## BELLE CREEK WEST

## **ZONE CHANGE DOCUMENT**

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

## **LEGAL DESCRIPTION**

THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 09;
THENCE NORTH 00"17".09" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09, A DISTANCE OF 657.86 FEET A POINT ON THE PERIMETER OF AN EXISTING CITY OF COMMERCE CITY ANNEXATION AND THE POINT OF BEGINNING;

## THENCE ALONG SAID PERIMETER THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°29'55" WEST, A DISTANCE OF 879.15 FEET;
- 2) NORTH 23°26'20" EAST, A DISTANCE OF 317.18 FEET;
- 3) NORTH 77°54'29" WEST, A DISTANCE OF 40.00 FEET:

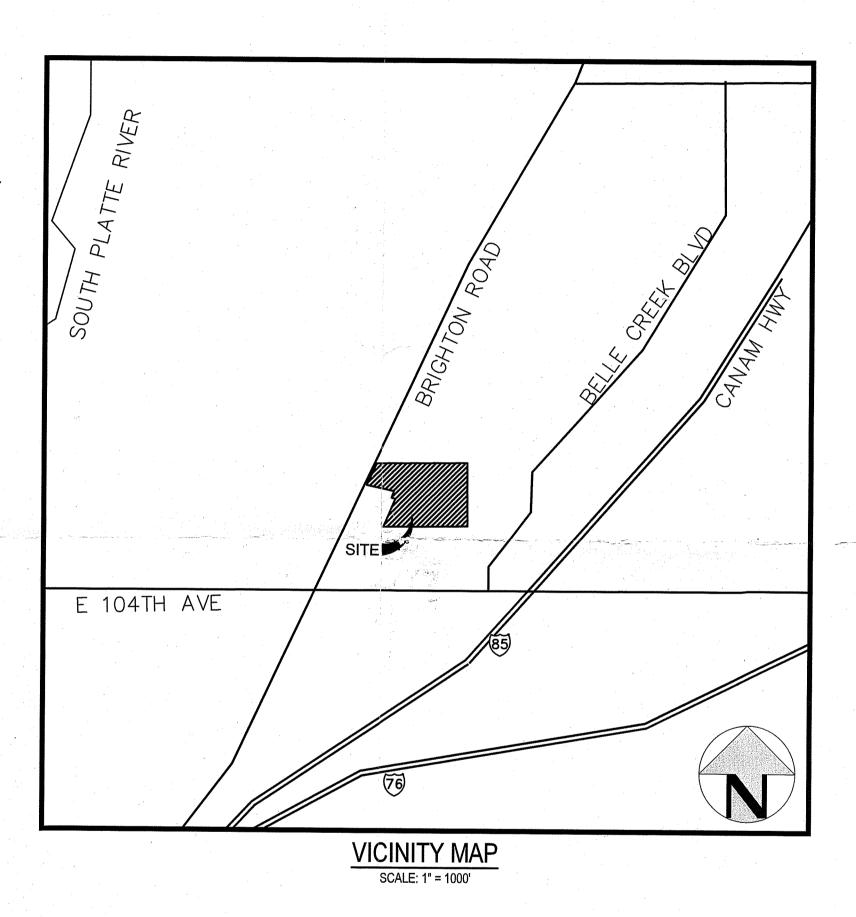
THENCE DEPARTING SAID PERIMETER, NORTH 18'59'04" EAST, A DISTANCE OF 75.07 FEET; THENCE NORTH 77'54'29" WEST, A DISTANCE OF 292.66 FEET TO A POINT ON THE EAST RIGHT—OF—WAY LINE OF BRIGHTON BOULEVARD;

THENCE NORTH 24'30'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 250.86 FEET;

THENCE NORTH 89°40'02" EAST, A DISTANCE OF 946.50 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 09;

THENCE SOUTH 00°17'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 657.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 581,968 SQUARE FEET OR 13.36 ACRES, MORE OR LESS.





ISSUE DAT	E: 2020-02-18	PROJECT#: 191008			
DATE	REVISION COMMENTS				

		FILING NO. 3. AMND NO. 2 TRACT B PARCEL NO: 0172109408040			
		OND AMERICAN HOMES OF COLORADO			
		FILING NO. 3. AMND NO. 2 TRACT A // PARCEL NO: 0172109408041 //			
	ZONING: OWNER(S): RICHM(	BELLE CREEK PUD (COMMERCE CITY) OND AMERICAN HOMES OF COLORADO	1 11 12 13		
		PROPERTY LINE (TYP)			
HAZELTINE HEIGHTS SUBDIVISION	10. ROADWILL	PARCEL NO: 01721094	00016		
BLK 1 LOTS 33 (PARTIAL), 34, 35 PARCEL NO: 0172109401001		ZONING: R-1-C (ADAMS  OWNER(S): SPENCER, DENNIS	COUNTY)	C CITY DISTRE	
ZONING: R-1-C (ADAMS COUNTY) OWNER(S): RODRIGUEZ, MANUEL & HILDA S		Owner(S): Spencer, Dennis,		MERCS MERCS LITAN	
	25.56.			E CREEK METROPOLITAN DISTRICT E CREEK METROPOLITAN DISTRICT	
	REC NO. 2011 P. F. J.			01721 01721 01721 C MET	
	1 1 2000 CASEMENT / / / / / / / / / / / / / / / / / / /			SC S	
	PARCEL NO: 0172109400013  OWNER(S): MAJN CADAMS COUNTY	BELLE CREEK WEST DEVELOPMENT ADDRESS: 10550 BRIGHTON RD		PARCEL BELLE GITY)	
	PARCEL NO: 0172109400013  ZONING: R-1-C (ADAMS COUNTY)  Wher(s): MAJALCA, DANIEL VARGAS	EX ZONING: R-1-C (ADAMS COUNTY)		H 양양	
	SE'S VARGAS	EX AREA: 581,968 SQ FT OR 13.36± AC		ZONING: ZONING: MSION FILING NO. PUD (COMMERCE	
		PR ZONING: R-1 (COMMERCE CITY) PR AREA: 579,447 SQ FT OR 13.30± AC			
				CREEK PU	
HAZELTINE HEIGHTS SUBDIVISION BLK 5 LOTS 13. 14 (PARTIAL)	PARCEL NO: 0172109400015			CE CITY) PERNIES, E CREEK	
PARCEL NO: 0172109402020 ZONING: R-1-C (ADAMS COUNTY)	ZONING: R-1-C (ADAMS COUNTY)  OWNER(S): SPENCER, DENNIS I & PATRICIA L			L PROPE E CREEK BELLE C	* <u></u>
OWNER(S): BURBACK, MARVIN				ASION FILL 172110317 PUD (COM MMERCIAL ZONING: E	
				BDINS FF PU COMM	
	PARCEL NO: 0172109400014			BELLE CREEK SUBDIVISION FILING NO. PARCEL NO: 0172110317028 ZONING: BELLE CREEK PUD (COMMERCE ER(S): BELLE CREEK COMMERCIAL PROPE ZONING: BELLE CREEK ZONING: BELLE CREEK	
	ZONING: R-1-C (ADAMS COUNTY) OWNER(S): MAJALCA, DANIEL VARGAS			PARCE ELLE	
			HAZELTINE VILLAGE SUBDIVISION TRACT A	BEITH SKING: BEITH	
			PARCEL NO: 0172109407011	ZC Z	
		(5)   (6)   (7)   (8)   (9)   (10)   (10)   (2)   (10)   (2)   (10)   (2)   (10)   (2)   (	OWNER(S): HAZELTINE VILLAGE HOMEOWNERS ASSOCIATATION INC.		
OWNER(S): FARMER	R, JESSICA L & KYLAND J ADAMS COUNTY)  OWNER(S): SPETTEL, THOMAS R (JR) & BARBARA ZONING: R-1-C (ADAMS COUNTY)				
2 OWNER(S): CORDOY ZONING: R-1-C (A	•	OWNER(S): HIRSCH, STEVEN ZONING: R-1-C (ADAMS COUNTY)			
	ALEZ, J MARTINEZ JESUS & MARGARITA  OWNER(S): GOMER, BRYAN ZONING: R-1-C (ADAMS COUNTY)		OWNER(S): VERYSER, JACOB & MARICELY ZONING: BELLE CREEK PUD (COMMERCE CITY)	Luminum .	
OWNER(S): LOYA, ZONING: R-1-C (A		OWNER(S): ROBESON, KATHERINE MARIE ZONING: BELLE CREEK PUD (COMMERCE CITY)	OWNER(S): HERNANDEZ, VICTOR ZONING: BELLE CREEK PUD (COMMERCE CITY)		
	BELLE CREEK W	EST ZONE CHANGE PLAN			
LEGEND	NZE FOR CLARITY)	SCALE: 1" = 100'			
(NOTE THAT SYMBOLS MAY BE SCALED LARGER THAN ACTUAL S PROPERTY BOUNDARY					
ZONE CHANGE AREA					
RIGHT-OF-WAY				HARRIS (	
PARCEL A BOUNDARY — - — - — -			ITIKS K	OCHER NITH	
			1120 Lincoln Street, Denver, Colorado	Suite 1000 0.80203	
			P: 303.623.6300 F: 3	03.623.6311 100 0 100	200

HarrisKocherSmith.com

SCALE: 1" = 100'