

RESOLUTION NO. 25-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE
PINES, COLORADO, APPROVING THE CANYONS PRELIMINARY
PLAN NO. 3, CASE NO. PP-2023-001**

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 (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 Planning Areas 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, and a portion of I and L of The Canyons Planned Development, as amended (“PD”), consisting more or less of 1,440.9 acres (the “Property”); and

WHEREAS, on February 27, 2025, at a public hearing, the City’s Planning Commission considered the Preliminary Plan against the criteria outlined in Section 3 of the Canyons Subdivision Regulations and, based on the evidence presented, found that the Preliminary Plan met the required criteria and recommended the City Council approve the Preliminary Plan with conditions; and

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

WHEREAS, the City Council considered the Preliminary Plan during a public meeting held on March 25, 2025, and finds that the Preliminary Plan meets the criteria for approval, including the 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. 3, Case No. PP-2023-001, 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.
- c. In order to create more looped trails through the Preliminary Plan where feasible, the Applicant shall work with City staff to identify and incorporate in the Canyons Preliminary Plan No. 3 additional trail connections from neighborhoods to the proposed trail network, and additionally a specific trail connection between the single track trail and multi-use trail identified in Planning Area 19 to ensure these two trails are connected

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, ON THE 25th DAY OF MARCH 2025.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman
Tracy Engerman (Apr 3, 2025 08:15 MDT)

Tracy Engerman, Mayor

Approved as to form:

Linda C. Michow

Linda C. Michow, City Attorney