

Narrative Description for Project
Canyonside Preliminary Plan 1, 2nd Amendment
Canyonside Filing 1, 3rd Amendment
PFP-2026-001

Landowner/Applicant

North Canyons Development Company LLC, a Delaware Corporation
3033 East First Avenue, Suite 725
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Contact: Leland J. Alpert

Representative

Skyler Hager, Project Manager
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Denver, CO 80206

Subdivision Name: Canyonside Subdivision Filing 1, 3rd Amendment

Total Land Area to be subdivided: 26.033

Total Number of Lots: 69 lots

Density: Approx 2.6 Units/Acre

Total Land Area to be preserved As Open Space: 12.11 acres

Phasing of the Proposed Subdivision: The construction phasing of this project is expected to be completed a single phase.

Changes from the Preliminary Plan:

This application includes an amendment to the previously approved Preliminary Plan. The main change to this is to provide for-sale housing, rather than a single lot that was previously intended for for-rent housing.

General Project Concept and Intent

This project includes development plans for 69 single-family detached residential lots. Lot sizes range from approximately 5,000 square feet to over 12,000 square feet. The development will extend Sweet Creek Lane from its current terminus at the east end of the Madison Apartments and connect it to Cross Canyon Trail.

The proposed homes are planned as 40-foot-wide, for-sale single-family residences. All roads within the development are expected to be dedicated to and maintained by the City of Castle Pines.

The construction documents include plans for a single new retention pond located within the open space tract, which will also be owned and maintained by the City of Castle Pines. The open space area will feature

realigned and reconstructed trails that provide connectivity to surrounding residential neighborhoods and nearby City parks.

Retaining walls will be platted into separate tracts and owned and maintained by the builder or a future homeowners association (HOA).