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**CITY OF LITTLETON, COLORADO**

**PC Resolution No. 02-2019**

**Series, 2019**

**A RESOLUTION FOR A FLOODPLAIN USE BY SPECIAL EXCEPTION  
PERMIT FOR MODIFICATION OF THE SLAUGHTERHOUSE GULCH  
FLOODPLAIN AT THE NORTHEAST CORNER OF S. DELAWARE  
STREET AND W. POWERS AVENUE (CASE NUMBER ENG18-0002)**

**WHEREAS**, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of January 14, 2019 to consider a proposal for a Floodplain Use by Special Exception for property located at the northeast corner of S Delaware Street and W Powers Avenue, 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 section 10-6 of the city code; and

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

**WHEREAS**, the Use by Special Exception will modify the limits of the Slaughterhouse 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 section 10-6 of the city code.

**Section 2.** The planning commission does hereby approve Floodplain Use by Special Exception for property located at the northeast corner of S. Delaware Street and W Powers Avenue with the following conditions:

1. The applicant must apply for and obtain approval for a Conditional Letter of Map

- Revision (CLOMR) from FEMA; and
2. Should the CLOMR be approved, and prior to construction of the fill, the applicant shall obtain a grading permit and floodplain development permit which includes final construction plans; and
3. The applicant shall prepare and record the final plat, with demonstrates compliance with the approved Use by Special Exception, and notations regarding construction of future buildings located within the existing floodplain; and
4. The applicant shall conduct an as-built survey and a Certificate of Compliance will be completed following construction of the fill; and
5. No building permits shall be issued for any lot encumbered by existing floodplain until such time as a Letter of Map Revision (LOMR) is approved and effective.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 14th day of January, 2019, 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

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1507 AT PAGE 398 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER; SITUATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS; THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF SOUTH 00° 02' 15" EAST.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 47° 07' 55" WEST A DISTANCE OF 934.05 FEET TO THE SOUTHEAST CORNER OF PLOT 33, INTERURBAN ADDITION, AS RECORDED IN PLAT BOOK 1 AT PAGE 42 OF SAID RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89° 57' 45" WEST, A DISTANCE OF 757.00 FEET TO THE SOUTHWEST CORNER OF PLOT 44 OF SAID INTERURBAN ADDITION;

THENCE NORTH 00° 02' 15" WEST, ALONG THE EAST RIGHT OF WAY OF SOUTH DELAWARE STREET (PLATTED PRESCOTT AVENUE) A DISTANCE OF 760.00 FEET; THENCE THE FOLLOWING FOUR COURSES;

1. NORTH 89° 57' 45" EAST A DISTANCE OF 106.80 FEET;

2. SOUTH 45° 19' 12" EAST, A DISTANCE OF 268.02 FEET;

3. SOUTH 00° 02' 15" EAST, A DISTANCE OF 186.51 FEET;

4. NORTH 89° 57' 45" EAST, A DISTANCE OF 459.75 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH BANNOCK STREET (PLATTED DOAN AVENUE); THENCE SOUTH 00° 02' 15" EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 384.91 FEET TO THE POINT OF BEGINNING.

CONTAINS 384,912 SQUARE FEET OR 8.836 ACRES.