

ZONING MAP AMENDMENT FOR WATERTOWER PLACE

BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION

PLANNING AREA A

BEING PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION NO. 2007000118091 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER WITH CERTAIN PUBLIC RIGHTS-OF-WAY, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°25'16" EAST A DISTANCE OF 2638.49 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°42'46" EAST, 455.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, CONTINUING NORTH 89°42'46" EAST, 693.50 FEET TO THE CENTERLINE OF SOUTH 42ND AVENUE;
THENCE LEAVING SAID NORTH LINE, ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 00°17'14" EAST, 173.93 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE EASTERLY;
- SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 250.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10°27'52" EAST AND HAS A CHORD LENGTH OF 88.35 FEET, THROUGH A CENTRAL ANGLE OF 20°21'17", FOR AN ARC LENGTH OF 88.81 FEET TO A POINT OF TANGENCY;
- SOUTH 20°38'31" EAST, 56.48 FEET TO THE CENTERLINE OF LAKE DILLON AVENUE;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

- SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 363.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 38°18'32" WEST AND HAS A CHORD LENGTH OF 454.26 FEET, THROUGH A CENTRAL ANGLE OF 77°28'07", FOR AN ARC LENGTH OF 490.81 FEET TO A POINT OF TANGENCY;
- SOUTH 00°25'32" EAST, 90.17 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE, SOUTH 89°34'28" WEST, 448.32 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF BRIGHTON CROSSING FILING No. 5, LOT 1;
THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00°17'14" WEST, 327.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 00°04'28" EAST, 432.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,998 SQUARE FEET OR 10.216 ACRES OF LAND, MORE OR LESS.

PLANNING AREA B

BEING ALL OF TRACT A OF BRIGHTON CROSSING - FILING No. 5, LOT 1, TOGETHER WITH PORTIONS OF PARCELS ONE-A AND ONE-B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2007 AT RECEPTION NO. 2007000118091 IN THE OFFICIAL RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO, ALSO TOGETHER WITH CERTAIN PUBLIC RIGHTS-OF-WAY, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°25'16" EAST A DISTANCE OF 2638.49 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°42'46" EAST, 455.98 FEET TO A POINT;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°04'28" WEST, 432.72 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BRIGHTON CROSSING - FILING No. 5, LOT 1;
THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°42'46" WEST, 452.24 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4);
THENCE ALONG SAID WEST LINE, NORTH 00°25'16" WEST, 432.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 196,499 SQUARE FEET OR 4.511 ACRES OF LAND, MORE OR LESS.

SHEET INDEX

SHEET #	SHEET TITLE
ZMA 1.0	COVER SHEET
ZMA 2.0	ZONING MAP AMENDMENT FOR WATERTOWER PLACE

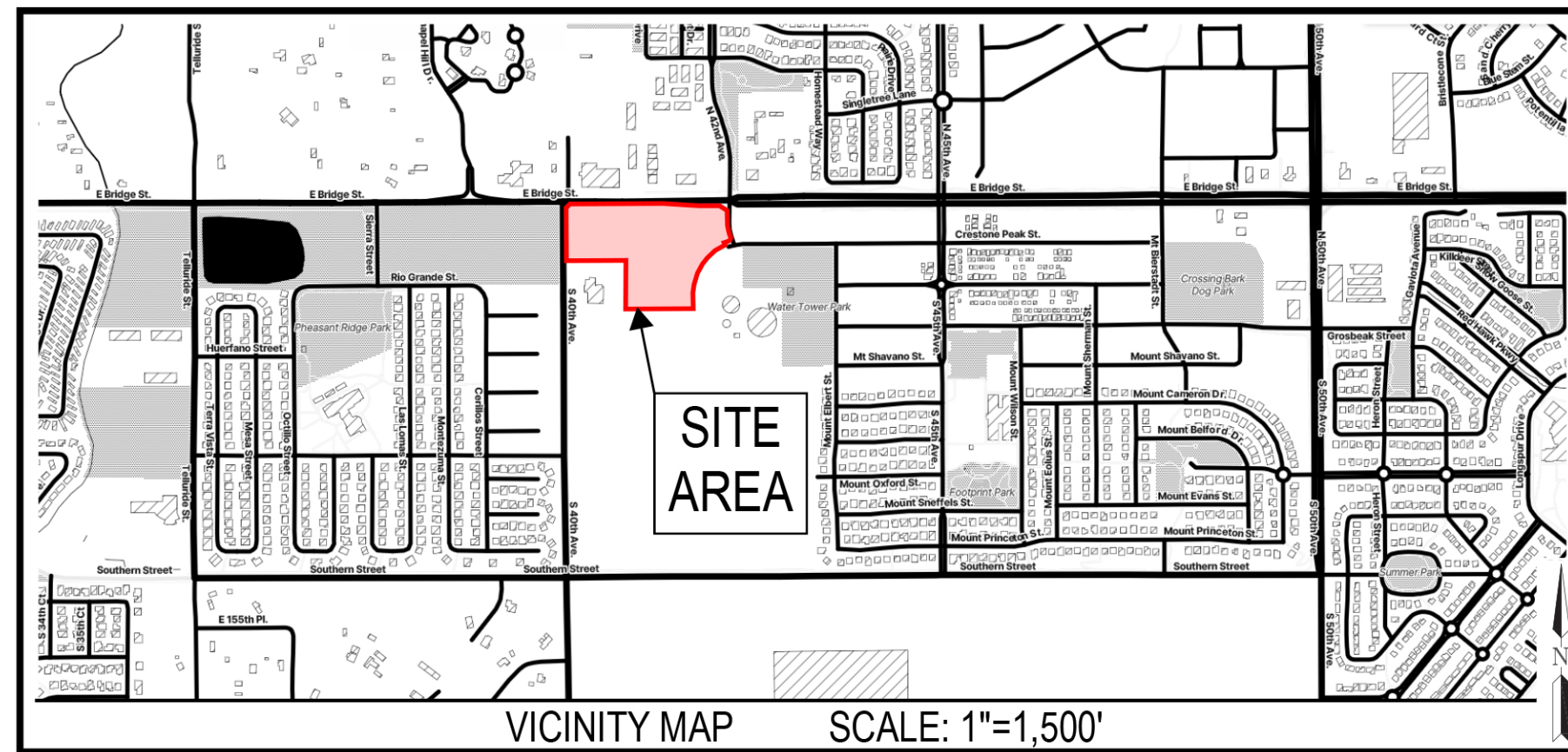
PROJECT TEAM

OWNER:
COLUMBO 11 LLC
A COLORADO LIMITED LIABILITY COMPANY
4500 CHERRY CREEK DR, SUITE 860
DENVER, CO 80246

COMMUNITY OUTREACH:
THE PACHNER COMPANY
1480 HUMBOLDT ST
DENVER, CO 80218

ARCHITECT / LAND PLANNING:
KEPHART
2555 WALNUT ST
DENVER, CO 80205

LAND SURVEYOR:
POWER SURVEYING COMPANY
6911 BROADWAY
DENVER, CO 80221



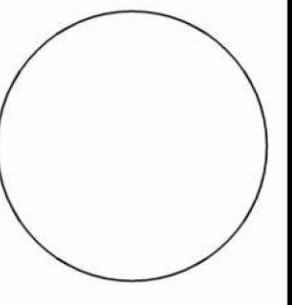
SITE DATA

PLANNING AREA A	ZONING: R-2	10.216 AC 444,998 SF
PLANNING AREA B	ZONING: C-2	4.511 AC 196,499 SF

Frank M. Zwolinski, P.L.S.
for and on behalf of Power Surveying Company, Inc.
6911 Broadway
Denver, CO 80221
(303) 702-1617



**WATERTOWER PLACE
ZONING MAP AMENDMENT**
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



DOC	VER	DATE
ZMA	01	09/16/24
ZMA	02	10/30/24

10/30/2024

COVER SHEET

ZMA 1.0
SHEET 1 OF 2

ZONING MAP AMENDMENT FOR WATERTOWER PLACE

BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

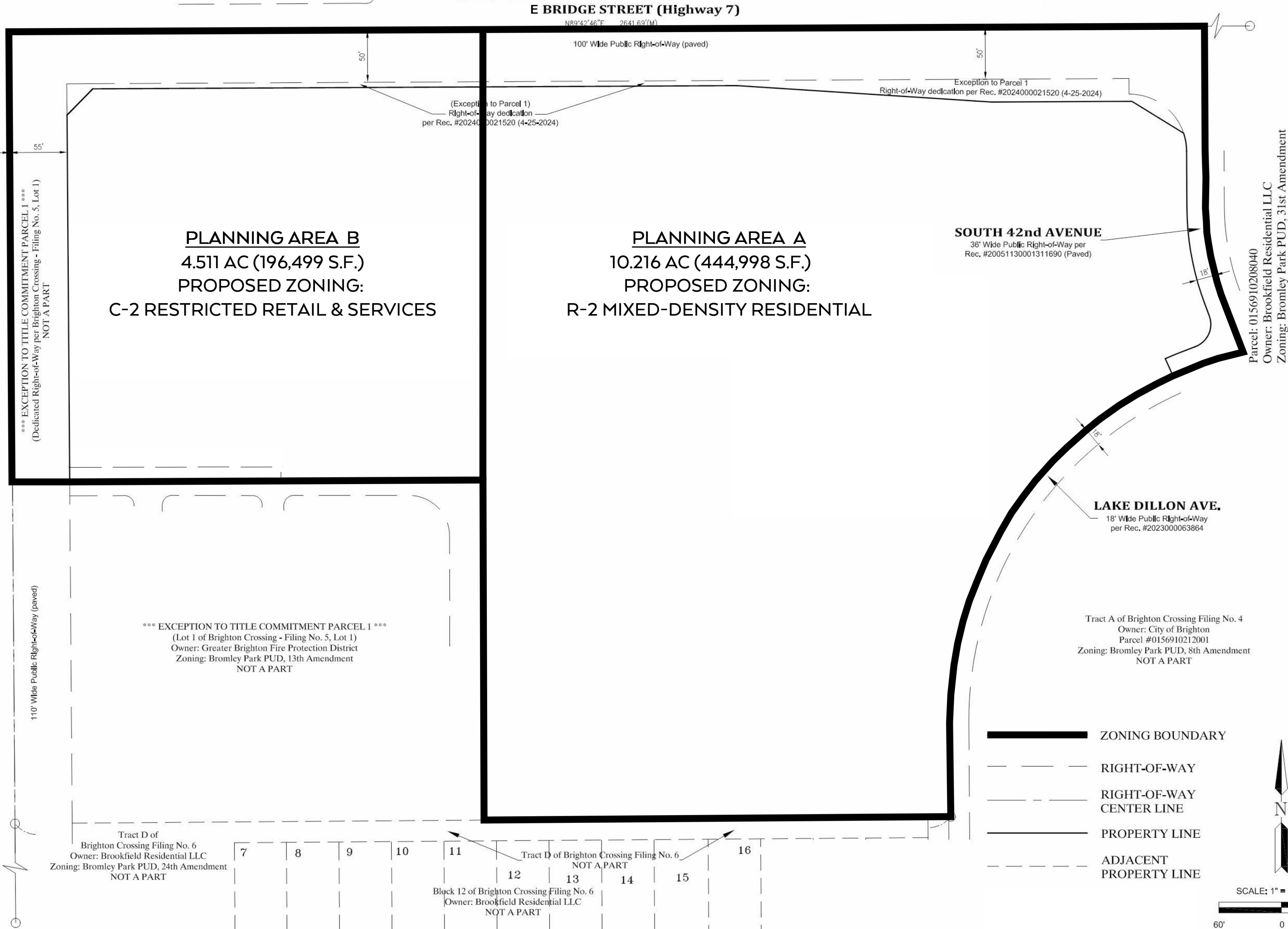
Parcel: 0156900004001
 Owner: School District No. 27J
 Zoning: I-1 (Light Industrial)

Zoning: Bromley Park PUD, 3rd Amendment



WATERTOWER PLACE ZONING MAP AMENDMENT

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



- ZONING BOUNDARY
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE

DOC	VER	DATE
ZMA	01	09/16/24
ZMA	02	10/30/24

10/30/2024

ZONING MAP
 AMENDMENT FOR
 WATERTOWER
 PLACE

ZMA 2.0

SHEET 2 OF 2

