

# CITY OF LITTLETON, COLORADO

## PC Resolution No. 03

Series, 2019

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN  
AMENDMENT TO THE BROADWAY/COUNTYLINE COMMERCIAL  
CENTER PLANNED DEVELOPMENT,**

**WHEREAS**, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of February 11, 2019 to consider a proposed amendment regarding the Broadway/Countyline Commercial Center planned development (AutoNation Ford), on a property more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference;

**WHEREAS**, the planning commission considered evidence and testimony concerning the proposed amendment at said public hearing;

**WHEREAS**, the planning commission finds that the proposed amendment is consistent with the city's comprehensive plan; and

**WHEREAS**, the planning commission finds that the proposed amendment is in the best interest of the city and will promote the public health, safety, and welfare of its inhabitants;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING  
COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

**Section 1.** The planning commission does hereby recommend that city council approve the proposed amendment to the Broadway/Countyline Commercial Center planned development, on a property more specifically described in Exhibit A.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 11th day of February, 2019, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote: [VOTE].

ATTEST:

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Denise Ciernia  
RECORDING SECRETARY

APPROVED AS TO FORM:

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Stephen Kemp  
CITY ATTORNEY

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Mark Rudnicki  
CHAIR

## Exhibit A

PART OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, AS RECORDED IN BOOK 46 AT PAGE 79, ARAPAHOE COUNTY RECORDS, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE N00°00'00" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, 245.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N00°00'00" E ALONG SAID WEST LINE, 351.14 FEET; THENCE N45°00'00" E, 33.75 FEET; THENCE N90°00'00" E, 272.57 FEET; THENCE N00°00'00" E, 273.50 FEET; THENCE N45°01'42" E, 31.13 FEET; THENCE S89°56'36" E 67.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SOUTH GRANT WAY, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1; THENCE CONTINUING S89°56'36" E AND ALONG SAID NORTHERLY LINE, 524.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 02°36'12" AND A CHORD BEARING N88°45'18" E, 6.81 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, 6.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE S02°32'48" E ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK 1, 281.06 FEET; THENCE S89°44'13" W ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK 1, 320.10 FEET; THENCE S00°01'42" E ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK 1, 604.63 FEET TO A POINT LYING 25.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT RIGHT-OF-WAY DESCRIBED IN BOOK 4096 AT PAGE 685 OF THE ARAPAHOE COUNTY RECORDS; THENCE S89°42'06" W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, 556.61 FEET; THENCE N45°47'50" W, 59.52 FEET TO A POINT 11.50 FEET EAST OF THE WEST LINE OF SAID LOT 1, BLOCK 1; THENCE N00°00'00" E, 11.50 FEET EAST OF AND PARALLEL TO SAID WEST LINE, 178.22 FEET; THENCE N90°00'00" W, 11.50 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION OF THE PROPERTY LYING WITHIN THE LANDS CONVEYED TO THE CITY OF LITTLETON BY DEEDS RECORDED SEPTEMBER 29, 1989 AT RECEPTION NOS. 3129708 AND 3129709, COUNTY OF ARAPAHOE, STATE OF COLORADO.