

# PLANNING COMMISSION RESOLUTION

## RODRIGUEZ CAMACHO SUBDIVISION ZONE CHANGE

RESOLUTION NO. 18-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE RODRIGUEZ CAMACHO SUBDIVISION ZONING REQUEST FROM LIGHT INDUSTRIAL (I-1) TO DOWNTOWN (DT) FOR AN APPROXIMATELY 0.03 ACRE PROPERTY**

**WHEREAS**, Raquel Camacho Armendariz and Carlos Rodriguez Flores (the "Owners") are the owners of land approximately 0.03 acres in size, located at the property addressed as 248 N. Main Street, and more specifically described in **EXHIBIT A** and shown in **EXHIBITS B AND C**, attached hereto and incorporated herein (the "Property");

**WHEREAS**, Emil Tanner of Emil Designs, Inc., (the "Applicant"), has requested approval of the Rodriguez Camacho Subdivision Zone Change ("the Zone Change");

**WHEREAS**, in accordance to the public notice requirements of the *Land Use and Development Code*, 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;

**WHEREAS**, the Planning Commission conducted a public hearing to review and consider the Zone Change pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code*;

**WHEREAS**, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant or Owners, and other interested parties, including the public at large; and

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Brighton, Colorado, as follows:

Section 1. Findings. The Planning Commission finds and determines that the proposed Zone Change is consistent with the Comprehensive Plan and other master plans of the City; complies with the requirements of the *Land Use and Development Code* and with the zone district; provides consistency with the purpose and intent of the *Land Use and Development Code*; provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and is not detrimental to the immediate area, the future development of the area, or the health, safety, or welfare of the inhabitants of the City; and is scheduled to be reviewed by the City Council in a timely manner.

Section 2. Recommendation. The Planning Commission hereby recommends to the City Council approval of the Rodriguez Camacho Subdivision Zone Change to a City designation of Downtown (DT) from the designation of Light Industrial (I-1).

***RESOLVED***, this 14<sup>th</sup> day of August, 2018.

**CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION**

  
Fidel Balderas, Acting Chairperson

***ATTEST:***

  
Diane Phin, Secretary

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**THAT PORTION OF LOT 13, DAVIS AND RIGG'S ADDITION TO BRIGHTON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEARINGS CONTAINED HEREIN ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET AS BEARING NORTH  $13^{\circ}40'00''$  EAST BETWEEN A FOUND 1-INCH DIAMETER BRASS WASHER STAMPED LS 27269 AND NAIL AT THE SOUTHWESTERLY CORNER OF LOT 3, WALTER SUBDIVISION, RECORDED JULY 14, 2004 AS INSTRUMENT NUMBER 20040714000609170 AND A FOUND NO. 5 REBAR WITH RED PLASTIC CAP STAMPED LS 27269 AT THE NORTHWEST CORNER OF LOT 2, WALTER SUBDIVISION.**

**COMMENCING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 1, DAVIS AND RIGG'S ADDITION TO BRIGHTON;**

**THENCE SOUTH  $13^{\circ}40'00''$  WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID BLOCK 1, AND ALONG THE WESTERLY LINE OF LOT 3 WALTER SUBDIVISION AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET A DISTANCE OF 37 FEET TO A FOUND NO. 3 REBAR, A CORNER OF LOT 3, WALTER SUBDIVISION, BEING THE POINT OF BEGINNING;**

**THENCE SOUTH  $76^{\circ}20'29''$  EAST ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 57.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 459.18 FEET, A CHORD THAT BEARS SOUTH  $64^{\circ}12'18''$  WEST AND A CHORD DISTANCE OF 74.63 FEET;**

**THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET;**

**THENCE NORTH  $13^{\circ}40'00''$  EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET AND ALONG THE WESTERLY LINE OF LOT 13, BLOCK 1 DAVIS AND RIGG'S ADDITION TO BRIGHTON, A DISTANCE OF 47.43 FEET TO THE POINT OF BEGINNING.**

**PARCEL CONTAINS: 1442 SQUARE FEET OR 0.03 ACRES MORE OR LESS.**



**EXHIBIT C**  
**VICINITY MAP**

