

PLANNING COMMISSION RESOLUTION

FULTON PLAZA SUBDIVISION PRELIMINARY PLAT

RESOLUTION NO.: 18-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PRELIMINARY PLAT, FOR AN APPROXIMATELY 12.29 ACRE PROPERTY, GENERALLY LOCATED IN SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS THE FULTON PLAZA SUBDIVISION.

WHEREAS, Adams County (the “Owner”) owns an approximately 12.29 acre property, generally located at the northeast corner of the intersection of Bridge Street and N. 19th Avenue, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, the Applicant, Ayres Associates (the “Applicant”), on behalf of the Owner, has requested approval of the Fulton Plaza Subdivision Preliminary Plat (the “Preliminary Plat”), 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 five (5) 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 adjacent property owners, for no less than five (5) days prior to the date of the Planning Commission public hearing; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Preliminary Plat pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*, Section 17-40-200; and

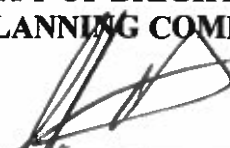
WHEREAS, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

WHEREAS, the Planning Commission finds and declares that the Preliminary Plat does comply with the requirements of the Preliminary Plat 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 Preliminary Plat, attached hereto as **EXHIBIT B**, for the Fulton Plaza Subdivision, more particularly described in **EXHIBIT A**, attached hereto.

RESOLVED, this 13th day of March, 2018.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**



Chris Maslanik, Chairperson

ATTEST:



Diane Phin, Secretary

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE EAST 60 RODS; THENCE NORTH 53 RODS AND 5 1/2 FEET; THENCE WEST 60 RODS; THENCE SOUTH 53 RODS AND 5 1/2 FEET TO PLACE OF BEGINNING, EXCEPT THAT PROPERTY DESCRIBED IN DEED RECORDED MARCH 15, 1907 IN BOOK 32 AT PAGE 8; EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED SEPTEMBER 28, 1951 IN BOOK 428 AT PAGE 273 AND APRIL 15, 1952 IN BOOK 440 AT PAGE 337; EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 14, 1963 IN BOOK 1104 AT PAGE 493; EXCEPT THAT PORTION CONVEYED BY RESOLUTION AND DEED RECORDED DECEMBER 4, 1964 IN BOOK 1195 AT PAGE 554 AND EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JUNE 2, 1986 IN BOOK 3152 AT PAGE 660 AND SEPTEMBER 18, 1986 IN BOOK 3203 AT PAGE 400, COUNTY OF ADAMS, STATE OF COLORADO.

The subject property being approximately 12.29 acres.

PRELIMINARY PLAT

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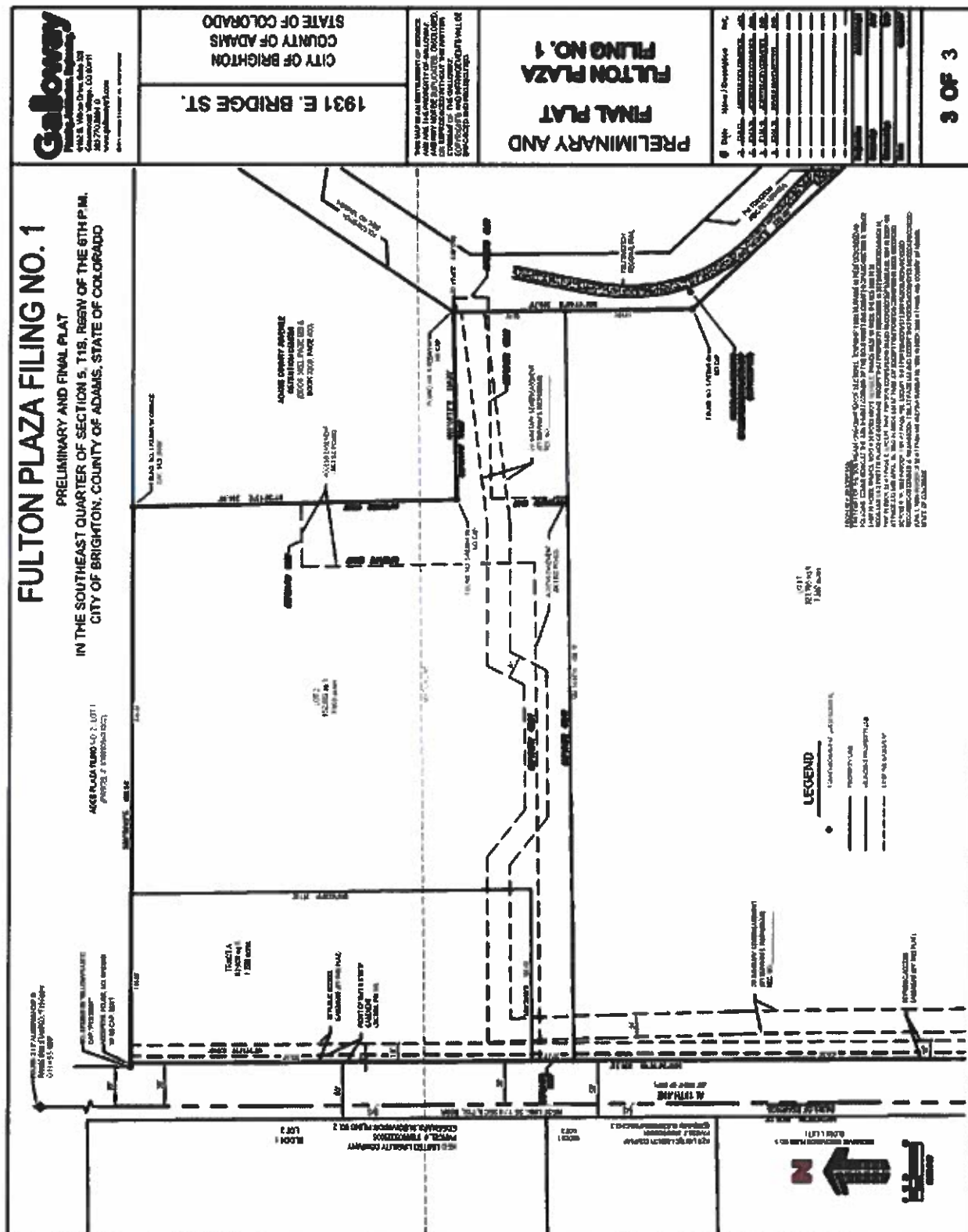


EXHIBIT C
VICINITY MAP

