

RESOLUTION NO.: 25-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING APPROVAL OF THE MIRASOL SUBDIVISION PLAN FOR AN APPROXIMATELY 155.59 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BROMLEY LANE, SOUTH OF SOUTHERN STREET, EAST OF THE SOUTH 45<sup>TH</sup> AVENUE ALIGNMENT AND WEST OF SOUTH 50<sup>TH</sup> AVENUE, WITH A SMALL PORTION OF THE SITE ALONG EAST BROMLEY LANE TO THE WEST OF THE SOUTH 45<sup>TH</sup> AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Lanterns CFC LLC, Lanterns SLC LLC, and William E. Peters (the "Applicants") own an approximately 155.59 acre property more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto (the "Property"); and

WHEREAS, the Applicant has requested approval of the Mirasol Subdivision Plan (the "Subdivision Plan"), attached hereto as EXHIBIT B; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code* (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 signs were posted on the Property, all for no less than fifteen (15) days prior to the Planning Commission public hearing; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Subdivision Plan pursuant to the applicable provisions and criteria set forth in Section 2.02(D)(1) of the LUDC; and

WHEREAS, at the public hearing, the Planning Commission 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 RESOLVED, that the Planning Commission of the City of Brighton, Colorado as follows:

Section 1. Findings. The Planning Commission hereby finds and declares that the Subdivision Plan: (a) is in accordance with the Comprehensive Plan; (b) complies with the requirements of the LUDC; (c) includes performance,

construction, and maintenance assurances for the design, construction, and acceptance of public improvements by the City; (d) includes phasing which demonstrates a logical and coordinated approach to development; (e) mitigates any impacts with generally accepted and sound planning, engineering, and urban design solutions; (f) does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan; (g) does not impede the construction of anticipated or future planned public infrastructure in the area; and (h) has been recommended for approval by the Development Review Committee.

Section 2. The Subdivision Plan is hereby approved.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 12<sup>th</sup> day of June 2025.

CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION

  
MARK RAWLINGS, Chairperson

ATTEST:

  
JON WAINES, Secretary

APPROVED AS TO FORM:

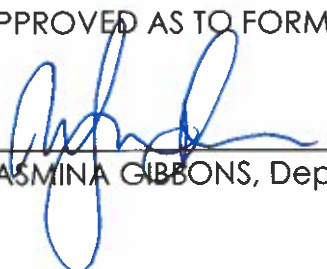
  
YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A  
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED OCTOBER 24, 2008 UNDER RECEPTION NUMBER 2008000084376, ADAMS COUNTY RECORDS, EXCEPT FOR THAT PORTION AS DESCRIBED IN THAT WARRANTY DEED RECORDED FEBRUARY 2, 2004 UNDER RECEPTION NUMBER C1272082, ADAMS COUNTY RECORDS AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT FOR THAT PORTION TAKEN BY STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS, STATE OF COLORADO, BY RULE AND ORDER RECORDED NOVEMBER 25, 1986 IN BOOK 3235 AT PAGE 635, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°46'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMERCIAL BOUNDARY DESCRIPTION:**

BEGINNING AT THE SOUTH QUARTER-SECTION CORNER OF SAID SECTION 10;  
THENCE NORTH 00°46'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 35.00 FEET, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BROMLEY LANE;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF BROMLEY LANE, SOUTH 89°19'46" WEST A DISTANCE OF 204.99 FEET;  
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF BROMLEY LANE, NORTH 00°46'20" WEST, A DISTANCE OF 255.19 FEET;  
THENCE SOUTH 89°22'24" WEST A DISTANCE OF 96.92 FEET;  
THENCE NORTH 00°47'24" WEST A DISTANCE OF 235.83 FEET;  
THENCE NORTH 89°19'54" EAST A DISTANCE OF 262.03 FEET;  
THENCE NORTH 89°32'05" EAST A DISTANCE OF 5.00 FEET;  
THENCE NORTH 89°18'09" EAST A DISTANCE OF 35.00 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10;  
THENCE ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, NORTH 00°46'00" WEST A DISTANCE OF 4.85 FEET;  
THENCE DEPARTING SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, NORTH 89°28'16" EAST A DISTANCE OF 1,583.38 FEET;

THENCE SOUTH 00°40'35" EAST A DISTANCE OF 527.44 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10;  
THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, SOUTH 89°20'42" WEST A DISTANCE OF 1,582.54 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 22.067 ACRES, (961,220 SQUARE FEET), MORE OR LESS.

**RESIDENTIAL BOUNDARY DESCRIPTION:**

COMMENCING AT THE SOUTH QUARTER-SECTION CORNER OF SAID SECTION 10;  
THENCE NORTH 00°46'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 530.93 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 00°46'00" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 2,107.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;  
THENCE NORTH 89°19'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,638.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;  
THENCE SOUTH 00°42'34" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1,509.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 76;  
THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES;  
SOUTH 89°17'39" WEST, A DISTANCE OF 59.93 FEET;  
SOUTH 06°08'13" WEST, A DISTANCE OF 251.79 FEET;  
SOUTH 00°42'21" EAST, A DISTANCE OF 368.86 FEET;  
SOUTH 60°26'44" WEST, A DISTANCE OF 324.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 908.51 FEET;  
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°25'57", AN ARC LENGTH OF 450.84 FEET;  
SOUTH 85°31'29" WEST, A DISTANCE OF 300.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BROMLEY LANE;  
THENCE SOUTH 00°39'45" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10;  
THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, SOUTH 89°20'42" WEST A DISTANCE OF 53.71 FEET;  
THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, NORTH 00°40'35" WEST A DISTANCE OF 527.44 FEET;  
THENCE SOUTH 89°28'16" WEST, A DISTANCE OF 1,583.38 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 133.522 ACRES, (5,814,224 SQUARE FEET), MORE OR LESS.

THE SITE CONTAINS A TOTAL AREA OF 155.59 ACRES.

EXHIBIT B  
MAJOR SUBDIVISION PLAN

[Plan begins on next page]



City of Brighton CO  
Mirasol Subdivision Plan  
Subdivision Plan  
Cover Sheet

Sheet No.	Sheet Title
1	1

NOT FOR CONSTRUCTION



# MIRASOL SUBDIVISION PLAN

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

- Sheet List Table
- | Sheet No. | Sheet Title |
|-----------|-------------|
| 1         | 1           |

Lot Area	
Lot No.	Area (Acres)
1	0.10
2	0.10
3	0.10
4	0.10
5	0.10
6	0.10
7	0.10
8	0.10
9	0.10
10	0.10

Lot Area	
Lot No.	Area (Acres)
11	0.10
12	0.10
13	0.10
14	0.10
15	0.10
16	0.10
17	0.10
18	0.10
19	0.10
20	0.10

## OWNER SIGNATURE BLOCK

By signing this Subdivision Plan, the Owner acknowledges and accepts that the Subdivision and the lots created hereunder are subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## OWNER SIGNATURE BLOCK

By signing this Subdivision Plan, the Owner acknowledges and accepts that the Subdivision and the lots created hereunder are subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LOCAL CONDITIONS**

The Subdivision is located in the Southwest Quarter of Section 10, Township 1 South, Range 64 West of the Sixth Principal Meridian, City of Brighton, County of Adams, State of Colorado. The Subdivision is subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.

**ADDITIONAL CONDITIONS**

The Subdivision is subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.

**PLANNING COMMISSION APPROVAL**

The Subdivision is subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.

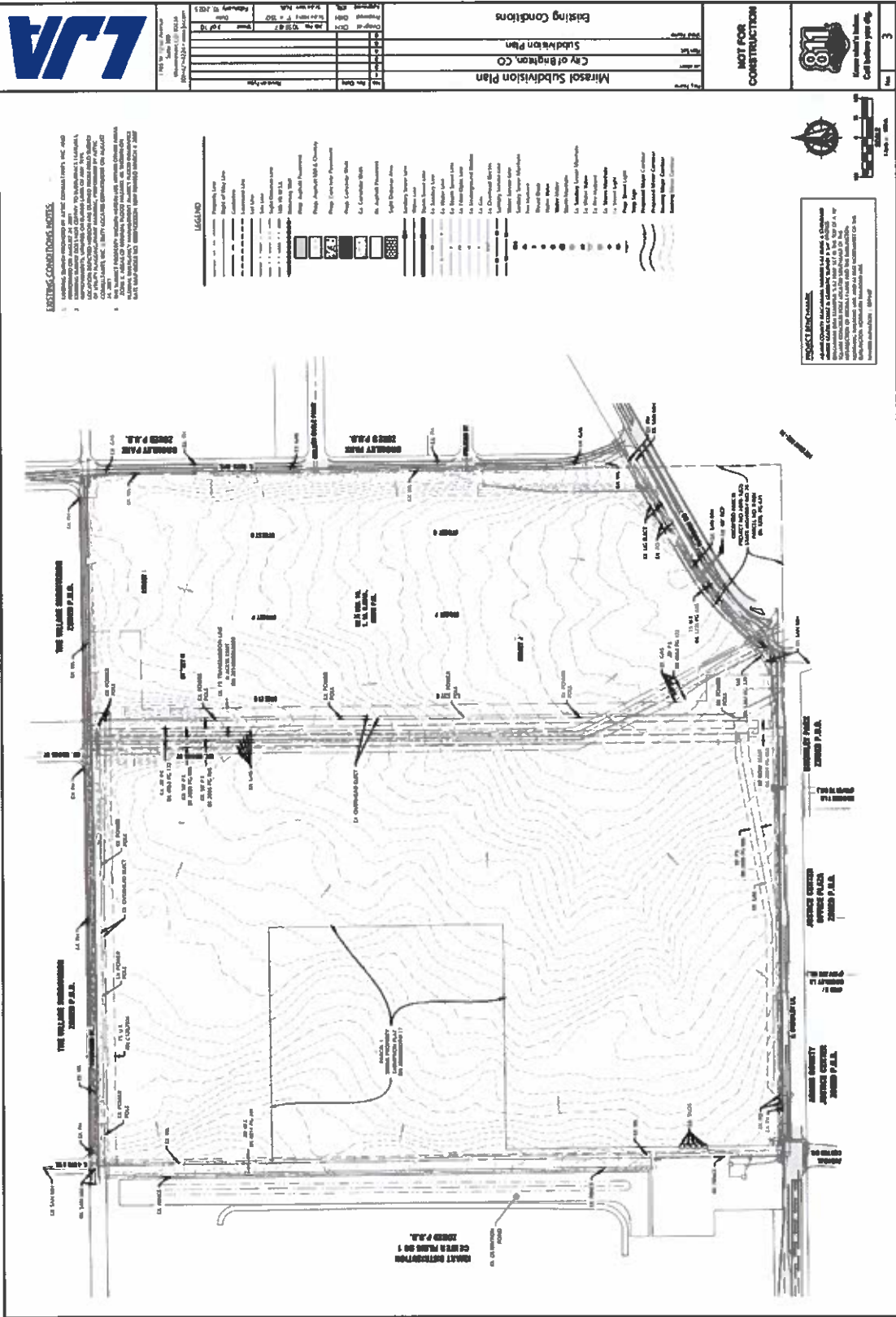
**CITY COMMISSION APPROVAL**

The Subdivision is subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.

**PLANNING COMMISSION APPROVAL**

The Subdivision is subject to the terms and conditions set forth in the Subdivision Plan, which are incorporated herein by reference.







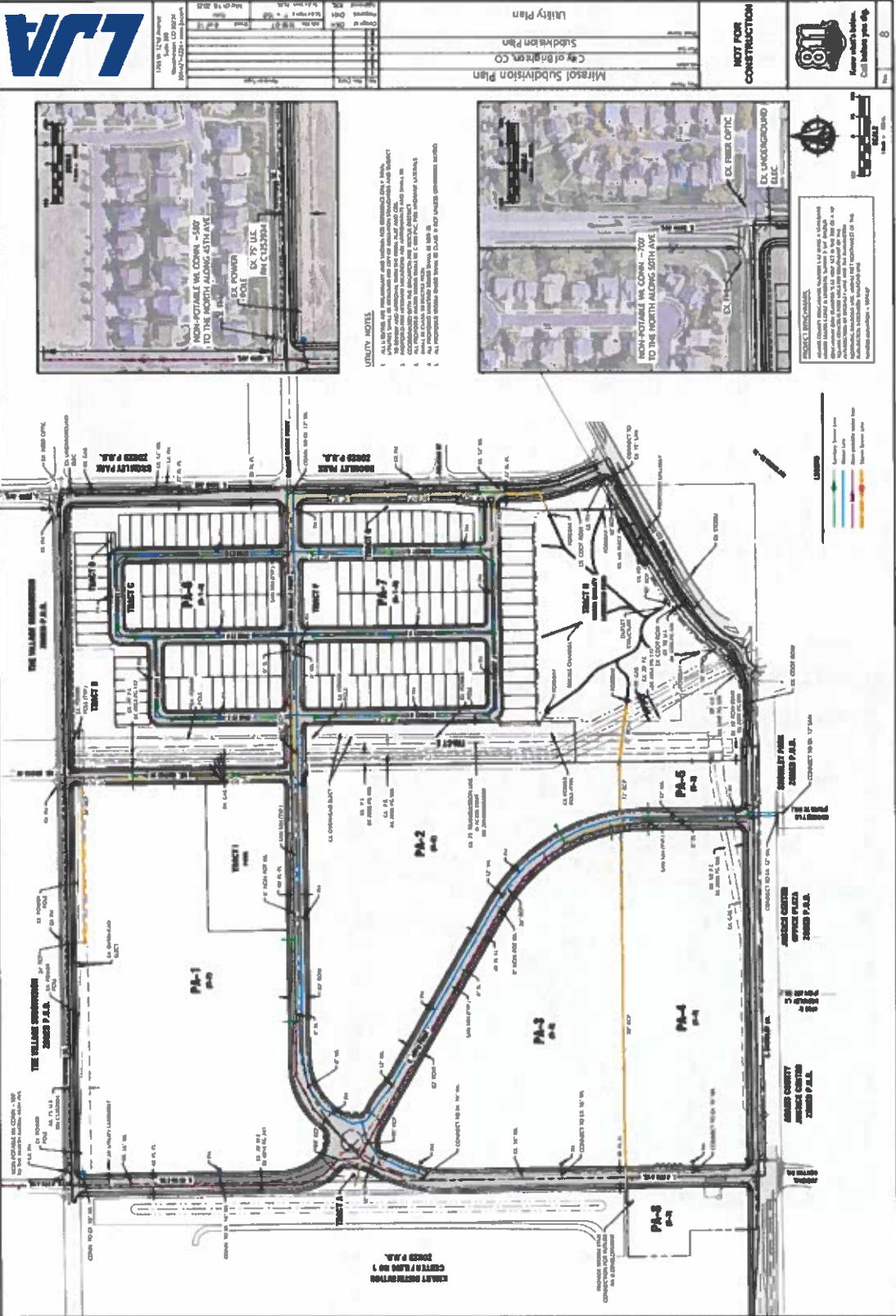












**Mirasol Subdivision Plan**  
City of Burlington, CO  
Subdivision Plan  
Utility Plan

**NOT FOR CONSTRUCTION**

**118**  
Please don't build.  
Call before you dig.

Sheet	Scale	Date
8	1" = 40'	10/15/2015

