

RESOLUTION NO. 25-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, APPROVING THE CANYONSIDE PRELIMINARY PLAN NO. 1, 1ST AMENDMENT, CITY CASE NO. PP-2025-001

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, North Canyons Development CO, LLC, a Colorado limited liability company (the “Applicant”), has submitted an application, under City Case No. PP-2025-001, for approval of the Canyonside Preliminary Plan No. 1, 1st Amendment (the “Preliminary Plan”), which is a part of the Canyons Property; and

WHEREAS, on September 25, 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, during a duly noticed public hearing held by City Council on October 14, 2025, during a regular public meeting of City Council, the City Council considered and evaluated the Preliminary Plan, the City Staff’s report, referral agency comments, the Planning Commission’s recommendation, and all public testimony, if any, 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 Canyonside Preliminary Plan No. 1, 1st Amendment, City Case No. PP-2025-001, 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, ON THE 14TH DAY OF OCTOBER 2025.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman

Tracy Engerman (Nov 11, 2025 23:18:37 MST)

Tracy Engerman, Mayor

Approved as to form:

Linda Michow

Linda Michow (Oct 28, 2025 13:59:27 MDT)

Linda C. Michow, City Attorney