

RESOLUTION No. 02-2015

Series of 2015

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL TO REZONE PROPERTY KNOWN AS 2135 WEST CHENANGO AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO PD-I PLANNED DEVELOPMENT INDUSTRIAL DISTRICT AND RECOMMENDING APPROVAL OF THE ARAPAHOE COUNTY RESIDENTIAL CENTER GENERAL PLANNED DEVELOPMENT PLAN.

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of January 12, 2015, to consider a proposal to rezone the property located at 2135 West Chenango Avenue from I-1 to PD-I, more specifically described in Exhibit “A”, which is attached hereto and made a part hereof by this reference;

WHEREAS, the planning board considered the Arapahoe County Residential Center General Planned Development Plan; and

WHEREAS, the planning board considered evidence and testimony concerning the proposed rezone and general planned development plan at said public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: The planning board finds that the proposed rezoning of the property located at 2135 West Chenango Avenue and described on the attached Exhibit “A”, meets the criteria set forth in Section 10-12-1 of Littleton City Code in that the rezoning is consistent with the COMPLAN and the Centennial Neighborhood Plan and promotes the general welfare of the community.

Section 2: The planning board finds that the proposed general planned development plan conforms to the stated intent of the planned development district as specified in sections 10-2-23(A) and (B) of the city code.

Section 3: The planning board does hereby forward a recommendation of approval to the city council on said proposed rezoning and general planned development plan for Arapahoe County Residential Center, located at 2135 West Chenango Avenue.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 12th Day of January 2015, at 7:00 p.m. in the Littleton

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Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote:

AYES: Board Member Samuelson, Board Member Myles, Board Member Rudnicki and
Chair Duzan


NAYS: Board Member Moore and Board Member Bolt

ABSENT: Board Member Elrod and Board Member Graham

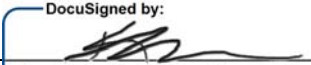
ATTEST:

BY: 
FBA86EDA71294CA...
Glen Van Nimwegen, Secretary

APPROVED:


EC23D6EDE387445...
Randy Duzan, Chair

Approved as to form:


Kristin Schledorn, City Attorney

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ARAPAHOE COUNTY RESIDENTIAL CENTER GENERAL PLANNED DEVELOPMENT PLAN
REZONING FROM I-1 TO PD-I

EXHIBIT A

PARCEL A:

THAT PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 89°52' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4, A DISTANCE OF 565.23 FEET; THENCE NORTH 00°08' EAST A DISTANCE OF 220.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52' EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 A DISTANCE OF 145.35 FEET; THENCE NORTH 00°08' EAST A DISTANCE OF 340.4 FEET TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 1911 AT PAGE 27; THENCE NORTH 85°00' WEST A DISTANCE OF 97.6 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT DESCRIBED IN BOOK 1911 AT PAGE 27; THENCE SOUTH 27°22'58" WEST DISTANCE OF 145.35 FEET; THENCE SOUTH 00°22'06" WEST A DISTANCE OF 220.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 89°52' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 565.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°22'06" EAST 240.0 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED JULY 07, 1971 IN BOOK 1939 AT PAGE 43; THENCE SOUTH 89°48'27" EAST 143.0 FEET ALONG THE SOUTH LINE OF SAID TRACT IN BOOK 1939 AT PAGE 43, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00°22'06" WEST 240.0 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE NORTH 89°48'27" WEST ALONG SAID SOUTH LINE 143.0 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ARAPAHOE COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 89°52' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; A DISTANCE OF 728.23 FEET; THENCE NORTH 00°08' EAST, A DISTANCE OF 260.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°08' EAST, A DISTANCE OF 340.4 FEET; THENCE SOUTH 85°00' EAST A DISTANCE OF 213.4 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN BOOK 1798 AT

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PAGE 31; THENCE SOUTH 11°55'24" WEST, A DISTANCE OF 203.15 FEET; THENCE SOUTH 76°51'02" EAST A DISTANCE OF 23.0 FEET; THENCE SOUTH 14°27'42" WEST, A DISTANCE OF 121.74 FEET; THENCE NORTH 89°48'27" WEST A DISTANCE OF 165.0 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM SAID LAND OVER THE IMMEDIATE 10 FEET OF LAND LYING SOUTH OF THE CENTER LINE AS DESCRIBED IN EASMENT AGREEMENT RECORDED FEBRUARY 07, 1969 IN BOOK 1798 AT PAGE 311.

ALL IN THE COUNTY OF ARAPAHOE. STATE OF COLORADO.