

PLANNING COMMISSION RESOLUTION

NEFF REMAINDER PROPERTY ZONING MAP AMENDMENT

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE NEFF REMAINDER PROPERTY ZONING MAP AMENDMENT TO A ZONING DESIGNATION OF OPEN SPACE (O) FOR AN APPROXIMATELY 0.388 ACRE PROPERTY, GENERALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO;

WHEREAS, Eric Eckberg, contact for CW-Blue Sky c/o Coronado West (the “Owner”), is the owner of an approximately 0.388 acre property, generally located 1,850 feet to the east of the intersection of E. 168th Avenue (Baseline Road) and N. 60th Avenue, between Adams County Parcel Number 0156900000293 and Adams County Parcel Number 0156900000193, and more specifically described in **EXHIBIT A** and shown in **EXHIBIT B**, attached hereto (the “Property”); and

WHEREAS, Travis Frazier of Redland, (the “Applicant”), has requested approval of the Neff Remainder Property Zoning Map Amendment; and

WHEREAS, The Property is currently going through the annexation process with the City. The Planning Commission’s recommendation to the City Council is contingent on the successful annexation of the Property; 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 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; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Zoning Map Amendment 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 Zoning Map Amendment is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan; will support development in character

with existing or anticipated development in the area, including the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the integration, transitions and compatibility of other uses; will allow the City or other agencies have to have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; will serve a community need, amenity or development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property; has accounted for the recommendations of any professional staff or advisory review bodies 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 Neff Remainder Property Zoning Map Amendment to a City designation of Open Space (O) with the following condition:

- 1) The Property shall be successfully annexed into the City of Brighton by City Council. Should the City Council choose not to annex the Property, the Planning Commission's recommendation will be nullified.

RESOLVED, this ____ day of _____, 2020.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**

Fidel Balderas, Acting Chairperson

ATTEST:

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 SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS SOUTH 89°59'07" WEST, A DISTANCE OF 2268.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 83°52'24" WEST, A DISTANCE OF 281.77 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LOCHBUIE CENTER, AS PLATTED UNDER RECEPTION NUMBER 2019000006589 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 45°03'44" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOCHBUIE CENTER, A DISTANCE OF 351.87 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005000096790 IN SAID RECORDS;

THENCE NORTH 24°26'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE (BASELINE ROAD);

THENCE NORTH 89°59'07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 136.18 FEET TO THE POINT OF BEGINNING.

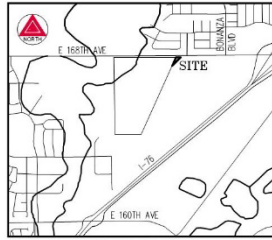
CONTAINING AN AREA OF 0.388 ACRES, (16,918 SQUARE FEET), MORE OR LESS.

EXHIBIT B

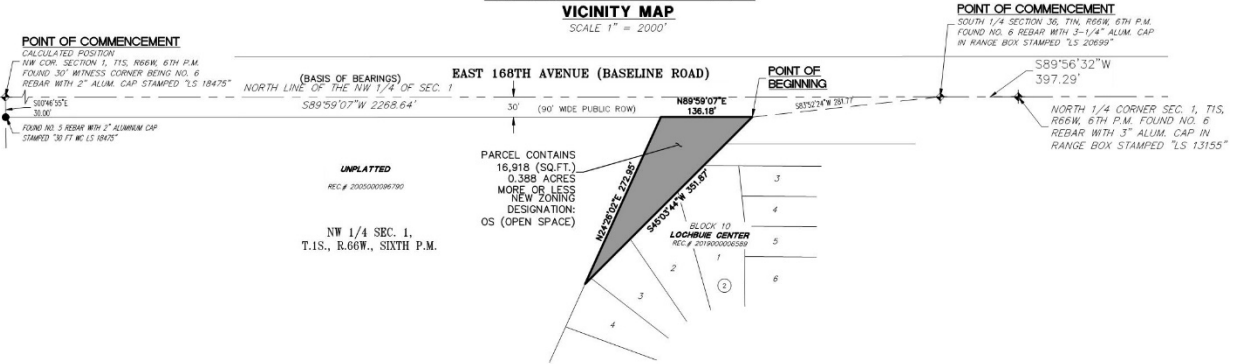
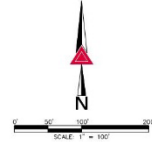
ZONE CHANGE MAP

ZONE CHANGE MAP FOR NEFF REMAINDER PROPERTY

A PORTION OF THE NORTHWEST 1/4 SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 1



VICINITY MAP
SCALE 1" = 2000'



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS SOUTH 89°59'07" WEST, A DISTANCE OF 2268.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 83°52'24" WEST, A DISTANCE OF 281.77 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LOCHBUIE CENTER, AS PLATTED UNDER RECEPTION NUMBER 201900006589 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 45°03'44" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOCHBUIE CENTER, A DISTANCE OF 351.87 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005000096790 IN SAID RECORDS;

THENCE NORTH 24°26'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE (BASELINE ROAD);

THENCE NORTH 89°59'07" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 136.18 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.388 ACRES, (16,918 SQUARE FEET), MORE OR LESS.

OWNER

OWNER: CW-BLUE SKY, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

AS: _____

STATE OF COLORADO)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

BY _____ AS _____ OF CW-BLUE SKY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

[S E A L]


NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

SHAUN D. LEE, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

FOR REVIEW

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No. 54820-07	DATE OF PREPARATION	10/12/2020
	SCALE	T=100'
DRAWN BY		SHEET 1 OF 1