

RESOLUTION NO.: 22-6

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BRIGHTON RIDGE MAJOR SUBDIVISION PLAN FOR AN APPROXIMATELY 103.47 ACRE PROPERTY, GENERALLY LOCATED SOUTH OF EAST 120TH AVE ALONG BOTH SIDES OF POTOMAC STREET, IN A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST, AND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Walk Off, LLC (the “Owner”) owns an approximately 103.57 acre property, generally located south of East 120th Avenue, west of Sable Boulevard, and east of Southgate Boulevard, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, The Owner has requested approval of the Brighton Ridge 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 1,000 feet of the Property, a public notice was published on the City of Brighton website, 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 & 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 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); 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 Brighton Ridge Subdivision, more particularly described in **EXHIBIT A**, attached hereto.

RESOLVED, this 27th day of October, 2022.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION

DocuSigned by:

FEFCE25443E3478...

Chris Maslanik, Chair

ATTEST:

DocuSigned by:
Kate Lesser
7FC0C618DA6C4EE...
Kate Lesser, Secretary

EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE:

PARCEL A:

A TRACT OF LAND LOCATED IN THE EAST ONE HALF OF THE NORTHEAST ONE-QUARTER SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 1, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 1 BY A 3 ¼ INCH ALUMINUM CAP STAMPED "WSSI PLS NO. 22088" AND THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST ONE-QUARTER CORNER BY A 3 ¼ INCH ALUMINUM CAP STAMPED "WSSI PLS NO. 22088" WITH A LINE BETWEEN ASSUMED TO BEAR SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST ONE-QUARTER;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID EAST ONE HALF OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 395.00 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 43 SECONDS WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF POTOMAC STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, GREEN HOMESTEAD SUBDIVISION, RECEPTION NO. B860693, ADAMS COUNTY PUBLIC RECORDS;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1543.81 FEET, TO THE NORTHEAST CORNER OF SCHOOL DISTRICT 27J P.U.D., FINAL PLAT, RECEPTION NO. C0686992, ADAMS COUNTY PUBLIC RECORDS;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SCHOOL DISTRICT 27J P.U.D., FINAL PLAT, A DISTANCE OF 1288.91 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST ONE-QUARTER;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 1915.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 120TH AVENUE LYING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID EAST ONE HALF OF THE NORTHEAST ONE-QUARTER;
THENCE SOUTH 89 DEGREES 42 MINUTES 43 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 924.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, GREEN HOMESTEAD SUBDIVISION;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 365.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, GREEN HOMESTEAD SUBDIVISION;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 365.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1 OF GREEN HOMESTEAD SUBDIVISION AND ALSO BEING THE TRUE POINT OF BEGINNING.

PARCEL B:

LOT 1,
GREEN HOMESTEAD SUBDIVISION,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

A PORTION OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO WIT:

THAT PORTION OF THE NORTHWEST ¼ LYING NORTHWESTERLY OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD;
EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN DEED RECORDED MARCH 16, 1934 IN BOOK 215 AT PAGE 13; JANUARY 3, 1957 IN BOOK 641 AT PAGE 521; OCTOBER 18, 1958 IN BOOK 739 AT PAGE 240; AND MARCH 12, 1998 IN BOOK 5261 AT PAGE 299.
AND EXCEPT THOSE PORTIONS LYING WITHIN THE RIGHTS-OF-WAY OF POTOMAC STREET AND EAST 120TH AVENUE.

NOTE: THE ABOVE PARCEL IS ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6;
THENCE SOUTH 86 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 375.79 FEET TO THE TRUE POINT OF BEGINNING;
THENCE ALONG THE RIGHT OF WAY LINE OF A TRACT OR PARCEL FOR THE COLORADO DEPARTMENT OF TRANSPORTATION, AS RECORDED IN BOOK 5261 AT PAGE 299, IN THE RECORDS OF ADAMS COUNTY, THE FOLLOWING SEVEN (7) COURSES:
1. THENCE SOUTH 00 DEGREES 55 MINUTES 40 SECONDS EAST A DISTANCE OF 90.00 FEET;
2. THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS EAST A DISTANCE OF 1,900.00 FEET;
3. THENCE SOUTH 23 DEGREES 57 MINUTES 01 SECONDS EAST A DISTANCE OF 116.18 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 585.38 FEET AND A CENTRAL ANGLE OF 48 DEGREES 47 MINUTES 21 SECONDS AN ARC DISTANCE OF 498.47 FEET (THE CHORD OF SAID ARC BEARS SOUTH 48 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 483.55 FEET);
5. THENCE SOUTH 72 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 686.75 FEET;
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 49 DEGREES 48 MINUTES 44 SECONDS, AN ARC DISTANCE OF 782.45 FEET (THE CHORD OF SAID ARC BEARS SOUTH 51 DEGREES 05 MINUTES 35 SECONDS WEST, A DISTANCE OF 758.04 FEET);
7. THENCE SOUTH 29 DEGREES 59 MINUTES 24 SECONDS WEST A DISTANCE OF 1,299.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF POTOMAC STREET;
THENCE NORTH 00 DEGREES 55 MINUTES 51 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2,288.89 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 120TH AVENUE;
THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 344.89 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B
MAJOR SUBDIVISION PLAN

[Plan begins on next page]

EXHIBIT B

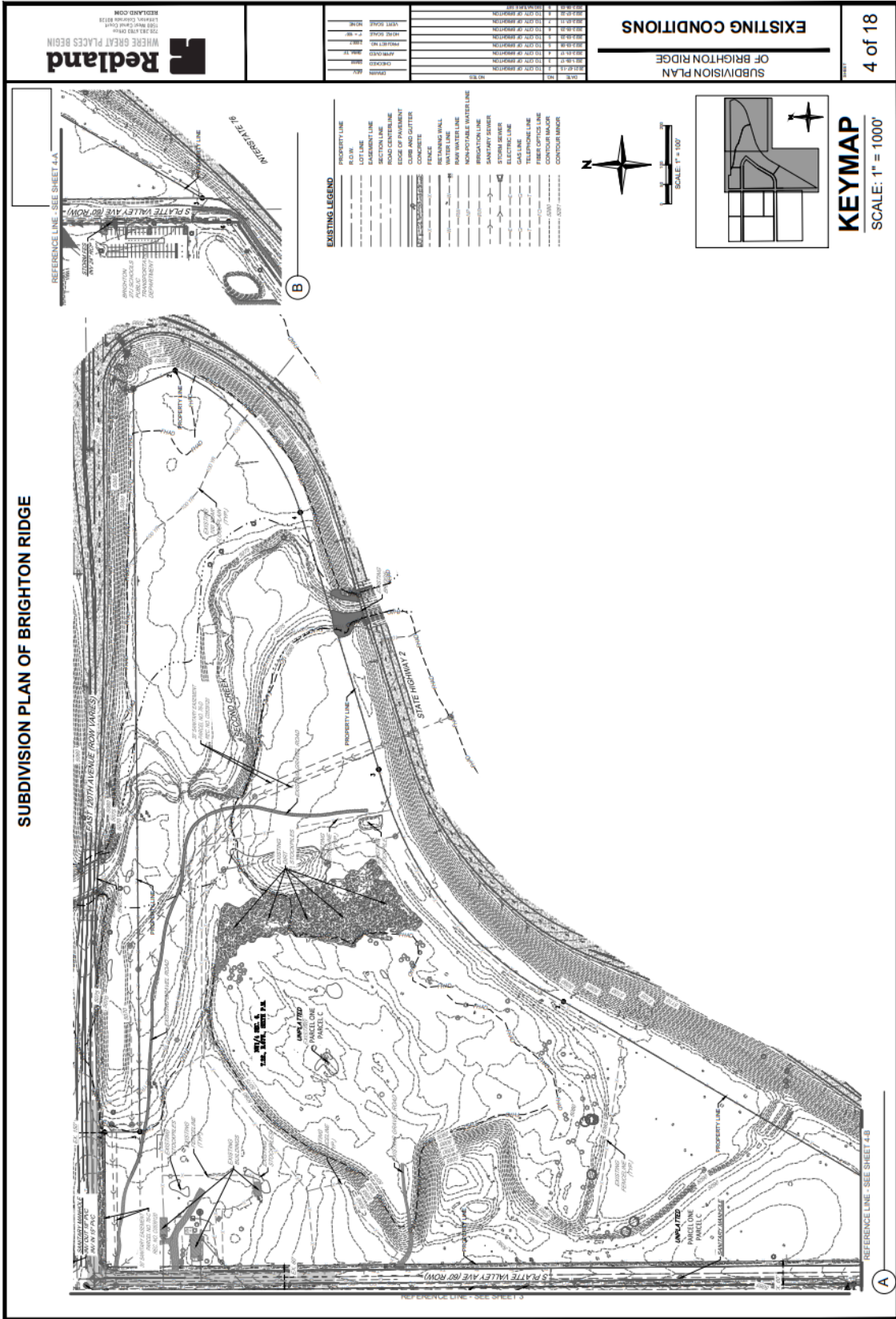


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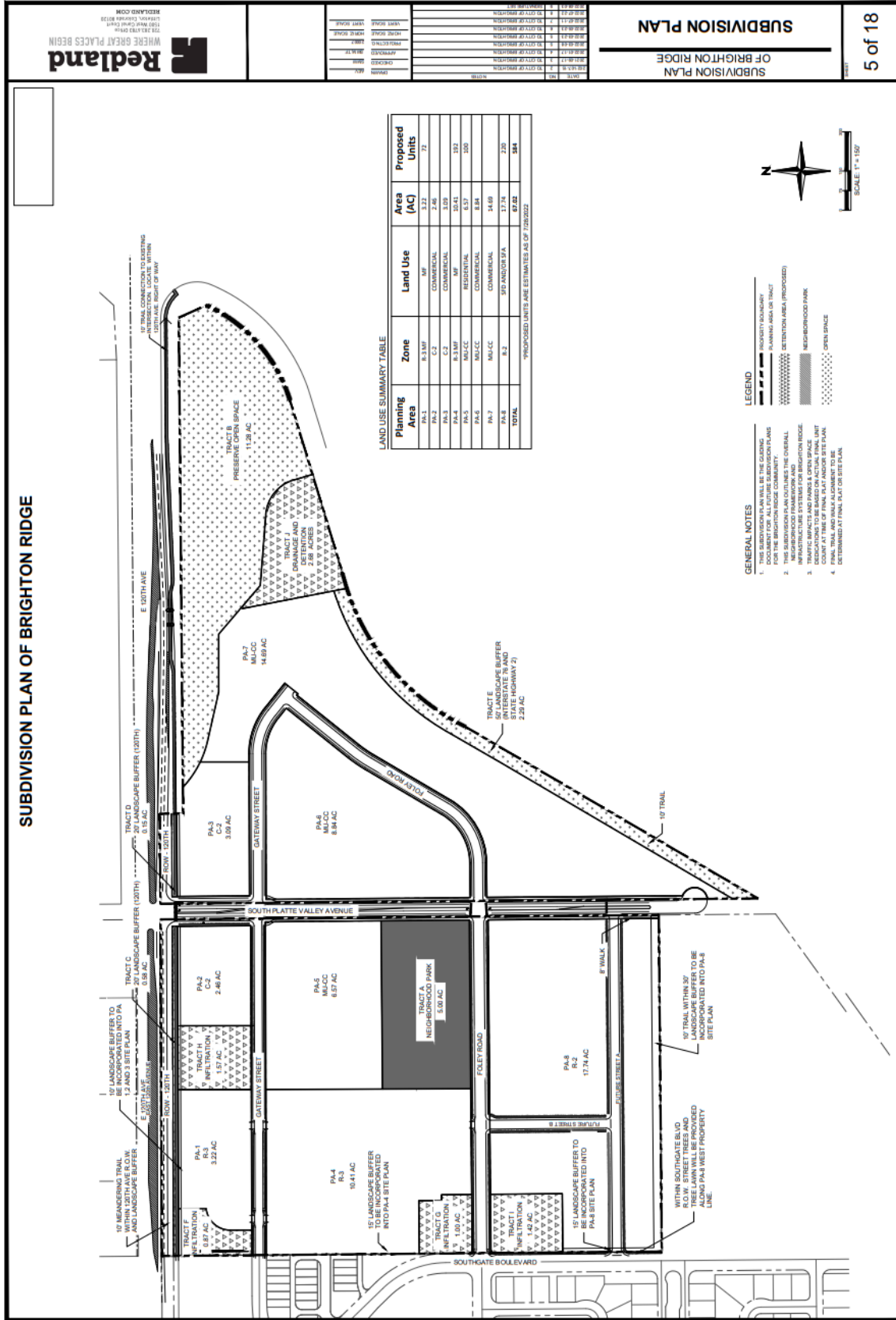


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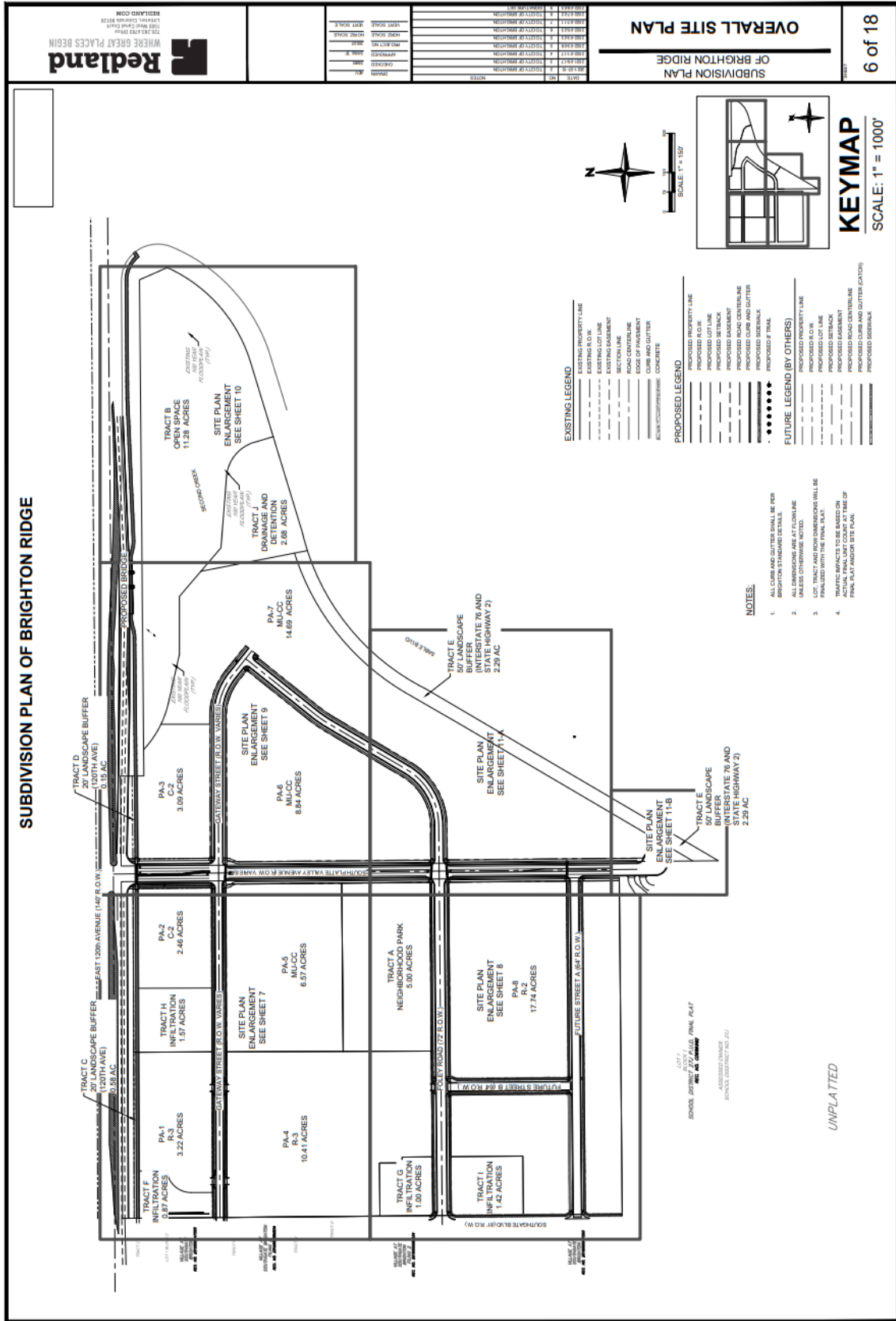
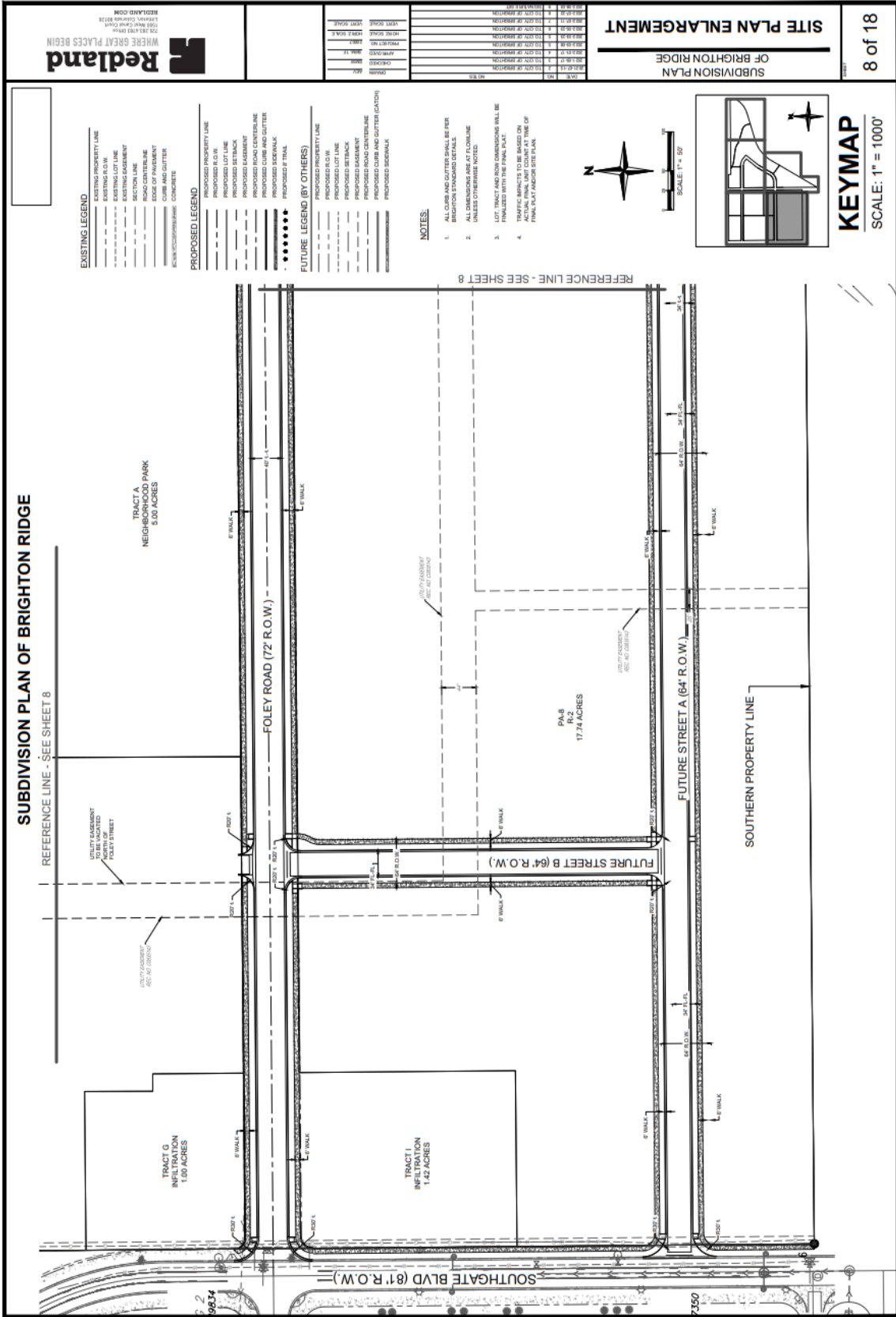


EXHIBIT B



SUBDIVISION PLAN OF BRIGHTON RIDGE

REFERENCE LINE - SEE SHEET 8

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - ROAD CENTERLINE
- - - EDGE OF PAVEMENT
- - - CURB AND GUTTER
- - - SIDEWALK
- - - CONCRETE

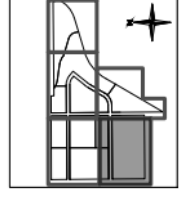
PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED CURB AND GUTTER
- - - PROPOSED SIDEWALK
- PROPOSED FINISH

FUTURE LEGEND (BY OTHERS)

- - - PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED CURB AND GUTTER (GATCH)
- - - PROPOSED SIDEWALK

- NOTES:**
1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
 2. ALL DIMENSIONS ARE AT FINISHLINE UNLESS OTHERWISE NOTED.
 3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINISHED WITH THE FINAL PLAT.
 4. TRAFFIC SIGNALS TO BE BASED ON TRAFFIC VOLUMES AND VOLUMES OF FINISH PLAT AND/OR SITE PLAN.



KEYMAP
SCALE: 1" = 1000'

SUBDIVISION PLAN OF BRIGHTON RIDGE
SITE PLAN ENLARGEMENT

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01-15-2024
2	ISSUED FOR PERMITS	01-15-2024
3	ISSUED FOR PERMITS	01-15-2024
4	ISSUED FOR PERMITS	01-15-2024
5	ISSUED FOR PERMITS	01-15-2024
6	ISSUED FOR PERMITS	01-15-2024
7	ISSUED FOR PERMITS	01-15-2024
8	ISSUED FOR PERMITS	01-15-2024
9	ISSUED FOR PERMITS	01-15-2024
10	ISSUED FOR PERMITS	01-15-2024
11	ISSUED FOR PERMITS	01-15-2024
12	ISSUED FOR PERMITS	01-15-2024
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EXHIBIT B

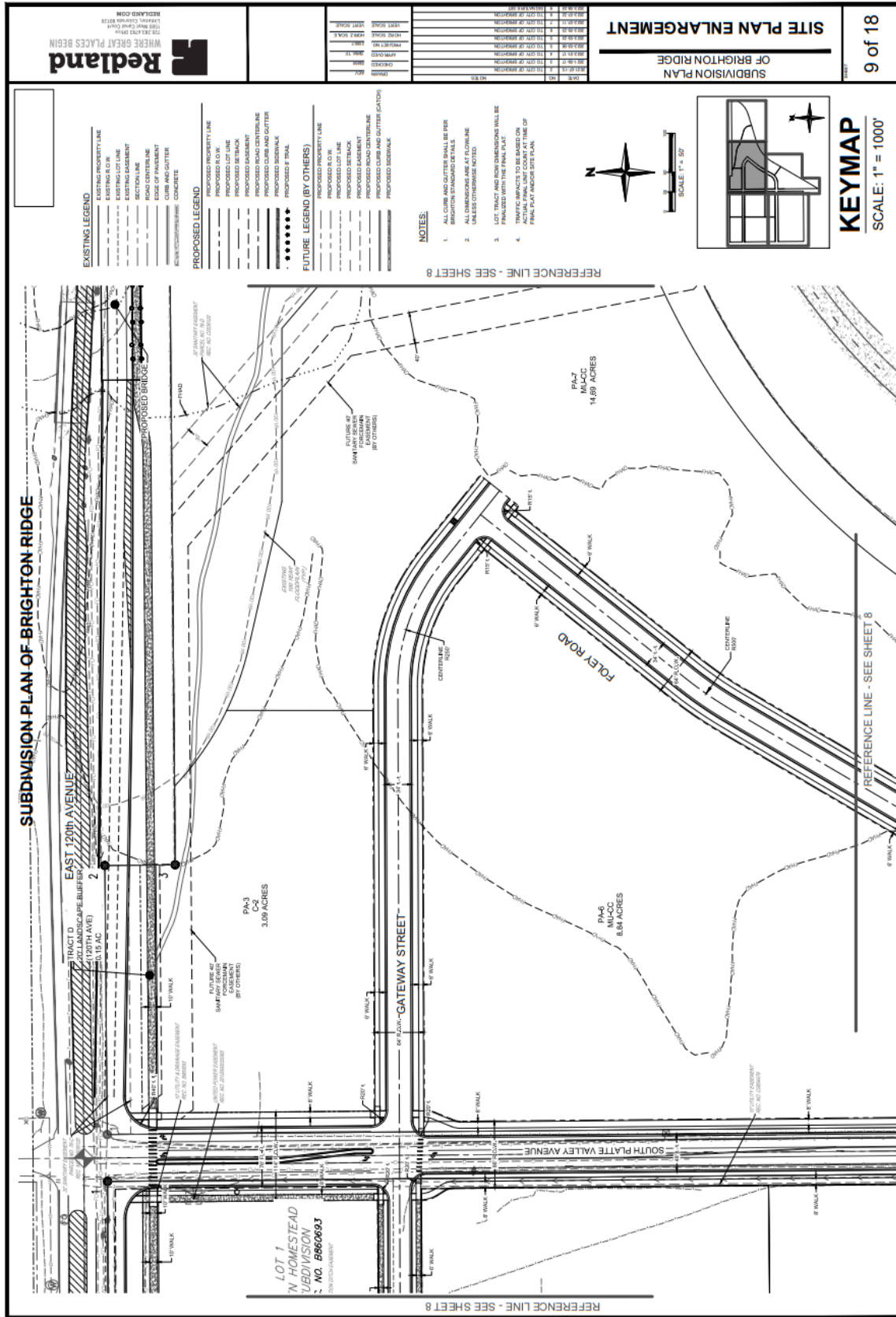


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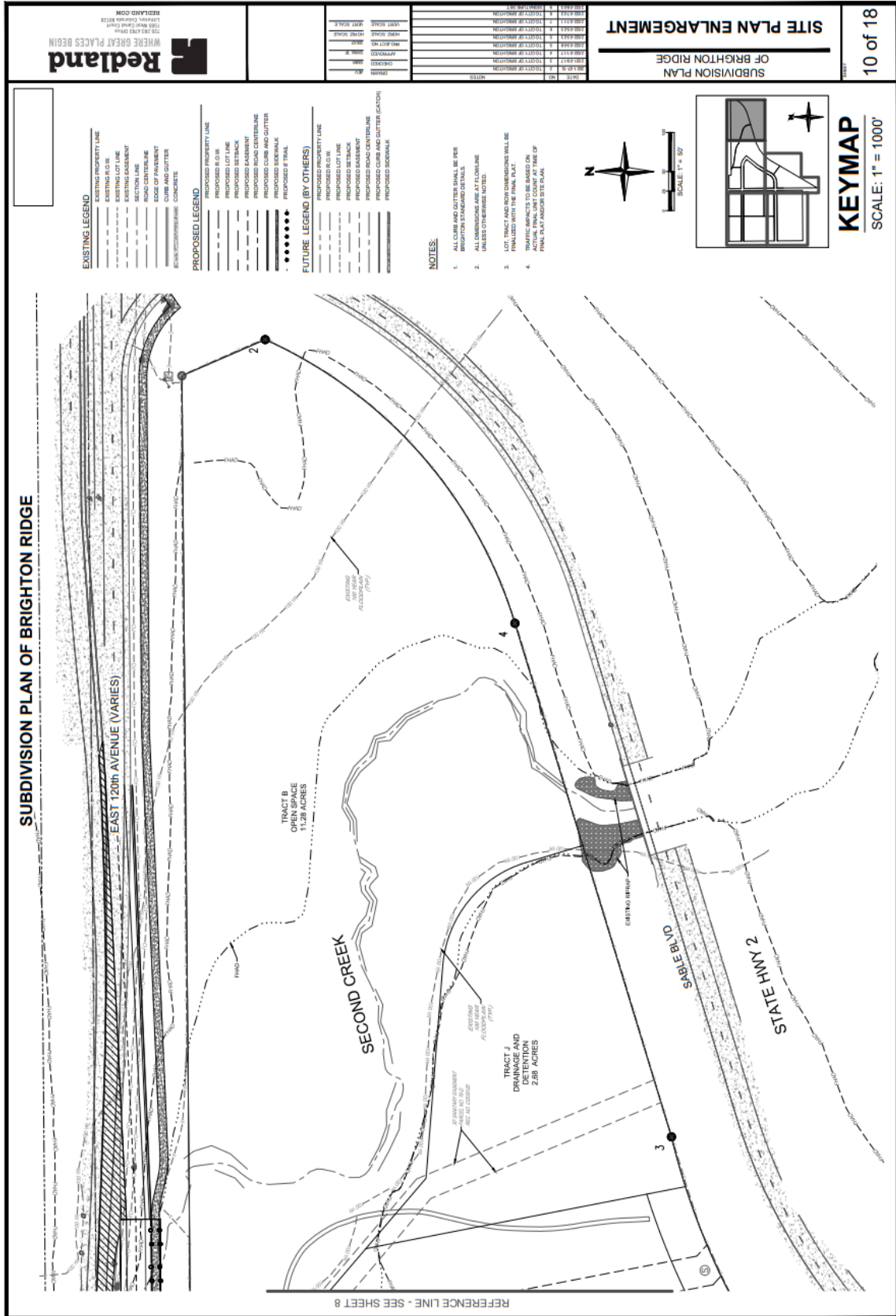


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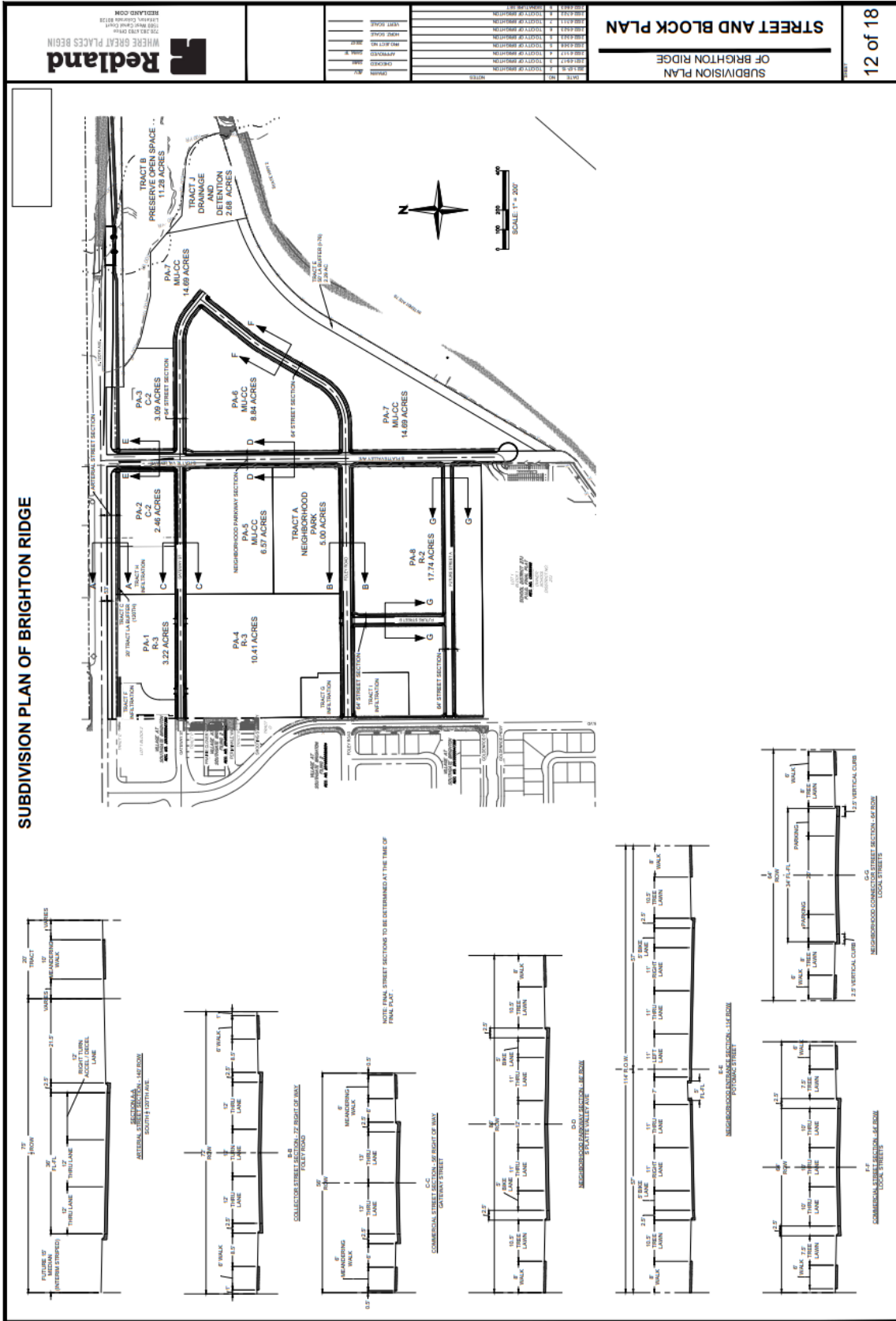


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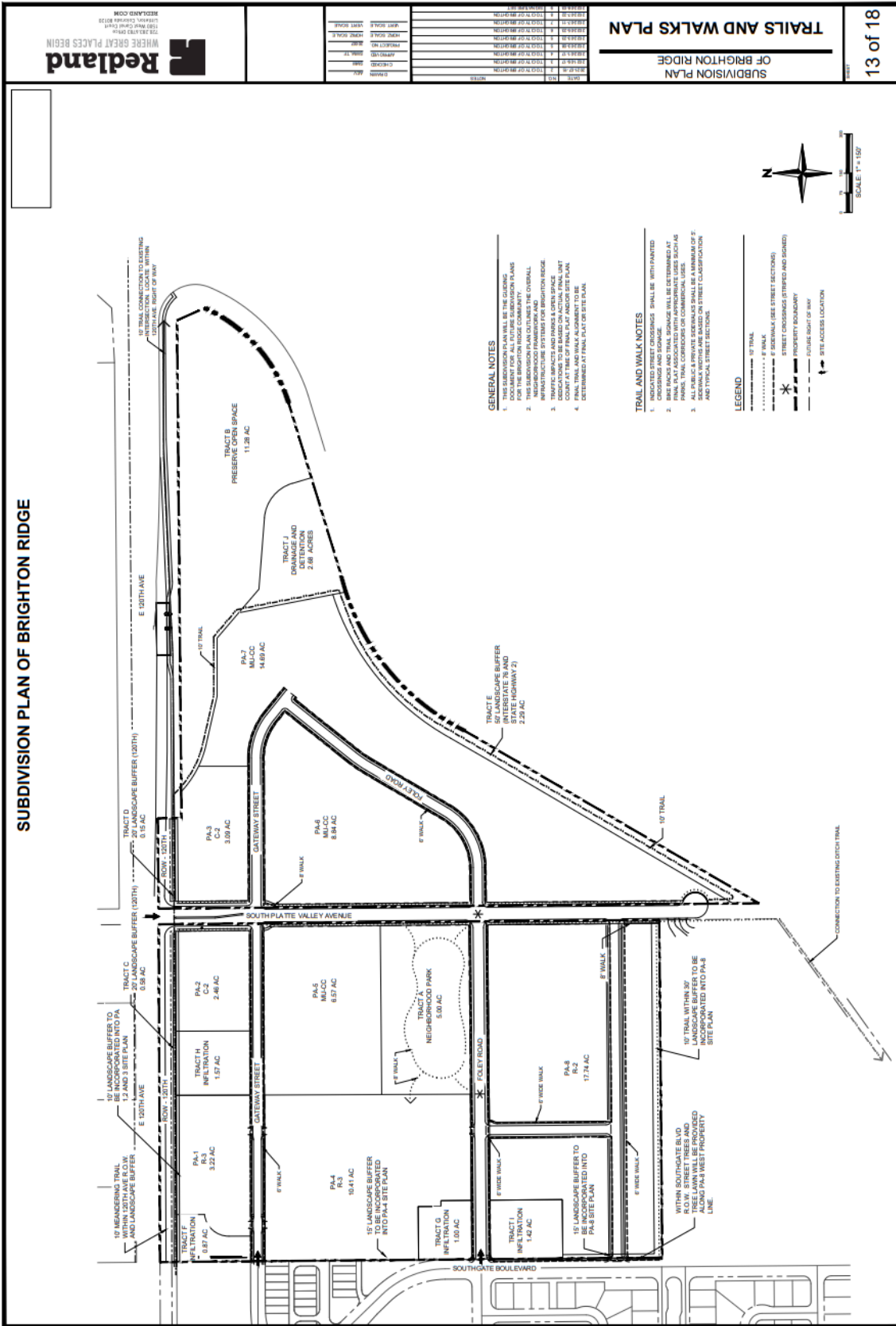


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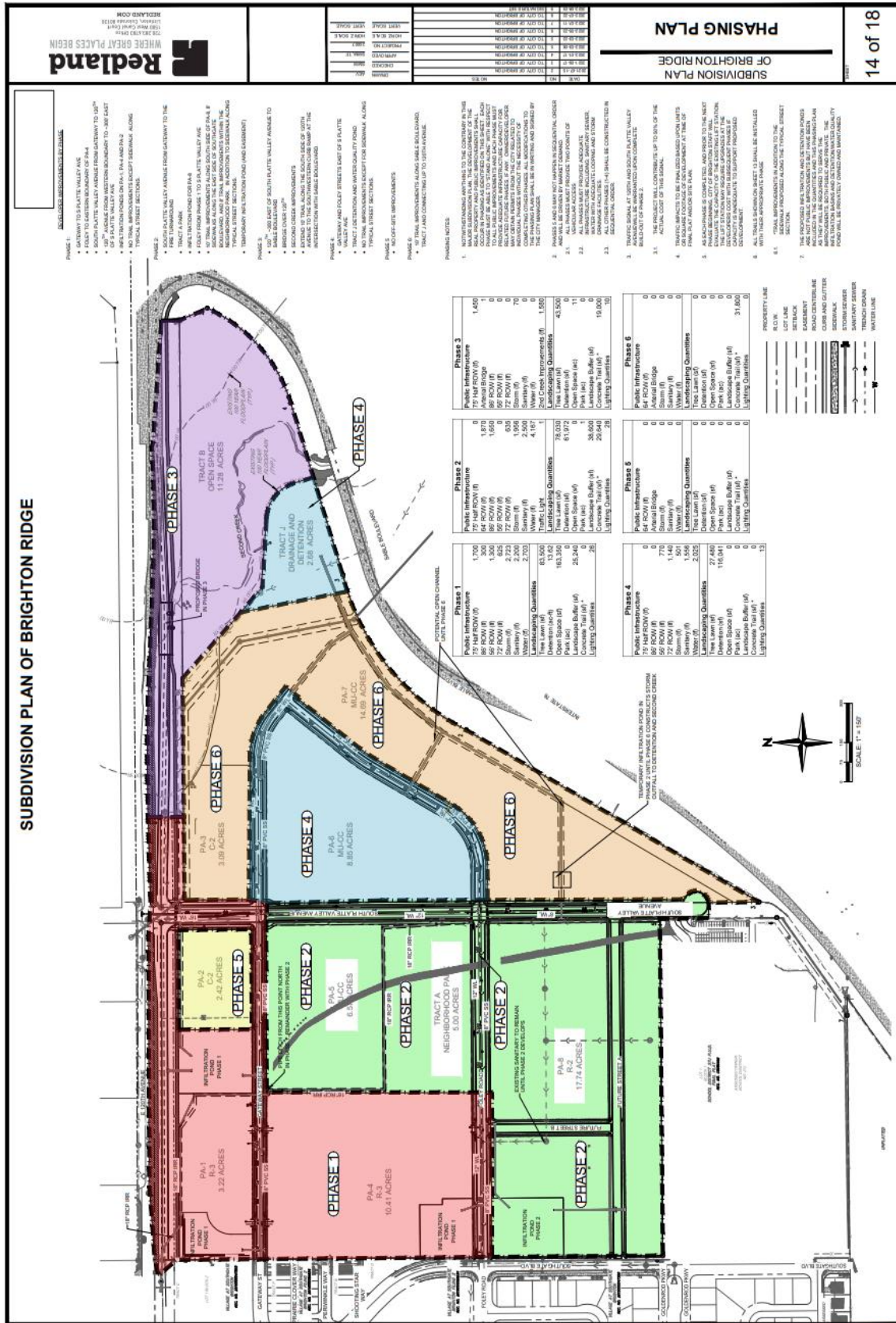


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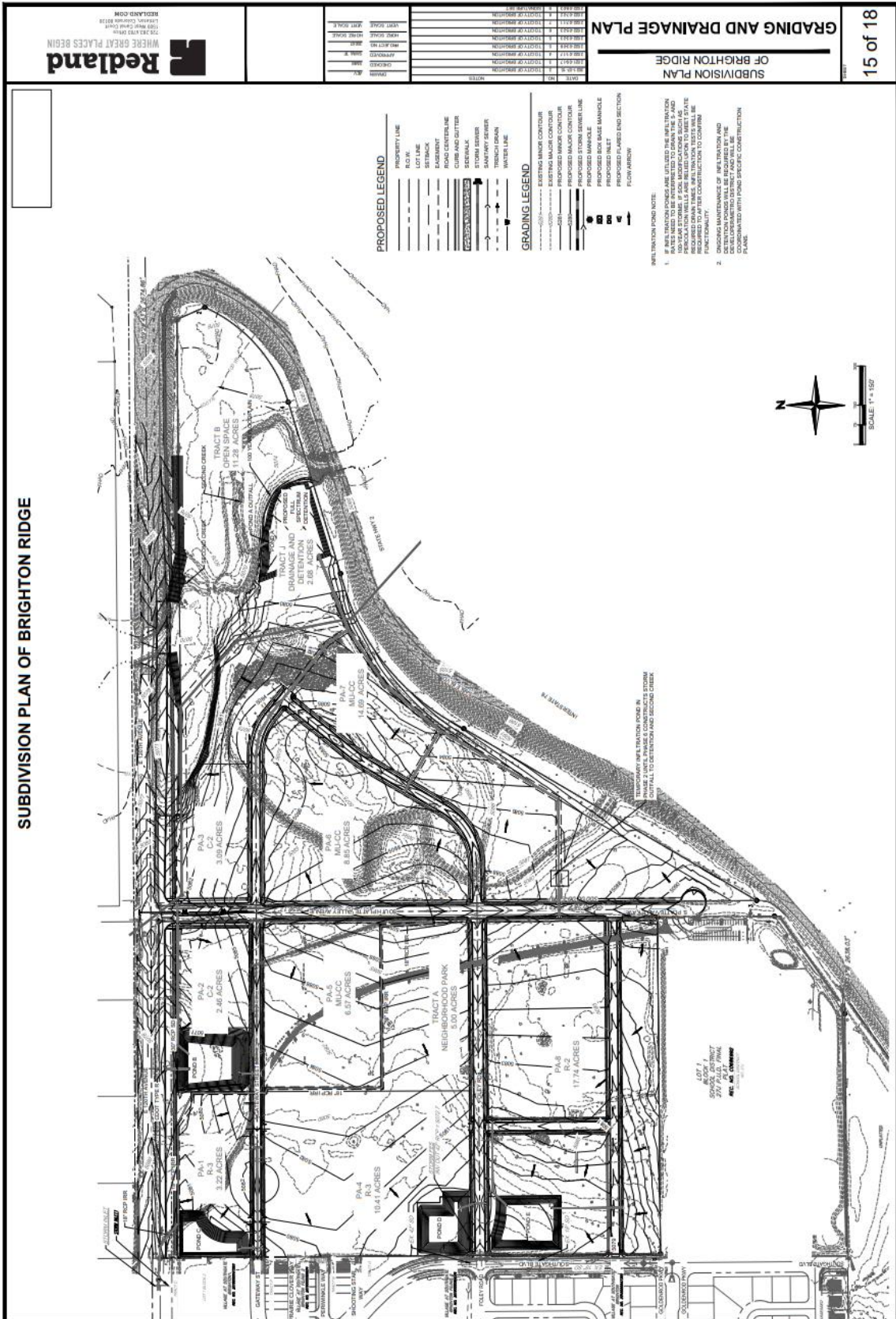


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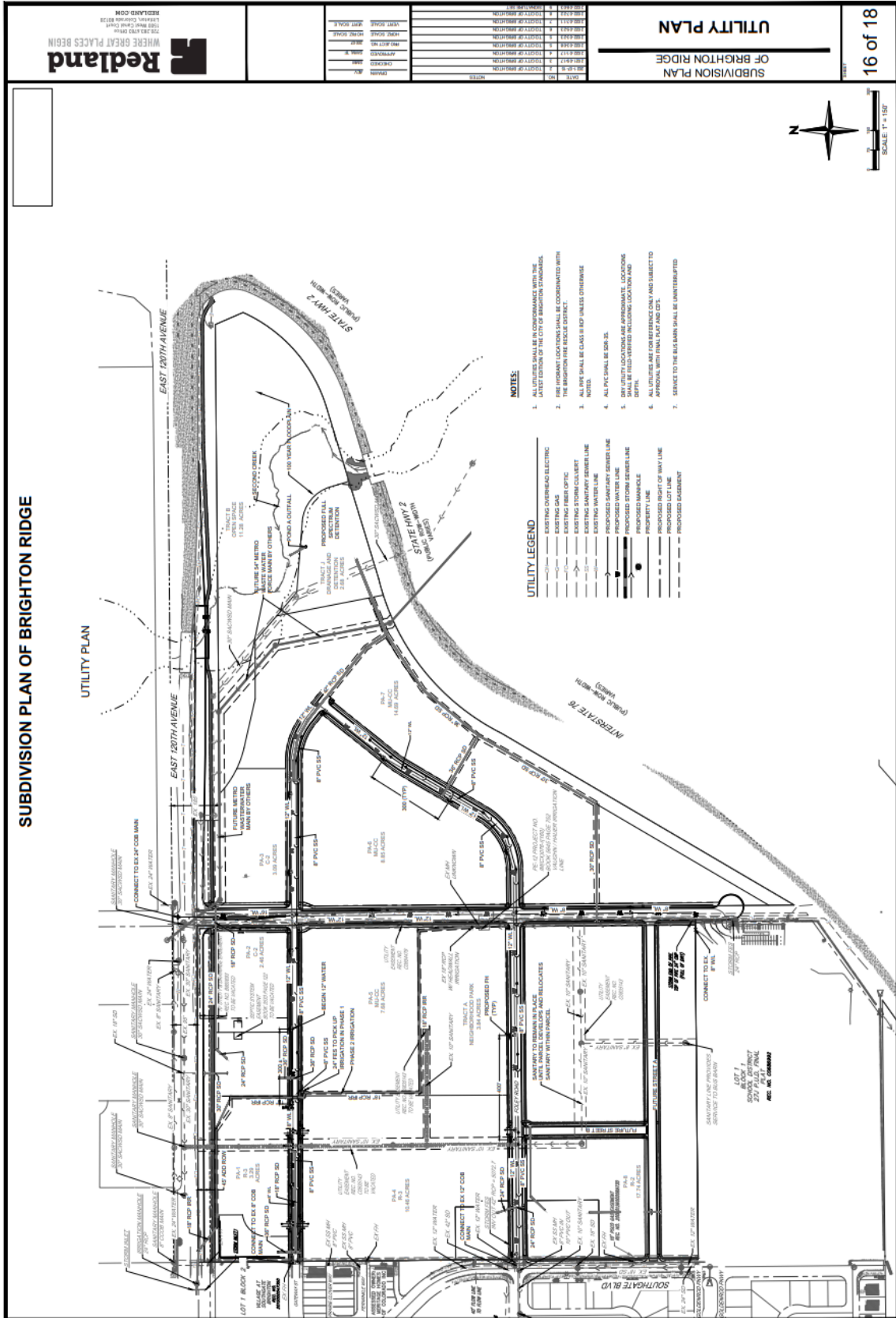
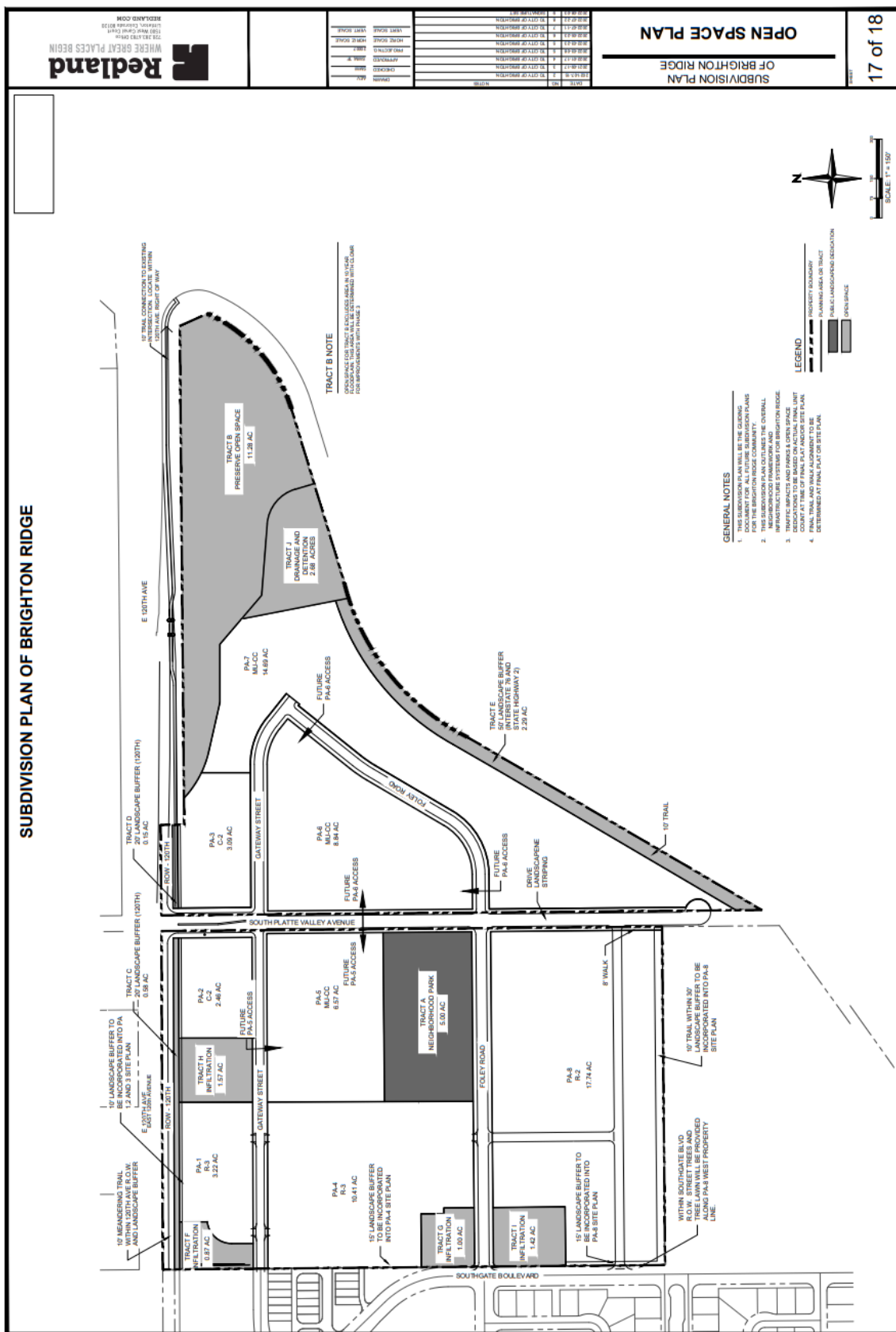


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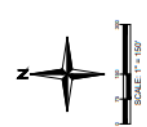


SUBDIVISION PLAN OF BRIGHTON RIDGE

OPEN SPACE PLAN

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- #### GENERAL NOTES
1. THIS SUBDIVISION PLAN WILL BE THE SUBDIVISION PLAN FOR THE BRIGHTON RIDGE COMMUNITY.
 2. THIS SUBDIVISION PLAN EXHIBITS THE OVERALL INFRASTRUCTURE SYSTEMS FOR BRIGHTON RIDGE. THE INFRASTRUCTURE SYSTEMS WILL BE DETAILED IN A SEPARATE PLAT AND SHALL BE SUBMITTED TO THE COUNTY AT THE TIME OF FINAL PLAT AND/OR SITE PLAN.
 3. COUNT AT THE TIME OF FINAL PLAT AND/OR SITE PLAN WILL BE THE COUNT SHOWN IN THIS PLAN, UNLESS OTHERWISE DETERMINED AT FINAL PLAT OR SITE PLAN.
- #### LEGEND
- PLANNING AREA OR TRACT BOUNDARY
 - PUBLIC LANDSCAPE DEDICATION
 - OPEN SPACE

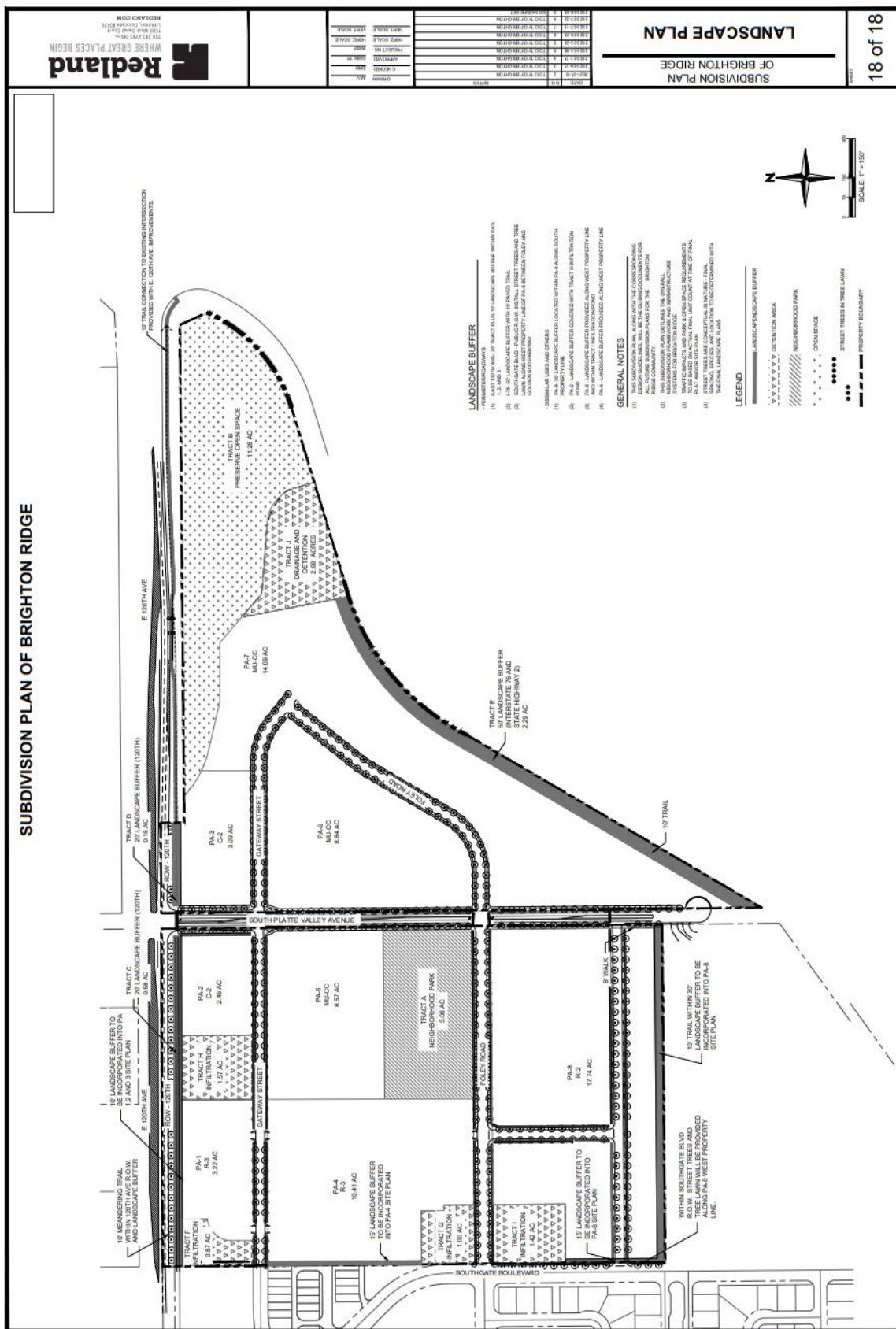


TRACT B NOTE

CONFORMANCE WITH TRACT B REQUIREMENTS SHALL BE VERIFIED BY THE APPLICANT AND SHALL BE SUBMITTED TO THE COUNTY AT THE TIME OF FINAL PLAT AND/OR SITE PLAN.

DATE: 10/12/2016 11:16:53 AM DRAWN BY: P20150447 1:00

EXHIBIT B



SUBDIVISION PLAN
OF BRIGHTON RIDGE
LANDSCAPE PLAN

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NO.	DESCRIPTION
1	LANDSCAPE BUFFER
2	TRAIL
3	STREET TREES IN TREE LANE
4	PROPERTY BOUNDARY
5	OPEN SPACE
6	WOODSHED PARK
7	RETENTION AREA
8	LANDSCAPE BUFFER

- LANDSCAPE BUFFER**
- (1) - REDLANDS
 - (2) - 15' LANDSCAPE BUFFER
 - (3) - 10' LANDSCAPE BUFFER
 - (4) - 30' LANDSCAPE BUFFER
 - (5) - 10' LANDSCAPE BUFFER TO BE INCORPORATED INTO PA 1, 2 AND 3 SITE PLAN AND LANDSCAPE BUFFER
 - (6) - 15' LANDSCAPE BUFFER TO BE INCORPORATED INTO PA 4 SITE PLAN AND LANDSCAPE BUFFER
 - (7) - 15' LANDSCAPE BUFFER TO BE INCORPORATED INTO PA 5 SITE PLAN
 - (8) - 10' TRAIL WITHIN 30' LANDSCAPE BUFFER TO BE INCORPORATED INTO PA 4, 5 AND 6 SITE PLAN
- GENERAL NOTES**
- (1) - THIS SUBDIVISION IS A SUBDIVISION OF LAND.
 - (2) - THIS SUBDIVISION IS A SUBDIVISION OF LAND.
 - (3) - THIS SUBDIVISION IS A SUBDIVISION OF LAND.
 - (4) - THIS SUBDIVISION IS A SUBDIVISION OF LAND.
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 - (9) - THIS SUBDIVISION IS A SUBDIVISION OF LAND.
 - (10) - THIS SUBDIVISION IS A SUBDIVISION OF LAND.

