PLANNING COMMISSION RESOLUTION

PRAIRIE CENTER MAJOR RETAIL 3 SUBDIVISION PRELIMINARY PLAT

RESOLUTION NO.: 18-0.5

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 6TH 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 13th 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:

<u>COMMENCING</u> 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°30'011" 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 NONTANGENT 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;
- 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.

EXHIBIT B Preliminary Plat

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 SEXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO nding odverber 640 governich i Berei-Ge-einz siche edolf zu gast, a dezenct of 1000 fött to bet souh Let of 100 souherast gamber of 540 section 16. NUMBER TOURN HETETH' CART, A DETANCE OF TALOS FEET TO THE SECONMESTERLY MODIT-OF-THY OF WYDSTANK TH AN COCCAMIND AN TALL AND OMDER AS RECOMMEND IN MICH. HEST PARE OF HE HAS RECOMMES OF THE CLUTH, AND RECOMMENTS OFFICE OF SAM CLAMPS. MIDICE ALDRE THE SELVIN LINE OF THE SELVINGUST CLARITIES OF SAID SECTION IN, SOLVIN BETATET HEST, A DEFINICE Of Takno part to the course of the selvingust. 2) SOUTH HYSELEY CAST, A DETAMOR OF HALTS FEET, RANGE OF CONTROLOR GROWN PARTICULARY A DECIMARY OF SCHOOL OF CONTROL OF SCHOOL OF SCHO THE PROPERTY OF THE PROPERTY COUNTY OF SOME STATE OF COLUMNOS FOR LANGUAGE STATE OF THE PROPERTY STATES OF THE PROPERTY OF THE DE MAN LOS CIT, RANTES AND RESPONDE NE SAME RED BLOCK, LOTS AND RACTE AS ROCKE ON HIS PART, MADE HE MAN AND THE AT OF MANUAL CORRESSION CASE RECEIVE. A SEMBLEMBER AND ACTIVITY CONTROL TO HE THE OF THE HEAVEN HE PARTIES ON THE COLLEGE CASSIONS SHOWN HEREOUT DIRECTIONS AND THE CONTROL HE CONTROL AND CONTROL TO AND THE CONTROL TO THE CONTRO ISPACING SAD CASCAL MONT-OF-MAY, MAN-TANGENT TO SAD CAPAC, SQUIN ANTENT CAST, A DISTANCE OF MEALS FREE. BACE ALDIA SAD HOUSE USE HOWIN BYOU'L' CAST, A DELINCE OF 73.65 FEET TO THE SENIE OF RECOMME MET WE'GHE SHE SHELL SHE AVE - AND A CONTRACT OF STATE OF STATES SEATH STEMENT CARE A DESCARE OF SMAJE PERF SOUTH OF WHIT WEEK, A DESCARE OF JAMES PERF SEATH JUTATITY WEEK, A DESCARE OF STATE PERF SEATH JUTATITY WEEK, A DESCARE OF STATE PERF ACTION OF THE STANDARD COURSE OF 200 SECTION OF MICHOES INCIDIO SECTION OFFICE ACTIONS OF 200 FOR E MAN AN STANCE THE A CONTRACT OF THAS TELL TO THE CASTER'S BASIS OF THE CONTRACT OF THE CONTR CE MORSH SCHOOLSE WEST, A DESTRUCK OF Z79-22 FULT. Z. OCPANIBO SAO WISHDAY OCONI-OF-BAY, MISHIN DOZODO WISY, A OCTIANIC OF ASSESS FIZZY. STREAM, VANDE 1980 AURIEL REMONDE A COURSE, MONET DE REFERÉE ME ACCURANT DE 10,000 REST DE 10,00 ACHE SAN SUPERCYCULY HON-O'-MY AND THE HISTORY BON-O'-MY O' SAN STRESSAT IN THE STATE (4) COMMINS SECURIAL ALONG MAN CORM, MENCHAI A COURAL, ANGLE OF METHOD AND AND THE TO THE MENCHANT OF A MENCHAIN OF THE TITLE TO TERM AND THE AND MOST-OF-MAY THE PELLOWING ELEVOY (11) COURSES OURSE THEOREM A CONTRAC AMELE OF CERTYSE", AN ARE (LOIGH) OF 62.59 FEET TO NY OF CASEE REGISTRANS AS RECOMBED ON BLUE AND OMOREM RECOMBED ON BOOK 4622 PRAIRIE CENTER MAJOR SHEET 1 OF 5 RETAIL 63. NEW CHILD REPORTED TOTAL T SPREADED BY THE CITY OF BRIGHTON PLANSMIC COMMISSION THE MALWOS STRING AMPLO DOWN OF _ HOTARY CERTIFICATE CENTERCATE OF CHREEZEMP SCONTINGED HOSS MY HAND AND OFFICIAL SEAL STATEMENT NO. STORY OF THE ST S. 27TH AVE ယ SUBDIVISION CHARLE CONTR CONTRACTOR LLC. 271 M STAGES NO. STE 201 COLUMNA NO. 83203—1991 1 10 1 135HI

PRAIRIE CENTER **MAJOR** RETAIL ယ 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 2 OF 5

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2	HAMBER OF TRACTS
7	HISHER OF COMMERCIAL LOTS
17.434 ACRES	TOTAL AREA
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SETTIMENT CONTEST CONTESTIONAL LL.C.
211 H STACHES BL.O. STE 201
COLLINERA NO 65203-1161





