

# PLANNING COMMISSION RESOLUTION

## PRAIRIE CENTER MAJOR RETAIL 3 SUBDIVISION PRELIMINARY PLAT

RESOLUTION NO.: 18-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PRELIMINARY PLAT FOR AN APPROXIMATELY 17.434 ACRE PROPERTY, GENERALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS PRAIRIE CENTER MAJOR RETAIL 3 SUBDIVISION.**

***WHEREAS***, THF Prairie Center Development, L.L.C. (the "Owner"), owns an approximately 17.434 acre property, generally located at the southeast corner of Eagle Boulevard and Prairie Center Parkway, and more specifically described in **EXHIBIT A**, attached hereto (the "Property"); and

***WHEREAS***, Redland (the "Applicant"), on behalf of the Owner, has requested approval of the Prairie Center Major Retail 3 Subdivision Preliminary Plat (the "Preliminary Plat"), attached hereto as **EXHIBIT B**; and

***WHEREAS***, the City Council approved an ordinance (Ordinance No. 1203) to annex the Property into the City boundary, on May 6, 1986; and

***WHEREAS***, the City Council approved an ordinance (Ordinance No. 1822) to zone the Property as Prairie Center PUD, on August 17, 2004; and

***WHEREAS***, the Planning Commission finds and declares that a Notice of Public Hearing was mailed to all adjacent property owners, for no less than five (5) days prior to the Planning Commission public hearing, consistent with the public notice requirements of the *Land Use and Development Code*; and

***WHEREAS***, though not required by the *Land Use and Development Code*, the Planning Commission finds and declares that a Notice of Public Hearing was also published in the *Brighton Standard Blade* and a sign was posted on the Property, both for no less than five (5) days prior to the Planning Commission public hearing; and

***WHEREAS***, the Applicant provided a letter certifying to the City that all Mineral Owners and/or Mineral Lessees interested in the Property were provided written notice of the Planning Commission public hearing in accordance with Title 24, Section 65.5 of the Colorado Revised Statutes (C.R.S.); and

**WHEREAS**, the Planning Commission conducted a public hearing to review and consider the Preliminary Plat, pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code* and the *Comprehensive Plan*; and

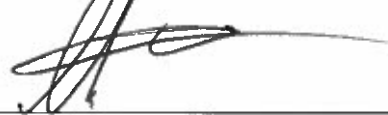
**WHEREAS**, at the public hearing, the Planning Commission received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

**WHEREAS**, the Planning Commission finds and declares that the Preliminary Plat complies with the requirements of the Preliminary Plat procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission of the City of Brighton, Colorado, does hereby **APPROVE** the Preliminary Plat, attached hereto as **EXHIBIT B**.

**RESOLVED**, this 13<sup>th</sup> day of March, 2018.

**CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION**



By: Chris Maslanik, Chairman

**ATTEST:**



By: Diane Phin, Secretary

**EXHIBIT A**  
**Legal Description**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°26' 12" WEST WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID LINE;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89°26'12" WEST, A DISTANCE OF 733.03 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°33'31" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 76 AS DESCRIBED IN RULE AND ORDER AS RECORDED IN BOOK 4625, PAGE 810 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF SAID COUNTY;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT- OF-WAY OF SAID INTERSTATE 76 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 51°26'28" EAST, A DISTANCE OF 294.31 FEET
2. SOUTH 09°19'16" WEST, A DISTANCE OF 308.15 FEET;
3. SOUTH 17°22'09" WEST, A DISTANCE OF 201.64 FEET;
4. SOUTH 30°30'01" WEST, A DISTANCE OF 378.59 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 59°29'59" WEST, A DISTANCE OF 433.76 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 279.22 FEET;

THENCE NORTH 68°45'07" WEST, A DISTANCE OF 19.84 FEET TO THE EASTERLY RIGHT-OF-WAY OF PRAIRIE CENTER PARKWAY AS DESCRIBED AT RECEPTION NO. 20060323000297130 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,275.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°14'21" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°27'56", AN ARC LENGTH OF 143.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 80.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°38'27", AN ARC LENGTH OF 109.80 FEET;

3. NORTH 01°56'10" EAST, A DISTANCE OF 107.00 FEET;
4. NORTH 88°03'50" WEST, A DISTANCE OF 20.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°11'40", AN ARC LENGTH OF 71.89 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,263.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°57'38", AN ARC LENGTH OF 87.30 FEET;
7. NORTH 00°29'48" WEST A DISTANCE OF 83.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 289.50 FEET;
8. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'41", AN ARC LENGTH OF 67.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 160.50 FEET;
9. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'41", AN ARC LENGTH OF 37.15 FEET;
10. TANGENT TO SAID CURVE, NORTH 00°29'48" WEST, A DISTANCE OF 268.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET;
11. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°47'54", AN ARC LENGTH OF 82.20 FEET TO THE SOUTHERLY RIGHT OF-WAY OF EAGLE BOULEVARD AS DESCRIBED IN RULE AND ORDER RECORDED IN BOOK 4625, AT PAGE 810, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 84°15'56" EAST, A DISTANCE OF 165.35 FEET;
2. SOUTH 68°52'58" EAST, A DISTANCE OF 285.01 FEET;
3. SOUTH 51°31'09" EAST, A DISTANCE OF 148.75 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°34'35" EAST, A DISTANCE OF 30.01 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16:

THENCE ALONG SAID SOUTH LINE, NORTH 89°26'12" EAST, A DISTANCE OF 73.85 FEET TO THE POINT OF BEGINNING;

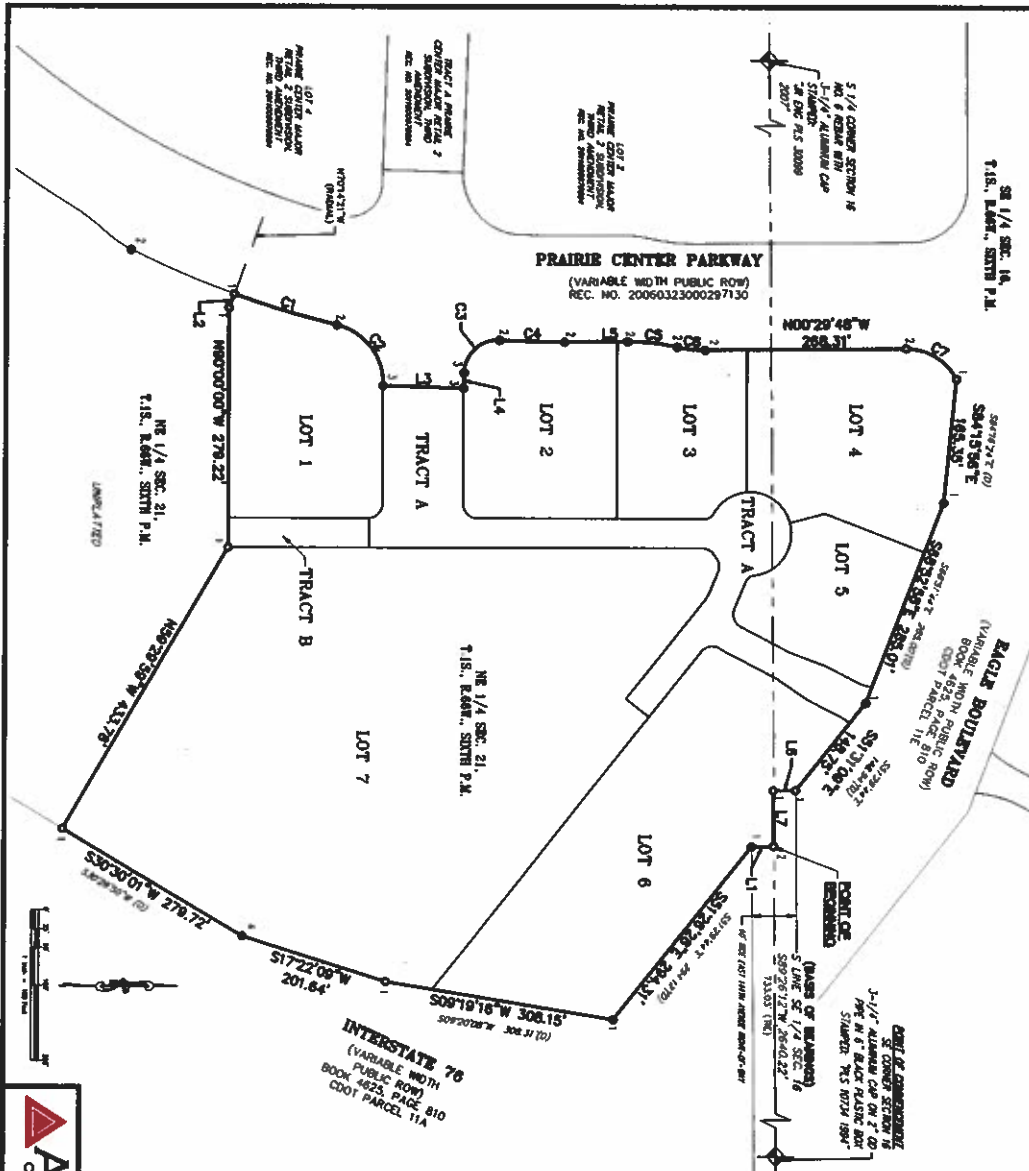
CONTAINING AN AREA OF 17.434 ACRES, MORE OR LESS.





# PRAIRIE CENTER MAJOR RETAIL 3 SUBDIVISION PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 5



LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE I	DELTA	RADIUS	LENGTH
L1	S00°33'31"E	30.00'	C1	6°27'56"	1279.00'	143.58'
L2	N66°45'07"W	19.84'	C2	78°38'22"	80.00'	108.80'
L3	N01°56'10"E	107.00'	C3	91°31'40"	45.00'	71.89'
L4	N68°03'50"W	20.82'	C4	3°57'38"	1263.00'	87.30'
L5	N00°29'46"W	83.98'	C5	1°15'54"	289.50'	67.01'
L6	S00°34'35"E	30.01'	C6	1°15'54"	180.50'	37.15'
L7	N69°20'12"E	73.85'	C7	62°47'54"	73.00'	82.20'

- ### LEGEND
- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 3004"
  - 2 SET 1" BRASS DISK STAMPED "AZTEC PLS 3004"
  - 3 RECOVERED NO. 3 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 3018"
  - 4 RECOVERED 3/4" BRASS TAG STAMPED "LS 20039 JR ENG"
  - 5 RECOVERED NO. 3 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 28039 JR ENG"
  - 6 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 10734 CDDT ROW"
  - (2) RULE AND ORDER - BOOK 4623 PAGE 810
  - NR NON-RADIAL
  - NR ROW RIGHT-OF-WAY
  - ULE UTILITY EASEMENT
  - PLAT BOUNDARY LINE
  - SECTION LINE
  - LOT / TRACT LINE

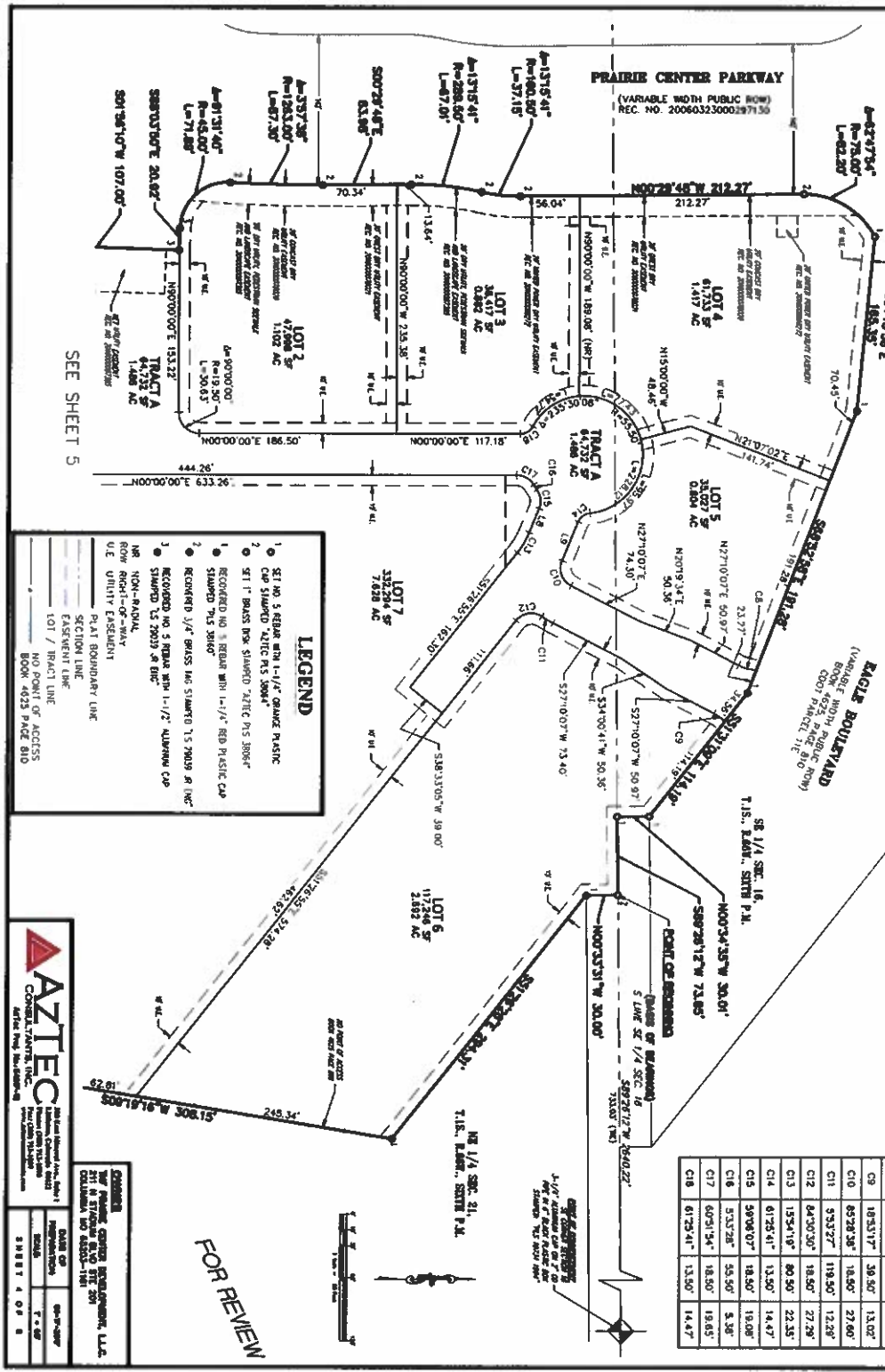
FOR REVIEW

**AZTEC**  
CONSTRUCTION, INC.  
201 East 10th Street, Suite 1  
Brighton, Colorado 80601  
Phone: (303) 338-1234  
Fax: (303) 338-1234  
www.aztecconstruction.com

DATE OF REVISION: 7-1-09  
SHEET 3 OF 5

# PRAIRIE CENTER MAJOR RETAIL 3 SUBDIVISION PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 5



LINE	BEARING	LENGTH
1A	S87°21'14"E	24.16'
1B	S87°21'14"E	39.60'

LINE	DELTA	RADIUS	LENGTH
C8	25°40'43"	39.50'	17.70'
C9	18°53'17"	39.50'	13.02'
C10	65°28'38"	18.50'	27.60'
C11	93°32'27"	119.50'	12.28'
C12	84°00'50"	18.50'	27.29'
C13	15°54'19"	80.50'	22.35'
C14	61°28'41"	13.50'	14.47'
C15	98°08'07"	18.50'	19.08'
C16	53°32'28"	58.50'	5.38'
C17	60°51'34"	18.50'	19.65'
C18	61°28'41"	13.50'	14.47'

### LEGEND

1. SET NO. 3 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 3086"
  2. SET NO. 3 REBAR WITH 1-1/2" RED PLASTIC CAP STAMPED "AZTEC PLS 3086"
  3. RECORDED NO. 5 REBAR WITH 1-1/2" RED PLASTIC CAP STAMPED "AZTEC PLS 3086"
  4. RECORDED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 3086"
  5. RECORDED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC PLS 3086"
- NR. NON-ROADWAY  
ROW. RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
P.L. PLAT BOUNDARY LINE  
S.L. SECTION LINE  
E.L. EASEMENT LINE  
L.O. LOT / TRACT LINE  
N.O.P. NO POINT OF ACCESS  
B.O. BOOK 4635 PAGE 810



**AZTEC CONSULTANTS, INC.**  
211 N. STROUD AVE. SUITE 201  
COLORADO, MO. 65001-1181  
PH: 660-333-1181  
FAX: 660-333-1181

DATE OF PREPARATION	DATE OF REVISION
09-17-2007	7-1-07

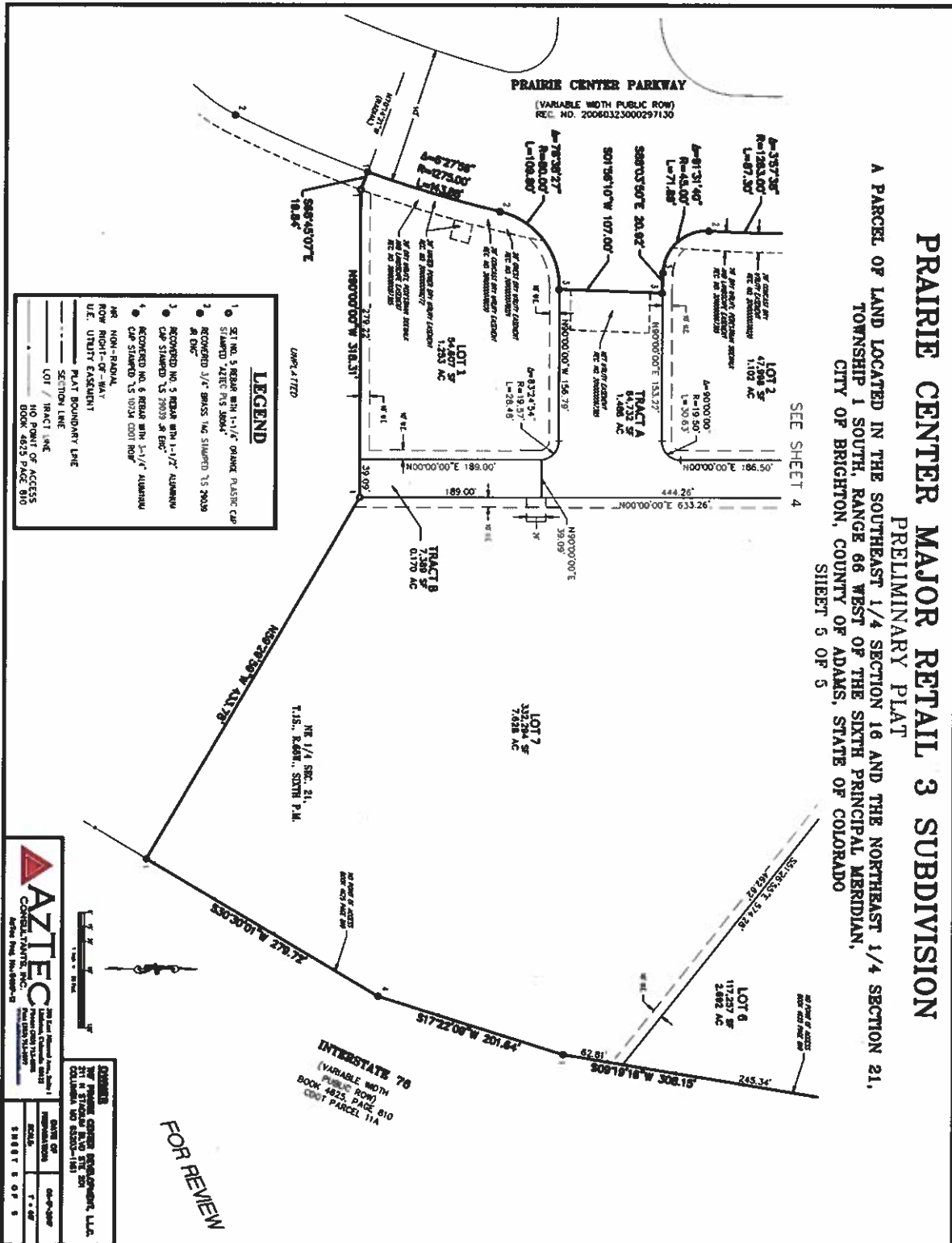
FOR REVIEW



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TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SEE SHEET 4  
SHEET 5 OF 5



LEGEND	
1	SET NO. 3 RECORD WITH 1-1/2" ORANGE CLASSIC CAP STAMPED 24ELECT 713 28030
2	RECORDED 3/4" BRASS TAG STAMPED 75 29030
3	RECORDED NO. 5 RECORD WITH 1-1/2" ALUMINUM CAP STAMPED 75 29030 AS ENC.
4	RECORDED NO. 6 RECORD WITH 1-1/2" ALUMINUM CAP STAMPED 75 10024 CDOT ROW
HR	NON-RADIAL ROW RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
---	PLAY BOUNDARY LINE
---	SECTION LINE
---	LOT / TRACT LINE
---	NO POINT OF ACCESS
---	BOOK 4625 PAGE 610
---	BOOK 4625 PAGE 610



**AZTEC CONSULTANTS, INC.**  
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**DATE OF** 04-09-09  
**SCALE** 1" = 40'  
**SHEET** 5 OF 5