

**CITY OF LITTLETON, COLORADO**

**HPB Resolution No. 04-2017**

**Series, 2017**

**A RESOLUTION OF THE HISTORICAL PRESERVATION BOARD OF  
THE CITY OF LITTLETON, COLORADO,**

**WHEREAS**, The historical preservation board of the city of Littleton, Colorado, held a public hearing at its regular meeting of February 22, 2017 to consider a certificate of historic appropriateness for property located at 2679 W. Main Street, and more specifically described in Exhibit “A”, which is attached hereto and made a part hereof by this reference; and

**WHEREAS**, the historical preservation board considered evidence and testimony concerning the proposed certificate of historic appropriateness;

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL  
PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:**

**Section 1.** The historical preservation board finds that, with the conditions listed below in Section 3, the proposed certificate of historical appropriateness for property known as 2679 W. Main Street meets the criteria set forth in Section 4-6-14 of the city code.

**Section 2.** The historical preservation board furthers finds that the approval is based on the findings that, with the conditions listed below in Section 3, it is in conformance with the Littleton Downtown Design Standards and Guidelines and is visually compatible with the development on adjacent properties.

**Section 3.** The historical preservation board hereby grants a certificate of historical appropriateness with the condition that additional information, as needed, shall be incorporated into the Littleton Mixed Use Site Development Plan application and future COAs for signage, to demonstrate conformance with the following standards of the Littleton Downtown Design Standards and Guidelines:

- 5.2.2 Driveway Standards
- 5.2.3 Utility Appurtenance Standards
- 5.3.4 Building Lighting Standards
- 5.3.5 Roof-top Design and mechanical equipment screening
- 5.4.2 Parking Areas
- 5.4.3 Site Distance Triangles
- 5.4.4 Existing Landscaping
- 5.4.5 Screening, Walls and Fencing Standards
- 5.4.6 Private Open Space

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5.4.7 Site Lighting/Parking Lot Lighting

5.4.8 Paving Materials

5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance

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


Historical Preservation Board of the City of Littleton, Colorado, on the 22nd day of February,

2017, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the

following vote: 4-3.

ATTEST:



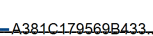


Denise Ciernia

RECORDING SECRETARY

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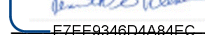


Pamela Grove

CHAIR

APPROVED AS TO FORM:





Ken Fellman

ACTING CITY ATTORNEY

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EXHIBIT "A"

Legal Description for 2679 W. Main Street

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.