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CITY OF LITTLETON, COLORADO

PC Resolution No. 28-2017

Series, 2017

**A RESOLUTION FOR A FLOODPLAIN USE BY SPECIAL EXCEPTION
PERMIT FOR MODIFICATION OF THE JACKASS GULCH
FLOODPLAIN AT SANTA FE PARK NORTH, LOCATED AT THE
SOUTHWEST CORNER OF SANTA FE DRIVE AND MINERAL
AVENUE (CASE NUMBER ENG17-0005)**

WHEREAS, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of December 11, 2017 to consider a proposal for a Floodplain Use by Special Exception for property located at 7875 S. Santa Fe Drive, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, a Use by Special Exception application has been submitted and reviewed for conformance with section 10-6 of the city code; and

WHEREAS, portions of the Jackass Gulch floodplain are located on the subject property; and

WHEREAS, the Use by Special Exception will modify the floodplain boundary of the Jackass Gulch floodplain; and

WHEREAS, the applicant has prepared a hydraulic analysis, which demonstrates that public and private losses are minimized; and

WHEREAS, the floodplain modifications include a lateral spreading pond feature on the adjacent South Platte Park parcel, which will provide hydraulic benefit to the park; and

WHEREAS, the planning commission considered evidence and testimony concerning the proposed Use by Special Exception at said public hearing;

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

Section 1. The planning commission finds that the Floodplain Use by Special Exception conforms to the development standards of the Use by Special Exception criteria as specified in section 10-6 of the city code.

Section 2. The planning commission does hereby approve Floodplain Use by Special Exception for property located at 7875 S. Santa Fe Drive with the

47 following conditions:

- 48
- 49 1. Prior to approval of the final construction drawings, maintenance and access
- 50 agreements for construction of the stormwater feature on the South Platte Park
- 51 parcel shall be drafted, executed and recorded.
- 52
- 53 2. Prior to construction of the floodplain improvements, the applicant shall obtain
- 54 UDFCD Maintenance Eligibility approval for the channel.
- 55
- 56 3. Prior to construction of the floodplain improvements, the applicant shall obtain a
- 57 grading permit.
- 58
- 59 4. Prior to construction of the floodplain improvements, final design construction
- 60 drawings shall be submitted, reviewed and approved.
- 61
- 62 5. Prior to the issuance of the first building permit, the applicant shall prepare and
- 63 record the final plat, with demonstrates compliance with the approved Use by
- 64 Special Exception and the floodplain contained in a tract.
- 65
- 66 6. Prior to issuance of the issuance the first building permit, an as-built survey and
- 67 report along with a Certificate of Compliance shall be submitted, reviewed and
- 68 approved.
- 69
- 70 7. No building permits shall be issued for any lot encumbered by existing
- 71 floodplain until such time the FHAD update has been completed by UDFCD.

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75 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

76 Planning Commission of the City of Littleton, Colorado, on the 11th day of December, 2017, at

77 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following

78 vote: [VOTE].

79 ATTEST:

80

81 _____

82 Denise Ciernia

83 RECORDING SECRETARY

81 _____

82 Mark Rudnicki

83 CHAIR

84

85 APPROVED AS TO FORM:

86

87 _____

88 Lena McClelland

89 ASSISTANT CITY ATTORNEY

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Exhibit A

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A PARCEL OF LAND BEING LOT 1, BLOCK 1, SANTA FE PARK FILING NO. 1, RECORDED AT RECEPTION NO. 161781 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE PARCEL DESCRIBED IN BOOK 4160 AT PAGE 33 OF SAID RECORDS, AND TOGETHER WITH A PORTION OF THE PARCEL DESCRIBED IN BOOK 3603 AT PAGE 77 OF SAID RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 89°29'27" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1039.53 FEET; THENCE SOUTH 00°30'33" EAST, A DISTANCE OF 181.09 FEET TO A POINT ON THE SOUTH LINE OF WEST MINERAL AVENUE, SAID POINT ALSO BEING THE NORTH CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 69°39'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 930.25 FEET TO THE WEST LINE OF SANTA FE DRIVE; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:
1) SOUTH 06°15'04" WEST, A DISTANCE OF 134.04 FEET;
2) SOUTH 13°24'58" WEST, A DISTANCE OF 590.30 FEET;
3) SOUTH 21°30'04" WEST, A DISTANCE OF 672.17 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 3603 AT PAGE 77; THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) SOUTH 89°39'28" WEST, A DISTANCE OF 758.44 FEET;
2) NORTH 00°16'35" EAST, A DISTANCE OF 189.77 FEET;
3) NORTH 27°39'51" EAST, A DISTANCE OF 272.39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 4160 AT PAGE 33; THENCE NORTH 02°37'05" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 201.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:
1) CONTINUING NORTH 02°37'05" WEST, A DISTANCE OF 200.00 FEET;
2) NORTH 28°04'01" WEST, A DISTANCE OF 451.10 FEET;
3) NORTH 42°00'11" EAST, A DISTANCE OF 578.80 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,452,240 SQUARE FEET OR 33.34 ACRES, MORE OR LESS.