# RESOLUTION NO. 23-8

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.

<u>Section 2</u>. *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:

Chris Maslanik, Chairperson

ATTEST:

— DocuSigned by: Jordan kowalenko

OC1F3453A6EC434..

Jordan Kowalenko, Secretary

APPROVED AS TO FORM

—pocusigned by: Yasmina Gibbons

Yasmina Gibbons, Deputy City Attorney

#### **EXHIBIT A**

## Legal Description(s)

#### PROPERTY DESCRIPTION - OPEN SPACE

A PARCEL OF LAND BEING A PORTION OF CHAMBERS RIGO AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. DOMOSOMERS IN THE RECORDE OF THE ADAMS COUNTY CLERK AND RECORDED, LOCATED IN THE NORTHWEST COUNTER COUNTED OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF SEARINGS. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERICIAL, BRIDG MONUMENTED AT THE NORTH EN DR Y A 325" ALLIMINUM CAP STAMPED PILS 22981" AND AT THE SOUTH END BY A 325" ALLIMINUM CAP STAMPED PILE 2729", ASSIDED TO SEAR NORTHWEST.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 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 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 BOAD.

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

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$48\*1241\*E, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52\*3842\* AND AN ARC LENGTH OF 82.84 FEET, TO A POINT OF NON-TANGENT;

THENCE 879"48"58"E A DISTANCE OF 70.49 FEET;

THENCE 884\*12'50"E A DISTANCE OF 88.87 FEET;

THENCE NROSSPORE A DISTANCE OF \$45.01 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 46°30'31" AND AN ARC LENGTH OF 53.13 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"2542" AND AN ARC LENGTH OF 58.85 FEET, TO A POINT OF TANGENT;

THENCE N53°31'40"E A DISTANCE OF 64 99 FEET:

THENCE N80°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 857\*16'39"E A DISTANCE OF 509.89 FEET;

THENCE N21\*26'45"E A DISTANCE OF 18.53 FEET;

THENCE N21\*27\*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°01'49"E A DISTANCE OF 45.17 FEET; THENCE N09°25'45"E A DISTANCE OF 38.25 FEET;

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

THENCE NO9\*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 58.47 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 62.89 FEET;

THENCE N00°00'09" A DISTANCE OF 140.94 FEET, THENCE N08°35'58" E A DISTANCE OF 41.28 FEET;

THENCE N12\*4297°E A DISTANCE OF 93.85 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 1, BROWLEY FARMS, PLAT

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

- 1. 821\*31\*15\*E A DISTANCE OF 269.97 FEET;
- 817°37'38"E A DISTANCE OF 78:24 FEET;
- 3. \$20°44'45"E A DISTANCE OF 145.35 FEET;
- 4. \$35°41°17"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 1,112.60 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER,

THENCE ON SAID SOUTH LINE, \$89°27'27'W A DISTANCE OF 2,628.75 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE CONTINUING ON SAID SOUTH LINE, \$89°27°27"W A DISTANCE OF \$0.00 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 PAIRCE, OF LAND BEINGA PORTION OF CHAMBERS ROAD AND A PORTION OF BROMLEY FARMS FINAL PLAT RECORDED UNDER RECEPTION NO. 2006/0064769 HT THE RECORDS OF THE ADMAN COUNTY CLERK AND RECORDED, LOCATED IN THE NORTHWEST GUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 96 WEST OF THE 6TH PRINCIPAL MERICIAN, BEING MORE PARTICULARLY DESCRIBED AS \$11, LOWIS.

BASIS OF BEARINGS. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH BLOOD BY A 3.25° ALLIMINUM CAP STAMPED "PLS 2256" AND AT THE SOUTH END BY A 3.25° ALLIMINUM CAP STAMPED "THIS 2726", ASSUMED TO BEAR NOWOWEN.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09/46"E A DISTANCE OF 69521 FEET, TO THE POINT OF RECOMMING:

THENCE DEPARTING SAID WEST LINE, N80°50°14"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

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 887°52′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 CURIVE TO THE RIGHT WHOSE CENTER BEARS \$19°5735W, 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 \$80°32'48"E A DISTANCE OF 289.74 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 (8) COURSES:

- 829°27°07°W A DISTANCE OF 184.80 FEET:
- 880°32′53″E A DISTANCE OF 77.74 FEET
- 882\*48\*55"E A DISTANCE OF 84.87 FEET
- N89"27"07"E A DISTANCE OF 650.00 FEET;
- N78\*48\*02"E A DISTANCE OF 71.24 FEET:
- N80°3457°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. 201000087801;

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

- 1. 852"11"59"E A DISTANCE OF 99.71 FEE
- S14"08"04"E A DISTANCE OF 78.88 FEET;
- 3. \$14"07"00"W A DISTANCE OF 67.15 FEET
- 4. 800°02'49"E A DISTANCE OF 121.87 FEET;
- 803°08'49"W A DISTANCE OF 20.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, \$89°50'26"W A DISTANCE OF 761.79 FEET;

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

THENCE S89°50'26"W A DISTANCE OF 110.00 FEET;

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

HENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 760.65 FEET, A CENTRAL ANGLE OF 00"52"45" AND AN ARC LENGTH IF 11.68 FEET, TO A POINT OF NON-TANGENT:

THENCE S89°16'52"E A DISTANCE OF 110.00 FEET;

THENCE 801°56'35'W A DISTANCE OF 37.20 FEET;

THENCE S04"23"29"W A DISTANCE OF 37:20 FEET;
THENCE S08"50"25"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 \$16"37"57"W A DISTANCE OF \$7.20 FEET;

THENCE \$19°0451°W A DISTANCE OF \$7.20 FEET; THENCE \$21°31'45°W A DISTANCE OF \$7.20 FEET;

THENCE \$23°58'39"W A DISTANCE OF 37.20 FEET;

THENCE \$28°25'32"W A DISTANCE OF 37.20 FEET,

THENCE \$28°5226°W A DISTANCE OF \$7.20 FEET;

THENCE 831°19'20'W A DISTANCE OF 37:20 FEET;

THENCE 832°32'48'W A DISTANCE OF 32.50 FEET;
THENCE N57°27'14'W A DISTANCE OF 110.08 FEET;

THENCE 832"41"21"W A DISTANCE OF 60.16 FEET

THENCE N57\*18'39"W A DISTANCE OF 602.10 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 989°5028'W A DISTANCE OF 555.92 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD,

THENCE 989°5014"WIA DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION

CONTAINING A CALCULATED AREA OF 1,920,246 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 RINAL PLAT RECORDED UNDER RECEPTION NO. 200800087899 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERCIJAN, BEING MONUMENTED AT THE NORTH END 6Y A 3.25° ALUMINUM CAP STAMPED "PLS 22561" AND AT THE SOUTH END BY A 3.5° ALUMINUM CAP STAMPED THE STORY SASIMED TO BEAR NORYWEAV.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17. TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERDIAN

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, S00°09'49"E A DISTANCE OF 1443.80 FEET, TO THE POINT OF REGISSION.

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

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 857\*18'99"E A DISTANCE OF 802.10 FEET:

THENCE N32"41"21"E A DISTANCE OF 60.18 FEET;

THENCE 857°27°14"E A DISTANCE OF 110.08 FEET;

THENCE N32"32"48"E A DISTANCE OF 32.50 FEET:

THENCE N31\*19'20"E A DISTANCE OF 37'20 FEET:

THENCE N28°52'26"E A DISTANCE OF 37.20 FEET;

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

THENCE N23°58'39"E A DISTANCE OF 37.20 FEET:

THENCE N21\*31'45"E A DISTANCE OF 37.20 FEET:

THENCE N19\*0451\*E A DISTANCE OF 37.20 FEET;

THENCE N16°37'57"E A DISTANCE OF 37.20 FEET:

THE TOTAL OF STREET OF STREET,

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"16"E A DISTANCE OF 37.20 FEET;

THENCE NO6°50'23"E A DISTANCE OF 37.20 FEET;
THENCE NO6°23'25"E A DISTANCE OF 37.20 FEET:

THENCE N01°56'35"E A DISTANCE OF 37.20 FEET;

THENCE N89°16'52'WA DISTANCE OF 110.00 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS NISH 16'SZ'W, HAVING A RADIUS OF 760.65 FEET, A CENTRAL ANGLE OF 00'SZ'45' AND AN ARC LENGTH OF 11.66 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"WA DISTANCE OF 421.00 FEET;

THENCE N80°5026°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. 2010000087801;

THENCE ON SAID WESTERLY LINE, \$03°08'49"W A DISTANCE OF 44.78 FEET;

THENCE CONTINUING ON SAID WESTERLY LINE, \$21"31"15"E A DISTANCE OF 88.00 FEET;

THENCE DEPARTING SAID WESTERLY LINE, \$12\*42\*37\*W A DISTANCE OF 93.85 FEET;

THENCE 906°35'56"WA DISTANCE OF 41.28 FEET;

THENCE 800°00'09"E A DISTANCE OF 140.94 FEET;

THENCE \$24"00"41"WA DISTANCE OF \$2.89 FEET;

THENCE 930\*1126\*WA DISTANCE OF 82.06 FEET;
THENCE 924\*56\*34\*WA DISTANCE OF 74.15 FEET;

THENCE 832\*13'43"WA DISTANCE OF 58.47 FEET;

THENCE S16"06"45"WA DISTANCE OF 108.01 FEET;

THENCE 809"41"19"WA DISTANCE OF \$2.08 FEET;

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

THENCE 803°25'45"WA DISTANCE OF 38:25 FEET;

THENCE S16"01"49"WA DISTANCE OF 45.17 FEET;

THENCE \$31"48"25"WA DISTANCE OF 45.92 FEET;

THENCE \$27\*10'05"WA DISTANCE OF \$2.38 FEET;

THENCE \$21\*27\*27\*WA DISTANCE OF \$45.99 FEET; THENCE \$21\*28\*45\*WA DISTANCE OF 18.53 FEET;

THENCE N57\*18'39"WA DISTANCE OF 509.89 FEET;

THENCE 832°41'21"WA DISTANCE OF 145.15 FEET;

THENCE 850°51'53"WA DISTANCE OF 28.02 FEET;

THENCE 844°42'30'W A DISTANCE OF 38.90 FEET;

THENCE 850°02'32'W A DISTANCE OF 41.74 FEET:

THENCE 980°29'57'W A DISTANCE OF 75.40 FEET

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 12"25"42" AND AN ARC LENGTH OF 5845 FEET. TO A POINT OF TANAMENT.

THENCE \$41"0758"W A DISTANCE OF 70.91 FEET, TO A POINT OF CURVE;

THENCE 853°31'40"W A DISTANCE OF 64.99 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 93.13 FEET, TO A POINT OF TANGENT;

THENCE N84\*12'50'W A DISTANCE OF 88.87 FEET;

THENCE NZOVANSKIW A DISTANCE OF 70 49 EFET. TO A POINT OF NON-TANGENT CLIP

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS 506°24'01"W, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52°36"42" AND AN ARC LENGTH OF \$2.54 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

ARRIGO, OF LAND BEING A PORTION OF BROALEY LANS, A PORTION OF CHAMBERS BOAD AND A PORTION OF BROALEY FARMS FIRM, PLAT RECORDED LOUDER RECEPTION NO DOSCORDATED AND THE RECORDED OF THE ADMS COUNTY FOUR AND RECORDED IN THE NORTHWEST CHARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERCHAN, BEING MORE PARTICULARLY DECRREDED AS FOLKING.

BASIS OF BEARINGS. THE WEST LINE OF THE INSTITUTIONS QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDAN, BEIND MONAMENTED AT THE INSTITUTION DE YA 2.5° ALLIMINIAN CAP STAMPED YES 22561 AND AT THE SOUTH BIND STYLE A 2.5° ALLIMINIAN CAP STAMPED YES 27567, ASSAURD TO SEAR NOTOWER.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.

THE MOST AND THE MODEL I HAS OF THE MODITANEOU OF MADITED OF MAIN OFFICER AT MANAGEMENT A DISTANCE OF 1899 OF SEET.

THENCE DEPARTING SAID NORTH LINE, 500°22'29"E A DISTANCE OF 50.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-MAY LINE OF BROWLEY LANE;

THENCE S00°2226°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 beans 300°59°14°E, Having a Radius of 34.30 FEET, a central angle of 83°3128° 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 588.00 FEET, A CENTRAL ANGLE OF 25°5747" AND AN ARC LENGTH OF 162.27 FEET, TO A POINT OF TANGENT;
- 829°27°07"W A DISTANCE OF 113.93 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N60°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 \$29°27°12"WA DISTANCE OF 114.16 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 586.00 FEET, A CENTRAL ANGLE OF 25°59°57" AND AN ARC LENGTH OF 417.50 FEET, TO A POINT OF NON-TANGENT;

THENCE 880°40°54°W A DISTANCE OF 985.24 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

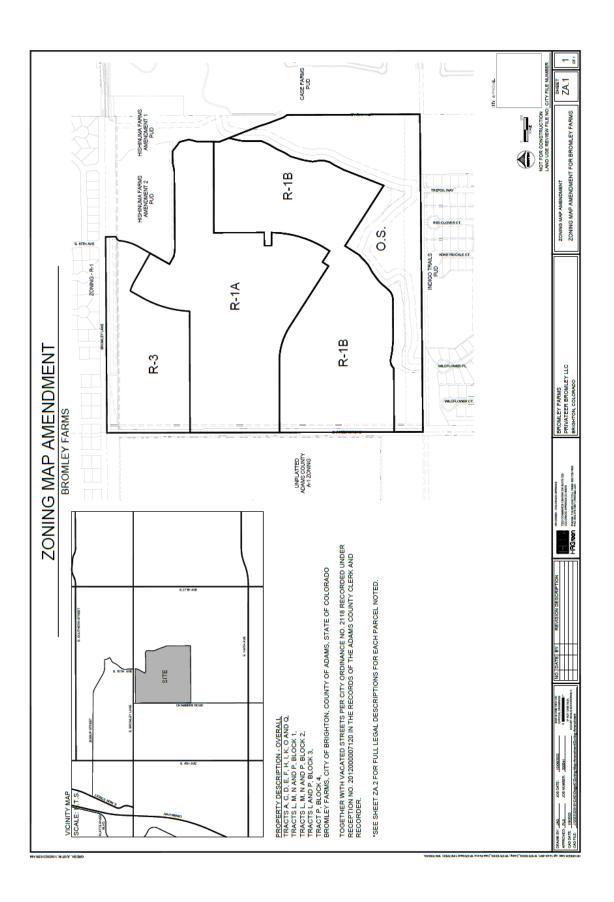
THENCE 589'50'14'W A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17,
THENCE ON SAID WEST LINE, NOD'ODYSTWA DISTANCE OF 695.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 893,388 SQUARE FEET OR 20,5089 ACRES.

## **EXHIBIT B**

Zoning Map Amendment

[begins on next page]



MY 929 5000011	ZONING MAP AMENDMENT	AMENDMENT	
PROPERTY DESCRIPTION - OPEN SPACE  THEN A THE PROPERTY OF T	PROPERTY DESCRIPTION - R-1A PROPERTY PR	FARMS PROPERTY DESCRIPTION - R-18 PROPERTY DESCRIPTION - R	THE PARTY OF CONTRACT AND
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OAD DATE: 192222 OAD FLE: JOSES 2010 TO BOARD CONTROL Annother PENNING Annother PENNING Annother PENNING AND PROPERTY.	HAGINGA PACABATATATA BALTATATA	BRIGHTON, COLORADO	ZONING MAP AMENDMENT FOR BROMLEY FARMS

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