

**CITY OF CASTLE PINES,
COLORADO**

RESOLUTION NO. 20-39

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE
PINES, COLORADO APPROVING CASTLE PINES TOWN CENTER
FILING NO. 2, FIRST AMENDMENT (CASE NO. MRP20-003)**

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”) 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. 2 Final Plat; and

WHEREAS, Thompson Thrift Development, Inc., an Indiana corporation, on behalf of the owner of the Property, Watermark at Castle Pines CO, LLC, a Delaware limited liability company (the “Applicant”), has submitted an application to replat Tract I of Castle Pines Town Center Filing No. 2 (“Replat”); and

WHEREAS, the proposed Replat covers property containing 20.25 acres, legally described as Tract I, Castle Pines Town Center Filing No. 2, lying in Section 10, Township 7 South, Range 67 West of the Sixth Principal Meridian, City of Castle Pines, County of Douglas, State of Colorado (the “Property”); and

WHEREAS, the City Council considered the Replat on October 13, 2020 in accordance with Section 706.06 of the Castle Pines Subdivision Regulations; 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 Replat meets all applicable requirements of the Zoning 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.

Section 2. The Replat, designated as Castle Pines Town Center Filing No. 2, First Amendment, Case No. MRP20-003, is approved subject to the following conditions of approval which shall be satisfied prior to recordation of the Replat:

- a. The Applicant shall pay all fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Replat/Final Plat application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are no 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; and
- b. The Applicant shall resolve/correct any minor technical issues as directed by Staff; and
- c. The Applicant shall finalize an updated Subdivision Improvements Agreement in a form approved by the City Attorney at the direction of the Community Development Director; and
- d. The Applicant shall amend General Note 9 on the Replat to state that the cash-in-lieu payment will be made to and collected by the City and held by the City in a designated School District fund to be used exclusively for public school related improvements, expenses and/or projects within the City of Castle Pines by the Douglas County School District.


Section 3. The Mayor is hereby authorized to sign the Replat 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 Replat 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 13th day of October, 2020.



ATTEST:

DocuSigned by:

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 Tobi Basile, CMC, City Clerk

DocuSigned by:

 0E6C8E8278DC473...
 Tera Stave Radloff, Mayor

Approved as to form:
 DocuSigned by:

 5241DE0088FF441...
 Linda C. Michow, City Attorney