

RESOLUTION NO. 18-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO APPROVING THE CANYONS SUPERBLOCK PLAT NO. 2; CASE NO. SB17-003

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 as adopted through Ordinance No. 09-18, to regulate the subdivision of land within the Canyons Planned Development (“the Canyons”); and

WHEREAS, the property owners of the Canyons property, North Canyons LLLP and Shea Canyons LLC (Collectively, the “Applicant”), have submitted an application for a superblock plat (“Superblock Plat No. 2”) to subdivide approximately 1881 acres of the Canyons property into eleven parcels, six tracts and rights-of-way for future development of the property; and

WHEREAS, Superblock Plat No. 2 covers property legally described on the attached **Exhibit A** (the “Property”); and

WHEREAS, by and between the North Canyons LLLP and Shea Canyons LLC, Shea Canyons LLC is responsible for the public improvements and development obligations set forth in the proposed subdivision improvements agreement (“Subdivider”); and

WHEREAS, pursuant to a duly noticed public meeting on February 22, 2018, the Planning Commission recommended the Superblock Plat No. 2 for approval to the City Council; and

WHEREAS, the City Council considered the Superblock Plat No. 2 during a duly noticed public meeting held on March 27, 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 Superblock Plat No. 2 meets all applicable requirements of the Zoning Ordinance and the Canyons 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 superblock plat designated as the Canyons Superblock Plat No. 2, Case No. SB17-003, is approved subject to the following conditions of approval:

- a. The Applicant shall resolve any minor technical changes to the Superblock Plat No. 2 exhibit as directed by City staff prior to recordation; and

- b. The Applicant shall pay all fees and costs incurred by the City and its consultants in reviewing and processing of the application prior to recordation of the Superblock Plat No. 2; and
- c. Prior to recordation of the Superblock Plat No. 2, the Subdivider 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 covering all public improvements in a form approved by the Community Development Director.

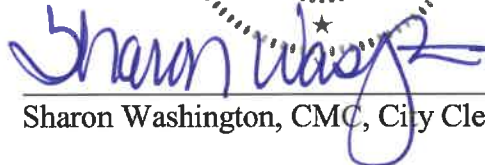
Section 3. The Mayor is hereby authorized to sign the Superblock Plat No. 2 exhibit upon final review and approval as to form by the Community Development Director and the City Attorney.

Section 4. Effective Date. Approval of the Superblock Plat No. 2 shall be deemed effective upon its recordation with the Superblock Plat No. 2 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 27TH DAY OF MARCH, 2018.



ATTEST:


Sharon Washington, CMC, City Clerk


Tera Stave Radloff, Mayor

Approved as to form:


Linda C. Michow, City Attorney

**EXHIBIT A
LEGAL DESCRIPTION**

Parcels 1 and 2, the Canyons Superblock Plat No. 1, City of Castle Pines, County of Douglas, state of Colorado as recorded in the real property records of the Douglas County Clerk and Recorder's Office at Reception No. 2015090038.