

**CITY OF CASTLE PINES,  
COLORADO**

**RESOLUTION NO. 21-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE  
PINES, COLORADO APPROVING THE CANYONS PRELIMINARY  
PLAN NO. 2, CASE NO. SPP2020-002**

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

**WHEREAS**, Shea Canyons LLC, a Colorado limited liability company (the “Applicant”), has submitted an application for a preliminary plan (the “Preliminary Plan”) to evaluate the subdivision of property within the Canyons Property in preparation of submittal of a final plat; and

**WHEREAS**, the Preliminary Plan covers Parcels 6, 10, and 11 of The Canyons Superblock Plat No. 2 and Tracts P, Q, and R of The Canyons Filing No. 2, consisting more or less of 651.47 acres (the “Property”); and

**WHEREAS**, pursuant to a public meeting on February 25, 2021, the Planning Commission recommended the Preliminary Plan for approval, with conditions, to the City Council; and

**WHEREAS**, the City Council considered the Preliminary Plan during a public meeting held on March 9, 2021; 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 Preliminary Plan 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 Preliminary Plan designated as The Canyons Preliminary Plan No. 2, Case No. SPP2020-002, is approved subject to the following conditions of approval:

- a. The Applicant shall resolve any technical issues in relation to the Preliminary Plan 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 Preliminary Plan application for the Property 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 make the best efforts consistent with the approved Preliminary Plan to preserve and protect the natural vegetation.

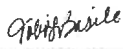
**Section 3.** The Mayor is hereby authorized to sign the Preliminary Plan exhibit upon final review and approval as to form by the Community Development Director and the City Attorney.

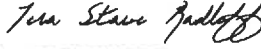
**Section 4.** This Resolution shall be effective upon adoption.


**INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 9<sup>th</sup> DAY OF MARCH, 2021.**



ATTEST:

DocuSigned by:  
  
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 Tobi Basile, CMC, City Clerk

DocuSigned by:  
  
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 Tera Stave Radloff, Mayor

Approved as to form:  
 DocuSigned by:  
  
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 Linda C. Michow, City Attorney