

**CITY OF CASTLE PINES,
COLORADO**

RESOLUTION NO. 19-27

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE
PINES, COLORADO APPROVING THE CANYONS FILING NO. 1, 4TH
AMENDMENT FINAL PLAT; CASE NO. FIP19-001**

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, a Colorado limited liability company (the “Applicant”), has submitted an application for a final plat to further subdivide Lot 1, Block 14, of the Canyons Filing No. 1 Final Plat (“Final Plat”); and

WHEREAS, the proposed Final Plat covers property containing 12.947 acres, legally described as Lot 1, Block 14, Canyons Filing No. 1 Final Plat, City of Castle Pines, County of Douglas, State of Colorado (the “Property”); and

WHEREAS, the City Council considered the Final Plat during a duly noticed public meeting held on November 12, 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, 4th Amendment, Case No. FIP19-001, is approved subject to the following conditions of approval which shall be satisfied prior to recordation of the Final Plat:

- a. The Applicant shall resolve any minor technical changes to the Replat/Final Plat mylar as directed by City staff; and
- b. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, in the review and processing of the Replat/Final Plat application within forty-five (45) days of receiving an invoice from the City; if such 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 in full; and
- c. The Applicant shall finalize the Street and Stormwater Construction Documents covering all public improvements and finalize a Subdivision Improvements Agreement in a form approved by the City Attorney.

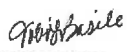
Section 3. The Mayor is hereby authorized to sign the Final Plat exhibit upon final review and approval as to form by the Community Development Director and the City Attorney.


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.

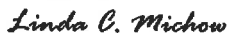
INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 12th day of November, 2019.



ATTEST:

DocuSigned by:

 AD93A3B02932490...
 Tobi Basile, CMC, City Clerk

DocuSigned by:

 650C8EB279DC470...
 Tera Stave Radloff, Mayor

Approved as to form:
 DocuSigned by:

 5241DE9980FF444...
 Linda C. Michow, City Attorney