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CITY OF LITTLETON, COLORADO

PC Resolution No. 27-2017

Series, 2017

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING A FLOODPLAIN USE BY
SPECIAL EXCEPTION FOR PARK IMPROVEMENTS AT PROGRESS
PARK (CASE NUMBER ENG17-0006)**

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 Park Improvements (Phase 1) at Progress Park, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, Progress Park is located at 5100 S. Hickory Street and is adjacent to Big Dry Creek; and

WHEREAS, there is delineated mapped floodway and floodplain within the boundaries of Big Dry Creek; and

WHEREAS, the Use by Special Exception will allow for construction of a new restroom without negatively impacting the floodplain; 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 the proposed Floodplain Use by Special Exception for Park Improvements at Progress Park with the following conditions:

1. Prior to construction of the improvements in the floodplain, final design and construction drawings shall be submitted, reviewed, and approved.

2. Prior to construction, the applicant shall obtain a grading permit and a building permit.

3. Following grading and construction, the applicant shall submit materials for a Certificate of Compliance, and shall obtain an Elevation Certificate for restroom.

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

Commission of the City of Littleton, Colorado, on the 11th day of December, 2017, at 6:30 p.m.

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

[VOTE].

ATTEST:

Denise Ciernia
RECORDING SECRETARY

Mark Rudnicki
CHAIR

APPROVED AS TO FORM:

Lena McClelland
ASSISTANT CITY ATTORNEY

Exhibit A

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 5 SOUTH. RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHENCE THE NW CORNER OF SAID SECTION 15 BEARS N0°20'43"W A DISTANCE OF 215.20 FEET; THENCE S65°42'44"E A DISTANCE OF 189.23 FEET; THENCE S35°30'55"E A DISTANCE OF 352.97 FEET; THENCE N29°58'43"E A DISTANCE OF 124.97 FEET; THENCE N81°29'14"E A DISTANCE OF 224.66 FEET; THENCE 50°17'19"E A DISTANCE OF 213.13 FEET TO THE NE CORNER OF TRACT 12. INTERURBAN ADDITION; THENCE S89°25'20"W A DISTANCE OF 51.31 FEET; THENCE S12°24'30"W A DISTANCE OF 51.31 FEET; THENCE S89°25'30"W A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT A DISTANCE OF 52.43 FEET. SAID CURVE HAVING A RADIUS OF 43.17 FEET AND A LONG CHORD WHICH BEARS S54°37'45"W A DISTANCE OF 49.27 FEET; THENCE S 19°50'00"W A DISTANCE OF 194.02 FEET; THENCE S00°17'30"E A DISTANCE OF 160.65 FEET; THENCE S89°21 '45"W A DISTANCE Of 460.53 FEET; THENCE S00°19'49"E A DISTANCE Of 162.74 FEET TO THE NORTH RIGHT-OF-WAY OF PRENTICE AVENUE; THENCE S66°27'23"W A DISTANCE Of 43.53 FEET; THENCE N00°20'11"W A DISTANCE OF 179.60 FEET; THENCE N60°50'45"W A DISTANCE OF 11.49 FEET; THENCE S00°20'00"E A DISTANCE OF 5.55 FEET; THENCE N89°57'30"W A DISTANCE OF 110.00 FEET; THENCE N24°45'08"W A DISTANCE Of 94.79 FEET; THENCE N51°40'00"E A DISTANCE Of 40.00 FEET; THENCE N38°20'37"W A DISTANCE Of 192.96 FEET; THENCE N80°00'47"W A DISTANCE Of 66.00 FEET; THENCE N48°30'41"W A DISTANCE OF 145.98 FEET; THENCE N77°24'17"W A DISTANCE OF 17 4.59 FEET; THENCE N00°15' 11"W A DISTANCE Of 273.31 FEET; THENCE S79°44' 17"W A DISTANCE OF 189.02 FEET; THENCE N 18°00'25"W A DISTANCE Of 144.97 FEET; THENCE N03°39'52"E A DISTANCE Of 266.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF BELLEVIEW AVENUE; THENCE S89°54'14"E A DISTANCE OF 431.51 FEET; THENCE S41°02'52"E A DISTANCE OF 260.20 FEET; THENCE N57°27'03"E A DISTANCE OF 143.98 FEET; THENCE S65°42'44"E A DISTANCE Of 163.27 FEET TO THE POINT OF BEGINNING CONTAINING 25.9 ACRES.