

PLANNING COMMISSION RESOLUTION

RIVERFRONT SUBDIVISION

PUD ZONING

RESOLUTION NO. 15-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE RIVERFRONT SUBDIVISION PUD (PLANNED UNIT DEVELOPMENT) ZONING REQUEST, WITH CONDITIONS, FOR AN APPROXIMATELY 53.1152 ACRE PROPERTY, GENERALLY LOCATED IN SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, Mark Campbell and Lloyd Land of Brighton Investment Properties, LLC, (the “Owner”) own an approximately 53.1152 acre property, generally located south of Baseline Road, west of US-85, and east of the South Platte River, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, the Applicant, Steve Walters, Real Estate Project Manager, Love’s Travel Stops & Country Stores (the “Applicant”), on behalf of the Owner, has requested approval of the RIVERFRONT SUBDIVISION PUD (the “PUD”), attached hereto as **EXHIBIT B**; and

WHEREAS, the Property is currently undergoing the annexation process with the City Council; and

WHEREAS, in accordance to the public notice requirements of the *Land Use and Development Code*, 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; and

WHEREAS, on May 28, 2015 the Applicant provided a letter to the City certifying that all applicable Mineral Owners and/or Mineral Lessees associated with the Property were provided written notice of the Planning Commission public hearing, for no less than thirty (30) days prior to said public hearing, in accordance with Title 24, Section 65.5 of the Colorado State Statutes (C.R.S.); and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the PUD pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*; 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

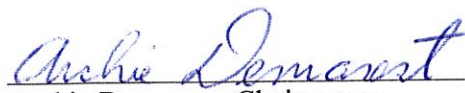
WHEREAS, the Planning Commission finds and determines that the PUD does follow the intent of the *Comprehensive Plan* in providing for the future of the City; complies with the requirements of the City of Brighton *Land Use and Development Code*; addresses a unique situation, complies with applicable standards; is integrated with adjacent development; sufficiently mitigates adverse impacts; provides for sufficient facilities and services to serve the Property; will be phased appropriately; could not be accomplished in another manner; and is scheduled to be reviewed by the City Council in a timely manner.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Brighton, Colorado, hereby recommends to the City Council APPROVAL of the Riverfront Subdivision PUD, subject to the following conditions:

1. The Planning Commission approval of the PUD is subject to City Council approval of the annexation and shall only become effective on the date of the City Council approval of the annexation of the Property; and
2. Should the City Council not approve annexation of the Property, the Planning Commission approval of the PUD shall be considered null and void; and
3. The Planning Commission recommends that the PUD should be revised prior to any final approval, and specifically, that following uses should be prohibited on the Property: lumber yard, RV and large vehicle storage, outdoor storage, morgue; and
4. The Planning Commission further recommends that the use, "Repair, Heavy Equipment," should only be permitted, if at all, indoors within a building that complies with the IDS.

RESOLVED, this 30th day of June, 2015.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**


Archie Demarest, Chairperson

ATTEST:

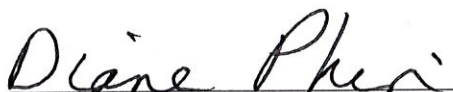

Diane Phin, Secretary

EXHIBIT A
LEGAL DESCRIPTION

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

COMMENCING AT THE NW CORNER OF SAID SECTION 6; THENCE S00°22'17"W ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 6 A DISTANCE OF 276.11 FEET TO A POINT OF NON-TANGENT CURVE ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3 IN DEED RECORDED IN BOOK 2955 AT PAGE 664, ADAMS COUNTY, COLORADO RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N22°44'02"E A DISTANCE OF 223.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'42", A RADIUS OF 937.00 FEET, AN ARC LENGTH OF 223.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) THENCE S89°58'29"E A DISTANCE OF 169.45 FEET NON-TANGENT TO THE LAST DESCRIBED CURVE; (2) THENCE N84°18'53"E A DISTANCE OF 402.00 FEET; (3) THENCE S89°58'29"E A DISTANCE OF 148.26 FEET; (4) THENCE S68°10'13"E A DISTANCE OF 53.84 FEET; (5) THENCE S89°58'29" E A DISTANCE OF 320.00 FEET; (6) THENCE N75°59'21"E A DISTANCE OF 82.46 FEET; (7) THENCE S89°58'29"E A DISTANCE OF 288.42 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 85 AS DESCRIBED IN DEED RECORDED AT BOOK 503 AT PAGE 197, ADAMS COUNTY COLORADO RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE S02°16'29"E A DISTANCE OF 60.29 FEET TO A POINT OF NON-TANGENT CURVE; (2) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S07°41'44" W A DISTANCE OF 499.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04°55'47", A RADIUS OF 5,804.58 FEET, AN ARC LENGTH OF 499.27 FEET TO A POINT OF TANGENT; (3) THENCE S05°13'51"W ALONG SAID TANGENT A DISTANCE OF 1484.51 FEET TO A POINT OF CURVE; (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S04°37'42" W A DISTANCE OF 171.94 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'34", A RADIUS OF 8,260.11 FEET, AN ARC LENGTH OF 171.94 FEET TO A POINT OF NON-TANGENT; (5) THENCE S25°54'30" W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 48.18 FEET; (6) THENCE S00°17'21" W A DISTANCE OF 34.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF SAID SECTION 6; THENCE N89°31'21"W ALONG SAID SOUTH LINE A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 37 AT PAGE 511, SAID ADAMS COUNTY, COLORADO RECORDS; THENCE N00°03'29"E ALONG THE EAST LINE OF SAID PARCEL AND CONTINUING ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 240 AT PAGE 149, SAID ADAMS COUNTY COLORADO RECORDS, A DISTANCE OF 600.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 240 AT PAGE 149; THENCE N89°23'31"W A DISTANCE OF 784.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°03'29"W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 37 AT PAGE 511; THENCE, ALONG THE WEST LINE OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES: (1) THENCE S27°45'31"E A DISTANCE OF 100.00 FEET; (2) THENCE S11°15'31"E A DISTANCE OF 100.00 FEET; (3) THENCE

S03°14'29"W A DISTANCE OF 100.00 FEET; (4) THENCE S14°14'29"W A DISTANCE OF 65.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AN ABANDONED RAILROAD; THENCE N72°34'37"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 80.96 FEET TO A POINT ON THE CENTERLINE OF THE SOUTH PLATTE RIVER, SAID CENTERLINE BEING THE EAST LINE OF THAT PARCEL OF LAND BEING PARCEL 2 OF THAT DEED RECORDED IN BOOK 2955 AT PAGE 665, SAID ADAMS COUNTY, COLORADO RECORDS; THENCE, ALONG SAID CENTERLINE AND SAID EASTERLY LINE, THE FOLLOWING SIX (6) COURSES: (1) THENCE N13°04'15"E A DISTANCE OF 115.35 FEET; (2) THENCE N09°42'28"W A DISTANCE OF 222.68 FEET; (3) THENCE N13°14'03"W A DISTANCE OF 164.18 FEET; (4) THENCE N32°25'42"W A DISTANCE OF 309.14 FEET; (5) THENCE N25°55'42"W A DISTANCE OF 260.00 FEET; (6) THENCE N17°29'34"W A DISTANCE OF 511.22 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4 OF SAID SECTION 6; THENCE N00°22'17"E ALONG SAID WEST LINE OF SAID NW 1/4 A DISTANCE OF 479.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (2,313,699 SQUARE FEET) 53.1152 ACRES

EXHIBIT B
RIVERFRONT SUBDIVISION PUD

[PUD begins on the next page.]

RIVERFRONT SUBDIVISION PUD

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 10

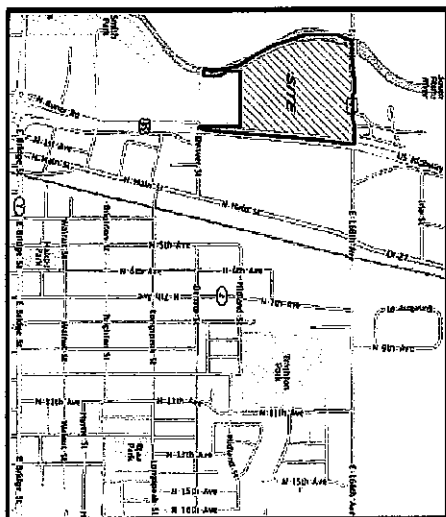
LEGAL DESCRIPTION:

LEGAL DESCRIPTION: THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING THE SAME AS DESCRIBED IN THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, AS FOLLOWS:

THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING THE SAME AS DESCRIBED IN THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, AS FOLLOWS:

THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING THE SAME AS DESCRIBED IN THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, AS FOLLOWS:

THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING THE SAME AS DESCRIBED IN THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, AS FOLLOWS:



SHEET INDEX:

- TITLE SHEET
- PUD STANDARDS
- OVERVIEW PUD PLAN (200 SCALE)
- PUD PLAN - NORTH (100 SCALE)
- PUD PLAN - SOUTH (100 SCALE)
- CONCEPTUAL UTILITY PLAN - NORTH (100 SCALE)
- CONCEPTUAL UTILITY PLAN - SOUTH (100 SCALE)
- SIGN PLAN (200 SCALE)



CITY APPROVAL

APPROVED BY PLANNING COMMISSION OF THE CITY OF BRIGHTON THIS ___ DAY OF ___, 20__.

COMMISSIONER

ATTEST: CITY CLERK (NAME)

DATE

COUNTY CLERK & RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, BY THIS DAY OF ___, 20__.

ADAMS COUNTY CLERK & RECORDER

BY COUNTY CLERK (NAME)

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, BEING THE COMEES, HAVE ON APPLICATION OF THE LAND OWNER, HEREBY CERTIFIED THAT THE ABOVE DESCRIBED LAND IS THE SAME AS DESCRIBED IN THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, AS FOLLOWS:

BY (NAME) & (ADDRESS)

DATE

BY (NAME) & (ADDRESS)

DATE

NOTARIAL

THE FOREGOING INSTRUMENT WAS SUBMITTED TO ME BY THE LAND OWNER, AND I HAVE READ THE SAME AND HAVE BEEN SATISFIED THAT THE SAME IS THE SAME AS DESCRIBED IN THE RECORDS OF THE COUNTY OF ADAMS, COLORADO, AS FOLLOWS:

BY (NAME) & (ADDRESS)

DATE

RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO



RC 130626v8

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

SHEET 2 OF 10

877-260-2710



Page 7 of 15

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

[illegible]

RIVERFRONT SUBDIVISION P.U.D. PLAN

PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 10

REQUIREMENTS FOR EXTERIOR COLOR AND MATERIAL SELECTION

THE EXTERIOR COLOR AND MATERIAL SELECTION FOR THE EXTERIOR OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE EXTERIOR COLOR SHALL BE A LIGHT, NEUTRAL COLOR, SUCH AS WHITE, OFF-WHITE, OR LIGHT GRAY.

2. THE EXTERIOR MATERIAL SHALL BE A Durable, Low-Maintenance Material, Such As Vinyl Siding, Fiber Cement Siding, or Brick.

3. THE EXTERIOR COLOR AND MATERIAL SELECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

4. THE EXTERIOR COLOR SHALL BE A LIGHT, NEUTRAL COLOR, SUCH AS WHITE, OFF-WHITE, OR LIGHT GRAY.

5. THE EXTERIOR MATERIAL SHALL BE A Durable, Low-Maintenance Material, Such As Vinyl Siding, Fiber Cement Siding, or Brick.

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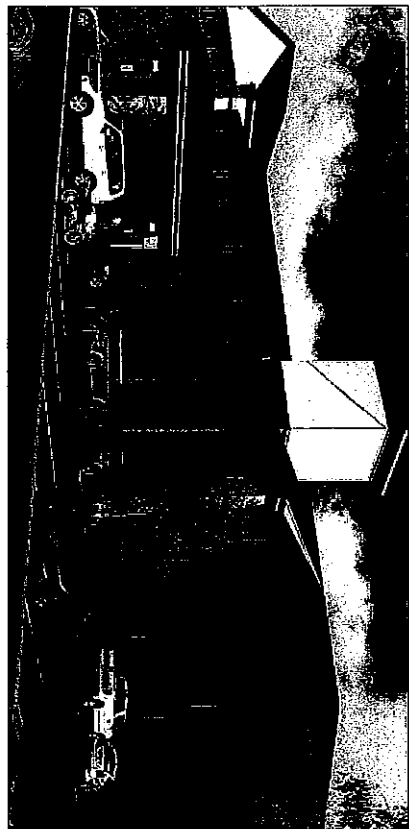
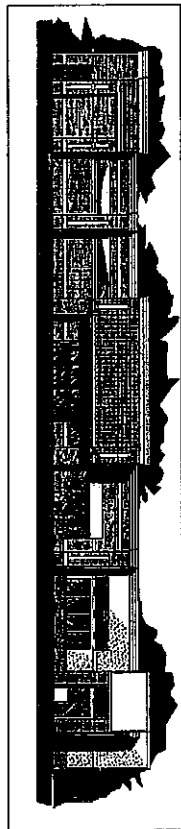
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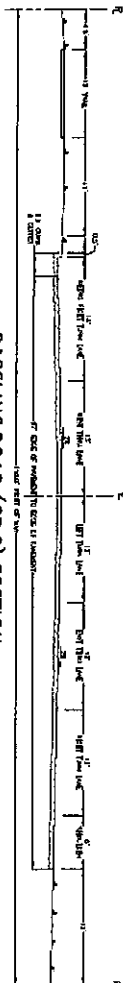
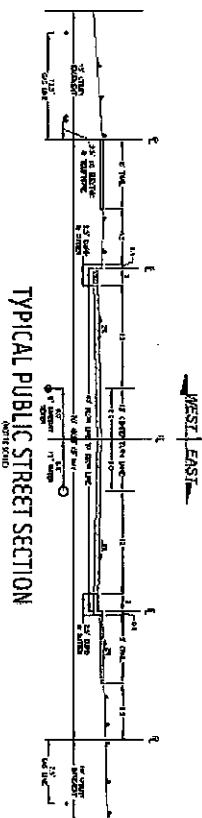
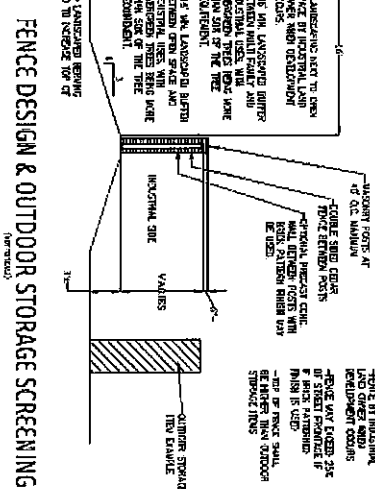
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5. THE EXTERIOR MATERIAL SHALL BE A Durable, Low-Maintenance Material, Such As Vinyl Siding, Fiber Cement Siding, or Brick.



EXAMPLE ARCHITECTURAL MATERIALS

NOT A REPRESENTATION OF THE EXTERIOR APPEARANCE



PUD DETAILS

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO



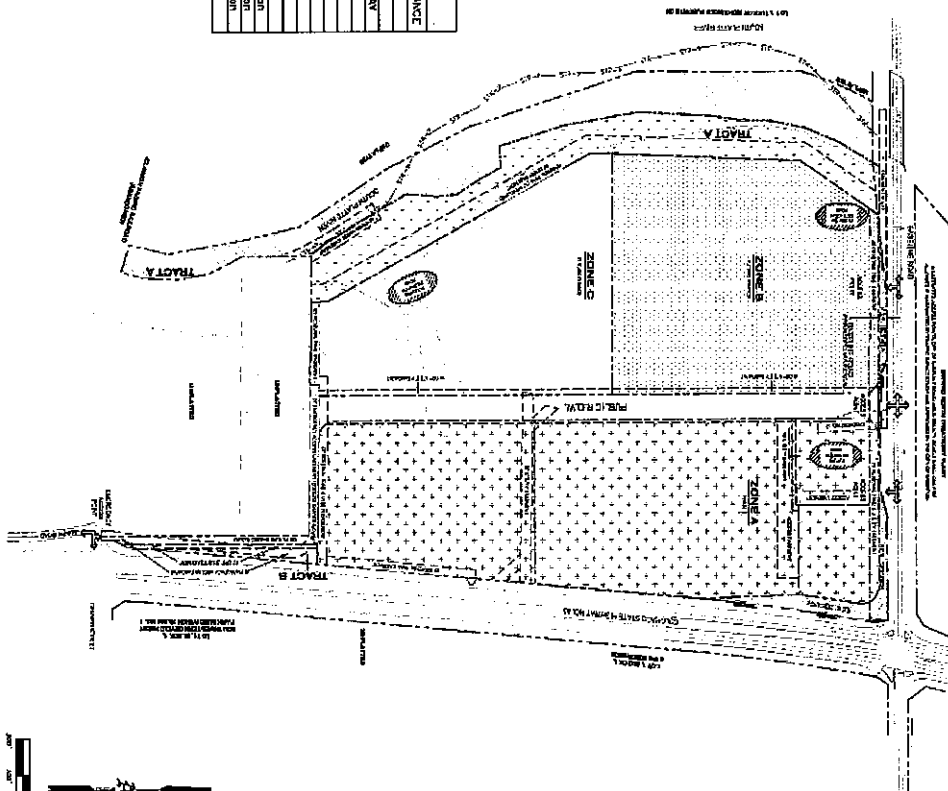
RESOURCECONSULTING
CIVIL ENGINEERING
2223 Quail Run Drive - Resource Suite 02
Baker Ridge, Louisiana 70808
Resource@aol.com
Tel: (225) 761-4500 Fax: (225) 761-6672

RC 130626v8

RIVERFRONT SUBDIVISION P.U.D. PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 10

LOT	ZONE	SIZE (AC)	USE	OWNER/AMENDANCE
1	A	1.4060	TBD	TBD
2	A	1.4060	COMMERCIAL	LOVE'S
3	A	2.1160	HOVRL	SLUDY/PAVING
4	A	2.1160	HOVRL	TBD
5	A	1.7217	TBD	TBD
6	C	6.3214	TBD	TBD
7	C	3.2714	TBD	TBD
8	B	6.1714	TBD	TBD
9	B	1.8600	TBD	TBD
10	B	1.8430	TBD	TBD
11	B	1.8430	Open Space	City of Brighton
12	B	0.3572	Open Space	City of Brighton
13	B	0.3572	Public ROW	City of Brighton
14	B	4.0206	Public ROW	City of Brighton
TOTAL		53.1152	Riverfront Subdivision	



OVERALL PUD PLAN

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION



- Legend for symbols and notes:
- 1. LOT AREA - 1.4060 AC
- 2. LOT AREA - 2.1160 AC
- 3. LOT AREA - 2.1160 AC
- 4. LOT AREA - 1.7217 AC
- 5. LOT AREA - 6.3214 AC
- 6. LOT AREA - 3.2714 AC
- 7. LOT AREA - 6.1714 AC
- 8. LOT AREA - 1.8600 AC
- 9. LOT AREA - 1.8430 AC
- 10. LOT AREA - 1.8430 AC
- 11. LOT AREA - 0.3572 AC
- 12. LOT AREA - 0.3572 AC
- 13. LOT AREA - 4.0206 AC
- 14. LOT AREA - 4.0206 AC
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RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

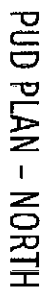


RESOURCE CONSULTING
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2121 Quail Run Drive - Resource Suite D1
Baton Rouge, Louisiana 70808
ResourceConsulting.com
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RC 130626v8
08/19/2013

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 10

ILLUSTRATED ACCESS POINTS OFF OF BASELINE ROAD/ WELD COUNTY ROAD 2 SHALL ONLY BE ALLOWED IF WARRANTED BY TRAFFIC IMPACT STUDY AND APPROVED BY THE CITY OF BROOKTON.

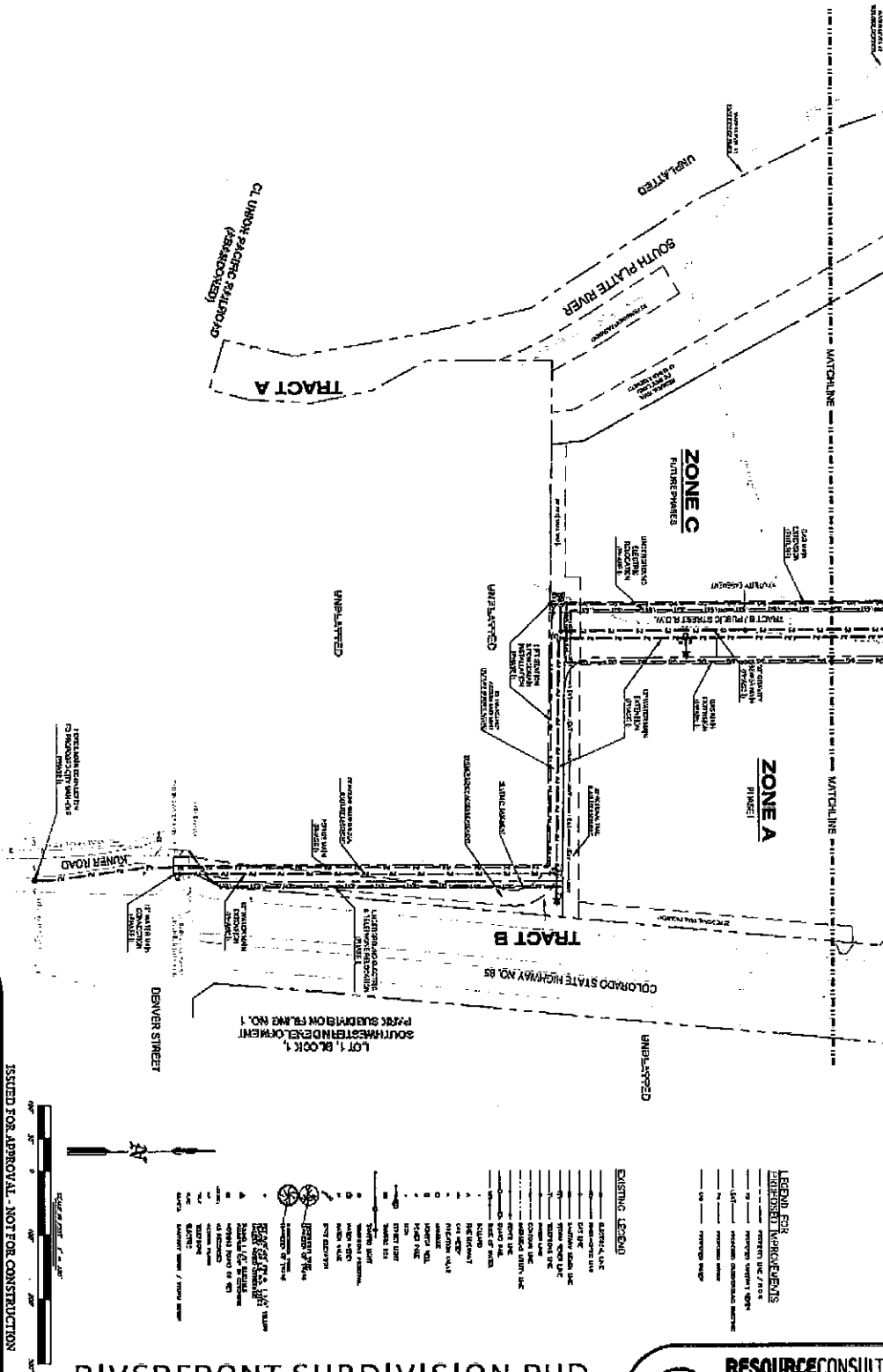


RESOURCECONSULTING
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ResourceConsulting@brcma.com
Tel. (225) 351-5999 Fax (225) 356-6672

RC 130626v8
90-1262-37D

RIVERFRONT SUBDIVISION P.U.D. PLAN

TOWN OF SOUTH PLATTE, COLORADO
 CITY OF BRIGHTON, COLORADO
 SHEET 9 OF 10



CONCEPTUAL UTILITY PLAN - SOUTH

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

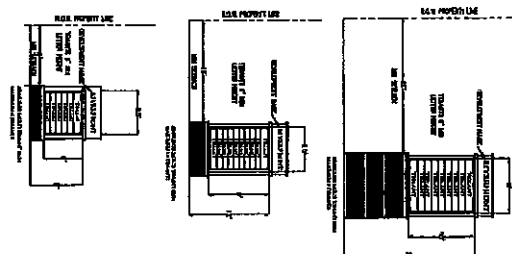
RIVERFRONT SUBDIVISION PUD
 US HWY 85 @ E BASELINE ROAD
 BRIGHTON, COLORADO



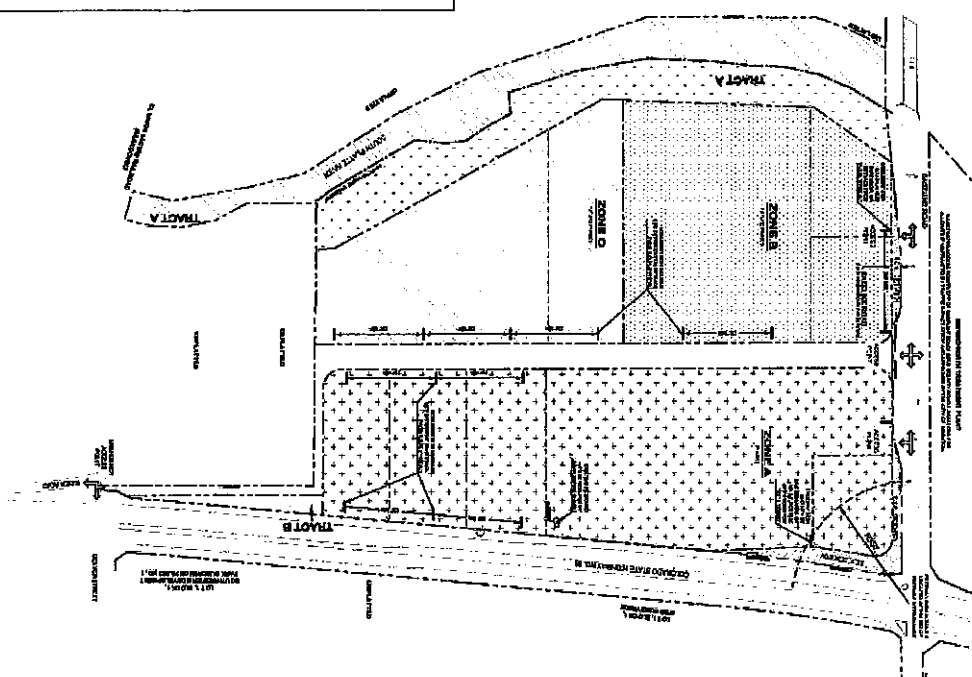
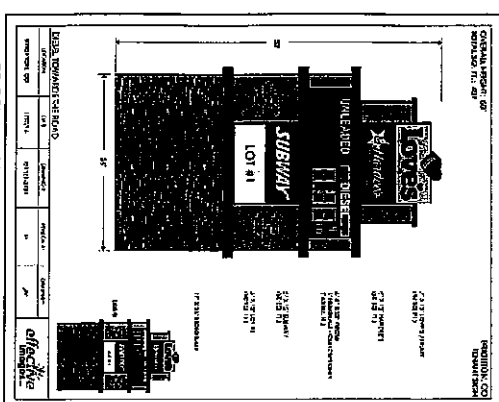
RESOURCE CONSULTING
 CIVIL ENGINEERING
 1221 Quail Run Drive - Resource Suite 02
 Broomfield, CO 80020
 ResourceConsulting.com
 Tel: (303) 461-5505 Fax: (303) 461-5572

RC 130625v8
 10/10/2013

TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 10

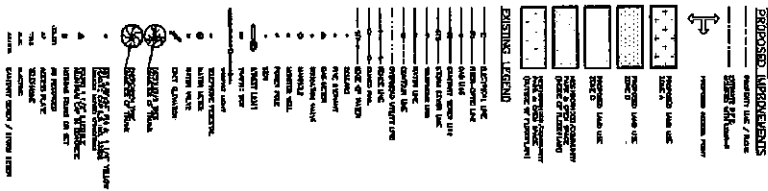


COMMERCIAL SIGN DETAIL



SIGN PLAN

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION



RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

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