



OFFICE USE ONLY		SUBMITTAL DATE
TYPE OF REQUEST:		
PROJECT NAME:		
CASE NO:		
FEES COLLECTED:	STAFF INITIALS:	

SECTION 1—BRIEF DESCRIPTION OF PROPOSAL

Application for The Canyons Planned Development 2nd Amendment to increase allowable dwelling units in Planning Areas 12-19 by 1500 units, increase PLD by 167.5 acres and school dedication by 31.86 acres.

SECTION 2—PROPERTY INFORMATION—Property Information required below can be found on the Douglas County Assessor website at www.douglas.co.us/assessor/. Please print a copy of the Assessor’s page and submit it with your presubmittal review request. 2351-121-01-001 2351-241-01-001 2351-134-01-002 2351-014-01-001

State Parcel Number (SPN): 2351-124-01-001 2351-134-01-001 Parcel Size: +/-1441 acres total
 Legal Description: Parcel 3 The Canyons Superblock Plat #1
 Site Address: Crowfoot Valley Road

SECTION 3—ZONING AND LAND USE INFORMATION

Existing Zoning: The Canyons PD Proposed Zoning: The Canyons PD 2nd Amendment
 Zoning of Surrounding Properties: (N) Open Space (S) Residential (E) Residential (W) Residential
 Existing Land Use: Agricultural
 Proposed Land Use: Residential and Mixed Use

SECTION 4—PROPERTY OWNER INFORMATION

Property Owner: North Canyons LLLP, by Leland J. Alpert, Manager, Alpert Canyons LLC
 Address: 3033 East 1st Avenue, Suite 725, Denver CO 80206
 Phone: 720-624-1699 Fax: Email: leealpert@msn.com

SECTION 5—AUTHORIZED REPRESENTATIVE INFORMATION (requires notarized letter of authorization if other than owner)

Property Owner / Developer / Engineer / Attorney / Other (Circle One):
 Contact Person/Company Info: Leland J. Alpert, Owner, and Mary Hart, Project Coordinator
 Address: 3033 East 1st Avenue, Suite 725, Denver CO 80206
 Phone: 720-624-1699 Fax: Email: mhart@alpertcorp.com

SECTION 6—SPECIAL DISTRICT INFORMATION—Please list the districts that will be affected by the proposal (attach any letters):

Water District: Parker Water and Sanitation District

Sanitation District: Parker Water and Sanitation District

School District: Douglas County School District

Library District: Douglas Public Library District

Fire District: Castle Rock Fire Protection District and South Metro Fire Protection District

Other Districts: Canyons Metro District, Douglas County Sheriff Dept.

SECTION 4—CERTIFICATION

To the best of my knowledge, this Land Use Application is correct and complete. I have read and understand the City’s information sheet regarding the Preble’s Meadow Jumping Mouse.

Applicant Signature: Mary Hart Date: 6.11.19

PREBLE’S MEADOW JUMPING MOUSE

What is the Prebles’ meadow jumping mouse?

The Preble’s meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a “threatened species” under the Endangered Species Act. The federal threatened species designation prohibits the unlawful “take” of the Preble’s meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble’s meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainage areas, including tributaries and the main stream reaches, of East and West Plum Creek. However, *any* stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble’s meadow jumping mouse or its habitat should be directed to:

Peter Plage or Adam Misztal
Fish and Wildlife Biologist
United States Fish and Wildlife Service
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find a licensed Wildlife Consultant to perform Preble’s Surveys.

A current list of wildlife consultants licensed to perform Preble’s surveys may be found on the US Fish and Wildlife Service website at:

http://mountain-prairie.fws.gov/preble/RELATED_ACTIONS/consultants.htm

ANY APPROVAL GIVEN BY THE CITY OF CASTLE PINES DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.