

ORDINANCE NO. 2496  
INTRODUCED BY: Fiedler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE JAMES PROPERTY ZONING MAP AMENDMENT FOR APPROXIMATELY 6.05 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF GARCIA AVENUE, EAST OF CHAPEL HILL DRIVE, AND WEST OF THE NORTH 40<sup>TH</sup> AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, V. M. James (the "Owner") is the owner of approximately 5.55 acres of real property, and right-of-way adjacent to the Owner's real property comprises approximately 0.5 acres in additional size (collectively, the "Property"), described in Exhibit A and incorporated herein; and

WHEREAS, an authorized representative of the Owner (the "Applicant") has requested approval of the James Property Zoning Map Amendment, attached hereto as EXHIBIT B (the "Zoning Map Amendment"), to rezone the Property from Adams County Agricultural-1 to the City of Brighton C-2: Restricted Retail and Services, and since State law requires zoning by the City after annexation of property into the City; and

WHEREAS, the Planning Commission conducted a public hearing on December 11, 2025, to review and consider the proposed Zoning Map Amendment pursuant to the applicable provisions and criteria set forth in the Brighton Land Use and Development Code (the "LUDC") and recommended approval to the City Council via Resolution Number 25-11; and

WHEREAS, in accordance with the public notice requirements of the LUDC, 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 signage 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.

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

Section 1. The City Council finds and determines that the proposed 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.

Section 2. The Property is hereby rezoned C-2 as more particularly set forth in EXHIBIT A and as the James Property Zoning Map Amendment as generally shown in EXHIBIT B.

Section 3. The City Zoning Map shall be amended to reflect the above 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 20<sup>th</sup> DAY OF JANUARY 2026.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 3<sup>rd</sup> DAY OF FEBRUARY 2026.

CITY OF BRIGHTON, COLORADO



GREGORY MILLS, Mayor

ATTEST:



NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: January 29, 2026

Final Publication: February 12, 2026

APPROVED AS TO FORM:



ALICIA CALDERÓN, City Attorney



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 200 FEET OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH  $00^{\circ}46'56''$  WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST  $\frac{1}{4}$  ;

THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  NORTH  $00^{\circ}47'43''$  WEST, A DISTANCE OF 1318.81 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 4;

THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  SOUTH  $89^{\circ}19'49''$  WEST, A DISTANCE OF 200.00 FEET;

THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH  $00^{\circ}47'43''$  EAST, A DISTANCE OF 1318.53 FEET TO THE SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$ ;

THENCE COINCIDENT WITH SAID SOUTH LINE NORTH  $89^{\circ}24'34''$  EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.05 ACRES OF 263,734 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B

ZONING MAP

[Attached as a separate document]

# Zoning Map Amendment James Property

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,  
Township 1 South, Range 66 West of the 6th P.M.,  
City of Brighton, County of Adams, State of Colorado

Sheet 1 of 2

## ZONE AMENDMENT BOUNDARY DESCRIPTION:

THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 50.0 FEET THEREOF RESERVED FOR COLORADO STATE HIGHWAY NO. 7 RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH SAID THE EASE LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 1318.81 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 SOUTH 89°19'49" WEST, A DISTANCE OF 200.00 FEET; THENCE PARALLEL WITH AND 200.00 FEET WEST OF SAID EAST LINE SOUTH 00°47'43" EAST, A DISTANCE OF 1318.53 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°24'34" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.05 ACRES OR 263,734 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

## ZONE AMENDMENT RIGHT-OF-WAY DESCRIPTION:

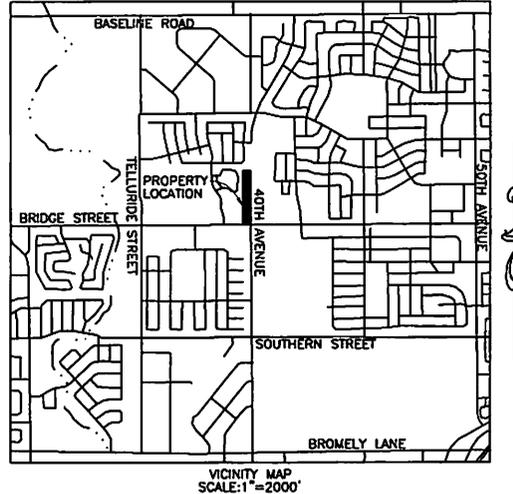
ALL THAT PART OF THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4, SOUTH 89°24'34" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°47'43" WEST, A DISTANCE OF 62.00 FEET; THENCE NORTH 89°24'34" EAST, A DISTANCE OF 121.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 19°30'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°39'21" EAST, A DISTANCE OF 17.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 9.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 16°37'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°44'02" EAST, A DISTANCE OF 14.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.65 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 27°45'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 1°30'25" EAST, A DISTANCE OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.40 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 221.49 FEET; THENCE NORTH 03°01'44" EAST, A DISTANCE OF 171.34 FEET; THENCE NORTH 00°46'58" WEST, A DISTANCE OF 822.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE NORTH 89°19'49" EAST, A DISTANCE OF 3.71 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 00°47'43" EAST, A DISTANCE OF 1318.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES OR 21,902 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

## ZONE AMENDMENT JAMES PROPERTY DESCRIPTION:

ALL THAT PART OF THE EAST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 NORTH 00°47'43" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 7; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY SOUTH 89°24'34" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°47'43" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'34" EAST, A DISTANCE OF 121.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 19°30'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°39'21" EAST, A DISTANCE OF 17.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°35'28" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 9.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 16°37'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°44'02" EAST, A DISTANCE OF 14.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.65 FEET; THENCE NORTH 89°24'24" EAST, A DISTANCE OF 18.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 27°45'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 1°30'25" EAST, A DISTANCE OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.40 FEET; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 221.49 FEET; THENCE NORTH 03°01'44" EAST, A DISTANCE OF 171.34 FEET; THENCE NORTH 00°46'58" WEST, A DISTANCE OF 822.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°19'49" EAST, A DISTANCE OF 3.71 FEET; THENCE SOUTH 00°47'43" EAST, A DISTANCE OF 1256.49 FEET TO THE POINT OF BEGINNING, CONTAINING 5.55 ACRES OR 241,832 SQUARE FEET, MORE OR LESS, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.



## NOTES:

- 1) BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°46'56" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) THIS MAP DOES NOT CONSTITUTE A LAND SURVEY PLAT OR SUBDIVISION PLAT. THIS MAP WAS CREATED USING AN ALTA/NSPS LAND TITLE SURVEY SIGNED FEBRUARY 11, 2025 BY AMERICAN WEST LAND SURVEYING.
- 2) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. IN NO EVENT SHALL THE LIABILITY EXCEED THE DOLLAR AMOUNT FOR THIS SURVEY.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

## SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP AMENDMENT OF JAMES PROPERTY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP IS AN ACCURATE REPRESENTATION THEREOF, AND IS IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE CITY OF BRIGHTON, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

MERLE R. HOOS PLS 38046  
FOR AND ON BEHALF OF  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



## PURPOSE AND INTENT:

THE PURPOSE OF THIS MAP IS TO CHANGE THE ZONING OF THE PROPERTY SHOWN HEREON FROM ZONE A-1 TO ZONE C-2.

**American West**  
**Land Surveying Co.**  
A Family Owned Corporation Since 1991

PO Box 129, Brighton, CO 80601 • P:303-659-1532 • mrlh.amw@gmail.com

SCALE 1" = 100'    DRAWN BY: MRLH    CHECKED BY: CDH    DATE: May 15, 2025

REVISIONS: 9/28/2025

JOB NO. 24-058

# Zoning Map Amendment James Property

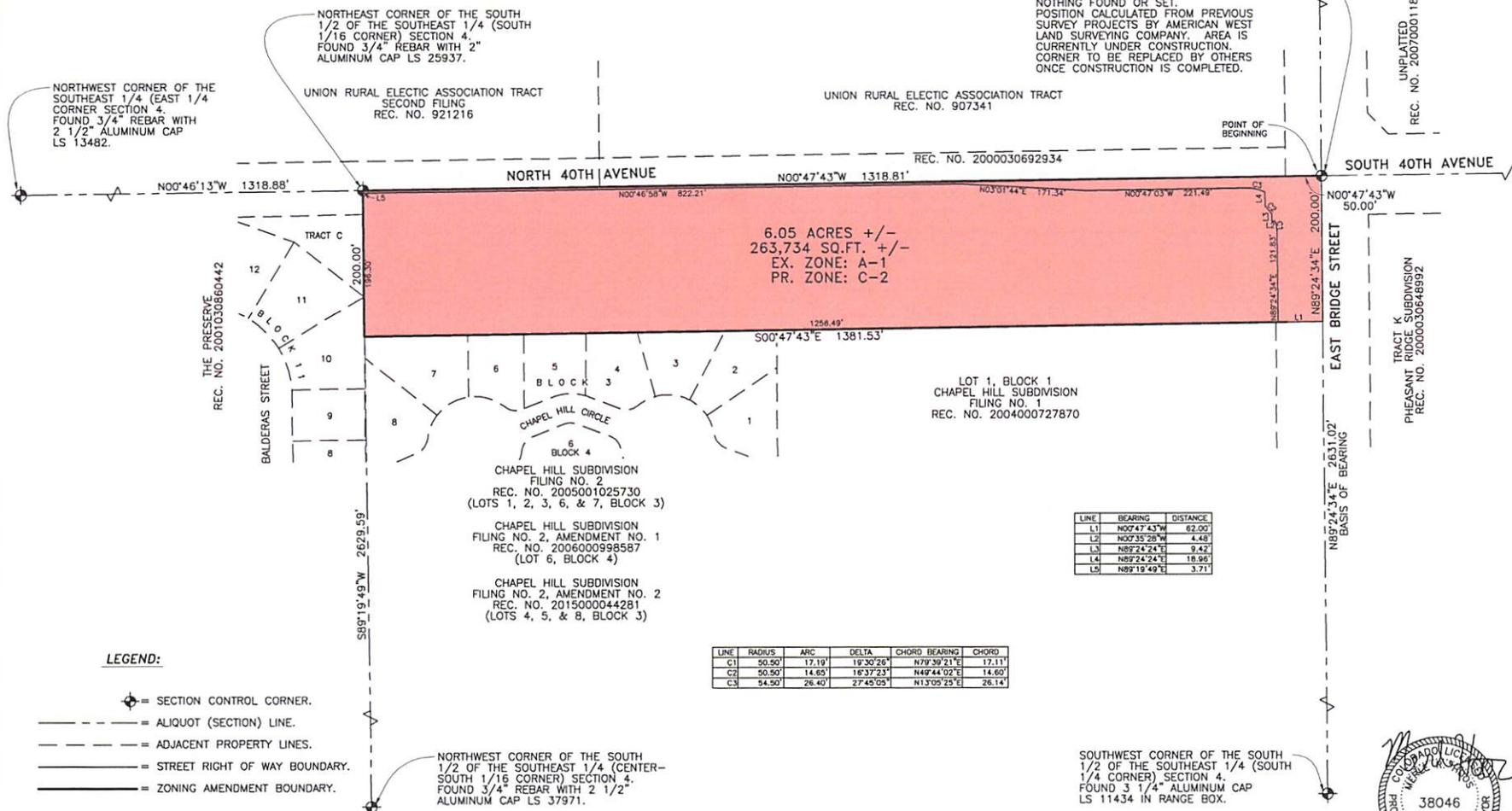
Located in the Southeast 1/4 of the Southeast 1/4 of Section 4,  
Township 1 South, Range 66 West of the 6th P.M.,  
City of Brighton, County of Adams, State of Colorado

Sheet 2 of 2

SOUTHEAST CORNER OF THE SOUTH  
1/2 OF THE SOUTHEAST 1/4 (SOUTHEAST  
CORNER) SECTION 4.  
NOTHING FOUND OR SET.  
POSITION CALCULATED FROM PREVIOUS  
SURVEY PROJECTS BY AMERICAN WEST  
LAND SURVEYING COMPANY. AREA IS  
CURRENTLY UNDER CONSTRUCTION.  
CORNER TO BE REPLACED BY OTHERS  
ONCE CONSTRUCTION IS COMPLETED.

UNPLATTED  
REC. NO. 2007000118091

TRACT K  
PHEASANT RIDGE SUBDIVISION  
REC. NO. 2000030846992



6.05 ACRES +/-  
263,734 SQ.FT. +/-  
EX. ZONE: A-1  
PR. ZONE: C-2

LOT 1, BLOCK 1  
CHAPEL HILL SUBDIVISION  
FILING NO. 1  
REC. NO. 2004000727870

CHAPEL HILL SUBDIVISION  
FILING NO. 2  
REC. NO. 2005001025730  
(LOTS 1, 2, 3, 6, & 7, BLOCK 3)

CHAPEL HILL SUBDIVISION  
FILING NO. 2, AMENDMENT NO. 1  
REC. NO. 2006000998587  
(LOT 6, BLOCK 4)

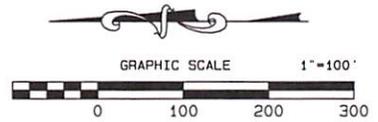
CHAPEL HILL SUBDIVISION  
FILING NO. 2, AMENDMENT NO. 2  
REC. NO. 201500044281  
(LOTS 4, 5, & 8, BLOCK 3)

LINE	BEARING	DISTANCE
L1	N00°47'43"W	62.00'
L2	N00°35'20"W	4.48'
L3	N89°24'24"E	9.42'
L4	N89°24'24"E	18.96'
L5	N89°19'49"E	3.71'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.90	17.19'	19°30'26"	N77°59'21"E	17.11'
C2	50.90	14.85'	16°37'23"	N49°44'02"E	14.60'
C3	54.50	26.40'	27°45'05"	N13°05'25"E	26.14'

**LEGEND:**

- ⊕ = SECTION CONTROL CORNER.
- = ALIQUOT (SECTION) LINE.
- - - = ADJACENT PROPERTY LINES.
- = STREET RIGHT OF WAY BOUNDARY.
- = ZONING AMENDMENT BOUNDARY.



SOUTHWEST CORNER OF THE SOUTH  
1/2 OF THE SOUTHEAST 1/4 (SOUTH  
1/4 CORNER) SECTION 4.  
FOUND 3 1/4" ALUMINUM CAP  
LS 11434 IN RANGE BOX.



**American West**  
Land Surveying Co.  
A Family Owned Corporation Since 1991  
PO Box 129, Brighton, CO 80601 • P:303-659-1532 • mrh.amw@gmail.com  
SCALE: 1" = 100' DRAWN BY: MRH CHECKED BY: COH DATE: May 15, 2025  
REVISIONS: 0/23/2025  
JOB NO: 24-056