

**CITY OF CASTLE PINES,  
COLORADO**

**RESOLUTION NO. 18-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE  
PINES, COLORADO APPROVING THE CANYONS FILING NO. 1  
FINAL PLAT; CASE NO. FP 18-003**

**WHEREAS**, the City of Castle Pines is authorized pursuant to Title 31, Article 23, C.R.S., the City of Castle Pines zoning and subdivision regulations as adopted via Ordinance No. 08-04, as amended (“Zoning Ordinance”), and the Canyons Subdivision Regulations (“Subdivision Regulations”) as adopted through Ordinance No. 09-18, to regulate the subdivision of land within the Canyons Planned Development; and

**WHEREAS**, to date, the Canyons Property has been platted into two superbloc plat (“Superblock Plat 1” and “Superblock Plat 2”) in conformance with the Subdivision Regulations; and

**WHEREAS**, Shea Canyons LLC (the “Applicant”), has submitted an application for a final plat to further subdivide Parcels 7 and 8 of Superblock Plat 2 (“Final Plat”); and

**WHEREAS**, the Final Plat covers property containing 441.868 acres as legally described in the attached **Exhibit A** (the “Property”); and

**WHEREAS**, the City Council considered the Final Plat during a duly noticed public meeting held on September 11, 2018; and

**WHEREAS**, the Applicant has agreed to all conditions of approval as stated in this Resolution; and

**WHEREAS**, the City Council has determined that the Final Plat meets all applicable requirements of the Zoning Ordinance and the Subdivision Regulations, subject to the conditions of approval as stated in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO AS FOLLOWS:**

**Section 1.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

**Section 2.** The Final Plat designated as The Canyons Filing No. 1, Case No. FP18-003, is approved subject to the following conditions of approval:

- a. The Applicant shall pay all fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Final Plat application within forty-five (45) days of receiving an invoice from the

City. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the City may withhold issuance of building permits or further approvals until the invoices have been paid; and

- b. Prior to and as a condition of recordation of the Final Plat, the Applicant shall resolve/correct any minor technical issues as directed by Staff; and
- c. Prior to and as a condition of recordation of the Final Plat, the Applicant shall finalize and execute a Subdivision Improvements Agreement in a form approved by the City Attorney and shall finalize the Street and Stormwater Construction Documents as approved by the City; and
- d. The Applicant shall comply with such conditions that are imposed by motion of City Council at the public hearing to satisfy the criteria of approval set forth in the Subdivision Regulations and to meet the goals of the Comprehensive Plan.

**Section 3.** The Mayor is hereby authorized to sign the Final Plat exhibit upon final review and approval as to form by the Community Development Director and the City Attorney.


**Section 4. Effective Date.** Approval of the Final Plat shall be deemed effective upon its recordation in the office of the Douglas County Clerk and Recorder.

**INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO** the 11<sup>th</sup> day of September, 2018.

DocuSigned by:  
  
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 Tera Stave Radloff, Mayor

ATTEST:

DocuSigned by:  
  
A00A3D82032485...  
 Tobi Basile, City Clerk

Approved as to form:  
 DocuSigned by:  
  
5241DE8B81F444...  
 Linda C. Michow, City Attorney



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## **EXHIBIT A**

### Legal Description of Subject Property:

Parcels 7 & 8, The Canyons Superblock Plat No. 2, recorded in the real property records of Douglas County Clerk and Recorder's Office at reception number 2018040799, situated in Sections 1, 2, 11, and 12, Township 7 South, Range 67 West of the 6<sup>th</sup> P.M. City of Castle Pines, Douglas County, Colorado.