

RESOLUTION NO. 22-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO APPROVING THE CANYONS FILING NO. 1, 8TH AMENDMENT ADMINISTRATIVE REPLAT, CASE NO. ARP-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 Filing No. 1, in conformance with the Subdivision Regulations; and

WHEREAS, Terracina Design, on behalf of Shea Canyons, LLC (“Owner”), has submitted an application for an administrative replat of Lot 1, Block 12 of The Canyons Filing No. 1, titled The Canyons Filing No. 1, 8th Amendment (“Replat”); and

WHEREAS, the proposed Replat covers property containing 71.483 acres, legally described as Lot 1, Block 12, The Canyons Filing No. 1, recorded at reception no. 2018071777 in the real property records of Douglas County Clerk and Recorder’s office (the “Property”); and

WHEREAS, in accordance with Section 6.6.5 of the Subdivision Regulations, the City Manager has determined that the Replat meets all applicable requirements of the Zoning Ordinance and Subdivision Regulation; and

WHEREAS, the Replat is being referred to City Council for consideration and acceptance of public right-of-way, easements and trail dedication; and

WHEREAS, the Owner has agreed to all conditions of approval as stated in this Resolution; and

WHEREAS, the City Council has considered the Replat and hereby accepts the public dedications thereon.

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 The Canyons Filing No. 1, 8th Amendment, Administrative Replat, Case No. ARP 2021-001, is approved subject to the following conditions of approval which shall be satisfied prior to recordation of the Replat:

- a. The Owner shall resolve any minor technical issues in relation to the Replat as directed by City staff; and
- b. The Owner shall pay all fees and costs incurred by the City and its consultants, in the review and processing of the Replat 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 Replat 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 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 27th DAY OF SEPTEMBER, 2022.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman

Tracy Engerman (Oct 10, 2022 10:42 MDT)

Tracy Engerman, Mayor

Approved as to form:

Linda Michow

Linda Michow (Oct 10, 2022 07:50 MDT)

Linda C. Michow, City Attorney