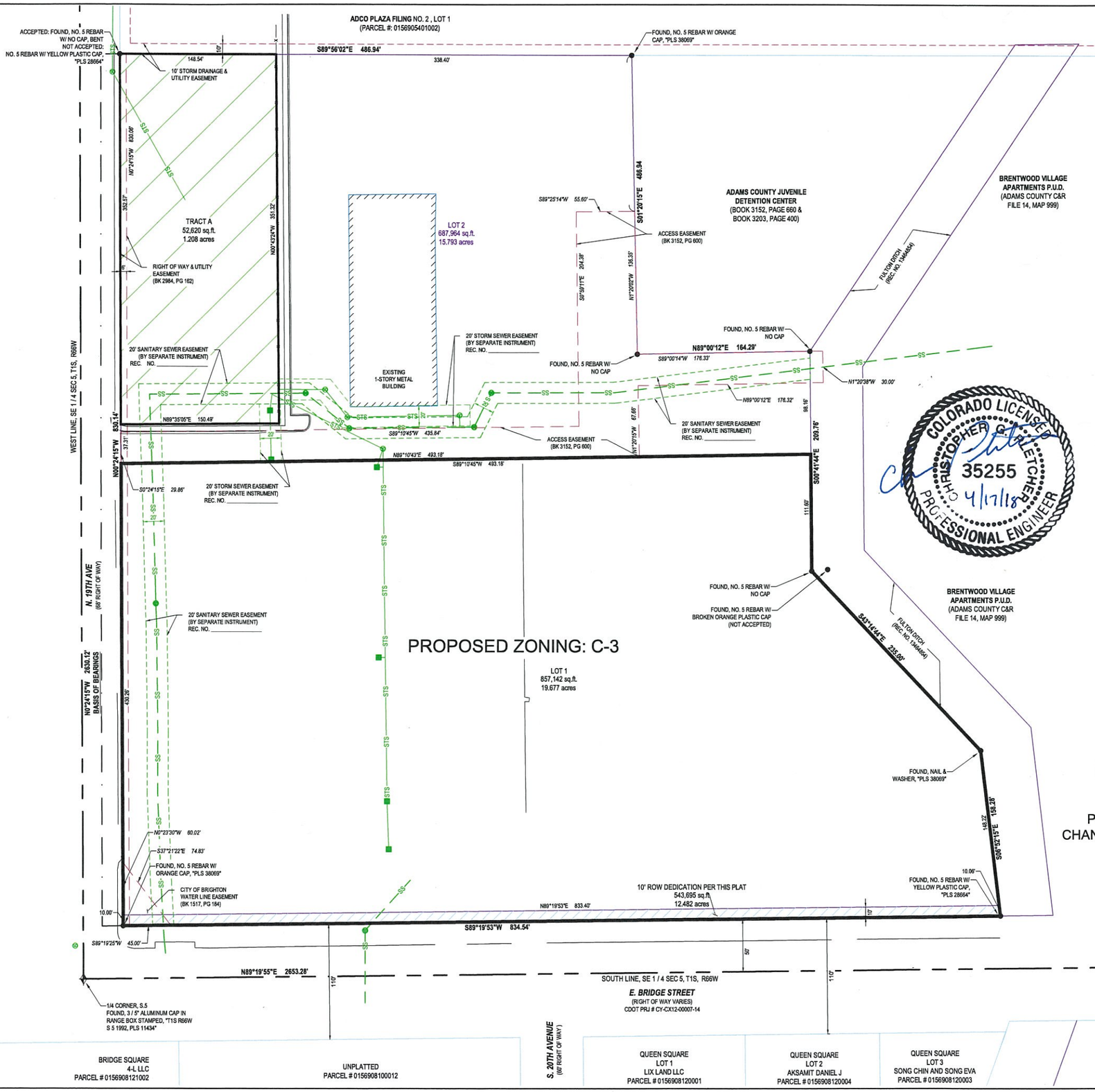
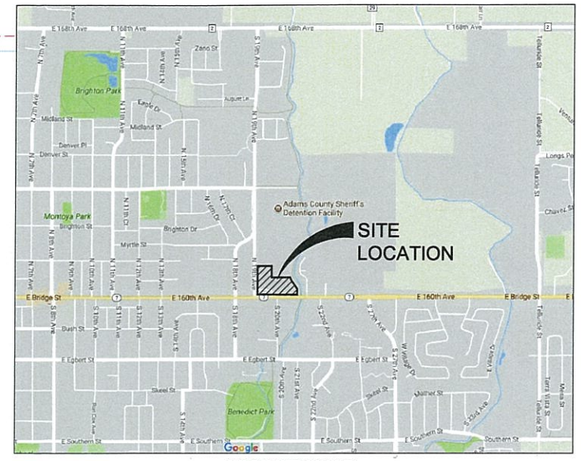


PROPOSED ZONE CHANGE FROM PL TO C-3



VICINITY MAP

COLORADO LICENSED
CHRISTOPHER G. FLETCHER
35255
4/17/18
PROFESSIONAL ENGINEER

City of Brighton Development Review Committee

Community Development Director	Date		
Planning	Date	Fire District	Date
Streets	Date	Utilities	Date
Stormwater	Date	Parks & Recreation	Date
Other	Date	Other	Date

PROPERTY DESCRIPTION:

LOT 1, FULTON PLAZA FILING NO. 1 OF THE ADAMS COUNTY CLERK AND RECORDER OFFICE AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, T.1S., R.66W., OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC 5, T1S, R66W, 6TH P.M. AND IS ASSUMED TO BEAR, N00°24'15"W.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, T.1S., R.66W., OF THE 6TH P.M.; THENCE N00°24'15"W ALONG THE SAID WEST LINE, A DISTANCE OF 50.00 FEET; THENCE N89°19'53"E, A DISTANCE OF 38.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST BRIDGE STREET AND BEING THE POINT OF BEGINNING.

THENCE N00°24'15"W, A DISTANCE OF 440.26 FEET;

THENCE N89°10'45"E, A DISTANCE OF 656.36 FEET;

THENCE S00°41'44"E, A DISTANCE OF 111.60 FEET;

THENCE S43°14'44"E, A DISTANCE OF 235.00 FEET;

THENCE S06°52'15"E, A DISTANCE OF 158.28 FEET TO THE NORTH OF WAY LINE OF EAST BRIDGE STREET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°19'53"W, A DISTANCE OF 834.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 330,126 SQUARE FEET OR 7.578 ACRES, MORE OR LESS.

ZONE CHANGE MAP FOR
1931 EAST BRIDGE STREET

AYRES ASSOCIATES
3665 JFK Parkway, Building 2, Suite 100
Fort Collins, CO 80525
(970) 223-5556

ZONE CHANGE MAP

1931 EAST BRIDGE STREET
CITY OF BRIGHTON, COLORADO

Revisions	Date
ADDRESS CITY COMMENTS	01/11/18

Project Mgr.	CGP
Designed By:	GLM
Drawn By:	RBR
Approved By:	CGP
Date:	04/13/18

PROJECT NO.
32-1780.01
DRAWING NO.
1
SHEET 1 OF 1

Drawing Name: F:_32-1780.01 SUBDIVIDING 1931 BRIDGE STREET\MAINDWGS\EXHIBITS_32-1780.01 ZONE CHANGE MAP.DWG Friday, April 13, 2018 11:07 AM By: RICKS, RONALD