

RESOLUTION NO.: 20-8

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE MAJOR SUBDIVISION, FOR AN APPROXIMATELY 69.680 ACRE PROPERTY, GENERALLY LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS RIDGELINE VISTA SUBDIVISION.

WHEREAS, CW-BLUE SKY c/o CORONADO WEST (the "Owner") owns an approximately 69.680 acre property, generally located to the southeast of the intersection of Baseline Road and N. 60th Avenue and more specifically described in EXHIBIT A, attached hereto (the "Property"); and

WHEREAS, The Owner has requested approval of the Ridgeline Vista Major Subdivision Plan (the "Major Subdivision"), attached hereto as EXHIBIT B; and

WHEREAS, the Planning Commission of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the Brighton Standard Blade, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing, which meets the minimal public notice requirements of the Land Use and Development Code, which requires that only notice of a public hearing be mailed to property owners within 300 feet, for no less than fifteen (15) days prior to the date of the Planning Commission public hearing; and

WHEREAS, the Planning Commission finds it appropriate to use the version of the Land Use and Development Code in place at the time of application submittal for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Major Subdivision pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code, Section 2.02(D)(2); and

WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

WHEREAS, the Planning Commission finds and declares that the Major Subdivision does comply with the requirements of the Major Subdivision procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Brighton, Colorado, does hereby APPROVE the Major Subdivision, attached hereto as EXHIBIT B, for the Ridgeline Vista Subdivision, more particularly described in EXHIBIT A, attached hereto, with the condition as follows:

1. The annexation and subsequent rezoning of the area known as the Neff Remainder Property is approved by City Council, without any amendment(s) or other changes that would alter the Major Subdivision as proposed prior to the Final Plat for Ridgeline Vista receiving approval.

RESOLVED, this 8th day of October, 2020.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:



EECE25443E3A78

Chris Maslanik, Chairperson

ATTEST:

DocuSigned by:



5887A90AC1D14B7

Kate Lesser, Secretary

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00°46'49" EAST, A DISTANCE OF 2331.28 FEET;

THENCE SOUTH 00°46'49" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE;

THENCE NORTH 89°59'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1986.07 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 45°04'05" WEST, A DISTANCE OF 356.74 FEET;**
- 2. SOUTH 24°18'10" WEST, A DISTANCE OF 1528.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434;**

THENCE CONTINUING SOUTH 24°18'10" WEST, A DISTANCE OF 716.67 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 1;

THENCE SOUTH 89°45'04" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00°46'49" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2301.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 69.680 ACRES, (3,035,251 SQUARE FEET). MORE OR LESS

DEVELOPER CONTRIBUTIONS

MAJOR SUBDIVISION PLAN

RIDGELINE VISTA

2

CORONADO WEST

Redline

TRIMBLE & PUGH DATA

SIGNAL CONTRIBUTION MAP

2

DEVELOPER CONTRIBUTIONS

MAJOR SUBDIVISION PLAN

RIDGELINE VISTA

CORONADO WEST

Redline

TRIMBLE & PUGH DATA

DEVELOPER CONTRIBUTIONS

MAJOR SUBDIVISION PLAN

RIDGELINE VISTA

CORONADO WEST

Redline

TRIMBLE & PUGH DATA

2

DEVELOPER CONTRIBUTIONS

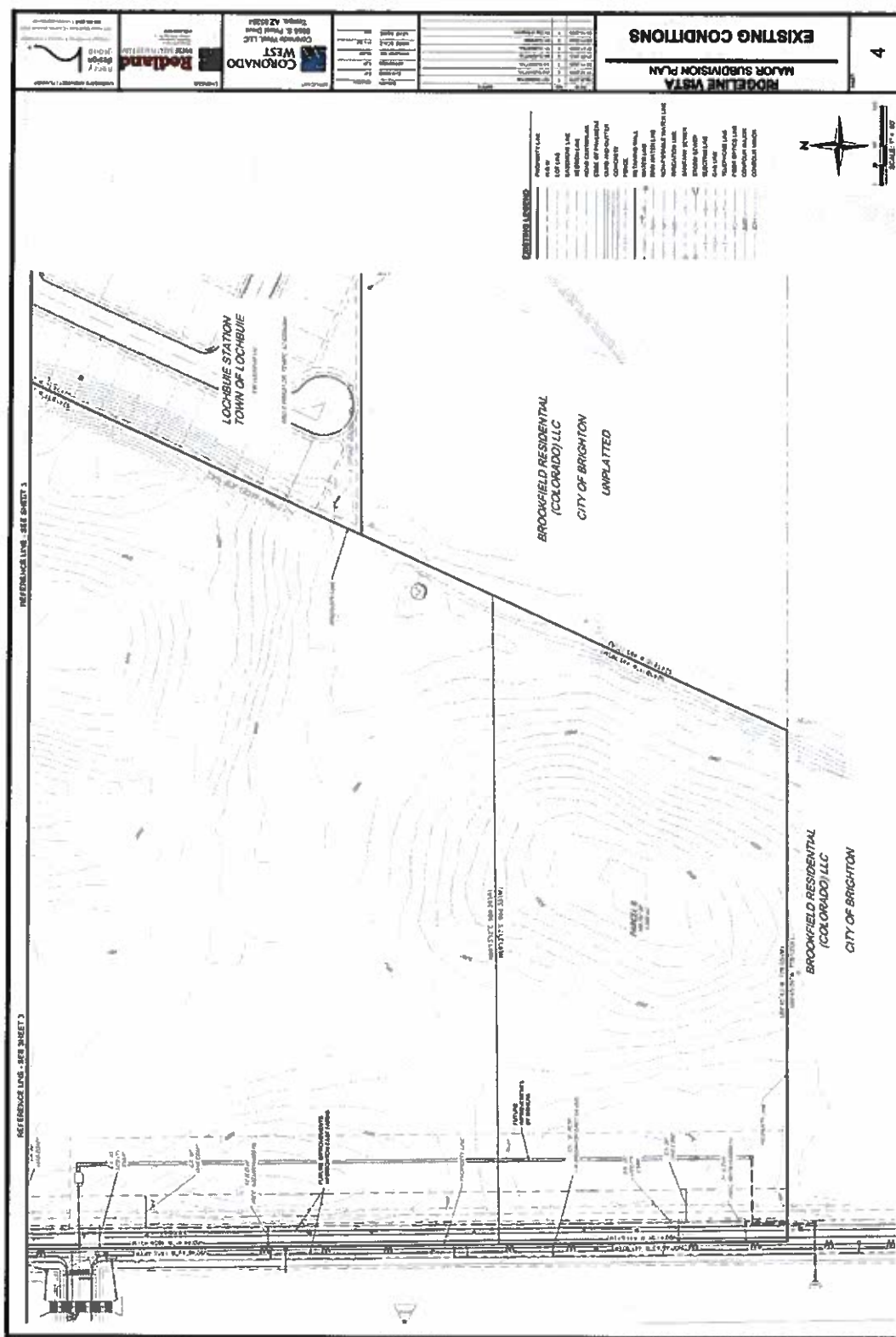
MAJOR SUBDIVISION PLAN

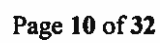
RIDGELINE VISTA

CORONADO WEST

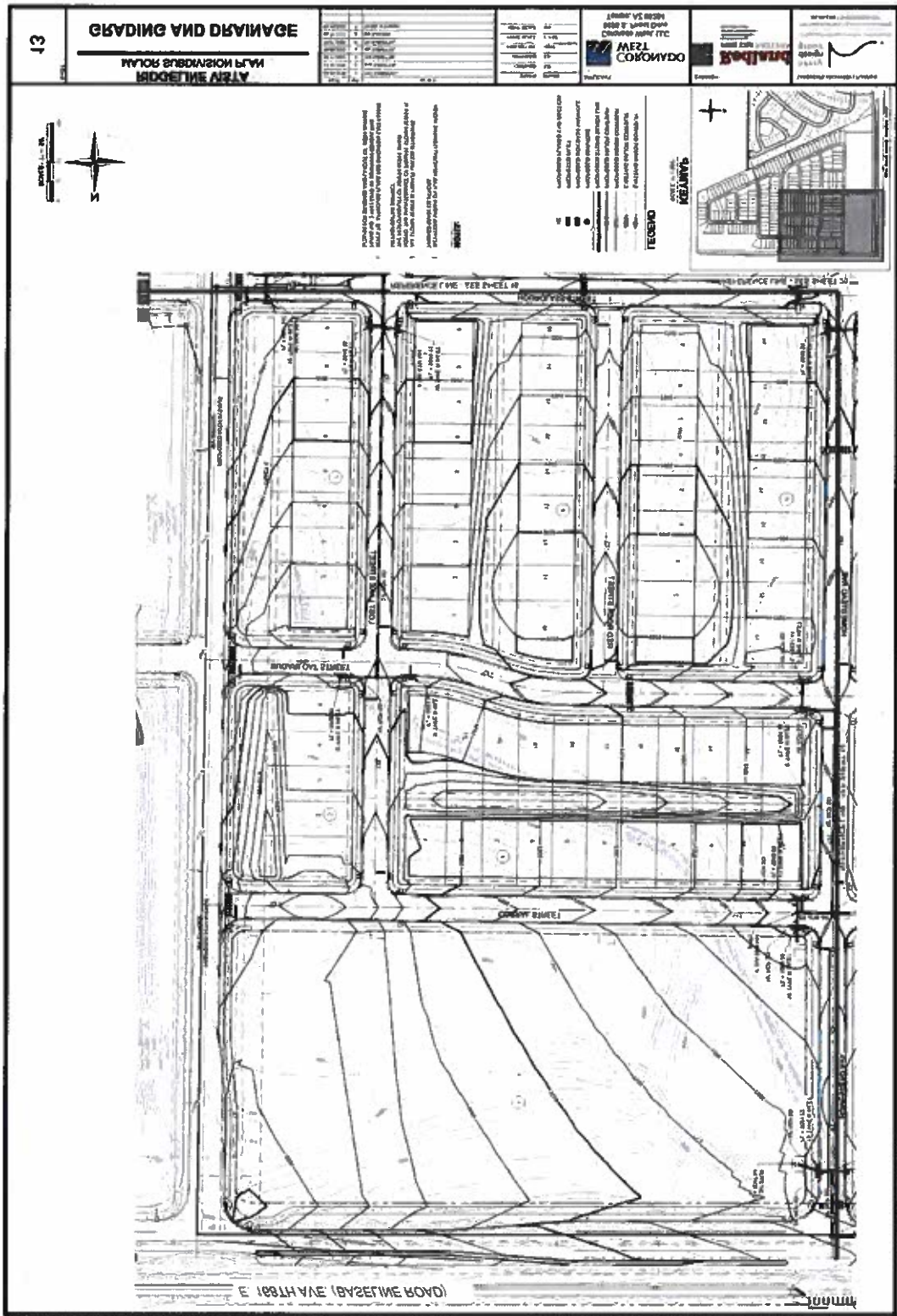
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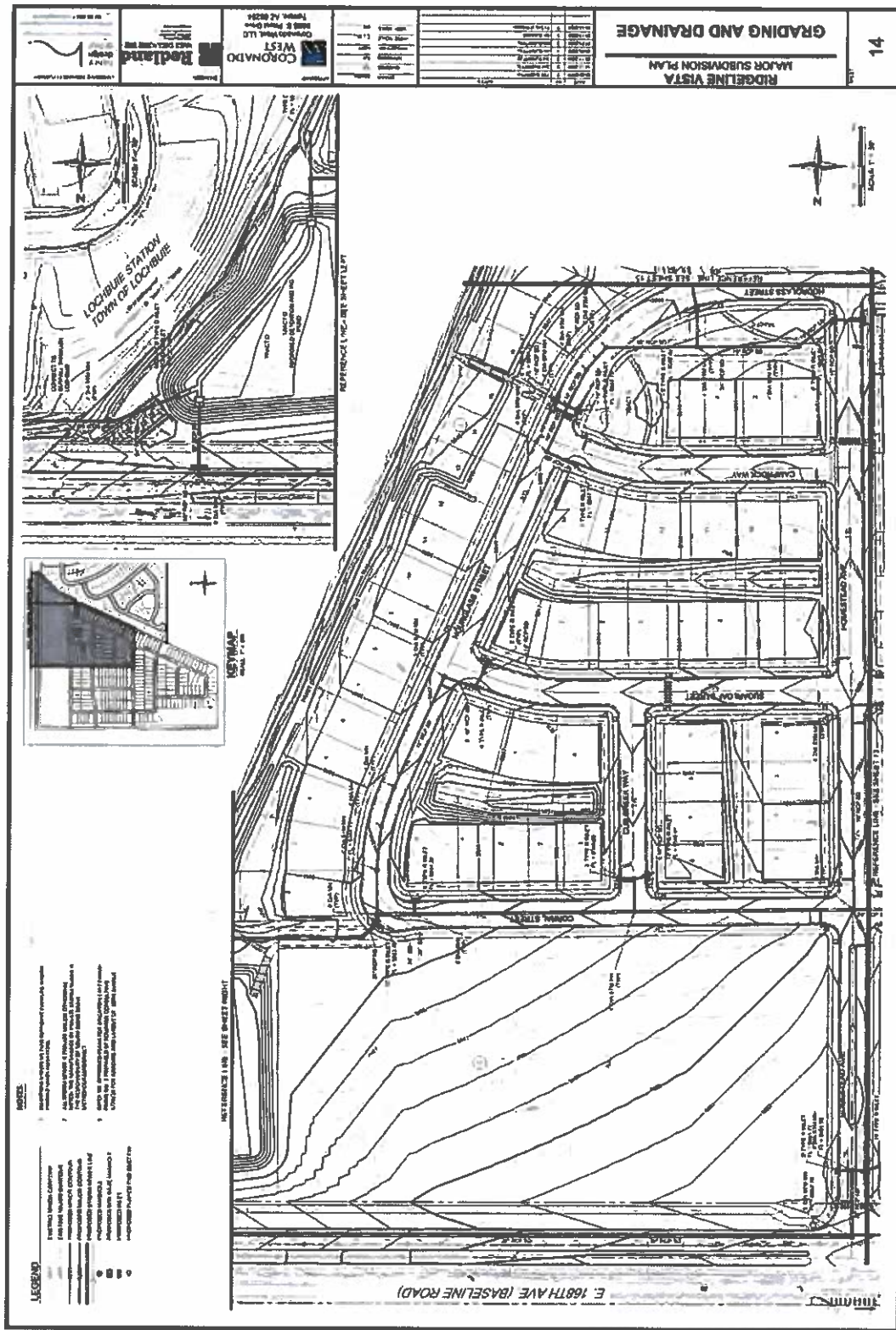
TRIMBLE & PUGH DATA

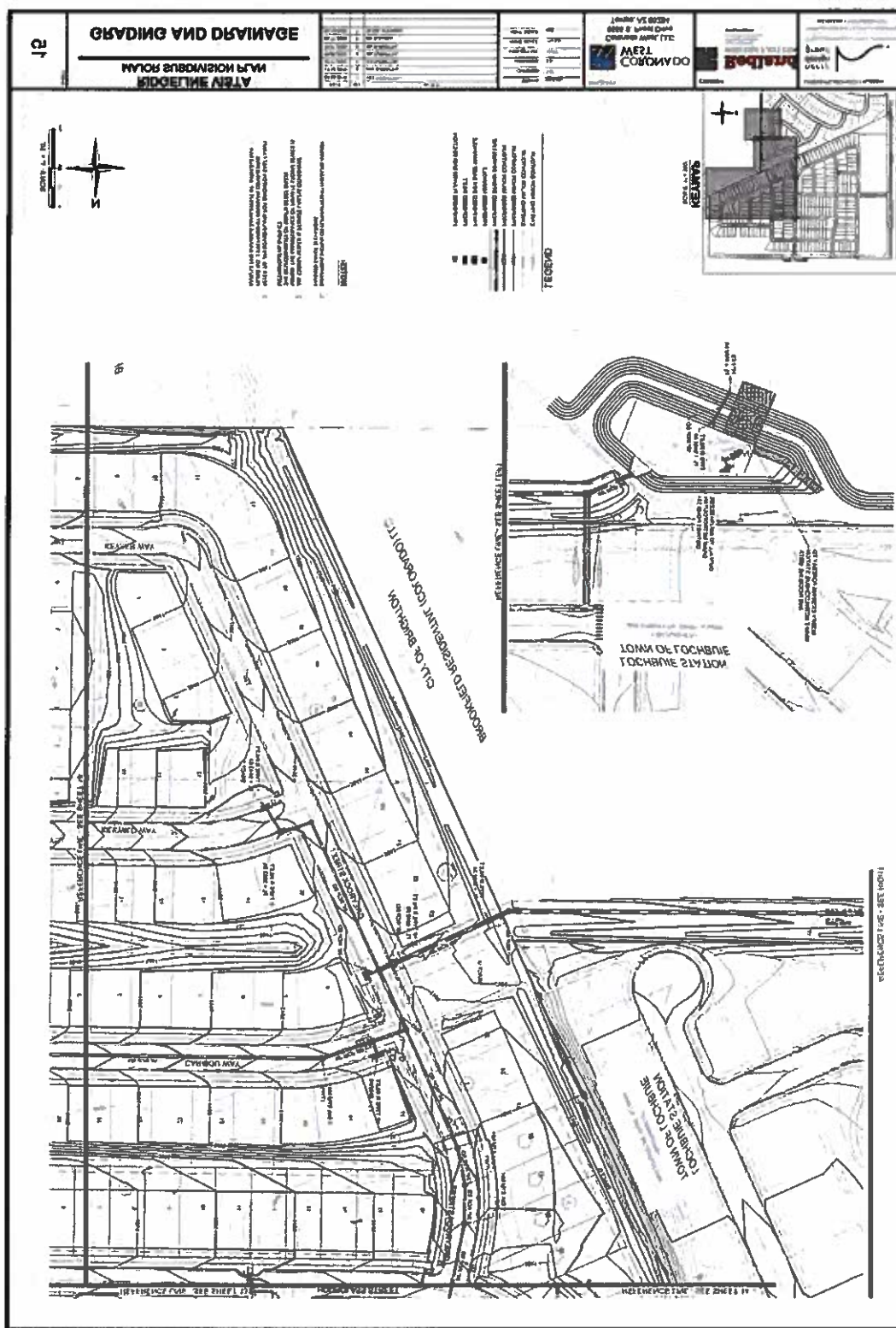


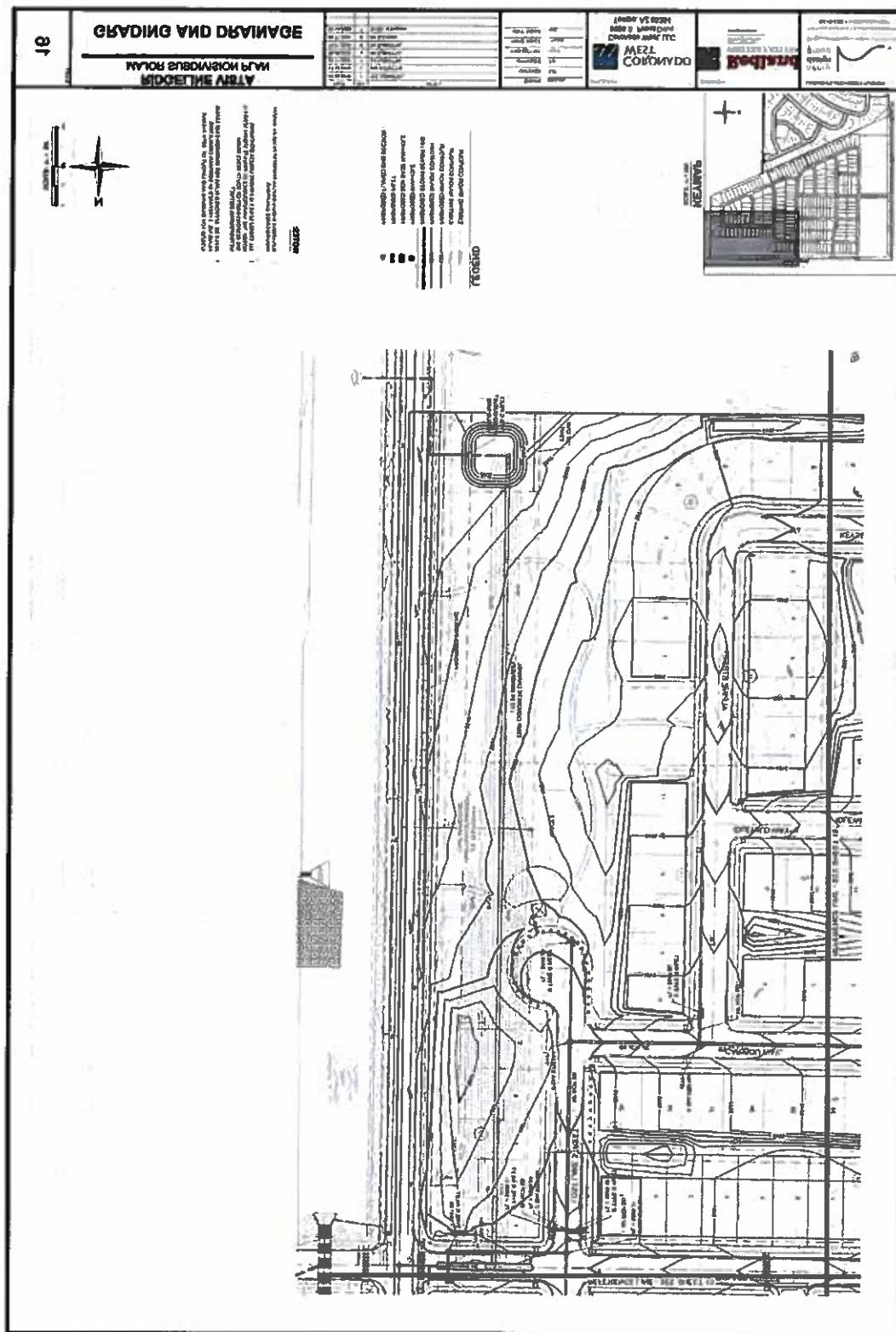


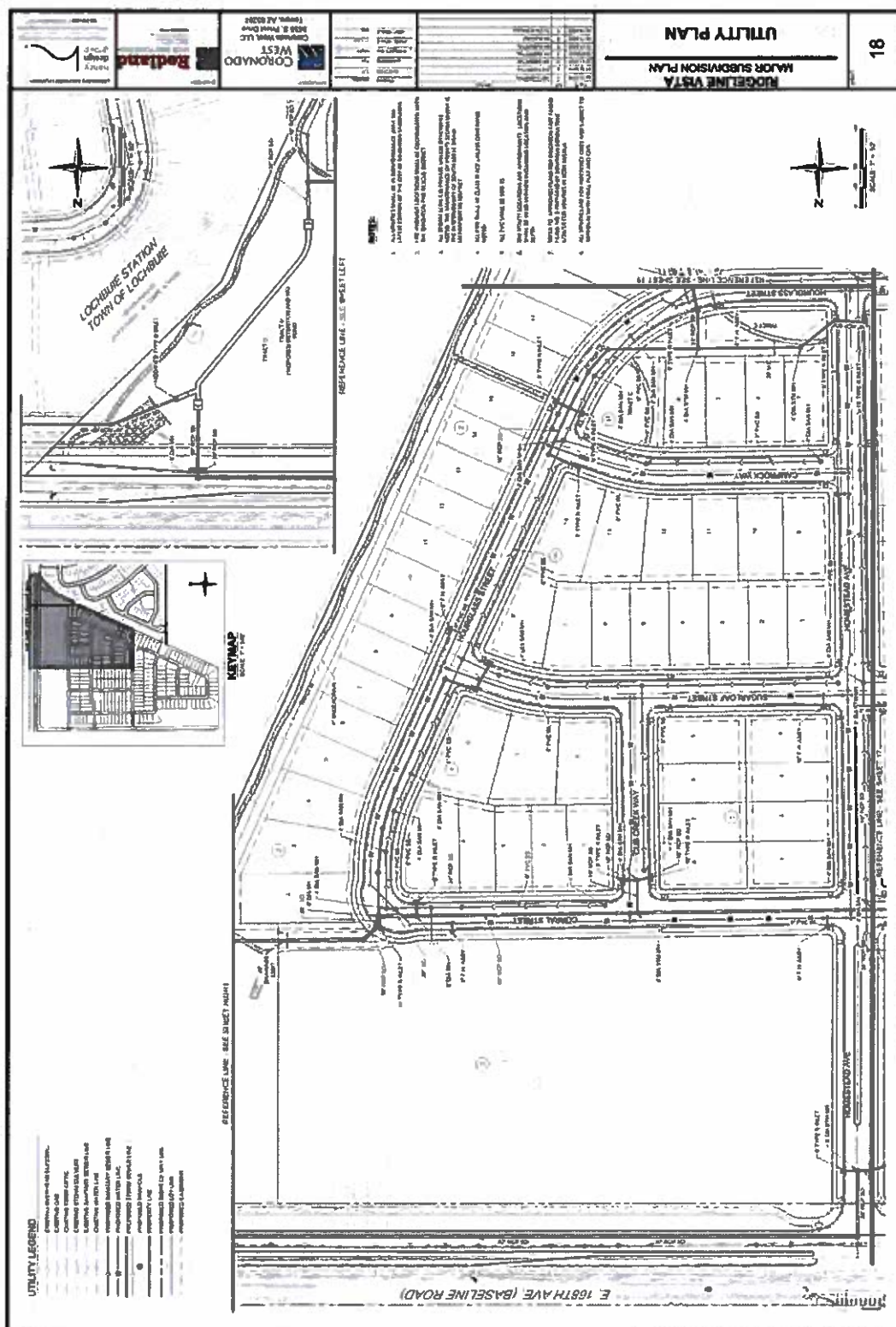


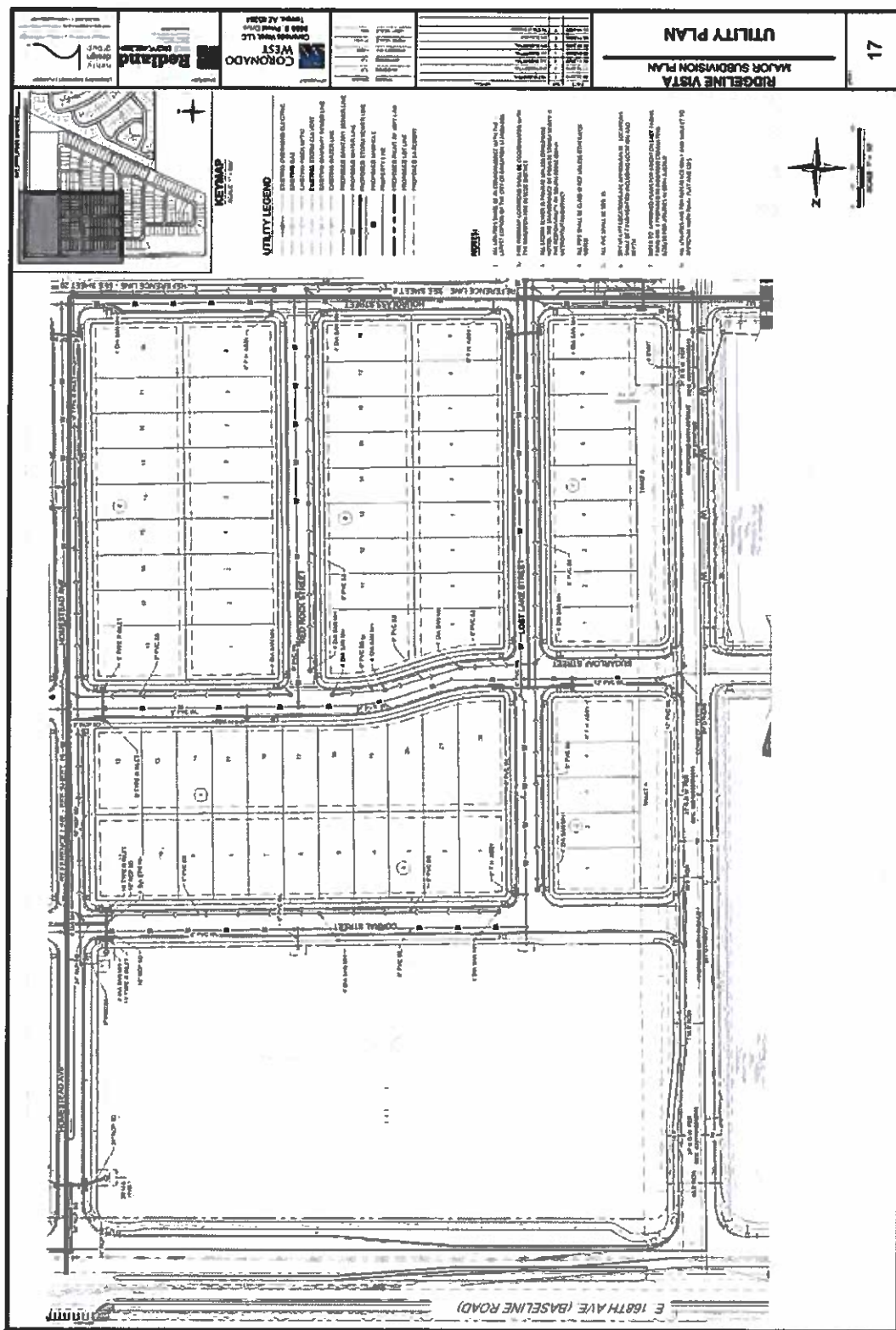


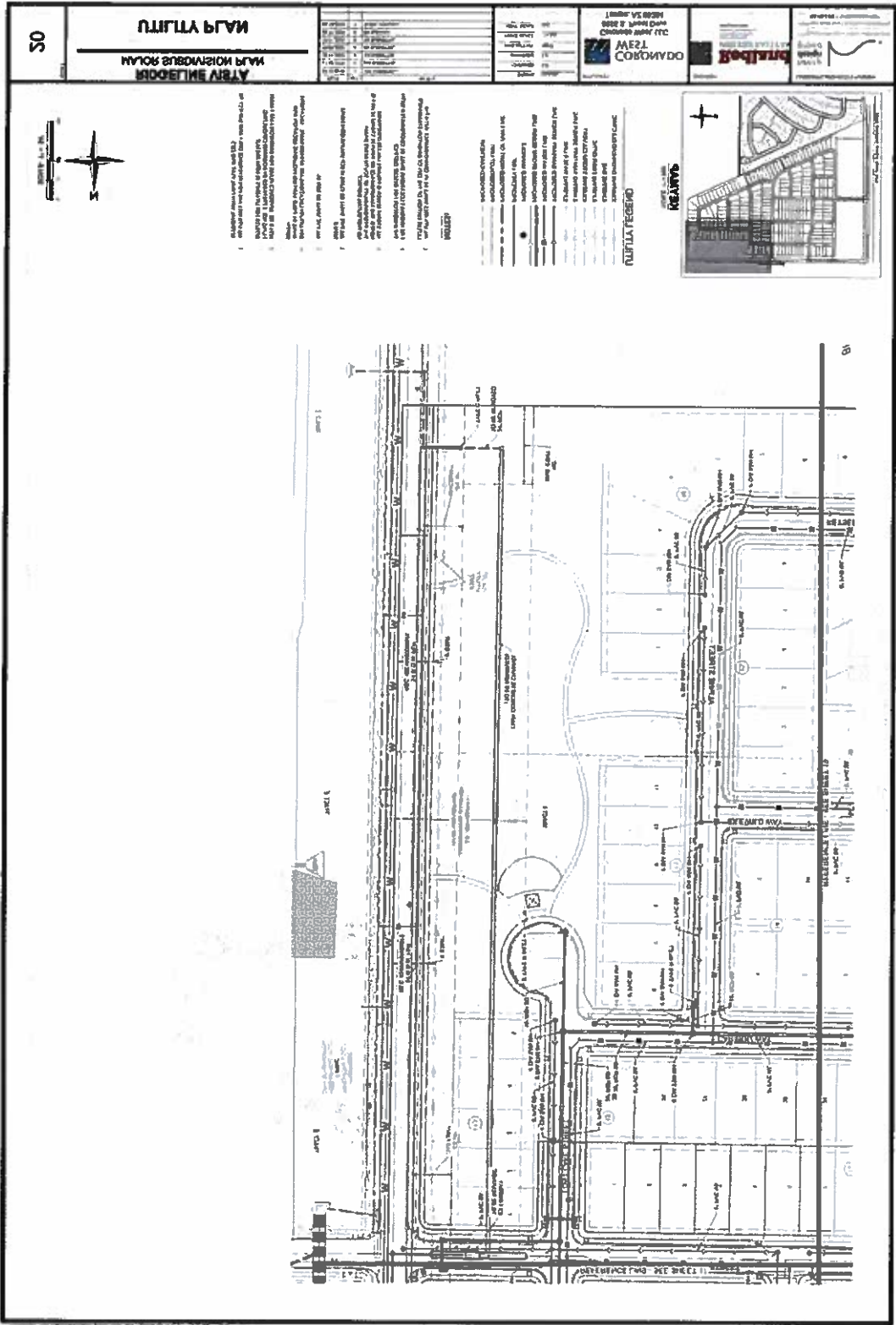


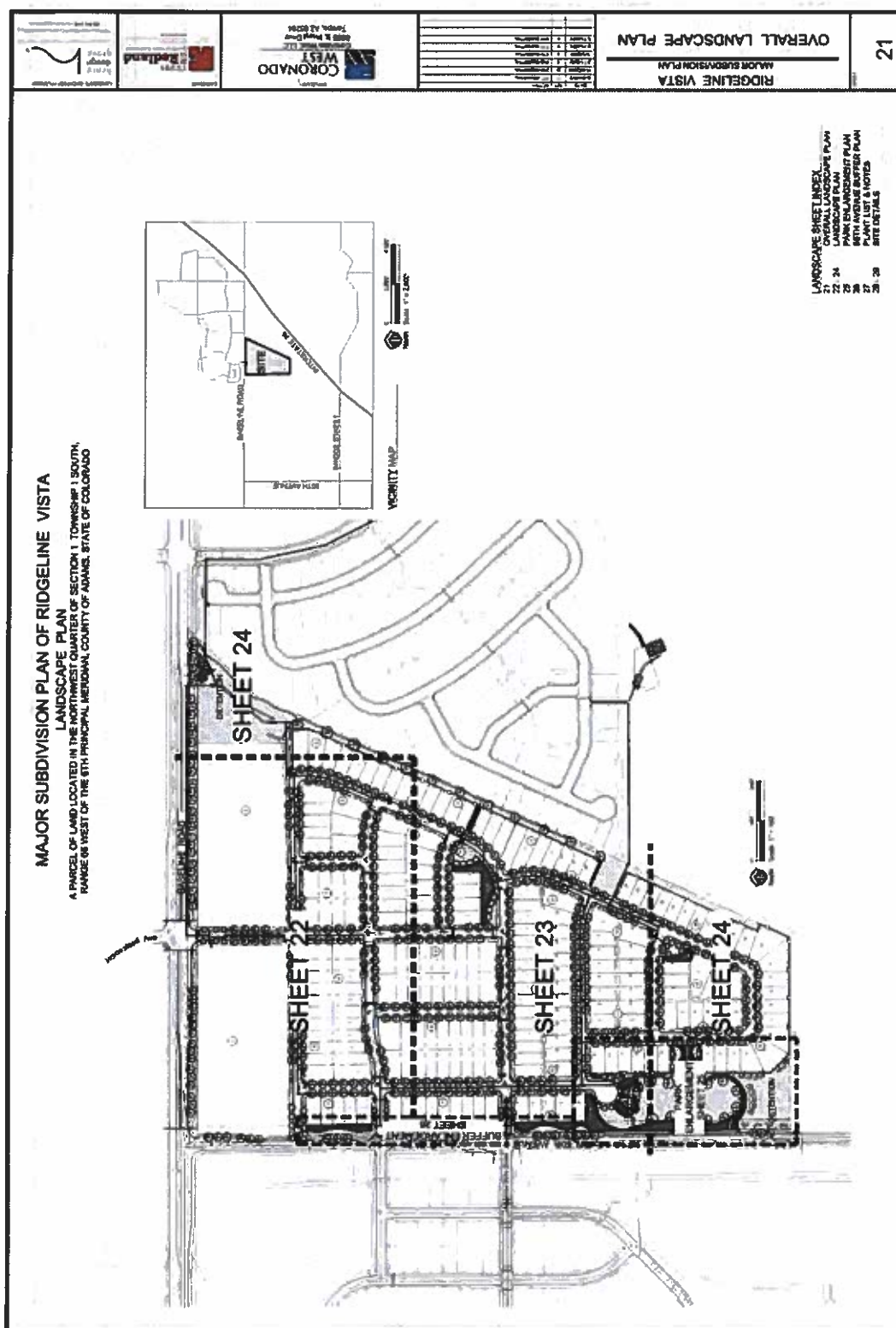


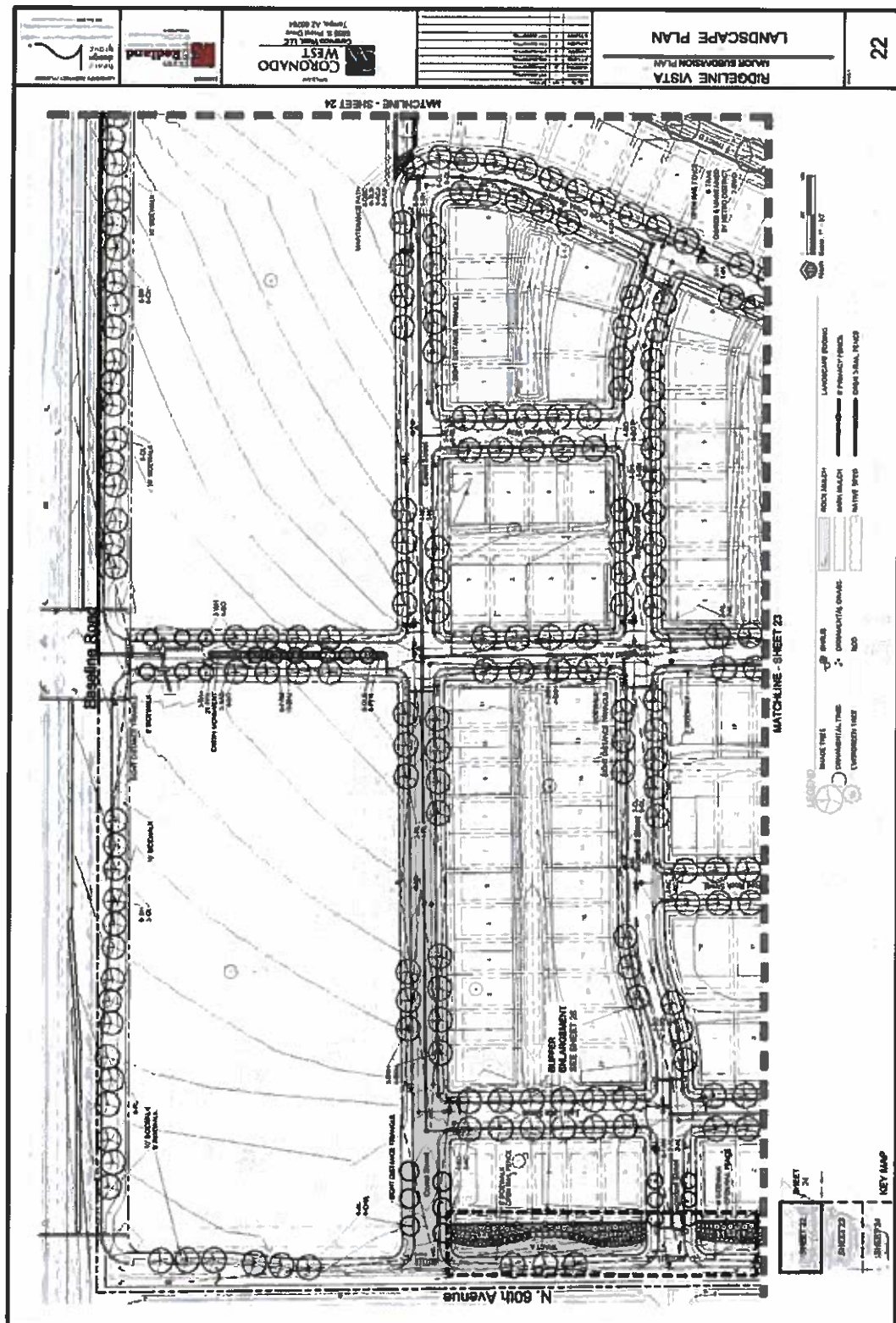


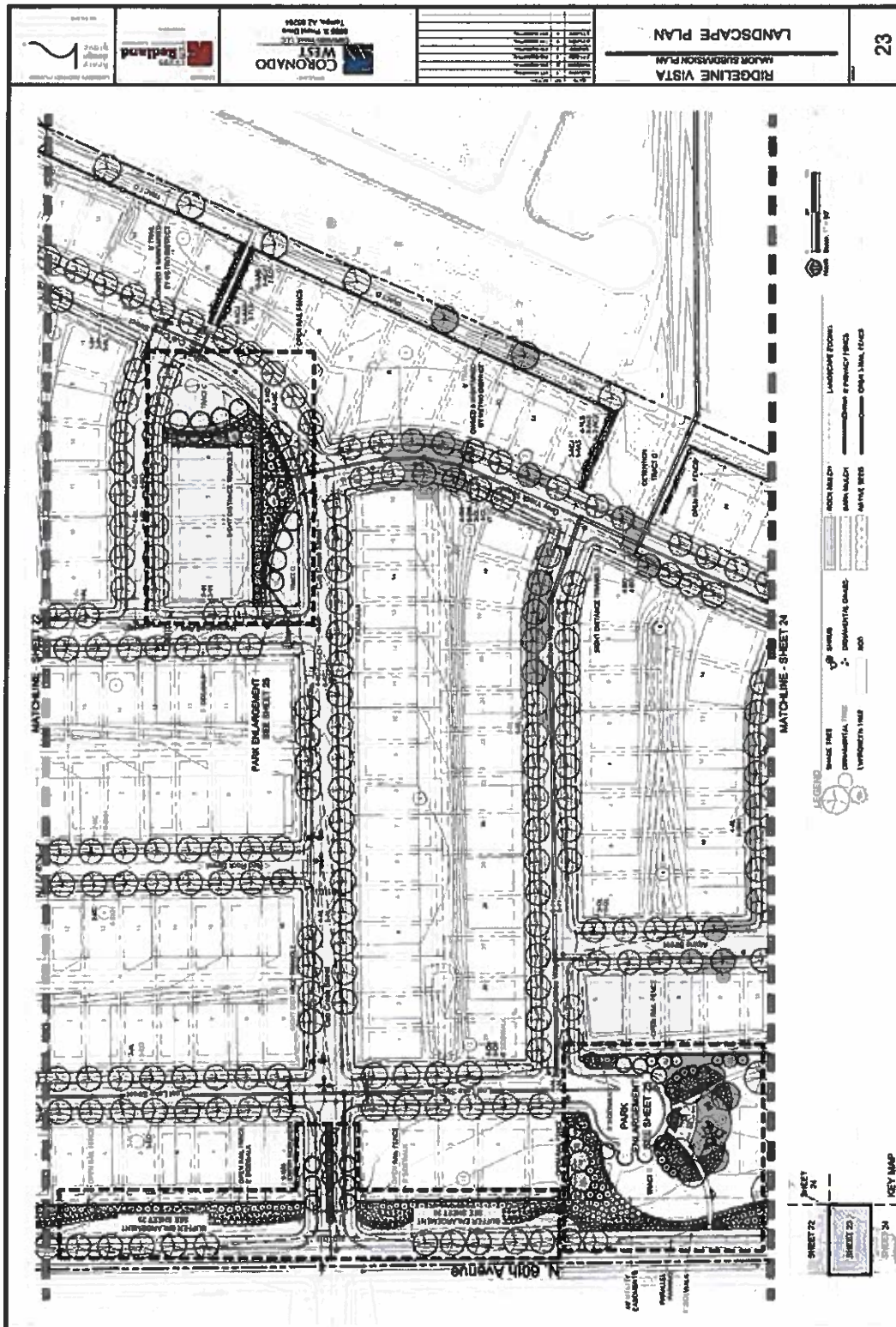


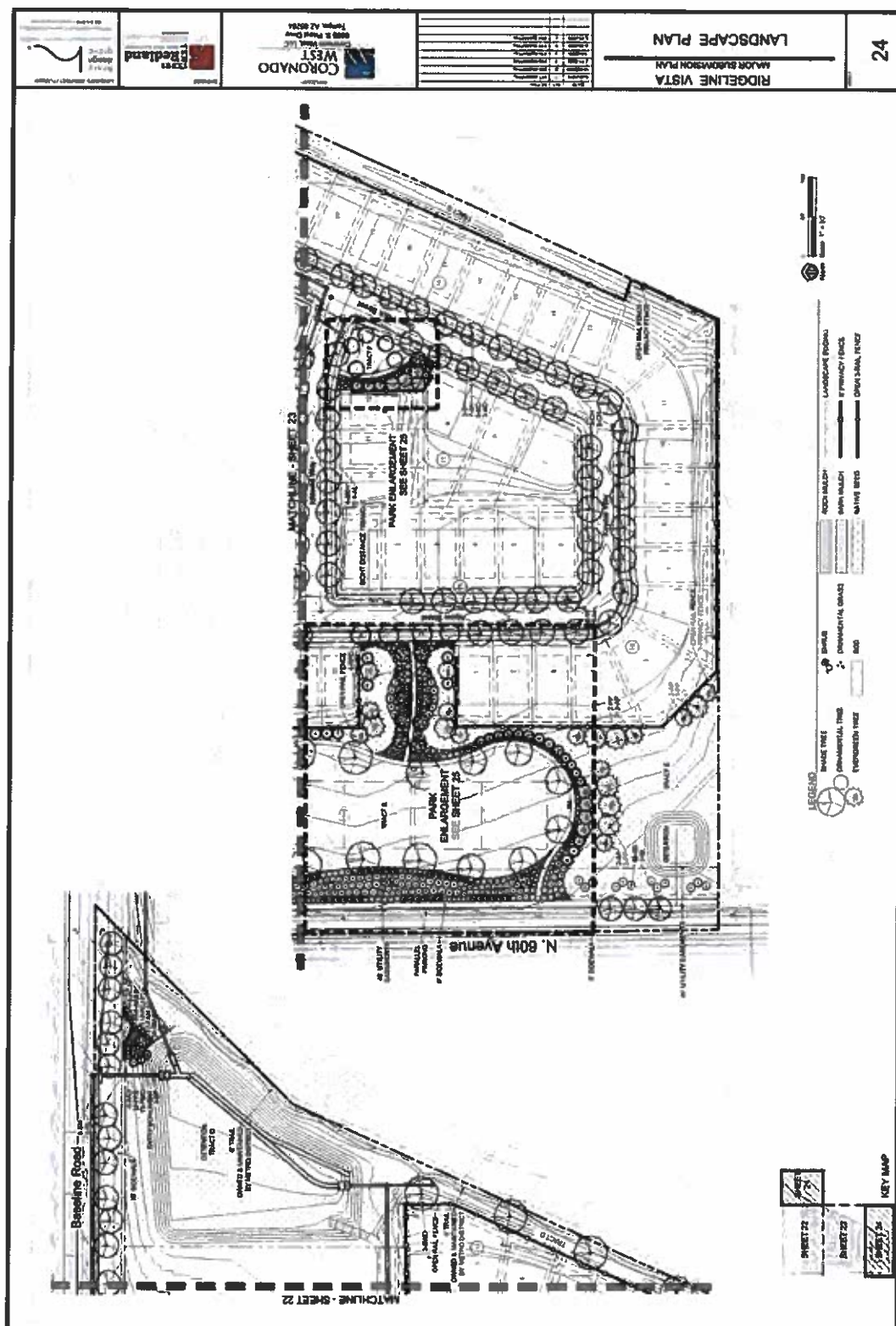


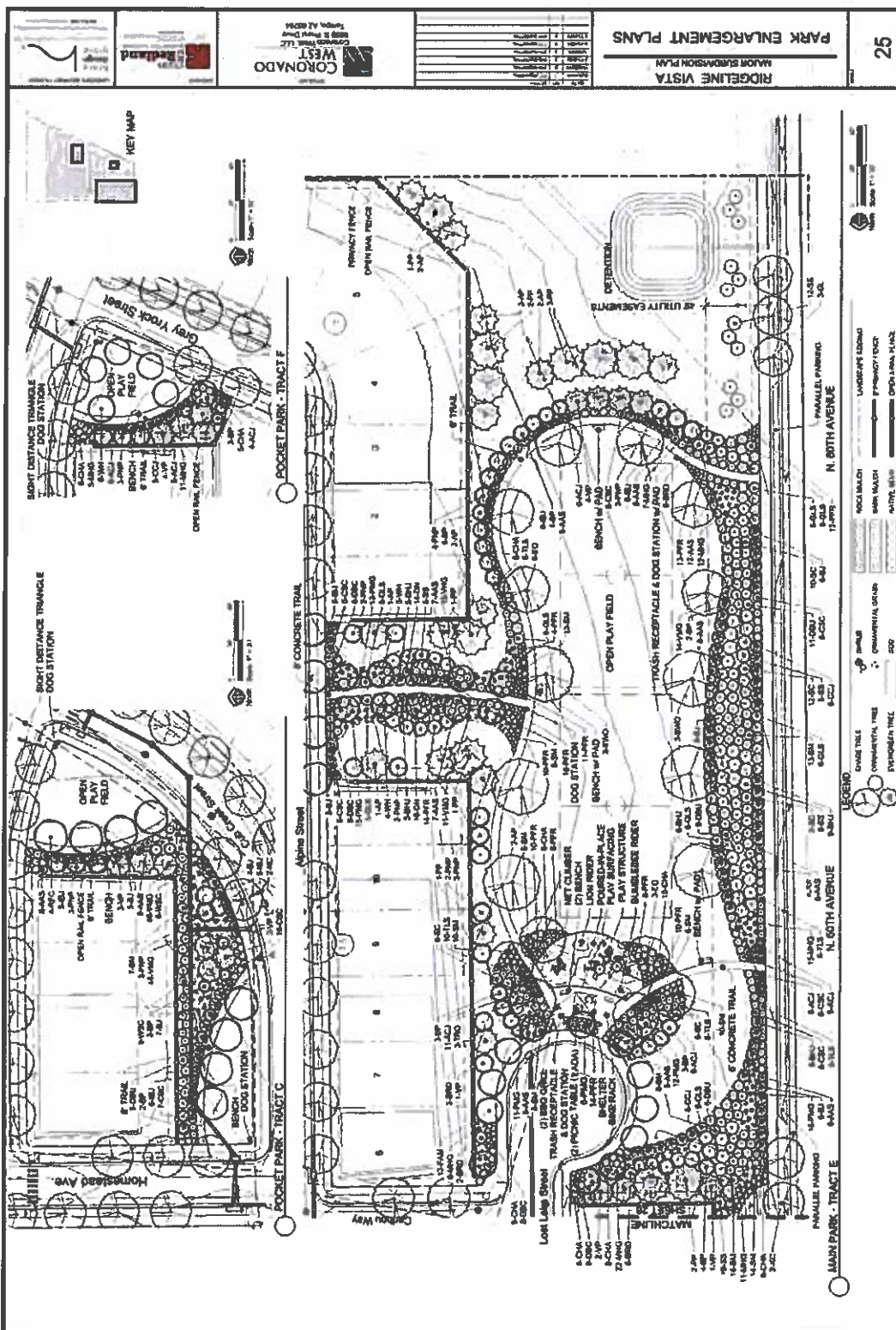


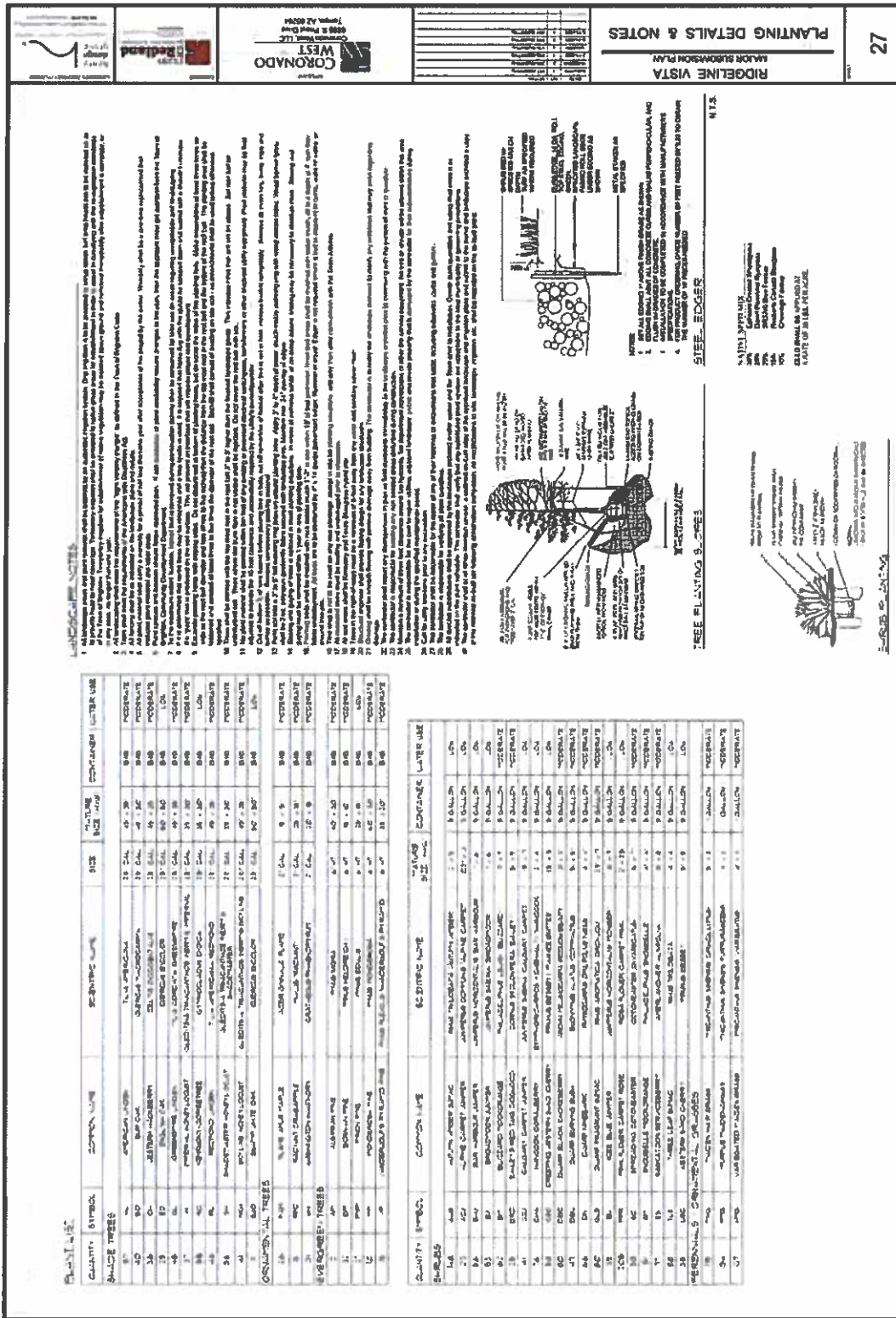


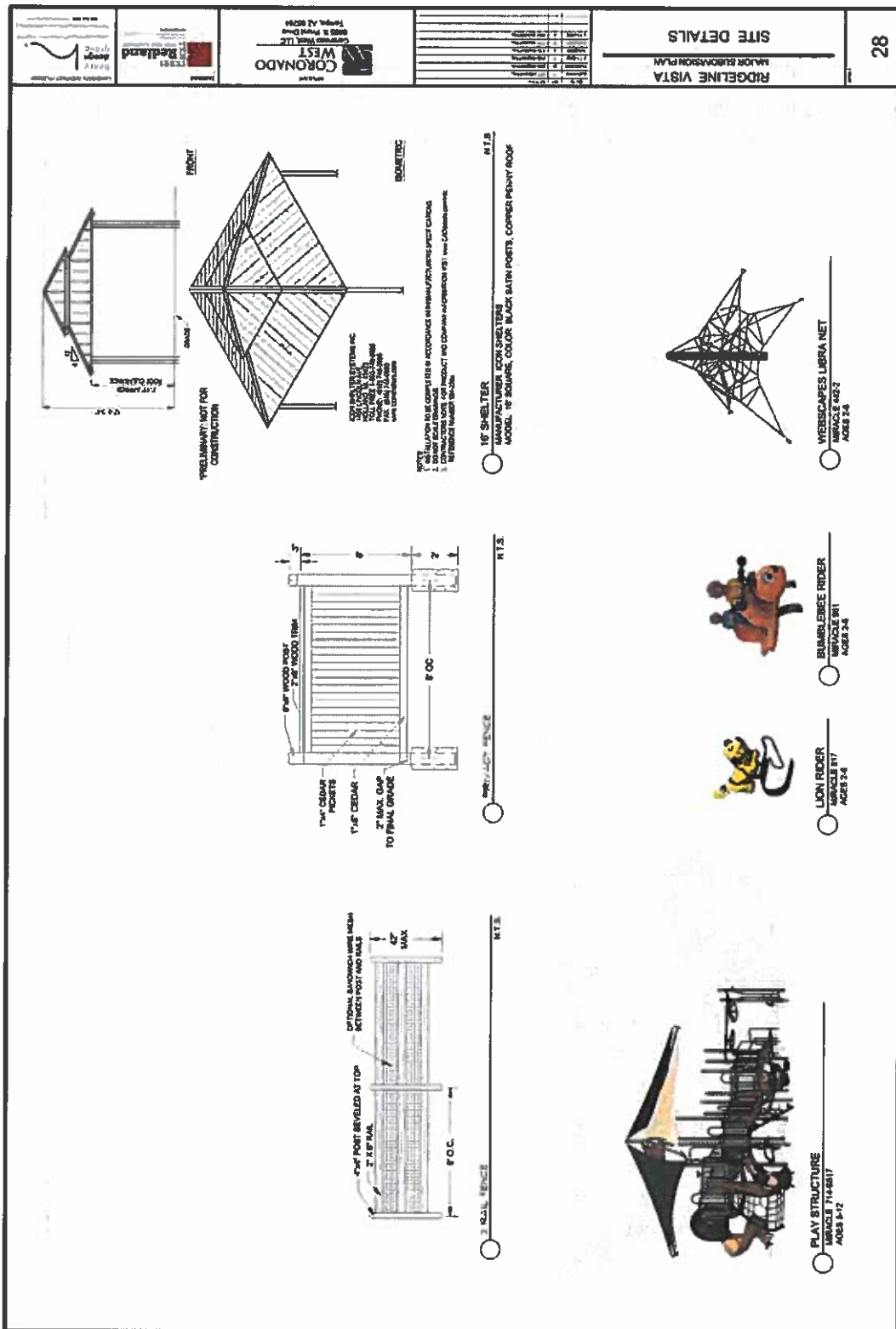












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