



**Section 6:** Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 7:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 3rd day of June 2025, passed on first reading by a vote of 7 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 15<sup>th</sup> day of July, 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of FOR and \_\_\_AGAINST on the 15<sup>th</sup> day of July, 2025 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

\_\_\_\_\_  
Wendy Shea-Tamag  
DEPUTY CITY CLERK

\_\_\_\_\_  
Kyle Schlachter  
MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
Reid Betzig  
CITY ATTORNEY



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Per land title guarantee company order no. Abd70b59698-2, with a commitment Date of January 22, 2025 at 5:00 p.m., Lots 8, 9 and 10, Herman's subdivision of block 46 interurban addition, County of Arapahoe, State of Colorado,

And

That part of street described in book 1117 at page 305 of the Arapahoe County records, being a portion of the northwest 1/4 of the southwest 1/4 of section 15, Township 5 south, range 68 west of the 6th principal meridian, being more particularly described as follows:

Beginning at a point 1126.50 feet east and 50 feet north of the southwest corner of the northwest quarter (nw1/4) of the southwest quarter (sw1/4) of section fifteen (15), township five (5) south, range sixty-eight (68) west;

Thence northerly along west line of south Delaware a distance of 100 feet to a point to be known as point of curve;

Thence southwesterly along a curve whose radius point bears 100 feet to the west to a point of tangent which intersects the north property line of Littleton Boulevard;

Thence easterly along the north property line of Littleton boulevard to point of beginning, County of Arapahoe, State of Colorado.

Per land title guarantee company order no. Abd70827889-3 with a commitment date of May 29, 2024 at 5: 00 p.m.

Lot 1 (also known as block 1), columbine square, according to the plat thereof recorded May 10, 1972 under reception no. 1288992, County of Arapahoe, State of Colorado.

## EXHIBIT B

# Zoning Map

## REZONE REQUEST

- Site is zoned Neighborhood Commercial (NC).
- Rezone request to Corridor Mixed-Use (CM).
- Both zone districts have future land use designation of "Corridor Mixed Use"

