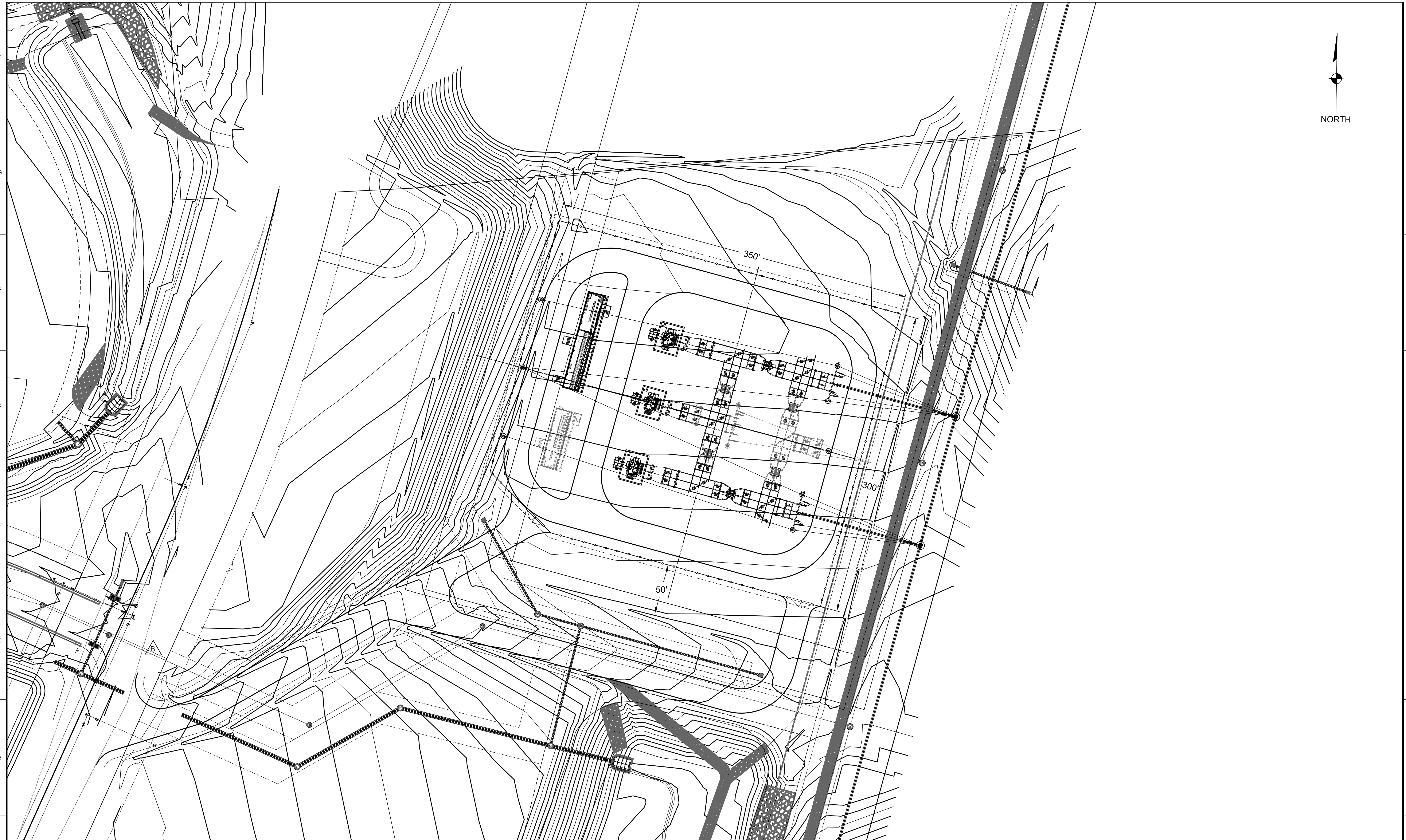


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Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

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PRELIMINARY
NOT FOR CONSTRUCTION



NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	CONCEPT	NRB	JBA	JBA	08-06-25
B	CONCEPT UPDATE	NRB	JBA	JBA	09-15-25



DRAWN LSL
DESIGNED LSL
CHECKED JBA
APPROVED JBA
PROJECT 2025.324
DATE 04-04-25

DAWSON RIDGE (324) 115-12.47KV SUBSTATION GENERAL ARRANGEMENT		
SCALE 1" = 40'-0"	DRAWING NUMBER GG02	REV B