

1 CITY OF LITTLETON, COLORADO

2
3 Resolution No. 01

4
5 Series, 2026

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7 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
8 LITTLETON, COLORADO, APPROVING THE GABLES SUBDIVISION
9 FILING NO. 1 PRELIMINARY PLAT

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11 WHEREAS, Section 10-9-7.3 of the Littleton City Code authorizes the Littleton
12 Planning Commission to review and approve preliminary plats;

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14 WHEREAS, on November 14, 2024, Miller United, with consent from Denver
15 Water, the owner of the property shown in Exhibit A as attached hereto and fully incorporated
16 herein by this reference, made an application for a preliminary plat under the provisions of the
17 Littleton City Code; and

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19 WHEREAS, on March 9, 2026, the Littleton Planning Commission conducted a
20 public hearing to consider the preliminary plat application for the subject project described within
21 Exhibit A.

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23 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING
24 COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

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26 Section 1. Following the hearing and based on the evidence presented at the hearing,
27 the Commission finds in fact:

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29 1. The application submitted by Miller United, with the consent from Denver
30 Water, was found to be complete through the City’s review process; and
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32 2. Proper notice was provided in accordance with Section 10-9-3.5 and Table
33 10-9-3.9.1 of the Unified Land Use Code;
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35 3. The proposed preliminary plat conforms to the Comprehensive Plan and all
36 applicable requirements of the Unified Land Use Code; and
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38 4. The proposed preliminary plat conforms to the design and improvement
39 standards in the Littleton Engineering Design Standards.
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41 Section 2. The Littleton Planning Commission approves the Preliminary Plat,
42 in substantially the same form attached hereto as Exhibit A, based on the determination that the
43 applicable review criteria set forth in Section 10-9-7.3 of the Littleton City Code have been
44 satisfied.
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Section 3. This Resolution constitutes the written findings and decision of the City of Littleton’s Planning Commission.

Section 4. The Planning Commission hereby acknowledges that the administratively approved final plat following The Gables Subdivision Filing No. 1 Preliminary Plat will terminate and supersede all prior plats pertaining to the property shown on Exhibit A.

Section 5. Expiration. In accordance with the Unified Land Use Code, approval of Exhibit A shall expire on March 9, 2027 unless the approval is extended in accordance with the Unified Land Use Code provisions for Expired Approvals and Extensions.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 9th day of March 2026, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shea-Tamag
DEPUTY CITY CLERK

Jason Reynolds
CHAIR

APPROVED AS TO FORM:

Atasi Titlow
SR ASSISTANT CITY ATTORNEY

