



## Community Development

500 South 4<sup>th</sup> Avenue  
Brighton, Colorado 80601  
303-655-2072 (Phone and Facsimile)  
[www.brightonco.gov](http://www.brightonco.gov)

June 13, 2025

Dear Interested Party:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing will provide residents and neighboring landowners the opportunity to present evidence regarding the application described below. The input of residents and neighboring landowners provides valuable feedback to the City Council, the applicant, and City staff. The following is some basic information that pertains to the application.

### Application

#### Type:

**Subdivision Plan** - A plan indicating the proposed layout of a subdivision (i.e. property boundaries, lots, rights-of-way and easements) to be named Mirasol.

#### Summary:

The request is for acceptance of a Subdivision Plan for an approximately 155.59-acre property to create single-family residential lots, multi-family and commercial lots, to preliminarily lay out tracts for landscaping and to show public streets.

#### Location/ Site Plan:

The property is generally located to the north of East Bromley Lane, west of South 50<sup>th</sup> Avenue, east of the South 45<sup>th</sup> Avenue alignment and south of Southern Street, with a small portion of the site along East Bromley Lane located to the west of the South 45<sup>th</sup> Avenue alignment.

The legal description is as follows: Part of the southwest quarter and the southeast quarter of Section 10, Township 1 South, Range 66 West, of the Sixth Principal Meridian, City of Brighton, County of Adams, State of Colorado. **See the reverse side for a vicinity map.**

#### Reviewing Body:

The Planning Commission approves or denies Subdivision Plan applications and the City Council then has an opportunity to accept the decision afterwards. The Planning Commission heard the application on June 12, 2025.

#### Public Hearing:

**City Council**  
**July 1, 2025 at 6:00 p.m.**  
**Located in the Council Chambers on the first floor of City Hall**  
**500 S 4<sup>th</sup> Avenue, Brighton, CO 80601**

#### Official Notice Publication:

June 13, 2025, posted on the City's Website.

#### City Staff Project Manager:

Emma Lane, AICP - Senior Planner – Historic Preservation  
(303) 655-2051  
[elane@brightonco.gov](mailto:elane@brightonco.gov)

Information continues on the reverse side.

**Project Contact:** Kevin Lovelace, PE  
LJA Engineering  
(303) 421-4224  
[klovelace@lja.com](mailto:klovelace@lja.com)

**Property Owner:** Lanterns CFC LLC, Lanterns SLC LLC, and William E. Peters

**Additional Info:** The review process allows the City Council to determine the completeness of the application and its adherence to City Codes and policies.

Please do not hesitate to contact me if you have any questions on the proposal or if you are unable to attend the hearing but would like to submit a comment into the record. **Public comments must be received at least 24 hours prior to the meeting time.** Thank you for your time.

Best regards,  
Emma Lane, AICP – Senior Planner – Historic Preservation

