

RESOLUTION NO. 25-17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES,
COLORADO, APPROVING CANYONSIDE SUBDIVISION FILING NO. 4,
A FINAL PLAT, CASE NO. FPL-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; 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”), submitted that certain application for a final subdivision plat to replat Parcel 1 of The Canyons Superblock Plat No. 2 (“Final Plat”); and

WHEREAS, pursuant to Section 4.4 of the Subdivision Regulations, the Final Plat is subject to review and approval of City Council following review and recommendation by City Staff; and

WHEREAS, the City Council considered the Final Plat during a public meeting held on April 8, 2025, and City Staff is recommending approval of the Final Plat; 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. 4, Case No. FPL-2023-001 (“Final Plat”), 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/correct all technical issues on the Final Plat and all construction plans required by the Subdivision Regulations as identified and directed by City staff before the Final Plat is recorded; and

- b. A subdivision improvement agreement, which may include an escrow agreement between the City and a metropolitan district, shall be reviewed and approved by the City Manager, in consultation with the City Attorney, prior to final approval of the Final Plat, pursuant to the Subdivision Regulations; and
- c. The Applicant shall pay all fees and costs incurred by the City and its consultants, including, without limitation, legal fees and costs, for review and processing of the Final Plat application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the City may withhold the issuance of building permits or further approvals until the invoices have been paid.

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 APRIL 2025.


Tracy Engerman (May 8, 2025 22:25 MDT)

Tracy Engerman, Mayor

ATTEST:



Tobi Duffey, MMC, City Clerk

Approved as to form:



Linda C. Michow, City Attorney

