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CITY OF LITTLETON, COLORADO

Resolution No. 50

Series, 2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LITTLETON, COLORADO, APPROVING A FINAL
PLAT FOR LOT 1, BLOCK 1 OF VALLEY FEED FILING
NO. 1**

WHEREAS, the City Council of the City of Littleton, Colorado, at its regular meeting of November 7, 2017, considered a proposal for a Final Plat for property located at 2679 West Main Street, and more specifically described in Exhibit A, attached hereto; and

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

WHEREAS, the director of community development and the director of public works have approved the Valley Feed Filing No. 1, Lot 1 Preliminary Plat (Case No. PP17-0001); and

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, engineering requirements, the B-2 Planned Development Overlay requirements as specified in Case Number PDO16-0002, the City of Littleton Comprehensive Plan, and utility requirements; and

WHEREAS, 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 CITY COUNCIL 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 approved Planned Development Overlay (PDO16-0002), 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 2679 West Main Street with the following conditions:

1. The necessary 20-foot off-site storm sewer easement shall be recorded prior to

47 recordation of the final plat.
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50 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

51 City Council of the City of Littleton, Colorado, on the 7th day of November, 2017, at 6:30 p.m. at
52 the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

53 ATTEST:

54
55 _____
56 Wendy Heffner
57 CITY CLERK

55 _____
56 Bruce O. Beckman
57 MAYOR

58
59 APPROVED AS TO FORM:

60
61 _____
62 Lena McClelland
63 ASSISTANT CITY ATTORNEY

Exhibit A

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, MAP OF LITTLETON, COLORADO;

THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET;

THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET;

THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP;

THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET;

THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374;

THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS;

THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24;

THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.718 ACRES, MORE OR LESS.