

RESOLUTION NO. 22-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO APPROVING THE CANYONS FILING NO. 3 FINAL PLAT, CASE NO. FPL-2021-003

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”), 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 preliminary plan application for The Canyons Preliminary Plan No. 2 (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; and

WHEREAS, Terracina Design, on behalf of Shea Canyons, LLC (“Owner”), has submitted a final plat application to subdivide a portion of the property approved under the Preliminary Plan, known as Parcel 10 of The Canyons Superblock Plat No. 2, titled The Canyons Filing No. 3 (“Final Plat”); and

WHEREAS, the proposed Final Plat covers property containing 360.022 acres, legally described as Parcel 10, 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 Owner has agreed to all conditions of approval as stated in this Resolution; and

WHEREAS, the City Council has considered the Final Plat, finds that it meets all applicable requirements of the Zoning Ordinance and Subdivision Regulations, is substantially in conformance with the Preliminary Plan, 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 Final Plat designated as The Canyons Filing No. 3 Final Plat, Case No. FPL 2021-003, 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 Final Plat 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 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 8th DAY OF NOVEMBER, 2022.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman
Tracy Engerman (Dec 12, 2022 14:24 PST)

Tracy Engerman, Mayor

Approved as to form:

Linda C Michow

Linda C. Michow, City Attorney