

ORDINANCE NO. 2388
INTRODUCED BY: Padilla

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BRIGHTON RIDGE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 103.57 ACRE PROPERTY, GENERALLY LOCATED 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,”) is the owner of approximately 103.57 acres of real property, generally located to the south of East 120th Avenue, west of Sable Boulevard, and east of Southgate Boulevard, and more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Travis Frazier of Redland (the “Applicant”), on behalf of the Owner, has requested approval of the Brighton Ridge Zoning Map Amendment (the “Zoning Map Amendment”) as shown in EXHIBIT B; and

WHEREAS, City Staff used the criteria outlined for a Zoning Map Amendment in the *Land Use & Development Code* for its review and procedures related to the application; and

WHEREAS, the Planning Commission conducted a public hearing on May 26, 2022, to review and consider the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council opened a public hearing on June 28, 2022 where it conducted its review and considered the Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, 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’s website, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant, and other interested parties, including the public at large; and

WHEREAS, within the MU-CC - Mixed Use Community Center designated zone district areas, a mix of land use types is required. These areas shall be designed and constructed with a mix of retail, office, service, and/or attached residential uses and must include at a minimum, at least three of these different land use types. Residential land uses shall not be allowed east of Potomac Street, which is designated as Parcel 7 on the Zoning Map Amendment for Brighton Ridge and has a legal description as set forth in Exhibit A, due to the fact that this land use type is not considered "floodplain compatible development" as set forth in the LUDC, Section 10.2. B. 1, nor is it an allowed land use type as set forth in Table 4-2 of the Code; and

WHEREAS, the City Council hereby 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; that the proposed Zoning Map Amendment 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; that the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district; that the change 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; and that the recommendations of any professional staff or advisory review bodies have been taken into consideration.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. Within the Property, Residential uses shall be prohibited to the east of Potomac Street.

Section 2. The Property is hereby rezoned as the Brighton Ridge Zoning Map Amendment.

Section 3. The City Zoning Map shall be amended to reflect said zoning change.

Section 4. As provided in City Charter Section 5.9(A), this Ordinance either as presented or as amended, shall be published in full as it was adopted prior to taking final action. This Ordinance shall be in full force and effect for five days after its final publication, as provided in City Charter Section 5.8, except as set forth herein.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 28TH DAY OF JUNE, 2022.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 2ND DAY OF AUGUST, 2022.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: July 7, 2022

Final Publication: August 11, 2022

APPROVED AS TO FORM:

YASMINA SHAUSH, Assistant City Attorney

EXHIBIT A Legal Description

PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THE SOUTH 89°46'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 652.73 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°12'27" EAST, A DISTANCE OF 1,221.92 FEET;

THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 629.81 FEET;

THENCE NORTH 00°30'38" WEST, A DISTANCE OF 1,225.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 636.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.781 ACRES, (774,530 SQUARE FEET), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 654.69 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 373.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;

THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 652.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.601 ACRES, (243,990 SQUARE FEET), MORE OR LESS.

PARCEL 3

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.31 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 845.31 FEET;

THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 659.13 FEET;

THENCE NORTH 00°12'27" WEST, A DISTANCE OF 848.75 FEET;

THENCE NORTH 89°47'33" EAST, A DISTANCE OF 654.69 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.774 ACRES, (556,421 SQUARE FEET), MORE OR LESS.

PARCEL 4

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 44°38'10" WEST, A DISTANCE OF 42.32 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 1,218.62 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'28" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 690.19 FEET;

THENCE SOUTH 89°29'31" WEST, A DISTANCE OF 1,288.91 FEET;

THENCE NORTH 00°30'38" WEST, A DISTANCE OF 690.20 FEET;

THENCE NORTH 89°29'33" EAST, A DISTANCE OF 1,288.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 20.423 ACRES, (889,606 SQUARE FEET), MORE OR LESS.

PARCEL 5

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 SAID SECTION 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

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

1. SOUTH 00°30'17" EAST, A DISTANCE OF 90.00 FEET;

2. NORTH 89°29'43" EAST, A DISTANCE OF 100.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 43°20'01" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'42", AN ARC LENGTH OF 118.12 FEET;

THENCE SOUTH 00°00'51" WEST, A DISTANCE OF 218.85 FEET;

THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 539.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.168 ACRES, (181,541 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (CONTINUED ON SHEET 2)

PARCEL 6

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 SAID SECTION 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

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

1. SOUTH 00°30'17" EAST, A DISTANCE OF 90.00 FEET;
2. NORTH 89°29'43" EAST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 89°29'43" EAST, A DISTANCE OF 1,799.16 FEET;
2. SOUTH 23°31'36" EAST, A DISTANCE OF 116.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.38 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°43'41" WEST;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°47'21", AN ARC LENGTH OF 496.47 FEET;
4. SOUTH 73°03'40" WEST, A DISTANCE OF 297.08 FEET;

THENCE NORTH 16°43'12" WEST, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'13", AN ARC LENGTH OF 192.09 FEET;

THENCE NORTH 85°30'25" WEST, A DISTANCE OF 265.83 FEET;

THENCE NORTH 49°29'14" WEST, A DISTANCE OF 245.12 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 221.95 FEET;

THENCE NORTH 77°11'04" WEST, A DISTANCE OF 191.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.76 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°31'05", AN ARC LENGTH OF 203.34 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.285 ACRES, (491,596 SQUARE FEET), MORE OR LESS.

PARCEL 7

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 SAID SECTION 6;

THENCE SOUTH 45°30'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°47'33" EAST, A DISTANCE OF 539.84 FEET;

THENCE NORTH 00°00'31" EAST, A DISTANCE OF 218.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 25°36'18" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'22", AN ARC LENGTH OF 85.22 FEET;

THENCE SOUTH 77°11'04" EAST, A DISTANCE OF 191.84 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 221.95 FEET;

THENCE SOUTH 49°29'14" EAST, A DISTANCE OF 245.12 FEET;

THENCE SOUTH 85°30'25" EAST, A DISTANCE OF 265.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'13", AN ARC LENGTH OF 192.09 FEET;

THENCE SOUTH 16°43'12" EAST, A DISTANCE OF 68.83 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

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

1. SOUTH 73°03'40" WEST, A DISTANCE OF 389.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 900.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°34'40" EAST;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°48'44", AN ARC LENGTH OF 782.45 FEET;
3. SOUTH 30°24'47" WEST, A DISTANCE OF 1,299.74 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 00°30'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1,915.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 31.540 ACRES, (1,373,861 SQUARE FEET), MORE OR LESS.

EXHIBIT B
Zoning Map Amendment as provided by the Applicant

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE
SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COLORADO, STATE OF COLORADO
SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL 1
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COLORADO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE SOUTH 44°30'10" WEST, A DISTANCE OF 43.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;
THE SOUTH 89°46'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 862.73 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°20'28" EAST, A DISTANCE OF 1,225.02 FEET;
THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 658.81 FEET;
THENCE NORTH 00°20'28" WEST, A DISTANCE OF 1,225.02 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;
THENCE NORTH 89°46'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 862.73 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 12.774 ACRES, (546,421 SQUARE FEET), MORE OR LESS.

PARCEL 2
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COLORADO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE SOUTH 44°30'10" WEST, A DISTANCE OF 43.32 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;
THENCE SOUTH 00°20'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.17 FEET;
THENCE SOUTH 89°47'33" WEST, A DISTANCE OF 658.89 FEET;
THENCE NORTH 00°20'28" WEST, A DISTANCE OF 373.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE;
THENCE NORTH 89°46'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 862.73 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 5.401 ACRES, (241,090 SQUARE FEET), MORE OR LESS.

PARCEL 3
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COLORADO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE SOUTH 44°30'10" WEST, A DISTANCE OF 43.32 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;
THENCE SOUTH 00°20'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 373.17 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°20'28" EAST, CONTAINING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 845.31 FEET;
THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 658.13 FEET;
THENCE NORTH 00°20'28" WEST, A DISTANCE OF 845.76 FEET;
THENCE NORTH 89°47'33" EAST, A DISTANCE OF 654.69 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 12.774 ACRES, (546,421 SQUARE FEET), MORE OR LESS.

PARCEL 4
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COLORADO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE SOUTH 44°30'10" WEST, A DISTANCE OF 43.32 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF POTOMAC STREET;
THENCE SOUTH 00°20'28" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 1,218.65 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°20'28" EAST, CONTAINING ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 845.19 FEET;
THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 1,288.81 FEET;
THENCE NORTH 00°20'28" WEST, A DISTANCE OF 845.19 FEET;
THENCE NORTH 89°29'33" EAST, A DISTANCE OF 1,288.81 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 20.423 ACRES, (894,606 SQUARE FEET), MORE OR LESS.

PARCEL 5
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COLORADO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6;
THENCE SOUTH 40°29'23" EAST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE LATEST RIGHT-OF-WAY OF POTOMAC STREET;
THENCE NORTH 89°29'33" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 344.59 FEET TO THE NORTHWEST CORNER OF THAT COLORADO COUNTY ROAD 67, BEING THE INTERSECTION OF SAID AVENUE AND COLORADO COUNTY ROAD 299 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:
1. SOUTH 00°20'28" EAST, A DISTANCE OF 942.00 FEET;
2. NORTH 89°29'33" EAST, A DISTANCE OF 100.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 381.76 FEET, THE PLAIN POINT OF SAID CURVE BEING NORTH 42°20'21" EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'42", AN ARC LENGTH OF 116.12 FEET;
THENCE SOUTH 00°20'28" WEST, A DISTANCE OF 218.65 FEET;
THENCE SOUTH 89°29'33" WEST, A DISTANCE OF 528.84 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;
THENCE NORTH 00°20'28" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 373.48 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 4.188 ACRES, (181,541 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION CONTINUED ON SHEET 2



VICINITY MAP
SCALE 1" = 200'

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 RECORD AFFECTING THIS TRACT OF LAND, AND THE ACCURACY OF THE MEASUREMENTS OF RECORD AFFECTING THIS TRACT OF LAND.



JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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288 East Orchard Ave., Suite 1
Littleton, Colorado 80120
Phone: 303.733.1887
Fax: 303.733.1887
www.aztecinc.com
John D. No. 60854-01

NAME OF PROJECT	BY/DATE
SOUL	GIS
SHEET 1 OF 3	

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE

SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

LEGAL DESCRIPTION

PARCEL 6

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 SAID SECTION 6;

THENCE SOUTH 49°20'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 89°29'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, A DISTANCE OF 34.68 FEET TO THE NORTHWEST CORNER OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 289 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDS;

THENCE, ALONG THE BOUNDARY OF SAID PARCELS, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 09°29'47" EAST, A DISTANCE OF 90.00 FEET;
2. NORTH 89°29'47" EAST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°29'47" EAST, A DISTANCE OF 1,799.18 FEET;
2. SOUTH 23°27'30" WEST, A DISTANCE OF 114.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 582.59 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°29'47" WEST;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°27'31", AN ARC LENGTH OF 466.47 FEET;
4. SOUTH 70°03'40" WEST, A DISTANCE OF 287.08 FEET;

THENCE NORTH 16°29'47" WEST, A DISTANCE OF 96.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 162.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°27'31", AN ARC LENGTH OF 162.50 FEET;

THENCE NORTH 89°29'47" WEST, A DISTANCE OF 265.53 FEET;

THENCE NORTH 49°20'23" WEST, A DISTANCE OF 245.32 FEET;

THENCE NORTH 89°29'47" WEST, A DISTANCE OF 231.96 FEET;

THENCE NORTH 77°17'04" WEST, A DISTANCE OF 19.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 361.16 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°20'20", AN ARC LENGTH OF 283.34 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11,089 ACRES (441,096 SQUARE FEET), MORE OR LESS.

PARCEL 7

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 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 SAID SECTION 6;

THENCE SOUTH 49°20'23" EAST, A DISTANCE OF 42.43 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AND THE EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE SOUTH 89°29'47" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET, A DISTANCE OF 33.48 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°29'47" EAST, A DISTANCE OF 336.84 FEET;

THENCE NORTH 09°29'47" EAST, A DISTANCE OF 219.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 381.16 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°29'18" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'27", AN ARC LENGTH OF 163.2 FEET;

THENCE SOUTH 77°17'04" EAST, A DISTANCE OF 19.84 FEET;

THENCE NORTH 89°29'47" EAST, A DISTANCE OF 231.96 FEET;

THENCE SOUTH 49°20'23" EAST, A DISTANCE OF 345.32 FEET;

THENCE SOUTH 89°29'47" EAST, A DISTANCE OF 265.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 162.50 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°27'31", AN ARC LENGTH OF 162.50 FEET;

THENCE SOUTH 16°29'47" EAST, A DISTANCE OF 96.83 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT COLORADO DEPARTMENT OF TRANSPORTATION PARCEL OF LAND DESCRIBED IN BOOK 5261 AT PAGE 289 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDS;

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

1. SOUTH 70°03'40" WEST, A DISTANCE OF 287.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 582.59 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°24'40" EAST;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°27'31", AN ARC LENGTH OF 466.47 FEET;
3. SOUTH 23°27'30" WEST, A DISTANCE OF 114.19 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF POTOMAC STREET;

THENCE NORTH 09°29'47" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 191.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 31.840 ACRES (1,373,680 SQUARE FEET), MORE OR LESS.



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DATE OF
REVISIONS

SCALE

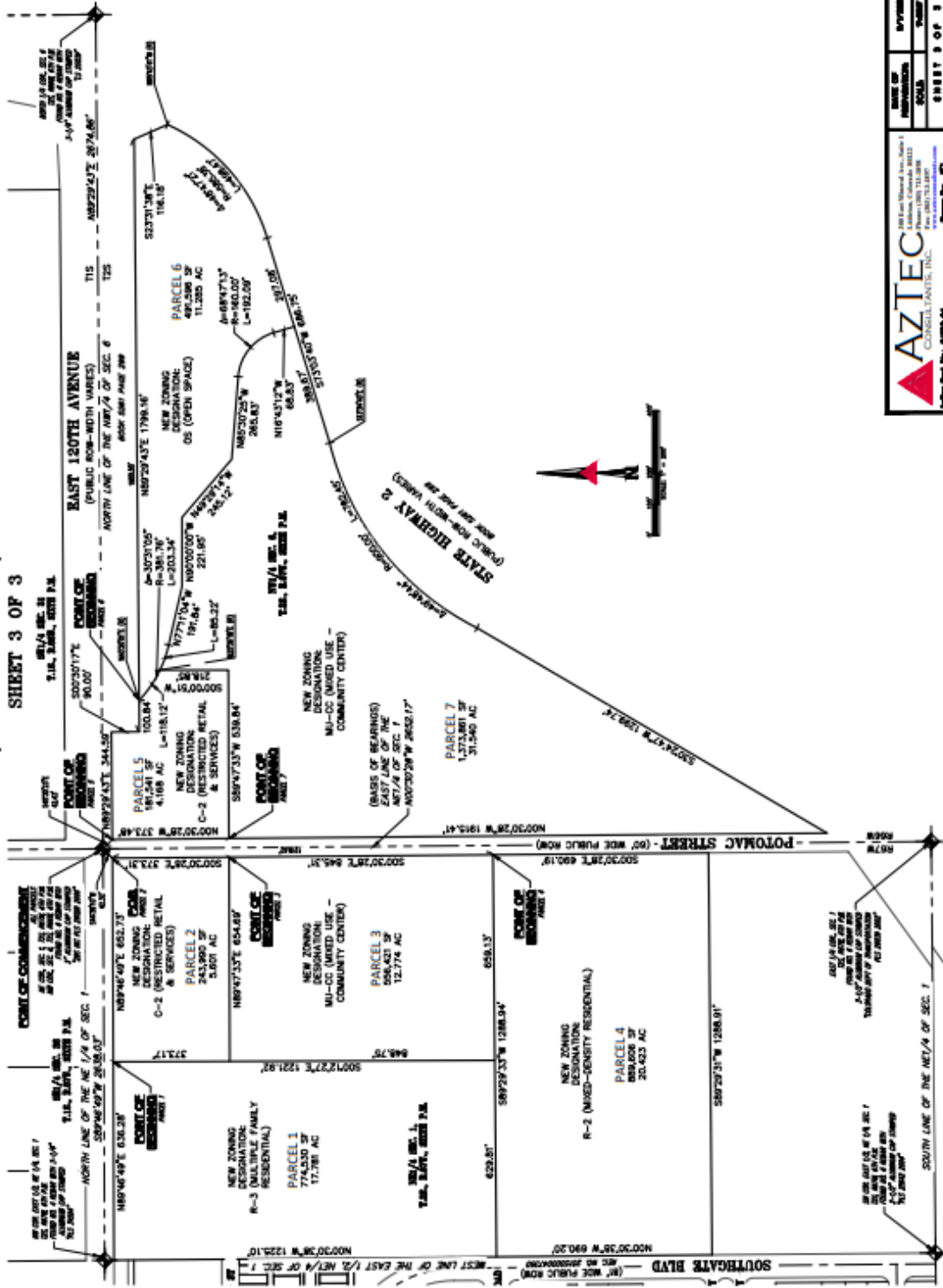
SHEET 3 OF 3

Drawn By: JCL

ZONING MAP AMENDMENT FOR BRIGHTON RIDGE

SITUATED IN THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST AND
THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3



	DATE OF REVISION	BY
	DATE	NAME
SHEET 3 OF 3		