

ORDINANCE NO. 2473
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE SINGH PROPERTY ZONING MAP AMENDMENT FOR AN APPROXIMATELY 10.59 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST 120TH AVENUE, SOUTH OF EAST 121ST PLACE, EAST OF WHEELING STREET, AND WEST OF POTOMAC STREET, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Singh Rashpal and Kaur Rajwant (the "Owners") are the owners of approximately 10.59 acres of real property located in the City of Brighton, more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Owners have requested approval of the Singh Property Zoning Map Amendment, attached hereto as EXHIBIT B (the "Zoning Map Amendment"); and

WHEREAS, City Staff used the criteria for a Zoning Map Amendment as outlined in the *Land Use & Development Code* for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing on January 23, 2025, to review and consider the application pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*, and provided a recommendation of denial to the City Council; and

WHEREAS, the City Council opened a public hearing on March 4, 2025, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a notice of public hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City's website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Owners, and other interested parties, including the public at large; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. Findings. The City Council finds and determines that the Zoning Map Amendment: (1) is in accordance with the goals and objectives of the Comprehensive Plan; (2) will support development in character with existing or anticipated development

in the area; (3) describes Property which is able to be served by the City and/or other agencies; (4) will serve a community need, amenity, or development that is not possible under current zoning nor anticipated at the time of initial zoning of the Property; and (5) is being recommended for approval by the Development Review Committee.

Section 2. The Property is hereby rezoned C-2, as more particularly set forth in EXHIBIT B, and supersedes any existing zoning on the Property.

Section 3. The City Zoning Map shall be amended to reflect the changes set forth in this ordinance.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 15th DAY OF APRIL 2025.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 6th DAY OF MAY 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: April 24, 2025

Final Publication: May 15, 2025

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

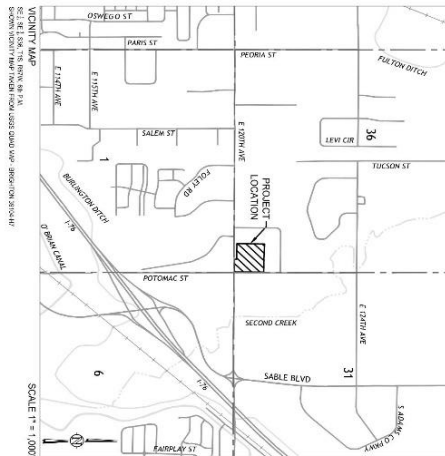
CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 TO BEAR NORTH 00°24'47" WEST, BEING MONUMENTED ON THE SOUTH END BY A 2 1/2" ALUMINUM CAP, PLS 29028, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 6973, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°46'29" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 699.40 FEET; THENCE NORTH 00°02'16" WEST A DISTANCE OF 75.00 FEET, TO THE SOUTHWEST CORNER OF LOT 5, FARNER ESTATES - AMENDED, RECORDED JUNE 9, 1998 AS RECEPTION NO. C0406482 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°02'16" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 599.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 87°39'41" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 366.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, AND THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED MAY 13, 2003 AS RECEPTION NO. C1142254 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 00°20'05" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 2.64 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°52'31" EAST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 328.86 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 00°24'47" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 584.76 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°24'47" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR OUTLOT A, FARNER ESTATES - AMENDED, RECORDED JUNE 9, 1998, AS RECEPTION NO. C0406482 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO.

SAID PARCEL CONTAINS 461,226 SQUARE FEET OR 10.59 ACRES, MORE OR LESS.

ZONING MAP AMENDMENT SINGH PROPERTY

[illegible]

SURVEYOR'S STATEMENT:
I, CURTIS D. HODG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS RESOUNDING PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT IS AN ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80901



WESTERN ENGINEERING CONSULTANTS, INC. LLC
127 S. DENVER AVENUE, FORT LIPTON, CO 80821
720-686-9861 PH, 720-294-1330 FAX, email@westernmed.com

PREPARED BY:
WESTERN ENGINEERING CONSULTANTS, INC. LLC

PROJECT NO. 01-0002-03-03
ISSUED FOR: 01-0002-03-03
CURRENT PLAN SHEET: 1 of 2

FARMER ESTATES - AMENDED
PLATTED & DAMS COUNTY
FILE 17, MAP 884
NOT ANNEXED - ZONED A1

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6th P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



SINGH PROPERTY
CONTACT: RASHFAL SINGH
11657 PARIS ST
FENDERSON, CO 80540
720-936-2902

**ZONING MAP AMENDMENT
COMMERCIAL (C-2)
120th & POTOMAC
BRIGHTON, ADAMS COUNTY, COLORADO**

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FOR APPROVAL

01-0042.001.000	PROJECT NO.
0002-ZM AM	CHECKED BY: CFC
SHEET	DRAWN BY: CFC
2 OF 2	DESIGNED BY: CFC
	RELEASE DATE: 12/22