RESOLUTION NO. 26-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, APPROVING THE CANYONSIDE PRELIMINARY PLAN NO. 1, 2ND AMENDMENT, CITY CASE NO. PFP-2026-001

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 Company, LLC, a Colorado limited liability company (the "Applicant"), has submitted an application, under City Case No. PFP-2026-001, for approval of the Canyonside Preliminary Plan No. 1, 2nd Amendment (the "Preliminary Plan"), which is a part of the Canyons Property; and

WHEREAS, on September 24, 2026, 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 13, 2026, during a regular public meeting of City Council, the City Council considered and evaluated the Preliminary Plan, 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, 2nd Amendment, City Case No. PFP-2026-001, 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, and

c. The Subdivision Improvement Agreement shall require the developer to evaluate lot and foundation drainage and to install chase drains, consistent with City policy, where needed for appropriate drainage as determined by the City Engineer. Such evaluation and installation shall be completed prior to final acceptance of public improvements, and the City Engineer may require additional chase drains identified in the warranty period.

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 BY A VOTE OF 6 IN FAVOR, 0 AGAINST, AND 1 ABSENT ON THIS 13TH DAY OF OCTOBER, 2026.

CITY OF CASTLE PINES CORPORATE SEAL 2008 COLORADO

Tracy Engerman (Oct 20, 2026 16:13:43 MDT)

Tracy Engerman, Mayor

ATTEST:

Tobi Duffey, MMC, City Clerk

Approved as to form:

Linda Michow (Oct 19, 2026 12:26:29 MDT)

Linda C. Michow, City Attorney