

**CITY OF CASTLE PINES,  
COLORADO**

**RESOLUTION NO. 20-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE  
PINES, COLORADO APPROVING THE LAGAE FAMILY TRUST  
MINOR DEVELOPMENT FINAL PLAT, CASE NO. MDV19-001**

**WHEREAS**, the City of Castle Pines is authorized pursuant to its home rule charter, Title 31, Article 23, C.R.S., and the City of Castle Pines zoning and subdivision regulations as adopted via Ordinance No. 08-04, as amended (“Subdivision Ordinance”), to regulate the subdivision of land within the City; and

**WHEREAS**, Ventana Capital Inc., a Colorado corporation (the “Applicant”), on behalf of the owner, Lagae Family Limited Partnership (“Owner”), has submitted an application for a minor development plan to subdivide property generally located at the southwest intersection of Castle Pines Parkway and Lagae Road (“Minor Development Final Plat”); and

**WHEREAS**, the proposed Minor Development Final Plat covers property containing 10.33 acres, located at the southwest intersection of Castle Pines Parkway and Lagae Road, legally described in Exhibit A, attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the Castle Pines Planning Commission, having considered the Minor Development Final Plat during a duly noticed public hearing held on April 23, 2020, recommended such application for approval to City Council; and

**WHEREAS**, the City Council conducted a public hearing on May 26, 2020 at which time it carefully considered the evidence and testimony presented through electronic participation in accordance with its electronic meeting participation policy adopted via Resolution No. 20-09; and

**WHEREAS**, the City Council finds that the public notice requirements set forth in Sections 609A.01 and 609A.02 of the Subdivision Ordinance have been satisfied based on the City’s receipt of the newspaper publisher’s affidavit and Applicant’s affidavit of property posting; and

**WHEREAS**, the City Council further finds that the Applicant has fulfilled the requirement to notify abutting and surrounding property owners of the pending Minor Development Final Plat application pursuant to Section 605A.03 of the Subdivision Ordinance; 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 Minor Development Final Plat meets all applicable requirements of the Subdivision Ordinance, 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, in addition to any findings made on the record at the public hearing.

**Section 2.** The Minor Development Final Plat designated as The Lagae Family Trust Minor Development Final Plat, Case No. MDV19-001, is approved subject to the following conditions of approval which shall be satisfied prior to recordation of the Minor Development Final Plat:

- a. The Applicant shall resolve any minor technical changes to the Minor Development 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 Minor Development Final Plat application; and
- c. The Applicant shall finalize and execute a Subdivision Improvements Agreement in a form approved by the City Attorney.

**Section 3.** The Mayor is hereby authorized to sign the Minor Development 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 Minor Development 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 26<sup>th</sup> day of May, 2020.**

DocuSigned by:  
*Tera Stave Radloff*  
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Tera Stave Radloff, Mayor

ATTEST:

DocuSigned by:  
*Tobi Basile*  
AD03A3B02D32499

Tobi Basile, CMC, City Clerk

Approved as to form:

DocuSigned by:  
*Linda C. Michow*  
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Linda C. Michow, City Attorney



EXHIBIT A  
LEGAL DESCRIPTION

A tract of land located in the South ½ of Section 3, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, being described as follows:

Beginning at the West quarter corner of said Section 3, as monumented by a round 3/8 inch steel rod, and considering the North line of the South ½ of said Section 3 to bear South 89°06'05" East to the East quarter corner of said Section 3, as monumented by a found No. 8 rebar, with all bearings contained herein relative thereto; thence along said North line South 89°06'05" East, 1734.47 feet to the intersection of said North line with the Easterly right-of-way of Castle Pines Parkway as described in Book 530 at Page 200; thence along said Easterly right-of-way the following courses: along a non-tangent curve to the left having a delta of 04°20'04", a radius of 1150.00 feet, an arc of 87.00 feet and a chord which bears South 41°21'39" West 86.98 feet; thence South 39°12'37" West, 275.53 feet to the centerline of a proposed road; thence along said centerline the following courses: South 50°47'25" East, 371.28 feet; thence South 65°43'19" East, 193.79 feet; thence South 39°31'19" East, 200.51 feet; thence South 23°59'33" East, 300.50 feet; thence South 07°12'48" East, 218.00 feet; thence departing said centerline North 89°06'05" West, 2240.28 feet to the West line of the South ½ of said Section 3; thence along said West line North 00°11'23" West, 1230.70 feet to the Point of Beginning of this description, Excepting any portion thereof lying North of Castle Pines Parkway, and Excepting that portion thereof lying within a 100 foot wide strip of land known as Castle Pines Parkway, described in Book 530 at Page 200,

And except that part conveyed in Deed recorded July 24, 2001 at Reception No. 1066669.

And further except that portion thereof granted to the City of Castle Pines by instrument recorded August 27, 2019 at Reception No. 2019053545, described as Right of Way Dedication therein.

County of Douglas,  
State of Colorado.