

RESOLUTION NO. It was moved by Commissioner and duly seconded by
Commissioner to adopt the following Resolution:

WHEREAS, application has been made by Latsis Custom Homes, LLC for the rezoning of certain property hereinafter described from Rural Residential-B (RR-B) zone district to Residential 1-C (R-1-C) zone district, case no. CZ25-002; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission made a favorable recommendation for said change in zoning subject to certain stipulations as set forth in the record of said Planning Commission proceedings; and

WHEREAS, following the Planning Commission hearing, public notice of a hearing before the Arapahoe County Board of County Commissioners (“the Board”) has been properly given of such proposed rezoning by publication on March 12, 2026 in the Littleton Independent, Englewood Herald and Centennial Citizen, newspapers of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Resolution; and

WHEREAS, pursuant to statute, the Land Development Code, and in accordance with such public notice, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 31st day of March, 2026 at 9:30 o'clock a.m., at which time evidence and testimony were presented to the Board concerning said rezoning request; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Department of Development Services and Infrastructure Management processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations made at hearing and contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 20 of Title 29 and Article 28 of Title 30 C.R.S. as amended, and in accordance with the Arapahoe County Land Development Code, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning of the hereinafter described property subject to the conditions precedent and/or other conditions as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from Rural Residential-B (RR-B) zone district to Residential 1-C (R-1-C) zone district, case no. CZ25-002, subject to the conditions precedent and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

A PORTION OF TRACT 12, MOUNTAIN VIEW GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF TRACT 12, WHICH POINT IS 325.8 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID TRACT 12; THENCE SOUTH 45°16' EAST ALONG SAID NORTHEASTERLY LINE 165.2 FEET TO A POINT WHICH IS 4 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID TRACT 12; THENCE SOUTHWESTERLY ALONG A LINE WHICH IS PARALLEL TO AND 4 FEET NORTHWESTERLY FROM SOUTHEAST LINE OF SAID TRACT 12, 584.05 FEET, MORE OR LESS TO THE SOUTHWEST LINE OF SAID TRACT 12; THENCE N 53°03' WEST ALONG THE SOUTHWEST LINE OF SAID TRACT 12, 100.56 FEET TO THE WEST LINE OF SAID TRACT 12; THENCE NORTH 0°44' EAST ALONG THE WEST LINE OF SAID TRACT 12, 94.4 FEET TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS N 44°44' EAST; THENCE NORTH 44°44' EAST 529.8 FEET TO THE POINT OF BEGINNING. COUNTY OF ARAPAHOE, STATE OF COLORADO.

2. Approval of this rezoning is based upon the following understandings, agreements and/or representations:
 - a. The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
 - b. The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such representations made at hearing and statements contained in materials submitted to the Board by the applicant and County staff.
3. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.
4. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.

5. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature and as mandated by the Board at public hearing. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.

6. The County Attorney is authorized to make appropriate modifications to this Resolution and underlying documents, as needed, to correct errors and omissions, and to accurately reflect the matters presented to the Board and to record and clarify, as necessary, the Board's action.

The vote was:

Commissioner Baker, ; Commissioner Campbell, ; Commissioner Fields, ;
Commissioner Summey, ; Commissioner Warren-Gully, .

The Chair declared the motion carried and so ordered.