

RESOLUTION NO. 25-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, APPROVING THE CANYONS PRELIMINARY PLAN NO. 2, 2nd AMENDMENT, CITY 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 (the “Canyons Property”); and

WHEREAS, Shea Canyons LLC, a Colorado limited liability company (the “Applicant”), has submitted an application, under City Case No. PFP-2024-001, for approval of the Canyons Preliminary Plan No. 2, 2nd Amendment (the “Preliminary Plan”), which is a part of the Canyons Property; and

WHEREAS, on June 26, 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 for approval and recommended the City Council approve the Preliminary Plan; and

WHEREAS, per Section 3.3. of the Canyons Subdivision Regulations, the City Council may consider and approve the Preliminary Plan during a public meeting without holding a public hearing as long as a public hearing is not required by the City Manager or the City Council; and

WHEREAS, neither the City Manager nor the City Council have deemed a public hearing for the Preliminary Plan as required; and

WHEREAS, during a duly noticed public meeting of City Council held on July 22, 2025, the City Council considered and evaluated the Preliminary Plan, the City Staff’s report dated July 18, 2025, referral agency comments, the Planning Commission’s recommendation, and all public testimony, and based thereon, City Council finds that the Preliminary Plan meets the criteria for approval, including the requirements of the Zoning Ordinance and the Canyons Subdivision Regulations.

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. 2, 2nd Amendment, City Case No. PFP-2024-001, 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.

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, 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