

RESOLUTION NO. 24-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO APPROVING THE CANYONS FILING NO. 2, 4th AMENDMENT REPLAT, CASE NO. SRP-2023-001

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. 24-31, the City Council has reviewed and approved a preliminary plan application for The Canyons Preliminary Plan No. 2, 1st Amendment to create an infill neighborhood consisting of 46 detached single-family residential lots, two local streets, and three open space tracts (the “Preliminary Plan”); and

WHEREAS, the Preliminary Plan covers Lot 1, Block 5, The Canyons Filing No. 2, 1st Amendment; and

WHEREAS, Sage Design Group, on behalf of Shea Canyons, LLC (“Owner”), has submitted a replat application (“Replat”) to further subdivide Lot 1, Block 5, The Canyons Filing No. 2, 1st Amendment, recorded in the Douglas County Clerk and Recorder’s office on March 23, 2022 at Reception No. 2022021016 (the “Property”) into lots, tracts and right-of-way in conformance with the Preliminary Plan; and

WHEREAS, the Replat is designated as The Canyons Filing No. 2, 4th Amendment Replat, Case No. SRP-2023-001; 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 accepts the public dedications thereon.

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. 2, 4th Amendment Replat, Case No. SRP-2023-001, 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.

Section 3. The Mayor is hereby authorized to sign the Replat exhibit, 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 THE 9th DAY OF APRIL, 2024.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman
Tracy Engerman (Apr 18, 2024 13:13 MDT)

Tracy Engerman, Mayor

Approved as to form:

Linda C Michow

Linda C. Michow, City Attorney