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CITY OF LITTLETON, COLORADO

PC Resolution No. 28

Series, 2018

**A RESOLUTION FOR A FLOODPLAIN USE BY SPECIAL EXCEPTION
PERMIT FOR MODIFICATION OF THE RANGEVIEW GULCH
FLOODPLAIN AT 6705 S. SANTA FE DRIVE (CASE NUMBER ENG17-
0007)**

WHEREAS, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of October 8, 2018 to consider a proposal for a floodplain use by special exception for property located at 6705 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 Title 10, Chapter 6 of the city code; and

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

WHEREAS, the use by special exception will modify the limits of the Rangeview Gulch floodplain; and

WHEREAS, the applicant has prepared a hydraulic analysis, which demonstrates that public and private losses are minimized; 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 Title 10, Chapter 6 of the city code.

Section 2. The planning commission does hereby approve floodplain use by special exception for property located at 6705 S. Santa Fe Drive with the following conditions:

1. Prior to construction of the fill, the applicant shall obtain a grading permit which includes final construction plans;
2. Prior to issuance of a grading permit, the applicant shall prepare and record the final

plat, which demonstrates compliance with the approved use by special exception and the floodplain contained in a tract, and notations regarding future buildings located within the existing floodplain;

3. The applicant shall conduct an as-built survey and a certificate of compliance will be completed following construction of the fill; and

4. No building permits shall be issued for any lot encumbered by existing floodplain prior to completion of the flood hazard area delineation update by the Urban Drainage and Flood Control District.

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

Planning Commission of the City of Littleton, Colorado, on the 8th day of October, 2018, 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:

Stephen Kemp
CITY ATTORNEY

Exhibit A

Legal Description

THE PARCEL OF LAND DESCRIBED BY GENERAL WARRANTY DEED RECORDED
AT RECEPTION NO. D6083625 OF THE RECORDS OF THE ARAPAHOE COUNTY
CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29,
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:

LOT 1, 6705 SOUTH SANTA FE SUBDIVISION

SAID PARCEL CONTAINS 162,761 SQUARE FEET OR 3.74 ACRES, MORE OR LESS.