

RESOLUTION NO. 22-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO APPROVING CANYONSIDE SUBDIVISION FILING NO. 3, A MINOR DEVELOPMENT FINAL PLAT, CASE NO. MID-2021-001

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

WHEREAS, the City Council previously approved a plat known as The Canyons Superblock Plat No. 2, in conformance with the Subdivision Regulations; and

WHEREAS, North Canyons Development Company, LLC, a Delaware limited liability company (the “Applicant”), the owner of the Property, has submitted an application for a nonresidential minor development final plat to replat Parcel 3 of The Canyons Superblock Plat No. 2 (“Final Plat”); and

WHEREAS, the proposed Final Plat covers property containing 13.813 acres, legally described as Parcel 3, The Canyons Superblock Plat No. 2, recorded at reception no. 2018040799 in the real property records of Douglas County Clerk and Recorder’s office (the “Property”); and

WHEREAS, the Planning Commission, having held a public hearing to consider the Final Plat on March 24, 2022, voted unanimously to recommend approval of the Final Plat; and

WHEREAS, the City Council considered the Final Plat during a public hearing held on April 26, 2022; 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 Final Plat meets all applicable requirements of the Zoning Ordinance and the 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 Final Plat designated as Canyonside Subdivision Filing No. 3, Minor Development Final Plat, Case No. MID 2021-001, is approved subject to the following conditions of approval which shall be satisfied prior to recordation of the Final Plat:

- a. The Applicant shall resolve any minor technical issues in relation to the Final Plat 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 Final Plat 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.

Section 3. The Mayor is hereby authorized to sign the Final Plat exhibit, and the City Manager is authorized to sign the Subdivision Improvements Agreement upon final review and approval as to form of each by the Community Development Director and the City Attorney.

Section 4. Effective Date. Approval of the 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 26th DAY OF APRIL, 2022.

DocuSigned by:
Tracy Engerman
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Tracy Engerman, Mayor

ATTEST:
DocuSigned by:
Tobi Duffey
AD03A3B02032480...

Tobi Duffey, CMC, City Clerk

Approved as to form:
DocuSigned by:
Linda C. Michow
6241DE00B8FF444...

Linda C. Michow, City Attorney

