# ZONING MAP AMENDMENT: RAVENFIELD

LOT 2, BRIGHTON CHURCH OF CHRIST SUBDIVISION FIRST AMENDMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

### REZONE LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9, MONUMENTED BY A FOUND ILLEGIBLE 2" BRASS CAP STAMPED "##330" IN RANGE BOX, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 9, MONUMENTED BY A FOUND ILLEGIBLE 3.25" ALUMINUM CAP IN RANGE BOX, BEARS S00°36'46"E, A DISTANCE OF 2642.87 FEET; THENCE ON WEST LINE OF SAID SOUTHWEST 1/4, S00°36'46"E, A DISTANCE OF 781.59 FEET TO THE POINT OF BEGINNING;

THENCE ON THE NORTH LINE OF LOT 2, ADMINISTRATIVE PLAT OF BRIGHTON CHURCH OF CHRIST SUBDIVISION FIRST AMENDMENT, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2024000001987 (1/12/2024), AND THAT LINE EXTENDED, N89°24'58"E, A DISTANCE OF 407.60 FEET;

THENCE ON THE NORTHERLY & EASTERLY LINES OF SAID LOT 2 THE FOLLOWING SIX (6) COURSES:

N49°37'46"E, A DISTANCE OF 177.47 FEET;
 S40°19'54"E, A DISTANCE OF 245.52 FEET;
 S69°45'52"E, A DISTANCE OF 5.50 FEET;
 S46°57'02"E, A DISTANCE OF 157.16 FEET;
 S33°24'50"E, A DISTANCE OF 97.22 FEET;

6) S15°27'13"E, A DISTANCE OF 28.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT

THENCE S06°06'46"E A DISTANCE OF 62.10 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY DESCRIBED IN BOOK 6173, PAGE 588; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) S83°53'14"W, A DISTANCE OF 150.59 FEET;

2) A DISTANCE OF 187.66 FEET ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 488.73 FEET, A DELTA OF 22°00'00", A CHORD BEARING S72°53'14"W, A DISTANCE OF 186.51 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY:

THENCE ON THE WESTERLY LINE OF SAID LOT 2, AND THAT LINE EXTENDED, N28°06'39"W, A DISTANCE OF 158.74 FEET;

THENCE ON THE SOUTH AND WEST LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1) S89°24'07"W, A DISTANCE OF 483.76 FEET;

N00°36'46"W, A DISTANCE OF 283.99 FEET TO THE POINT OF BEGINNING; CONTAINING 267,486 SQUARE FEET OR 6.14 ACRES, MORE OR LESS.

## STATEMENT OF INTENT:

THE INTENT OF THIS ZONING MAP IS TO REZONE LOT 2 OF THE BRIGHTON CHURCH OF CHRIST SUBDIVISION, FIRST AMENDMENT. THE EXISTING ZONING IS C-O AND PUD ZONING, AND THE INTENT IS TO REZONE THE ENTIRE LOT INTO R-3 ZONING.

## ZONING MAP AMENDMENT CERTIFICATION:

THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY CRAFT CIVIL DESIGN, OF THE PROPERTY SHOWN AND DESCRIBED HERON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THE THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS, OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND AND IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY.

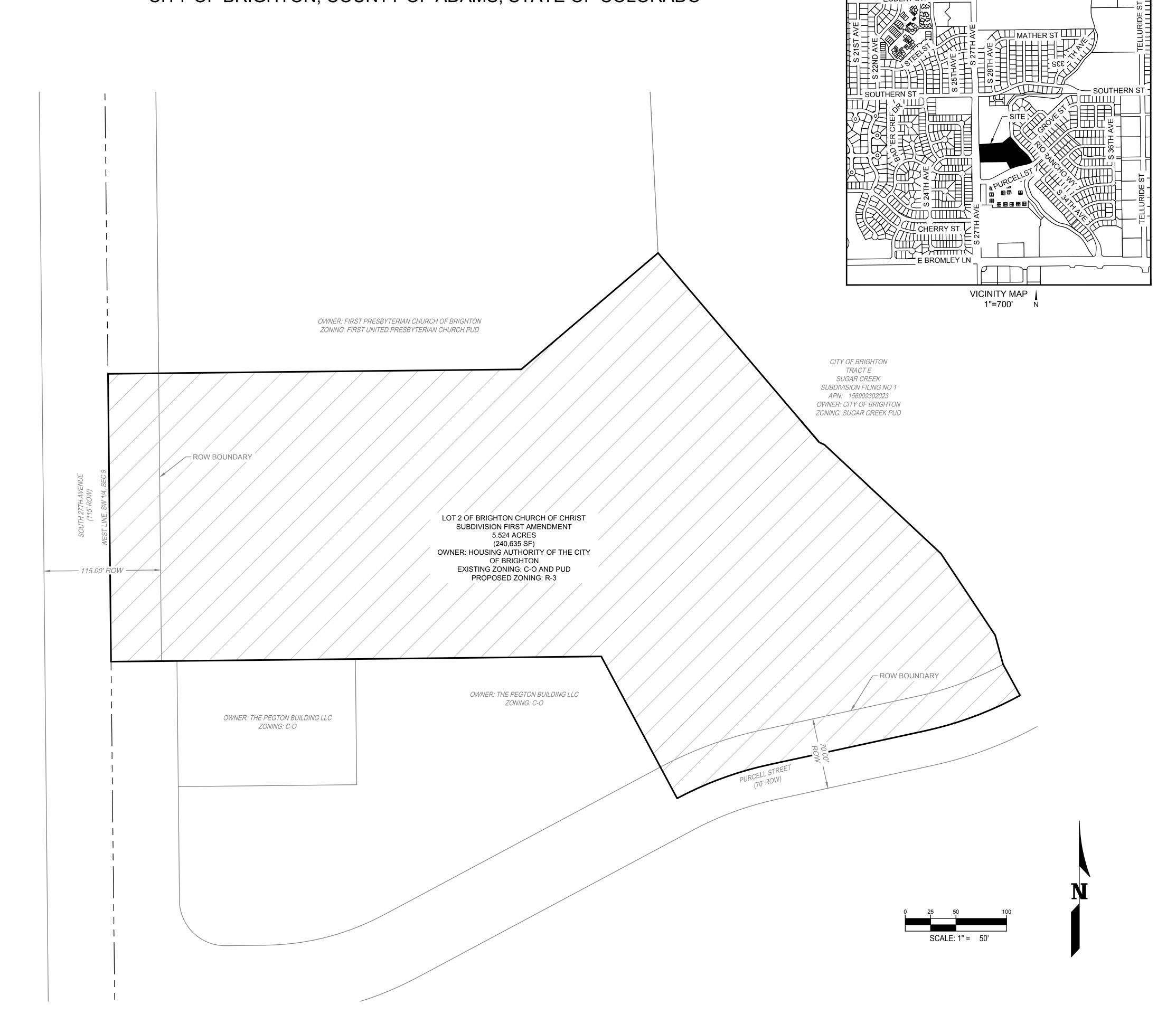


Aug 30, 2024

DANIEL ALLEN, PE FOR AND ON BEHALF OF CRAFT CIVIL DESIGN DALLEN@CRAFTCIVIL.COM 23 LINCOLN ST, STE 200 DENVER, CO 80203

## OWNER:

HOUSING AUTHORITY OF THE CITY OF BRIGHTON, A COLORADO NON-PROFIT CORPORATION HISTORIC CITY HALL 22 SOUTH 4TH AVENUE



PREPARED FOR:

BRIGHTON HOUSING

CIVIL ENGINEER:

DAN ALLEN, PE

319.899.2345

JOB NO.: PA / PM:

DESIGNED:

PLOT DATE:

D.ALLEN

D.ALLEN

8.30.2024

23 LINCOLN ST, STE 200 DENVER, CO 80203

DALLEN@CRAFTCIVIL.COM

AUTHORITY

22 S 4TH AVE #202, BRIGHTON,
CO 80601