



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2072 (Phone and Facsimile)
www.brightonco.gov

April 21, 2025

Dear Property Owner:

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 Brighton Crossing Filing No. 1, 2nd Amendment.

Summary:

The request is for the approval of a Subdivision Plan for and approximately 10.41-acre property to create single-family attached residential lots, preliminarily plat tracts for landscaping and private streets.

Location/ Site Plan:

The property is generally located to the north of East Bridge Street, west of North Prairie Falcon Parkway, east of Bristlecone Street and south of Potentilla Street, situated within the Brighton Crossings Development.

The legal description is as follows: The southeast quarter of Section 2, 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 City Council will make a final determination on the acceptance on public improvements.

Public Hearing:

City Council
May 6, 2025 at 6:00 p.m.
Located in the Council Chambers on the first floor of City Hall
500 S 4th Avenue, Brighton, CO 80601

Official Notice Publication:

April 21, 2025, posted on the City's Website.

Information continues on the reverse side.

City Staff Project Manager:

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Property Owner:

Brookfield Residential LLC

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,
Stephanie Iiams – Associate Planner

