

RESOLUTION NO. 26-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, APPROVING THE CANYONSIDE SUBDIVISION FILING NO. 2, 3RD AMENDMENT, CASE NO. SRP-2025-007

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. 25-45, the City Council approved The Canyonside Preliminary Plan No. 1, 1st Amendment, under Case No. PP-2025-001 (the “Preliminary Plan”) for the development of the real property described in the Preliminary Plan (the “Property”); and

WHEREAS, North Canyons Development Company, LLC (“Owner”), is the record owner of the Property, and has submitted an application, under City Case No. SRP-2025-007, for approval of the plat titled *Canyonside Subdivision Filing No. 2, 3rd Amendment* (the “Replat”) to subdivide the Property into lots, tracts and right-of-way in conformance with the Preliminary Plan; and

WHEREAS, the Property is under contract to be purchased by Richmond American Homes of Colorado, Inc., a Delaware corporation (“Richmond”), as evidenced by the Purchase and Sale Agreement (Canyons Cityscapes), executed by the Owner on September, 4, 2024, and by Richmond on September 05, 2024, and the Purchase and Sale Agreement (Canyons RAH II), executed by the Owner and Richmond on May 16, 2025, both of which include a closing date (a “Combined Closing”) set to occur after final approval of the Replat and the Site SIA connected thereto; and

WHEREAS, to facilitate the development of the Property pursuant to the Preliminary Plan, the Replat, and the Site SIA connected thereto; and

WHEREAS, the Owner and Richmond have 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 (as defined in the Site SIA) of the public improvements pursuant to the Site SIA 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 titled Canyonside Subdivision Filing No. 2, 3rd Amendment, under City Case No. SRP-2025-007, is approved subject to the following conditions of approval:

1. Prior to recordation of the Replat:
 - a. All requirements in Section 4.8 of the Canyons Subdivision Regulations shall be met, as deemed applicable by the Community Development Director; and
 - b. The Owner shall resolve any minor technical issues in relation to the Replat as directed by City staff; and
 - c. 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
 - d. Final approval by the City of the Site Subdivision Improvement Agreement for Canyonside Subdivision Filing No. 2, 3rd Amendment ("Site SIA"); and
 - e. The Closing Instructions for the Combined Closing shall be provided to the City Attorney for review and approval before the Combined Closing, and said Closing Instructions shall set forth the procedure for closing the transaction between Owner and Richmond that includes a requirement that Richmond execute the Site SIA subsequent to the Owner executing the deed(s) that convey the Property to Richmond, and the executed Site SIA shall be recorded against the Property as an encumbrance against the Property that runs with the land.
2. All post-recordation requirements in the City's Subdivision Ordinance and in the Canyons Subdivision Regulations shall be completed by Richmond or the Owner, as applicable.

Section 3. The Mayor is hereby authorized to sign the Replat exhibit subject to the pre-recordation conditions above, and the City Manager is authorized to sign the Site SIA upon final review and approval as to form of each by the Community Development Director and the City Attorney.

Section 4. Final approval of the Replat shall be deemed effective upon the Replat's recordation in the office of the Douglas County Clerk and Recorder.

Section 5. This Resolution is effective immediately upon adoption.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, THE 13th DAY OF JANUARY 2026.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman

Tracy Engerman (Jan 21, 2026 23:59:45 MST)

Tracy Engerman, Mayor

Approved as to form:

Linda Michow

Linda Michow (Jan 20, 2026 13:53:32 MST)

Linda C. Michow, City Attorney