

The Canyons

June 11, 2019

Sam Bishop, Community Development Director
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

RE: Application for The Canyons Planned Development 2nd Amendment

Dear Sam,

The owner of Parcel 3, The Canyons Superblock Plat No. 1, North Canyons, LLLP, is filing an application for The Canyons Planned Development 2nd Amendment, for properties under their ownership only.

Per City Code Section 15 Planned Development District "*Part 1519.04 Increased Number of Dwelling Units - An increase of the number of dwelling units in a planning area greater than 20%*", we understand this will be a Major Amendment. This 2nd PD Amendment proposal consists of:

- Increase allowable dwelling units in mixed use Planning Areas 12-19 by 1500 dwelling units
- Increase PLD by 167.5 acres and school dedication by 31.86 acres.

The intent of this PD amendment is to allow the future development of the southern portion of The Canyons with a diversity of products in a manner consistent with the 2009 PD, connecting Canyonside Boulevard to Crowfoot Valley Road, providing a significant community preserve, and a school site dedication sufficient in size for a future Castle Pines high school.

Please contact me if you have questions or need further information.

Sincerely,



Leland J. Alpert
Manager of Alpert Canyons, LLC, as General Partner of North Canyons, LLLP

