

23-8

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE BROMLEY FARMS ZONING MAP AMENDMENT FOR AN APPROXIMATELY 142.72 ACRE PROPERTY FROM THE BROMLEY FARMS PLANNED UNIT DEVELOPMENT TO THE ZONING DESIGNATIONS OF R-1A, R-1B, R-3, AND O, FOR REAL PROPERTY GENERALLY LOCATED TO THE SOUTH OF BROMLEY LANE, EAST OF CHAMBERS ROAD, WEST OF THE OASIS WATER PARK, NORTH OF THE INDIGO TRAILS SUBDIVISION, AND MORE SPECIFICALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.**

WHEREAS, Gail M Hartley Non-Exempt Marital Trust (the “Owner”) is the owner of approximately 142.72 acres of real property, generally located to the south of Bromley Lane, east of Chambers Road, west of the Oasis Water Park, north of the Indigo Trails and more specifically described in EXHIBIT A attached hereto (the “Property”); and

WHEREAS, Phil Stuepfert of HR Green (the “Applicant”), on behalf of the Owner, has requested approval of the Bromley Farms Zoning Map Amendment (the “Zoning Map Amendment”) attached hereto as EXHIBIT B and incorporated herein; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in Section 2.03(B) of the *Land Use & Development Code* (“*LUDC*”); and

WHEREAS, in accordance with the public notice requirements of the *LUDC*, 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 signs were posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing; and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City staff, the Applicant or Owners, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1.     *Findings.* The Planning Commission finds and determines that the Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; the Zoning Map Amendment will support development in character with existing or anticipated development in the area, including the design of streets, civic spaces and other open space, the pattern, scale and format of buildings and sites, and the integration, transitions and compatibility of other uses; the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the

proposed district; the change will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the Property; and the recommendations of any professional staff or advisory review bodies have been taken into consideration.

Section 2.     *Recommendation.*   The Planning Commission hereby recommends to City Council the approval of the Bromley Farms Zoning Map Amendment.

Section 3.     This Resolution is effective as of the date of its adoption.

**RESOLVED this 24th day of August 2023.**

CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION

DocuSigned by:  
  
FEF6E25443E3478...  
Chris Maslanik, Chairperson

ATTEST:

DocuSigned by:  
  
0C1F3453A6EC434...  
Jordan Kowalenko, Secretary

APPROVED AS TO FORM

DocuSigned by:  
  
8DE47FA4A42D8E2...  
Yasmina Gibbons, Deputy City Attorney

EXHIBIT A  
Legal Description(s)

PROPERTY DESCRIPTION - OPEN SPACE

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 200600087859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22961" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'48"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN;  
THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'48"E A DISTANCE OF 2,402.51 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°50'28"E A DISTANCE OF 501.80 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S48°12'41"E, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°38'42" AND AN ARC LENGTH OF 82.84 FEET, TO A POINT OF NON-TANGENT;

THENCE S79°48'56"E A DISTANCE OF 70.49 FEET;

THENCE S84°12'50"E A DISTANCE OF 86.87 FEET;

THENCE N89°39'29"E A DISTANCE OF 545.01 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°30'31" AND AN ARC LENGTH OF 93.13 FEET, TO A POINT OF TANGENT;

THENCE N41°07'58"E A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12°23'42" AND AN ARC LENGTH OF 58.83 FEET, TO A POINT OF TANGENT;

THENCE N53°31'40"E A DISTANCE OF 84.99 FEET;

THENCE N60°29'57"E A DISTANCE OF 75.40 FEET;

THENCE N50°02'32"E A DISTANCE OF 41.74 FEET;

THENCE N44°42'30"E A DISTANCE OF 38.90 FEET;

THENCE N50°51'53"E A DISTANCE OF 28.02 FEET;

THENCE N32°41'21"E A DISTANCE OF 145.15 FEET;

THENCE S57°18'39"E A DISTANCE OF 599.89 FEET;

THENCE N21°28'45"E A DISTANCE OF 18.53 FEET;

THENCE N21°22'27"E A DISTANCE OF 345.99 FEET;

THENCE N27°10'05"E A DISTANCE OF 82.38 FEET;

THENCE N31°48'25"E A DISTANCE OF 45.92 FEET;

THENCE N18°01'46"E A DISTANCE OF 45.17 FEET;

THENCE N03°25'45"E A DISTANCE OF 38.25 FEET;

THENCE N09°43'57"W A DISTANCE OF 82.48 FEET;

THENCE N09°41'13"E A DISTANCE OF 82.08 FEET;

THENCE N18°08'45"E A DISTANCE OF 108.01 FEET;

THENCE N32°13'43"E A DISTANCE OF 56.47 FEET;

THENCE N24°58'34"E A DISTANCE OF 74.15 FEET;

THENCE N30°11'26"E A DISTANCE OF 82.06 FEET;

THENCE N24°00'41"E A DISTANCE OF 82.89 FEET;

THENCE N00°00'09"W A DISTANCE OF 140.94 FEET;

THENCE N08°35'56"E A DISTANCE OF 41.28 FEET;

THENCE N12°42'37"E A DISTANCE OF 93.85 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. S21°31'15"E A DISTANCE OF 289.87 FEET;
2. S17°37'38"E A DISTANCE OF 76.24 FEET;
3. S02°44'45"E A DISTANCE OF 145.35 FEET;
4. S35°41'11"E A DISTANCE OF 32.72 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID EAST LINE, S00°19'34"E A DISTANCE OF 1,112.80 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE ON SAID SOUTH LINE, S89°27'27"W A DISTANCE OF 2,626.75 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE CONTINUING ON SAID SOUTH LINE, S89°27'27"W A DISTANCE OF 30.00 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'48"W A DISTANCE OF 241.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,300,492 SQUARE FEET OR 29.8552 ACRES.

PROPERTY DESCRIPTION - R-1A

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 200600087859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22961" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27269", ASSUMED TO BEAR N00°09'48"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'48"E A DISTANCE OF 895.21 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°49'54"E A DISTANCE OF 985.24 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°32'45"E, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 28°59'57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF TANGENT;

THENCE N29°27'12"E A DISTANCE OF 114.18 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S18°57'38"W, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 12°29'34" AND AN ARC LENGTH OF 87.22 FEET, TO A POINT OF TANGENT;

THENCE S60°32'48"E A DISTANCE OF 269.74 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT J, BROMLEY FARMS;

THENCE ON THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT J, THE FOLLOWING SIX (6) COURSES:

1. S29°27'07"W A DISTANCE OF 184.80 FEET;
2. S60°32'53"E A DISTANCE OF 77.74 FEET;
3. S62°48'55"E A DISTANCE OF 84.87 FEET;
4. N89°27'07"E A DISTANCE OF 850.00 FEET;
5. N78°48'02"E A DISTANCE OF 71.24 FEET;
6. N89°34'57"E A DISTANCE OF 91.94 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2010000087801;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. S52°11'59"E A DISTANCE OF 99.71 FEET;
2. S14°08'04"E A DISTANCE OF 78.88 FEET;
3. S14°07'00"W A DISTANCE OF 87.15 FEET;
4. S00°02'49"E A DISTANCE OF 121.87 FEET;
5. S03°08'49"W A DISTANCE OF 20.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S89°50'28"W A DISTANCE OF 781.79 FEET;

THENCE S00°09'34"E A DISTANCE OF 421.00 FEET;

THENCE S89°50'28"W A DISTANCE OF 110.00 FEET;

THENCE S00°09'34"E A DISTANCE OF 48.34 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.85 FEET, A CENTRAL ANGLE OF 00°52'45" AND AN ARC LENGTH OF 11.88 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°18'52"E A DISTANCE OF 110.00 FEET;

THENCE S01°58'35"W A DISTANCE OF 37.20 FEET;

THENCE S04°23'29"W A DISTANCE OF 37.20 FEET;

THENCE S08°50'23"W A DISTANCE OF 37.20 FEET;

THENCE S09°17'16"W A DISTANCE OF 37.20 FEET;

THENCE S11°44'10"W A DISTANCE OF 37.20 FEET;

THENCE S14°11'04"W A DISTANCE OF 37.20 FEET;

THENCE S18°37'57"W A DISTANCE OF 37.20 FEET;

THENCE S19°04'51"W A DISTANCE OF 37.20 FEET;

THENCE S21°31'45"W A DISTANCE OF 37.20 FEET;

THENCE S23°58'39"W A DISTANCE OF 37.20 FEET;

THENCE S26°25'32"W A DISTANCE OF 37.20 FEET;

THENCE S28°52'26"W A DISTANCE OF 37.20 FEET;

THENCE S31°19'20"W A DISTANCE OF 37.20 FEET;

THENCE S32°32'48"W A DISTANCE OF 32.50 FEET;

THENCE N57°27'14"W A DISTANCE OF 110.08 FEET;

THENCE S32°41'21"W A DISTANCE OF 80.18 FEET;

THENCE N57°18'39"W A DISTANCE OF 802.10 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 32°50'55" AND AN ARC LENGTH OF 315.32 FEET, TO A POINT OF TANGENT;

THENCE S89°50'28"W A DISTANCE OF 555.92 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'48"W A DISTANCE OF 748.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,025,246 SQUARE FEET OR 44.0828 ACRES.

PROPERTY DESCRIPTION - R-1B

A PARCEL OF LAND BEING A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 200800087859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22581" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27289", ASSUMED TO BEAR N00°09'48"W.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'48"E A DISTANCE OF 1443.85 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, N89°50'14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°50'28"E A DISTANCE OF 555.92 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 32°50'55" AND AN ARC LENGTH OF 315.32 FEET, TO A POINT OF TANGENT;

THENCE S57°18'39"E A DISTANCE OF 802.10 FEET;

THENCE N02°41'21"E A DISTANCE OF 80.18 FEET;

THENCE S57°27'14"E A DISTANCE OF 110.08 FEET;

THENCE N02°32'48"E A DISTANCE OF 32.50 FEET;

THENCE N01°19'20"E A DISTANCE OF 37.20 FEET;

THENCE N08°52'28"E A DISTANCE OF 37.20 FEET;

THENCE N08°25'32"E A DISTANCE OF 37.20 FEET;

THENCE N03°58'39"E A DISTANCE OF 37.20 FEET;

THENCE N01°31'45"E A DISTANCE OF 37.20 FEET;

THENCE N19°04'51"E A DISTANCE OF 37.20 FEET;

THENCE N18°37'53"E A DISTANCE OF 37.20 FEET;

THENCE N14°11'04"E A DISTANCE OF 37.20 FEET;

THENCE N11°44'10"E A DISTANCE OF 37.20 FEET;

THENCE N09°17'18"E A DISTANCE OF 37.20 FEET;

THENCE N08°50'23"E A DISTANCE OF 37.20 FEET;

THENCE N04°23'29"E A DISTANCE OF 37.20 FEET;

THENCE N01°58'35"E A DISTANCE OF 37.20 FEET;

THENCE N89°18'52"W A DISTANCE OF 110.00 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°18'52"W, HAVING A RADIUS OF 780.85 FEET, A CENTRAL ANGLE OF 50°52'43" AND AN ARC LENGTH OF 11.86 FEET, TO A POINT OF TANGENT;

THENCE N00°09'34"W A DISTANCE OF 48.34 FEET;

THENCE N89°50'28"E A DISTANCE OF 110.00 FEET;

THENCE N00°09'34"W A DISTANCE OF 421.00 FEET;

THENCE N89°50'28"E A DISTANCE OF 781.79 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROMLEY FARMS, PLAT AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 201000008780;

THENCE ON SAID WESTERLY LINE, S03°08'49"W A DISTANCE OF 44.78 FEET;

THENCE CONTINUING ON SAID WESTERLY LINE, S21°31'15"E A DISTANCE OF 88.00 FEET;

THENCE DEPARTING SAID WESTERLY LINE, S12°42'37"W A DISTANCE OF 83.85 FEET;

THENCE S08°35'58"W A DISTANCE OF 41.28 FEET;

THENCE S00°00'09"E A DISTANCE OF 140.94 FEET;

THENCE S04°00'41"W A DISTANCE OF 82.89 FEET;

THENCE S30°11'28"W A DISTANCE OF 82.08 FEET;

THENCE S04°58'34"W A DISTANCE OF 74.15 FEET;

THENCE S32°13'43"W A DISTANCE OF 56.47 FEET;

THENCE S18°08'45"W A DISTANCE OF 108.01 FEET;

THENCE S09°41'13"W A DISTANCE OF 82.08 FEET;

THENCE S09°43'57"E A DISTANCE OF 82.48 FEET;

THENCE S03°25'45"W A DISTANCE OF 38.25 FEET;

THENCE S18°01'48"W A DISTANCE OF 45.17 FEET;

THENCE S31°48'25"W A DISTANCE OF 45.92 FEET;

THENCE S27°10'05"W A DISTANCE OF 82.38 FEET;

THENCE S21°27'27"W A DISTANCE OF 345.99 FEET;

THENCE S21°28'45"W A DISTANCE OF 18.53 FEET;

THENCE N67°18'39"W A DISTANCE OF 569.89 FEET;

THENCE S32°41'21"W A DISTANCE OF 145.15 FEET;

THENCE S50°51'53"W A DISTANCE OF 28.02 FEET;

THENCE S44°42'37"W A DISTANCE OF 38.90 FEET;

THENCE S50°02'32"W A DISTANCE OF 41.74 FEET;

THENCE S80°29'57"W A DISTANCE OF 75.40 FEET;

THENCE S53°31'40"W A DISTANCE OF 84.99 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12°23'42" AND AN ARC LENGTH OF 58.83 FEET, TO A POINT OF TANGENT;

THENCE S41°07'58"W A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°30'31" AND AN ARC LENGTH OF 83.13 FEET, TO A POINT OF TANGENT;

THENCE S89°38'29"W A DISTANCE OF 345.01 FEET;

THENCE N04°12'50"W A DISTANCE OF 86.87 FEET;

THENCE N07°48'58"W A DISTANCE OF 70.49 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°24'01"W, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°38'42" AND AN ARC LENGTH OF 82.84 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°50'28"W A DISTANCE OF 501.80 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ON SAID WEST LINE, N00°09'48"W A DISTANCE OF 958.72 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,102,884 SQUARE FEET OR 48.2751 ACRES.

PROPERTY DESCRIPTION - R-3

A PARCEL OF LAND BEING A PORTION OF BROMLEY LANE, A PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 200800087859 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 22581" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27289", ASSUMED TO BEAR N00°09'48"W.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N89°37'34"E A DISTANCE OF 1839.31 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°22'28"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE;

THENCE S00°22'28"E A DISTANCE OF 58.85 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT J, BROMLEY FARMS;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING THREE COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°59'14"E, HAVING A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 89°31'28" AND AN ARC LENGTH OF 50.00 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, A CENTRAL ANGLE OF 23°57'47" AND AN ARC LENGTH OF 182.27 FEET, TO A POINT OF TANGENT;
- S29°27'07"W A DISTANCE OF 113.93 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N67°32'48"W A DISTANCE OF 269.74 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 12°29'34" AND AN ARC LENGTH OF 87.22 FEET, TO A POINT OF NON-TANGENT;

THENCE S29°27'12"W A DISTANCE OF 114.16 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 28°59'57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°49'54"W A DISTANCE OF 985.24 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE S89°50'14"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

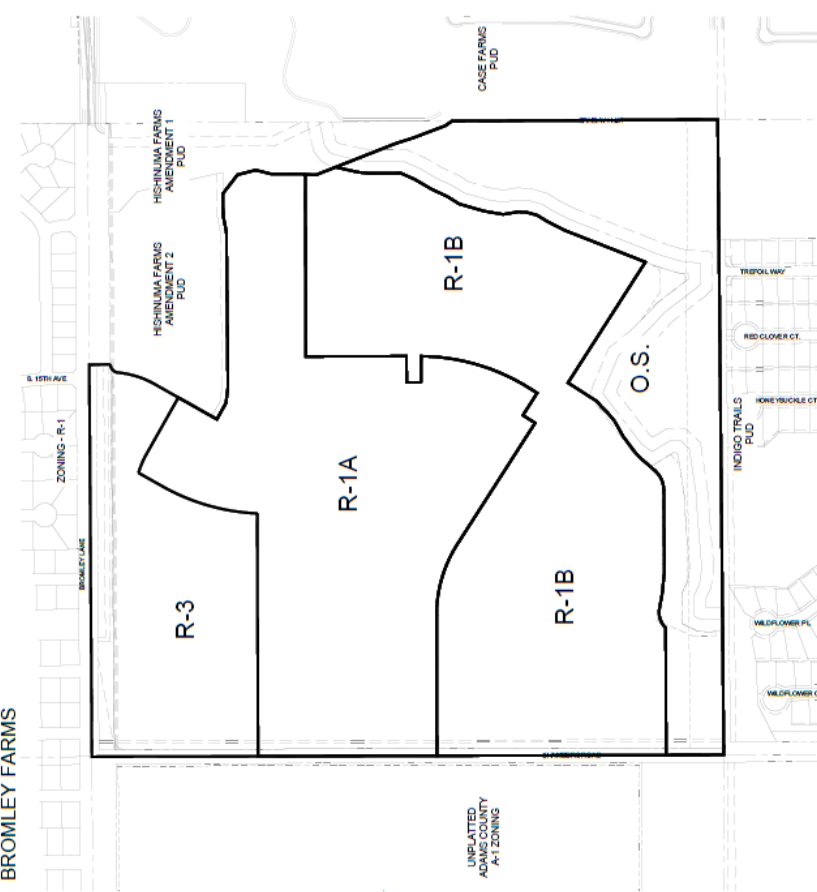
THENCE ON SAID WEST LINE, N00°09'48"W A DISTANCE OF 895.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 893,368 SQUARE FEET OR 20.5089 ACRES.

**EXHIBIT B**  
Zoning Map Amendment

[begins on next page]

**BROMLEY FARMS**

UNPLATTED  
DAMS COUNTY  
A-1 ZONING

TOGETHER WITH VACATED STREETS PER CITY ORDINANCE NO. 2118 RECORDED UNDER  
RECEPTION NO. 201200007120 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND  
RECORDER.

\*SEE SHEET ZA.2 FOR FULL LEGAL DESCRIPTIONS FOR EACH PARCEL NOTED.

City Approval:



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION  
LAND USE REVIEW FILE NO: CITY FILE NUMBER

SHEET  
ZA.1  
1

**ZONING MAP AMENDMENT**  
**ZONING MAP AMENDMENT FOR BROMLEY FARMS**

**BROMLEY FARMS**  
**PRIVATEER BROMLEY LLC**  
BRIGHTON, COLORADO

DRAWN BY: <u>JAG</u> APPROVED: <u>BLS</u> CAG DATE: <u>10/29/2023</u>	JOB DATE: <u>11/09/2023</u> JOB NUMBER: <u>202641</u>	EARLY USE, 120-20, OFFICIAL NUMBER 8 IF NOT OUR MCH, ADULT MOBILE ACCESSORY	NO. DATE BY     	REVISION DESCRIPTION     
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**HBB**  
HBB Group

WE SPOKE: COL 640.00 8940338  
7222 COMMERCIAL CENTER DR. SUITE 220  
COL 640.00 8940338 COL 640.00 8940338  
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Jordan Kowalenko

500 S. 4th Ave

Brighton, CO 80601

JKowalenko@brightonco.gov

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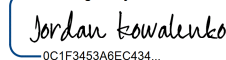
Jordan Kowalenko

jkowalenko@brightonco.gov

Administrative Assistant II

Security Level: Email, Account Authentication  
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0C1F3453A6EC434...

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Yasmina Gibbons

ygibbons@brightonco.gov

Deputy City Attorney

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Sent: 8/28/2023 3:15:22 PM

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Accepted: 12/15/2021 11:24:19 AM

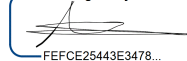
ID: ab72252c-0132-413f-a8d0-aa556e47ac58

Chris Maslanik

CMaslanik@brightonco.gov

Security Level: Email, Account Authentication  
(Optional)

DocuSigned by:

  
FEFCE25443E3478...

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Sent: 8/28/2023 4:52:20 PM

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Signed: 9/13/2023 3:18:31 PM

**Electronic Record and Signature Disclosure:**

Accepted: 9/13/2023 3:18:10 PM

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**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp**



Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/28/2023 3:15:10 PM
Certified Delivered	Security Checked	9/13/2023 3:18:10 PM
Signing Complete	Security Checked	9/13/2023 3:18:31 PM
Completed	Security Checked	9/13/2023 3:18:31 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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