

**CITY OF CASTLE PINES,
COLORADO**

RESOLUTION NO. 19-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE
PINES, COLORADO APPROVING THE CANYONS FILING NO. 1, 2nd
AMENDMENT FINAL PLAT; CASE NO. FP 18-007**

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, the City Council previously approved a final plat known as the Canyons Filing No. 1 final plat, in conformance with the Subdivision Regulations; and

WHEREAS, Shea Canyons LLC (the “Applicant”), has submitted an application for a final plat to further subdivide Lot 1, Block 1, of the Canyons Filing No. 1 Final Plat (“Final Plat”); and

WHEREAS, the proposed Final Plat covers property containing 155.711 acres, legally described as Lot 1, Block 5 and Lot 1, Block 9, Canyons Filing No. 1 Final Plat, City of Castle Pines, County of Douglas, State of Colorado recorded at reception number 2018071777 in the Douglas County Clerk and Recorder’s Office (the “Property”); and

WHEREAS, the City Council considered the Final Plat during a duly noticed public meeting held on March 26, 2019; 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, 2nd Amendment, Case No. FP18-007, is approved subject to the following conditions of approval which shall be satisfied prior to recordation of the Final Plat:

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1. 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;
2. The Applicant shall resolve/correct any minor technical issues as directed by Staff;
3. 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
4. The Applicant shall comply with such conditions that are imposed by motion of City Council at the public meeting 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 26th day of March, 2019.



ATTEST:

DocuSigned by:

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Tobi Basile, CMC, City Clerk

DocuSigned by:

 0E0C8E8278DC478...
 Tera Stave Radloff, Mayor

Approved as to form:

DocuSigned by:

 5241DE9088FF444...

Linda C. Michow, City Attorney