

**CITY OF CASTLE PINES,
COLORADO**

RESOLUTION NO. 15-05

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE
PINES, COLORADO APPROVING THE CASTLE PINES TOWN
CENTER SUPERBLOCK PLAT; CASE NO. SB14-002**

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 Castle Pines Town Center Subdivision Regulations as adopted through Ordinance No. 12-07, to regulate the subdivision of land within the Castle Pines Town Center Planned Development (“CPTC”); and

WHEREAS, the property owners of CPTC, LS Partners, LLC; Taylor Morrison of Colorado, Inc.; and A and A Investments, LLC (collectively, the “Applicant”) have submitted a joint application for a superblock plat (“Superblock Plat”) to comply with the condition of approval imposed by City Council in its approval of the CPTC Planned Development – 1st Amendment, Case No. ZR13-001; and

WHEREAS, the Superblock Plat covers property containing 354.14 acres as more fully described in the legal description attached hereto and incorporated herein as **Exhibit A** (the “Property”); and

WHEREAS, the purpose of the Superblock Plat is to reflect ownership of the Property as to each of the property owners; and

WHEREAS, pursuant to a duly noticed public meeting on December 11, 2014, the Planning Commission recommended the Superblock Plat for approval to the City Council; and

WHEREAS, the City Council considered the Superblock Plat during a duly noticed public meeting held on January 13, 2015; 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 meets all applicable requirements of the Zoning Ordinance and the Castle Pines Town Center 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 Castle Pines Town Center Superblock Plat No. 1, Case No. SB14-002, is approved subject to the following conditions of approval:

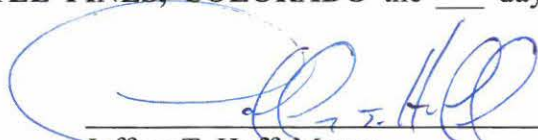
- a. The Applicant shall resolve any minor technical changes to the Superblock Plat exhibit as directed by City staff prior to recordation; and
- b. The Applicant shall pay all fees and costs incurred by the City and its consultants in reviewing and processing of the application prior to recordation of the Superblock Plat.

Section 3. The Mayor is hereby authorized to sign the Superblock 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 Superblock 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 ___ day of January, 2015.

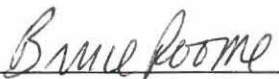




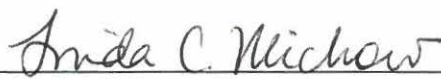
Jeffrey T. Huff, Mayor

ATTEST:

Approved as to form:



Bruce Roome, CMC, City Clerk



Linda C. Michow, City Attorney

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 9 AND SECTION 10 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE WESTERLY ALONG THE EXISTING FENCELINE AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 539, PAGE 598 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°08'57" WEST, 1080.47 FEET;
- 2) THENCE NORTH 01°28'54" WEST, 3606.79 FEET

TO A POINT ON THE SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE DEPARTING SAID FENCELINE, AND ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 86°45'40" EAST, 2928.23 FEET;
- 2) THENCE NORTH 71°00'10" EAST, 1527.60 FEET

TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25, THENCE DEPARTING SAID LAGAE RANCH FILING 1 SUBDIVISION BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25 THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 01°01'24" WEST, 14.01 FEET;
- 2) THENCE SOUTH 07°31'24" WEST, 1546.10 FEET;
- 3) THENCE ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 05°02'01", A RADIUS OF 11,620.00 FEET, AN ARC OF 1020.85 FEET AND A CHORD WHICH BEARS SOUTH 04°59'54" WEST, 1020.52 FEET;
- 4) THENCE SOUTH 02°28'54" WEST, 832.00 FEET;
- 5) THENCE SOUTH 16°41'54" WEST, 773.70 FEET;
- 6) THENCE NORTH 87°31'06" WEST, 60.00 FEET;
- 7) THENCE SOUTH 43°44'54" WEST, 199.50 FEET;
- 8) THENCE SOUTH 01°33'24" WEST, 43.20 FEET

TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE DEPARTING SAID U.S. INTERSTATE NO. 25 RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF SECTION 10, NORTH 89°09'17" WEST, 2445.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTAINING 354.14 ACRES, MORE OR LESS.