LAND USE APPLICATION

PROJECT NAME: Pine Canyon

PROPERTY ADDRESS / GENERAL LOCATION: Property generally between Founders Boulevard and the BNSF railway

LEGAL DESCRIPTION: Parts of Section 1, Township 8S, Range 67W; Sections 34, 35, 36, Township 7S, Range 67W of the 6th P.M

PROJECT DESCRIPTION: Rezoning of 535 acres of agriculturally used land for a range of planned development uses
Parcel#2351-34000-011
2351-35400-014, 2351-35300-015, 2351-35300-019, 2351-35301-001, 2351-34000-033,

STATE PARCEL NO. 2351-36300-002, 2351-36400-003

PLEASE CHECK APPLICATION TYPE:

- ☐ AGREEMENT
- ☐ ANNEXATION
- ☐ CONSTRUCTION DOCUMENTS
- ☐ DOWNTOWN FAÇADE/VARIANCE
- ☐ TESC (EROSION CONTROL)
- ☐ LOT LINE ADJUSTMENT/VACATION
- ☑ PLANNED DEVELOPMENT PLAN
- ☐ PLANNED DEVELOPMENT PLAN AMENDMENT
- ☐ PLAT
- ☐ PLAT CORRECTION
- ☐ SITE DEVELOPMENT PLAN
- ☐ SITE DEVELOPMENT PLAN AMENDMENT
- ☐ SKETCH PLAN
- ☐ STRAIGHT ZONING
- ☐ TEMPORARY USE PERMIT
- ☐ USE BY SPECIAL REVIEW
- ☐ WIRELESS COMMUNICATION FACILITIES
- ☐ OTHER:

SUMMARY DATA:

Current Zoning A-1, GI, RR
Acreage 535 acres
Current Use Agriculture
Pre-Application Meeting Date and Staff Member Name (if known)
January 21, 2025; BrieAnna Simon
Proposed Zoning PD

Proposed No. of Lots 1800
Proposed No. of Dwelling Units or Buildings (if Commercial)
Proposed Building Sq.Ft. 600,000
Additional Info.

PROPERTY OWNER INFORMATION:

Name Kurt Walker
Company JRW Family Limited Partnership LLP
Address 5975 E. Jamison Pl
Centennial, CO 80112
Phone 303-587-0102
Email kuwalker@gmail.com

KW 2/5/2025
Property Owner Signature (Required) Date

REPRESENTATIVE INFORMATION:

Name John Prestwich
Company PCS Group, Inc
Address 200 Kalamath St., Suite 200
Denver, CO 80203
Phone 303-531-4905
Email john@pcsgroupco.com

John Prestwich 2/17/2025
Representative Signature (Required) Date

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Carli Garcia-Rodriquez
Company PCS Group, Inc.
Email carli@pcsgroupco.com

Name
Company
Email