

RESOLUTION NO.: 19-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PRELIMINARY PLAT, FOR AN APPROXIMATELY 64.088 ACRE PROPERTY, GENERALLY LOCATED IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS BRIGHTON CROSSING FILING NO. 6 SUBDIVISION.

WHEREAS, Brookfield Residential (Colorado) LLC (the "Owner") owns an approximately 64.088 acre property, generally located at the northeast corner of the intersection of South 40th Avenue and Southern Street and more specifically described in EXHIBIT A, attached hereto (the "Property"); and

WHEREAS, The Owner has requested approval of the Brighton Crossing Filing No. 6 Major 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 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 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

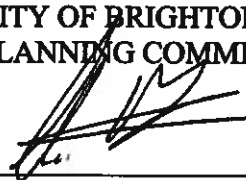
WHEREAS, the Planning Commission finds and declares that the Preliminary Plat does comply with the requirements of the Preliminary Plat procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the 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 Brighton Crossing Filing No. 6 Subdivision, more particularly described in EXHIBIT A, attached hereto, with the conditions as follows:

1. The On-site and Off-site Drainage will be approved by the DRC prior to approval of the Final Plat by the City Council.
2. This Preliminary Plat approval will remain in effect for the Final Plat as long as:
 - a. The number of lots does not change by more than 10%,
 - b. The current proposed housing types do not change, and
 - c. The connecting roads to outside of the development remain the same.

RESOLVED, this 24th day of October, 2019.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



Chris Maslanik, Chairperson

ATTEST:



Lane Zorich, Acting Secretary
Crystal Josey

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°25'47" EAST, A DISTANCE OF 761.23 FEET;

THENCE NORTH 89°34'28" EAST, A DISTANCE OF 55.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 40TH AVENUE, RECORDED AT RECEPTION NO. 2014000028204 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BRIGHTON CROSSING FILING NO. 5, A PLAT RECORDED AT RECEPTION NO. 2016000039271 IN SAID RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND ALONG SOUTHERLY BOUNDARY OF A 10 FOOT WIDE FIRE EASEMENT RECORDED AT RECEPTION NO. 2017000013467 IN SAID RECORDS, NORTH 89°34'28" EAST, A DISTANCE OF 822.73 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF THE FIRE EASEMENT, NORTH 00°25'32" WEST, A DISTANCE OF 90.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 385.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°51'19", AN ARC LENGTH OF 476.11 FEET;

THENCE DEPARTING SAID CURVE RADially, SOUTH 19°34'13" EAST, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A CONCENTRIC CURVE TO THE AFOREMENTIONED SAID CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 381.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°34'13" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°37'00", AN ARC LENGTH OF 30.70 FEET;

THENCE DEPARTING SAID CURVE RADially, SOUTH 24°11'13" EAST, A DISTANCE OF 36.00 FEET TO THE BOUNDARY OF TRACT A, AS SHOWN ON THE PLAT OF BRIGHTON CROSSING FILING NO. 4 RECORDED AT RECEPTION NO. 20051130001311690 IN SAID RECORDS, AND THE BEGINNING OF A CONCENTRIC CURVE TO THE AFOREMENTIONED SAID CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 345.00 FEET THE RADIAL POINT OF SAID CURVE BEARS SOUTH 24°11'13" EAST;

(Continues on the next page.)

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TWELVE (12) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°14'19", AN ARC LENGTH OF 398.85 FEET;
2. SOUTH 00°25'32" EAST, A DISTANCE OF 517.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
4. NORTH 89°34'28" EAST, A DISTANCE OF 268.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°42'16", AN ARC LENGTH OF 106.10 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET;
8. NORTH 89°34'28" EAST, A DISTANCE OF 113.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'33", AN ARC LENGTH OF 84.80 FEET;
10. NORTH 68°37'55" EAST, A DISTANCE OF 86.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;
11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'51", AN ARC LENGTH OF 98.61 FEET;
12. NORTH 89°42'46" EAST, A DISTANCE OF 144.37 FEET TO THE WESTERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 3, RECORDED AT RECEPTION NO. C1271524 IN SAID RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°17'14" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°17'14" EAST;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
3. TANGENT TO SAID CURVE, SOUTH 00°17'14" EAST, A DISTANCE OF 100.34 FEET TO THE BOUNDARY OF THE VILLAGE SUBDIVISION, RECORDED AT RECEPTION NO. C0903809 IN SAID RECORDS;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°43'03" WEST, A DISTANCE OF 138.28 FEET;
2. SOUTH 00°24'19" EAST, A DISTANCE OF 1,301.58 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN STREET, AS RECORDED AT RECEPTION NO. 2014000028204 IN SAID RECORDS;

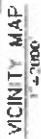
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°43'40" WEST, A DISTANCE OF 1,629.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°14'44" WEST;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'46", AN ARC LENGTH OF 86.25 FEET TO SAID EASTERLY RIGHT-OF-WAY OF SOUTH 40TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°25'47" WEST, A DISTANCE OF 1,787.50 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 64.088 ACRES, (2,791,682 SQUARE FEET), MORE OR LESS.

PRELIMINARY PLAT
BRIGHTON CROSSING FILING NO. 6
A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 12



SUBMISSION DATA TABLE	
DESCRIPTION	NUMBER
LOTS	26-3
TRACTS	0
RIGHT-OF-WAY	12 BLSD ACRES
TOTAL	11.895 ACRES
	64.088 ACRES



CLERK AND RECORDER'S CERTIFICATE

THIS FILING WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT _____ DAY OF _____ A.D. 20__.

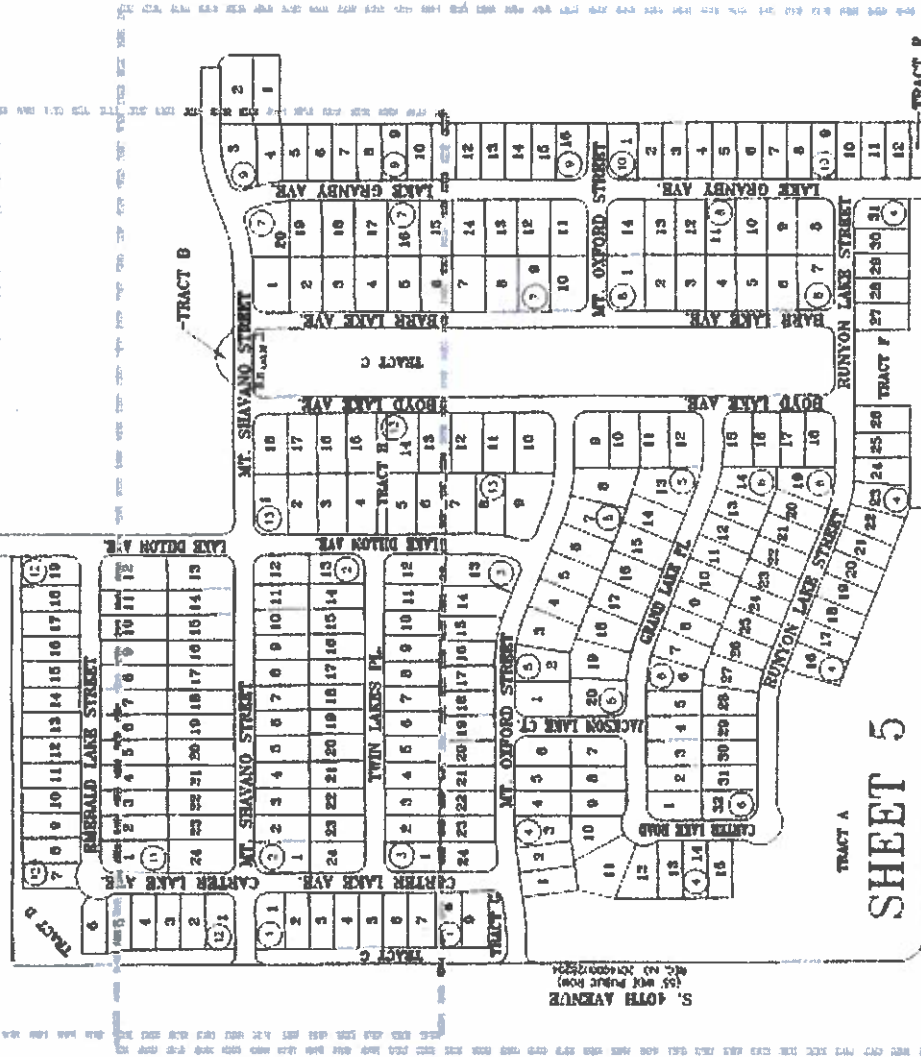
4. 1000

AZTEC		NAME OF CORPORATION		INCORPORATED IN
General Manager, New York Executive Director 9644 E. 1st St., Dallas, Texas Tel. 754-1210		ADDRESS		DATE
Active Reg. No. 1000-10		STATUS OF		DATE

SHEET 2 OF 12

PRELIMINARY PLAT
BRIGHTON CROSSING FILING NO. 6
 A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 12

SHEET 4



SEE SHEET 4
 & SHEET 5 FOR FULL
 BOUNDARY INFORMATION
 & LEGEND



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, PC

AZTEC	
DATE OF PREPARATION	DATE
BY	BY
CHECKED BY	CHECKED BY
APPROVED BY	APPROVED BY

SHEET 5

A horizontal beam of length 4m is shown. A triangular load is applied downwards, starting at 0 kN/m at the left end and increasing linearly to 30 kN/m at the right end. A reaction force of 12 kN acts upwards at the right end of the beam.

SEE SHEET 2
FOR LINE &
CURVE TABLES

PRELIMINARY PLAT

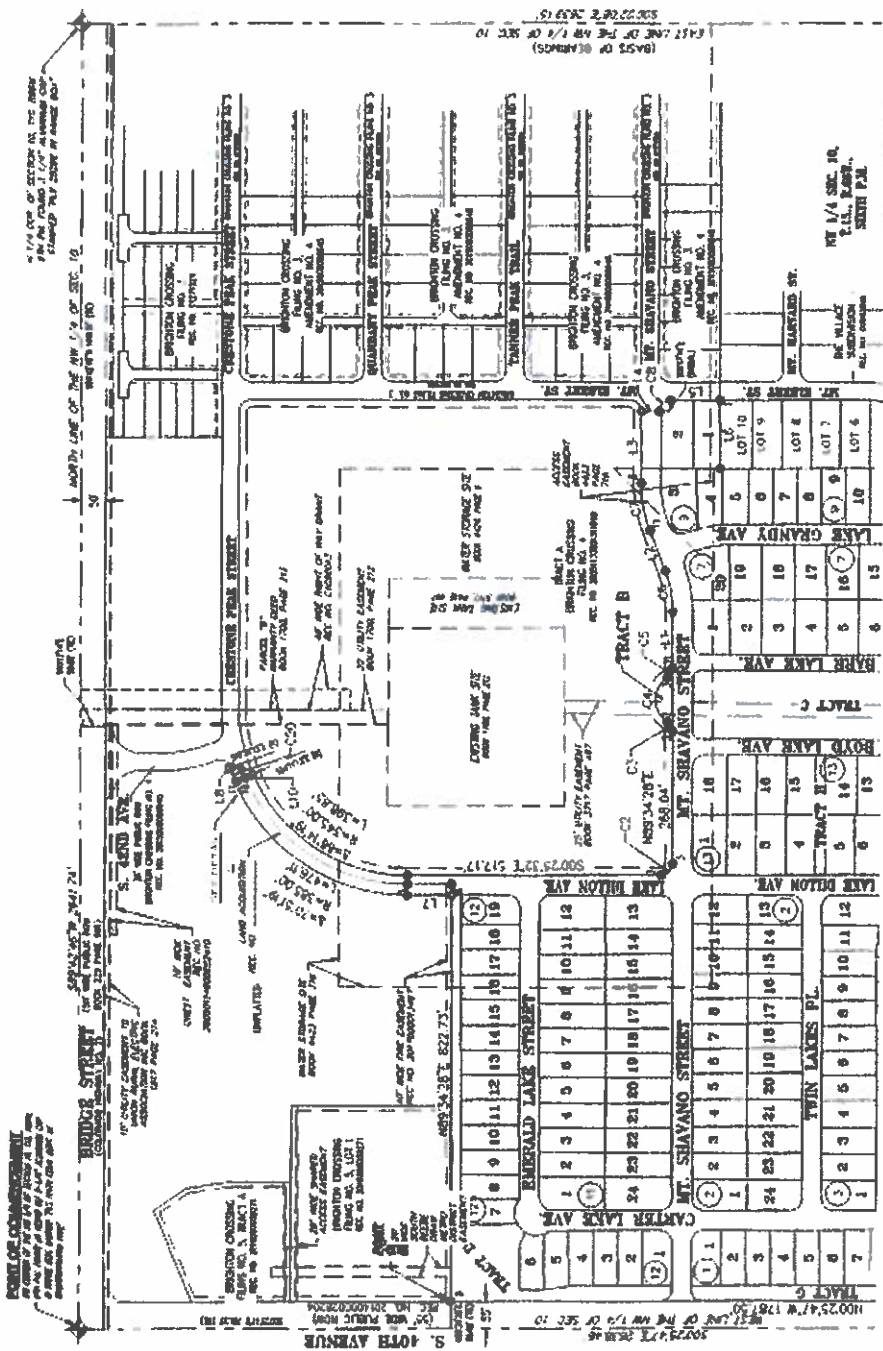
BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGITON, COUNTY OF ADAMS, STATE OF COLORADO

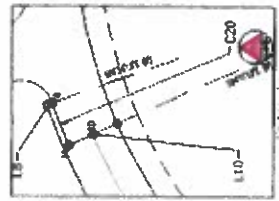
SHEET 4 OF 12



POINT OF OBSERVATION II



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FOR AND ON BEHALF OF
AZTEC CONSULTING, INC.

5. THESE THINGS

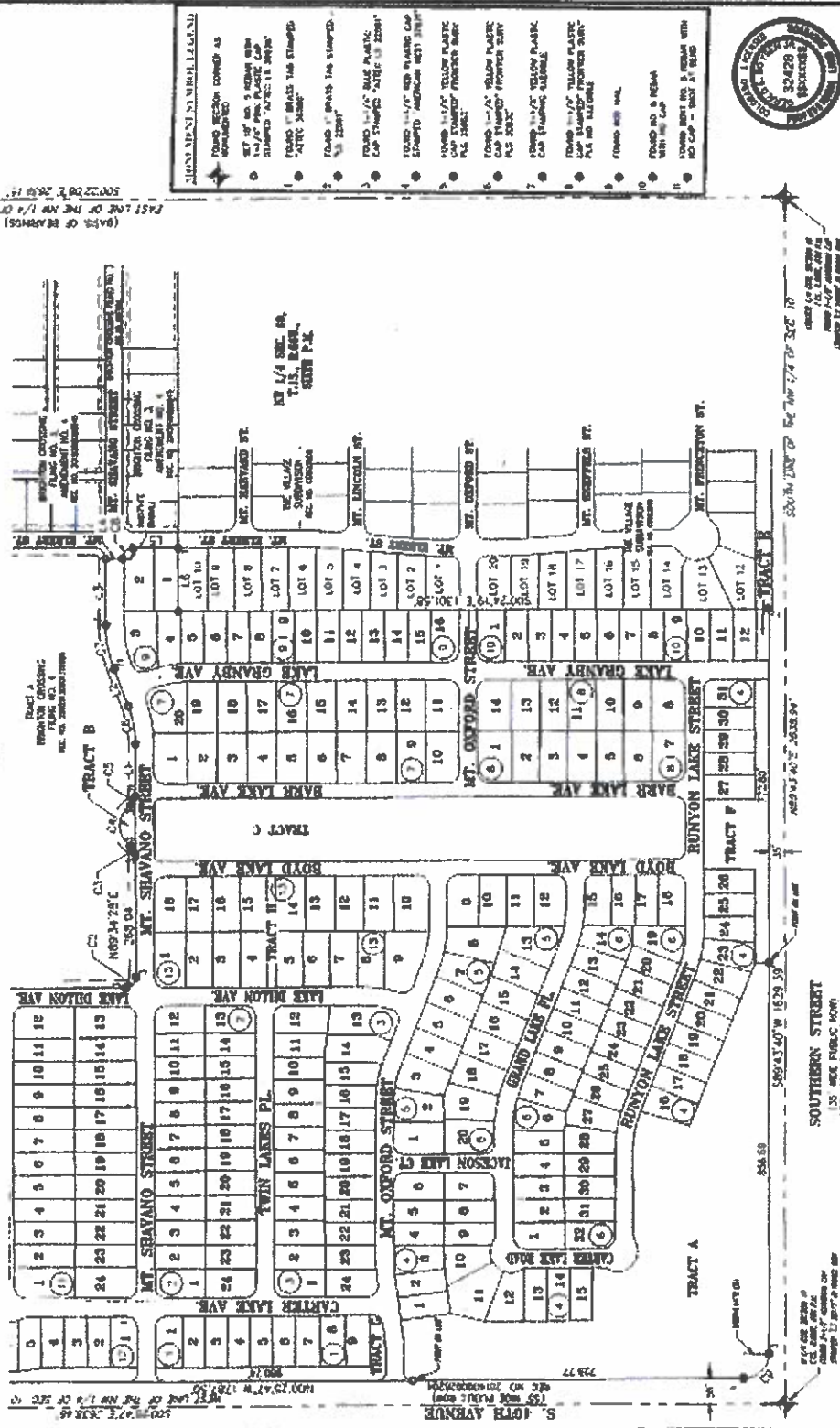
AZTEC

ĐẠI HỌC QUỐC GIA HÀ NỘI
TRƯỜNG ĐẠI HỌC KHOA HỌC TỰ NHIÊN

543HS 335

PRELIMINARY PLAT **BRIGHTON CROSSING FILING NO. 6** A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO SHEET 5 OF 12

SEE SHEET 4

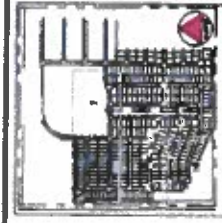


SEE SHEET 2
 FOR LINE &
 CURVE TABLES

AZTEC
 ENGINEERS
 1000 14TH AVENUE, SUITE 100
 BRIGHTON, CO 80601
 PHONE: 303.438.1234
 FAX: 303.438.1235
 WWW.AZTECENGINEERS.COM

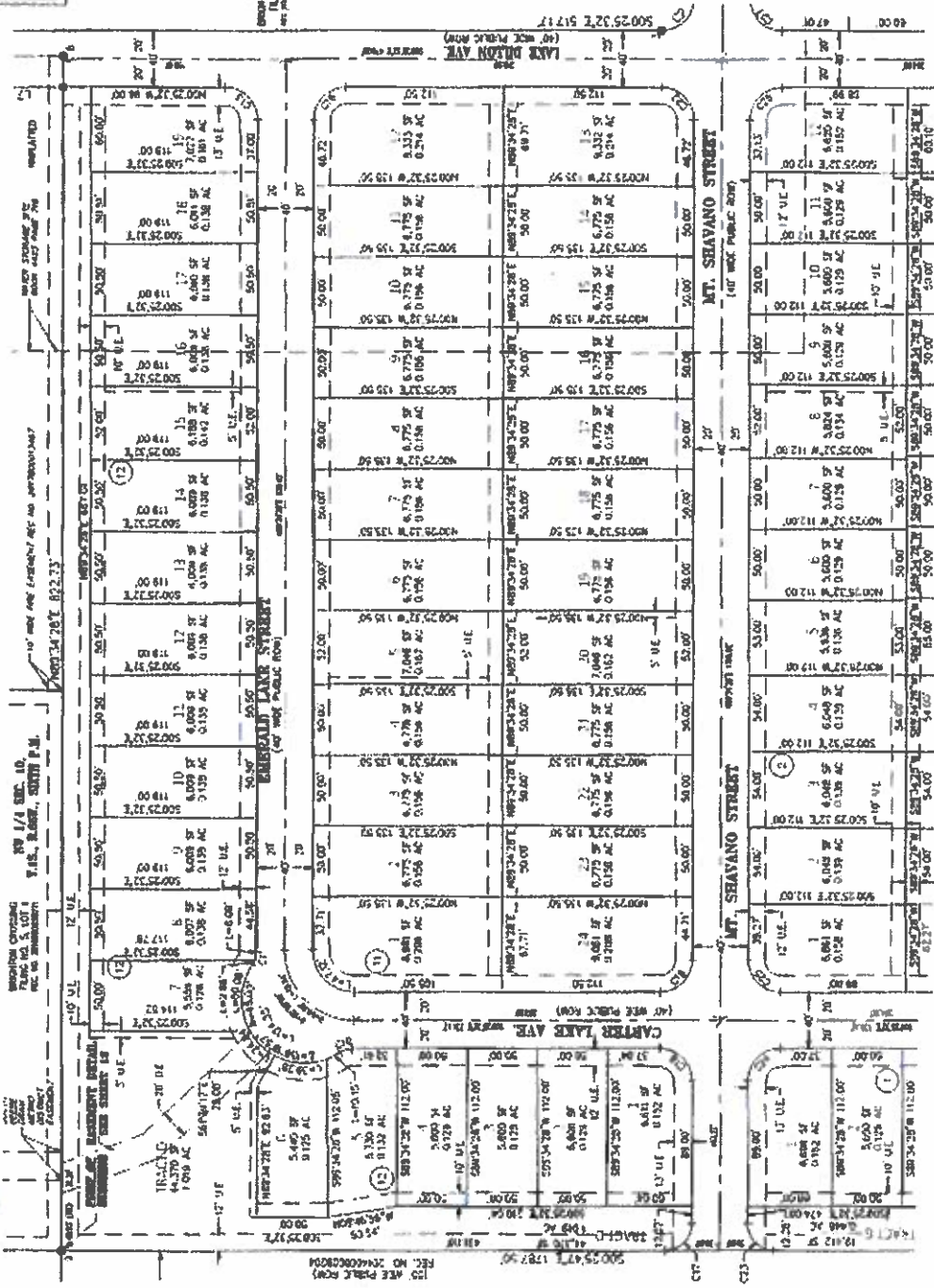


FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.



PRELIMINARY PLAT
BRIGHTON CROSSING FILING NO. 6
A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 12



SEE SHEET 7

SEE SHEET 2
FOR LINE &
CURVE TABLES



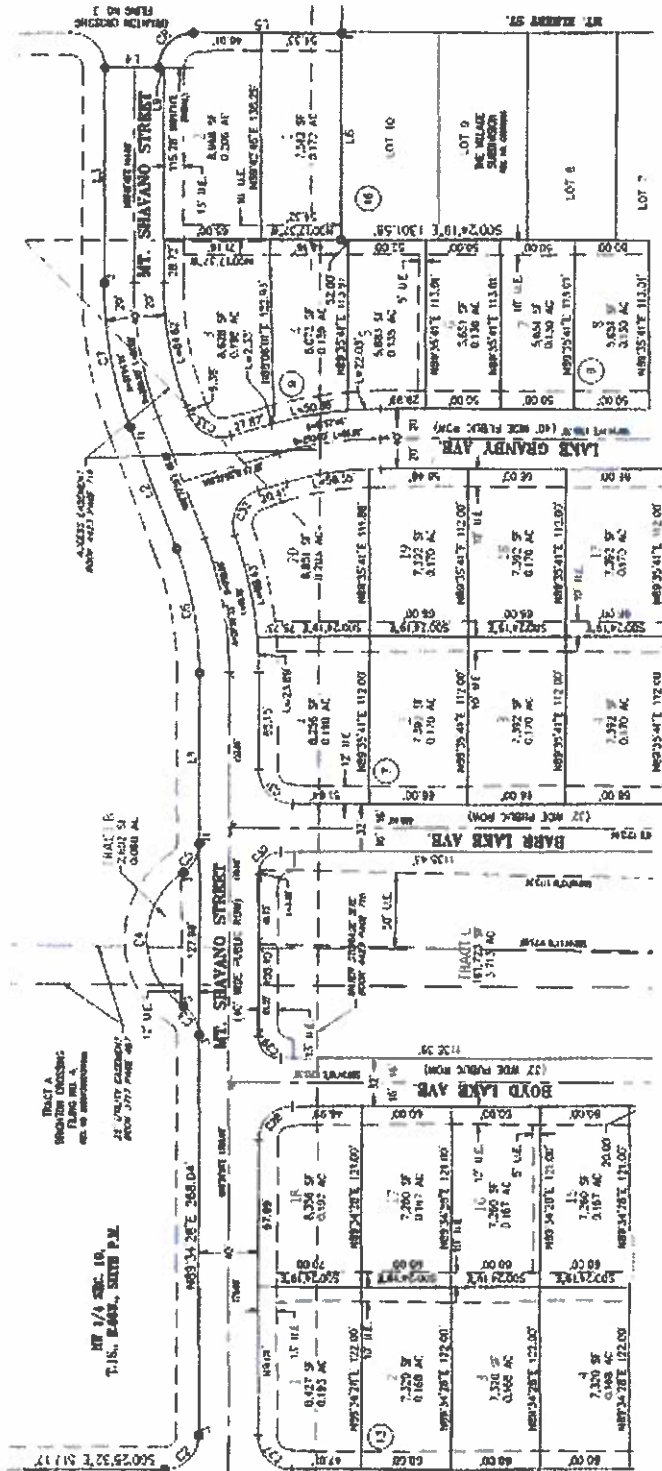
FOR AND ON BEHALF OF
ATTEST: COUNTY CLERK

AZTEC
ENGINEERS & ARCHITECTS
1000 14th Street, Suite 100
Boulder, CO 80502
Phone: (303) 440-1000
Fax: (303) 440-1001
www.aztecinc.com

SEE SHEET 8

A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 12



SEE SHEET 5

SEE SHEET 2
FOR LINE &
CURVE TABLES



FOR AND ON BEHALF OF
ARTEC CONSULTANTS, INC.

AZTEC

WILLIAM H. HARRIS
 WILLIAM H. HARRIS, President
 WILLIAM H. HARRIS, President
 WILLIAM H. HARRIS, President

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PRELIMINARY PLAT BRIGHTON CROSSING FILING NO. 6

A PORTION OF THE NORTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, SHEET 8 OF 12



SEE SHEET 2
FOR LINE &
CURVE TABLES



THE AND OR BEHALF OF
ATTC CONSULTANTS, PC

DATE OF PREPARATION	DATE	BY
08/08/2008	08/08/2008	08/08/2008
08/08/2008	08/08/2008	08/08/2008

AZTEC
CONSULTANTS, PC

SEE SHEET 10

8173HS3015

8173HS3015

11 SEE SHEET 11

SEE SHEET 2
FOR LINE &
CURVE TABLES

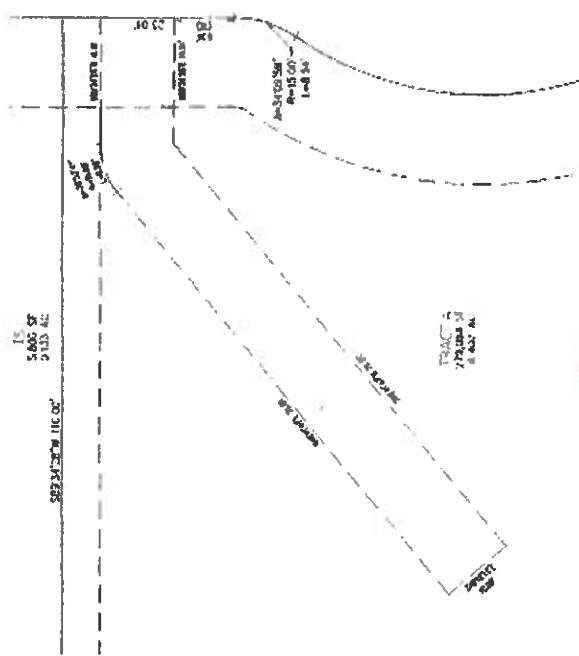
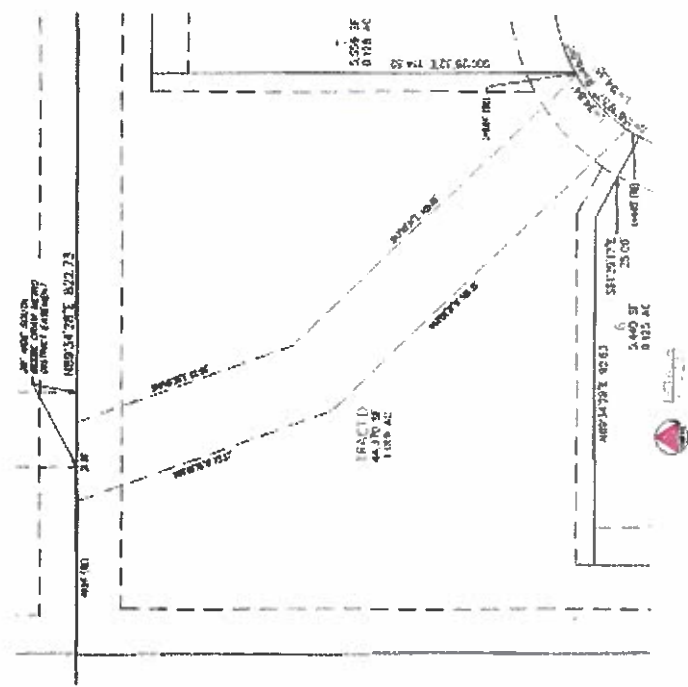


FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

[illegible]

AZTEC

CONTRACT NO.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSTRUCTION, INC.		DATE OF SUBSCRIPTION MONTH DAY YEAR		NAME FIRST LAST
10000 1st Avenue, Suite 100 Houston, Texas 77055 Tel: 713/861-1000 Fax: 713/861-1001 Email: info@aztec.com		COMPANY NAME ADDRESS CITY STATE ZIP		PHONE () - -