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**CITY OF LITTLETON, COLORADO**

**PC Resolution No. 17-2019**

**Series, 2019**

**A RESOLUTION FOR A FLOODPLAIN USE BY SPECIAL EXCEPTION  
PERMIT FOR BUILDING IN THE SLAUGHTERHOUSE GULCH  
FLOODPLAIN AT THE NORTHWEST CORNER OF S. ELATI STREET  
AND W. POWERS AVENUE (CASE NUMBER ENG19-0001)**

**WHEREAS**, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of December 9, 2019 to consider a proposal for a Floodplain Use by Special Exception for property located at the northwest corner of S Elati 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 site plan, 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 northwest corner of S. Elati Street and W Powers Avenue with the following conditions:

1. The Site Development Plan shall comply with building restrictions identified in this Floodplain Use by Special Exception;

2. Should the Site Development Plan be approved, and prior to construction, the applicant shall obtain a building permit that also is in compliance with all building restrictions of this Floodplain Use by Special Exception;
3. The applicant shall conduct an as-built survey and a Certificate of Compliance will be completed following construction of the buildings.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 9<sup>th</sup> day of December, 2019, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote: [VOTE].

ATTEST:

\_\_\_\_\_  
Wendy Heffner  
CITY CLERK

\_\_\_\_\_  
Mark Rudnicki  
CHAIR

APPROVED AS TO FORM:

\_\_\_\_\_  
Reid Betzing  
CITY ATTORNEY

Exhibit A

THE WEST ONE-HALF OF TRACT 47, EXCEPT THE NORTH 65 FEET THEREOF, AND  
EXCEPT THE EAST 25 FEET THEREOF, INTERURBAN ADDITION, TOGETHER WITH  
THE EAST 12 FEET OF VACATED SOUTH FOX STREET, ADJOINING SAID PROPERTY,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINING: 52,436 SQUARE FEET OR 1.204 ACRES MORE OR LESS..