



**TOWN OF BENNETT, COLORADO  
NOTICE OF PUBLIC HEARINGS**

**Notice** is hereby given that the Bennett Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on Monday, March 27, 2023. The purpose of the Public Hearing is to consider Case No. 21.08, a request to rezone 6.84 acres from C - General Commercial District to R-3 – High Density Residential District to allow for the construction of townhomes.

The applicant is Bennett Ranch, LLC. The property is located near the northeast corner of Gregs Place/Morgan Way and Palmer Avenue, and east of 355 and 455 Gregs Place, in Bennett, CO 80102. The property is a part of Tract N of the Bennett Ranch Filing No. 1 subdivision.

**Further Notice** is hereby given that the Bennett Board of Trustees will hold a public hearing at 7:00 p.m. on Tuesday, April 11, 2023. The purpose of the Public Hearing is to consider Case No. 21.08, a request to rezone 6.84 acres from C - General Commercial District to R-3 – High Density Residential District.

Such Hearings will either be conducted at the Bennett Town Hall, 207 Muegge Way, Bennett, Colorado 80102 or electronically in accordance with policies adopted by Resolution of the Town Board of Trustees. If the hearing will be held as part of an electronic meeting, notice will be posted on the Town's website at <https://townofbennett.colorado.gov/> at least twenty-four (24) hours before the meeting with instructions regarding how interested persons may join and participate in the electronic meeting. Any person may appear at the Public Hearing and be heard regarding the matters under consideration.

Copies of the application are on file and available for public inspection in the office of the Town Clerk, 207 Muegge Way, Bennett, Colorado, during regular business hours. Please call Steve Hebert at 303-644-3249 for more information.

**ZONING AMENDMENT  
BENNETT RANCH**

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO  
173.36 ACRES TOTAL

APPLICANT:  
**Bennett Ranch, LLC**

PLANNER:  
**henry design group**  
Landscape Architecture • Planning • Estimation  
1501 W. 8th Street Suite 140, Denver, Colorado 80202  
303.448.2348 | henrydesigngroup.com

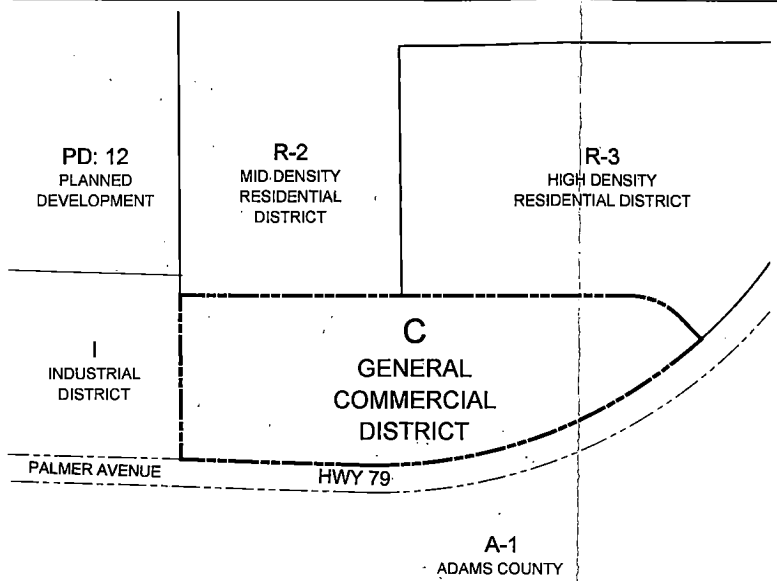
**BENNETT RANCH**  
Zoning Amendment  
Bennett, Colorado

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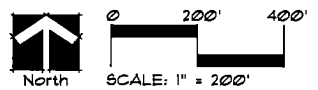
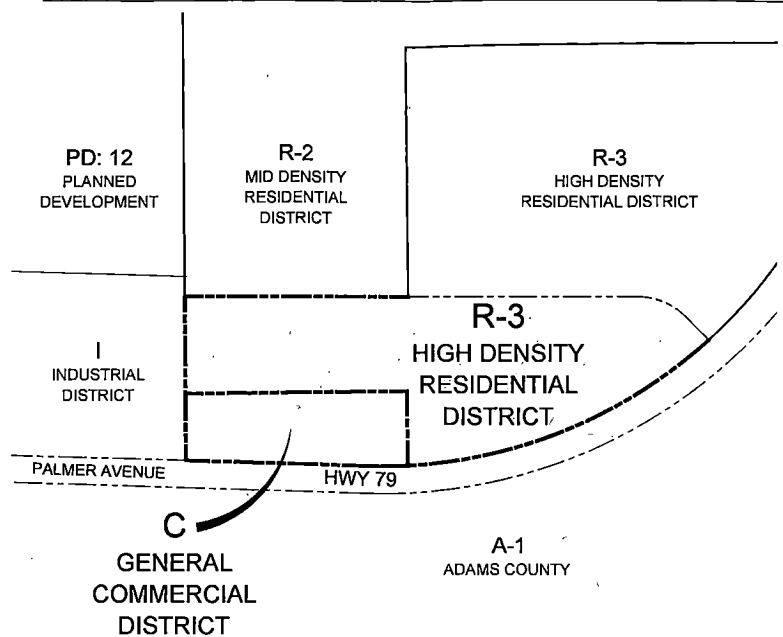
ISSUE DATE: 3-23-2021  
REVISIONS: 9-14-2022

SHEET NUMBER  
**1 of 1**

**EXISTING ZONING**

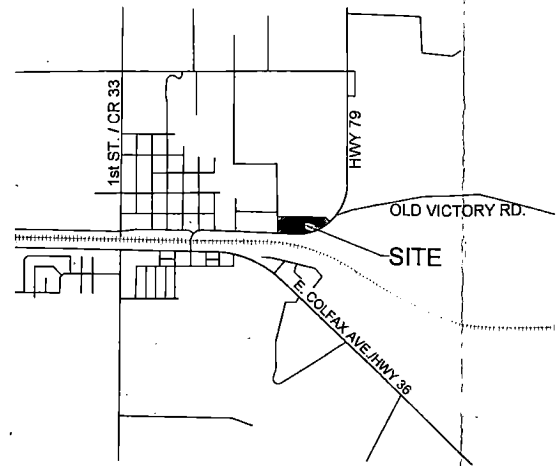


**PROPOSED ZONING**



**VICINITY MAP**

SCALE: 1" = 2,000'



**LEGAL DESCRIPTIONS**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTIONS

**LEGAL DESCRIPTION A**

BEING A PORTION OF THAT REAL PROPERTY AS DESCRIBED BY TRACT N, BENNETT RANCH - FILING NO. 1, RECORDED AT RECEPTION NO. 20200012443, IN THE EAST HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EXHIBIT A - ZONING C**

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION, FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER ONE (1/4) BEARS SOUTH 07°33'38" EAST A DISTANCE OF 2949.23 FEET, WITH ALL BEARINGS HEREIN RELATED THEREIN, TO THE POINT OF COMMENCEMENT;

THENCE NORTH 00°33'38" WEST, 54.56 FEET ALONG THE NE 1/4 OF SAID SECTION;  
THENCE SOUTH 87°32'22" WEST, 70.00 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY;  
THENCE SOUTH WEST ALONG THE BOUNDARY OF SAID REAL PROPERTY THROUGH A CURVE, HAVING A RADIUS OF 1097.50 FEET, WHOSE LONG CHORD BEARS SOUTH 42°49'56" WEST AND HAS A CHORD LENGTH OF 1504.81 FEET, THROUGH A CENTRAL ANGLE OF 84°33'06"; FOR AN ARC LENGTH OF 1563.65 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY, SOUTH 00°44'38" EAST, 24.41 FEET;  
THENCE SOUTHWEST THROUGH A CURVE, HAVING A RADIUS OF 1132.50 FEET, WHOSE LONG CHORD BEARS SOUTH 89°07'58" WEST AND HAS A CHORD LENGTH OF 122.31 FEET, THROUGH A CENTRAL ANGLE OF 05°13'49", FOR AN ARC LENGTH OF 122.38 FEET;  
THENCE NORTH 88°13'31" WEST, 434.87 FEET;  
THENCE NORTH 07°11'22" WEST, 174.52 FEET;  
THENCE NORTH 07°33'22" EAST, 332.99 FEET;  
THENCE SOUTH 07°43'38" EAST, 157.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 95.379 SQUARE FEET OR 2.194 ACRES OF LAND, MORE OR LESS.

END OF LEGAL DESCRIPTION.

**LEGAL DESCRIPTION B**

BEING A PORTION OF THAT REAL PROPERTY AS DESCRIBED BY TRACT N, BENNETT RANCH - FILING NO. 1, RECORDED AT RECEPTION NO. 20200012443, IN THE EAST HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EXHIBIT B - ZONING R-3**

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION, FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER ONE (1/4) BEARS SOUTH 07°33'38" EAST A DISTANCE OF 2949.23 FEET, WITH ALL BEARINGS HEREIN RELATED THEREIN, TO THE POINT OF COMMENCEMENT;  
THENCE NORTH 00°33'38" WEST, 54.56 FEET ALONG THE NE 1/4 OF SAID SECTION;  
THENCE SOUTH 87°32'22" WEST, 70.00 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY;  
THENCE SOUTH WEST ALONG THE BOUNDARY OF SAID REAL PROPERTY THROUGH A CURVE, HAVING A RADIUS OF 1097.50 FEET, WHOSE LONG CHORD BEARS SOUTH 42°49'56" WEST AND HAS A CHORD LENGTH OF 1504.81 FEET, THROUGH A CENTRAL ANGLE OF 84°33'06"; FOR AN ARC LENGTH OF 1563.65 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY, SOUTH 44°13'20" EAST, 24.42 FEET;  
THENCE SOUTHWEST THROUGH A CURVE, HAVING A RADIUS OF 1132.50 FEET, WHOSE LONG CHORD BEARS SOUTH 89°07'58" WEST AND HAS A CHORD LENGTH OF 122.31 FEET, THROUGH A CENTRAL ANGLE OF 05°13'49", FOR AN ARC LENGTH OF 122.38 FEET;  
THENCE NORTH 88°13'31" WEST, 434.87 FEET;  
THENCE SOUTH 87°13'22" WEST, 514.99 FEET;  
THENCE NORTH 07°11'22" WEST, 332.99 FEET;  
THENCE NORTH 07°33'22" EAST, 157.25 FEET;  
THENCE SOUTHWEST THROUGH A CURVE, HAVING A RADIUS OF 1132.50 FEET, WHOSE LONG CHORD BEARS SOUTH 87°07'40" EAST AND HAS A CHORD LENGTH OF 122.28 FEET, THROUGH A CENTRAL ANGLE OF 05°14'07", FOR AN ARC LENGTH OF 122.36 FEET;  
THENCE SOUTH 44°13'20" EAST, 44.38 FEET TO THE POINT OF BEGINNING.  
CONTAINING 295.887 SQUARE FEET OR 6.840 ACRES OF LAND, MORE OR LESS.

END OF LEGAL DESCRIPTION.