

May 1, 2025

Mike Pesicka
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: The Range - Preliminary Plan SB2024-048

This letter supplements the letter from The Range to you titled "Correspondence with Poets_4-19-25" on the Community Development web site.

The Range's letter of 4-19-25 appropriately reflects the status of our discussions on our current list of concerns. We do want to point out that each of our current concerns is still open with final resolution at some later step in the process, be it the future service agreement with Dominion, future final plat, or future off-site utility plans (which we believe will be a location and extent application process).

We request that the proposed conditions noted in the Preliminary Plan Staff Report dated April 23, 2025, section VIII Staff Assessment be amended and adopted to include:

To VIII.1. Regarding the IGA with Dominion, add a requirement for locating future wells on Range property at least 1,000 ft away from our current property line. Please note that without this 1000 ft setback, the standard State required 600 ft setback from any current well would severely restrict our ability to access our water rights via a future well on the southern portion of our property. This 1000 ft setback would also serve to better decouple any new wells on Range property from our existing well near our barn on the northern portion of our property.

To VIII.3. Regarding the acquisition of the Poet land associated with the Range's northern access road, we emphasize that this be finalized and executed prior to the final plat approval.

To VIII.4. Regarding the location and extent applications for water and sewer infrastructure improvements on Poet land, we emphasize that this easement be finalized and executed prior to the final plat approval. As noted elsewhere, we are particularly sensitive to the routing of the sewer line and to the restoration of the easement to existing conditions.

We look forward to working out a mutually acceptable outcome for these and other items that may arise.

Thank you,

Randall and Susan Poet

cc: Bryan Horan