

RESOLUTION NO. 25-31

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE
PINES, COLORADO, APPROVING THE CANYONS FILING NO. 3, 4th
AMENDMENT REPLAT, CASE NO. PFP-2024-001**

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, via Resolution No. 25-31, the City Council has reviewed and conditionally approved an application for The Canyons Preliminary Plan No. 2, 2nd Amendment (the “Preliminary Plan”); and

WHEREAS, Shea Canyons LLC, a Colorado limited liability company (“Owner”), has submitted an application, under City Case No. PFP-2024-001, for approval of The Canyons Filing No. 3, 4th Amendment (the “Replat”) to subdivide Lot 1, Block 43 and Lot 1, Block 44, The Canyons Filing No. 3, 1st Amendment, into lots, tracts and right-of-way in conformance with the Preliminary Plan; 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, finds that it meets all applicable requirements of the Zoning Ordinance and Subdivision Regulations, is substantially in conformance with the Preliminary Plan, and hereby approves the acceptance of the public dedications thereon subject to the conditions on the Replat and Final Acceptance of public improvements pursuant to the Subdivision Improvement Agreement connected to the Replat.

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. 3, 4th Amendment, Case No. PFP-2024-001, 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; and

- c. Final approval of the Preliminary Plan following the satisfaction of all conditions in Resolution No. 25-31.

Section 3. The Mayor is hereby authorized to sign the Replat exhibit subject to the conditions above, 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 this 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, BY A VOTE OF 7 IN FAVOR, 0 AGAINST, AND 0 ABSENT ON THE 22nd DAY OF JULY 2025.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman
Tracy Engerman (Sep 4, 2025 11:54:06 MDT)

Tracy Engerman, Mayor

Approved as to form:

Linda C Michow

Linda C. Michow, City Attorney