

**RESOLUTION NO. 15-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE  
PINES, COLORADO APPROVING THE CANYONS SUPERBLOCK  
PLAT NO. 1; CASE NO. SB15-001**

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

**WHEREAS**, the property owner of the Canyons property, North Canyons LLLP (the “Applicant”), has submitted an application for a superblock plat (“Superblock Plat”) to create three parcels; and

**WHEREAS**, the Superblock Plat covers property containing approximately 3321.79 acres as generally depicted and illustrated on the attached **Exhibit A** (the “Property”); and

**WHEREAS**, the purpose of the Superblock Plat is to subdivide the Canyons property into three parcels for future development; and

**WHEREAS**, pursuant to a duly noticed public meeting on October 22, 2015, 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 December 8, 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 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. 1, Case No. SB15-001, 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

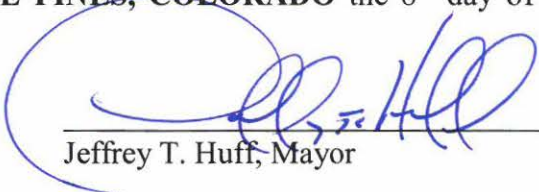
- b. The Applicant shall pay all fees and costs incurred by the City and its consultants in reviewing and processing of the application prior to recordation of the Superblock Plat.

**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.

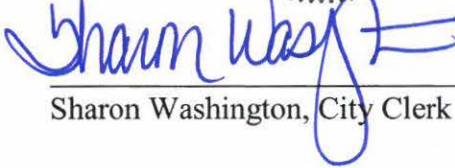
**Section 4. Effective Date.** Approval of the Superblock Plat shall be deemed effective upon its recordation in the office of the Douglas County Clerk and Recorder.

**INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO** the 8<sup>th</sup> day of December, 2015.



  
\_\_\_\_\_  
Jeffrey T. Huff, Mayor

ATTEST:

  
\_\_\_\_\_  
Sharon Washington, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Linda C. Michow, City Attorney

## **EXHIBIT A**

# EXHIBIT

SECTIONS 1, 2, 3, 10, 11, 12, 13, 14 & 24,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

