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CITY OF LITTLETON, COLORADO

Resolution No. 28

Series, 2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LITTLETON, COLORADO, APPROVING SOUTHBRIDGE
SUBDIVISION FILING NO. 12A, LOTS 1 & 2 FINAL PLAT,
CASE NUMBER MAJ17-0002**

WHEREAS, the City Council of the City of Littleton, Colorado, at its regular meeting of July 18, 2017 considered a proposal for a Final Plat for property located at 1501 West Mineral Avenue, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the City Council considered evidence and testimony concerning the proposed preliminary plat at said public meeting;

WHEREAS, the director of community development and the director of public works have certified that the final plat conforms to the requirements of the city's subdivision regulations, the Southbridge Tentative Plan, the Southbridge 3rd Amendment to the Planned Development Plan, the City of Littleton Comprehensive Plan, and utility requirements, and the final plat has been approved as to form by the city attorney; and

WHEREAS, the city council finds that the proposed final plat is in the best interest of the city and promotes the public health, safety and welfare;

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

Section 1. The City Council finds that the final plat conforms to the development standards of the major subdivision final plat criteria as specified in section 11-3-2 of the city code: the city's subdivision regulations, the proposed amendment to Southbridge Planned Development, Fourth Amendment of Area K, the City of Littleton Comprehensive Plan and utility requirements.

Section 2. The City Council does hereby approve the final plat for the property located at 1501 W. Mineral Avenue with the following conditions:

1. Removal of the access restriction on South Windermere Street is conditioned upon approval of Case No. APD16-0003, 4th Amendment to Area K, Southbridge Filing No. 12.

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INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
City Council of the City of Littleton on the 1st day of August, 2017, at 7:30 p.m. at the Littleton
Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Heffner
CITY CLERK

Bruce O. Beckman
MAYOR

APPROVED AS TO FORM:

Kenneth S. Fellman
ACTING CITY ATTORNEY

Exhibit A

Legal Description

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A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 8, 1998 UNDER RECEPTION NO. A8142506, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 89°49'10" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 456.36 FEET;
THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 393.28 FEET;
THENCE SOUTH 45°10'50" EAST, A DISTANCE OF 106.94 FEET;
THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 325.00 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE ALONG SAID SOUTH LINE AND THE WEST LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:
1. SOUTH 89°49'10" WEST, A DISTANCE OF 511.39 FEET TO A POINT OF CURVATURE;
 2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 23.65 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°19'30", AND A CHORD WHICH BEARS NORTH 45°01'05" WEST A CHORD DISTANCE OF 21.27 FEET;
 3. NORTH 00°08'40" EAST, A DISTANCE OF 124.65 FEET TO A POINT OF CURVATURE;
 4. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 22.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET TO A POINT OF REVERSE CURVATURE;
 5. ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT AN ARC LENGTH OF 22.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET;
 6. NORTH 00°08'40" EAST, A DISTANCE OF 610.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 389,861 SQUARE FEET OR 8.95 ACRES, MORE OR LESS