

## ANIMAS CIVIL ENGINEERING

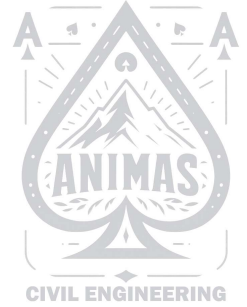
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TEXAS ENGINEERING FIRM REG. NO. F-26500

Town of Castle Rock  
100 N. Wilcox St.  
Castle Rock, CO 80104

RE: Pre-Application Request  
SWC Highway 83 & Castle Oaks Drive  
Douglas County, Colorado



To Whom it may Concern:

On behalf of the current landowner, R and R, LLC, we'd like to request a pre-application meeting to discuss the proposed development of the Southwest corner of Highway 83 & Castle Oaks Drive. This site is currently 12.670 acres of undeveloped land and is situated directly south of the Liberty Village Planned Development.

Our plan for this property is to develop with commercial uses, including but not limited to, Quick Serve Restaurants (QSR), Day Care, Carwash, Oil Change Facilities, Fuel Sales with Convenience Store, and Self-Storage.

We recently reached out to Douglas County and they recommended having a pre-application with the Town of Castle Rock. The property is contiguous with the current Town limits.

We'd like to discuss potential annexation, rezoning requirements, utilities, drainage and any other development steps that would be necessary to bring this site into the Town of Castle Rock. Please let us know the Town's availability to have a virtual meeting.

Should you have any additional comments or questions, please give me a call to discuss.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Doggett', is located below the 'Sincerely,' text.

Michael Doggett, P.E. (TX, OK, AZ, MO, TN)  
President  
Animas Civil Engineering