

RESOLUTION NO.: 25-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BRIGHTON CROSSING FILING NO. 8, 1ST AMENDMENT SUBDIVISION PLAN FOR AN APPROXIMATELY 2.832 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF CRESTONE PEAK STREET, EAST OF SOUTH 42ND AVENUE, SOUTH OF BRIDGE STREET, AND WEST OF MT. ELBERT STREET, MORE PARTICULARLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Applicant") owns an approximately 2.832 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 Brighton Crossing Filing No. 8, 1st Amendment 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 "Code"), 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 Code; 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, by 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 *Land Use and Development Code*; (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; (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 25th day of September 2025.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



MARK RAWLINGS, Chairperson

ATTEST:

Amanda Beak on behalf of
JON WAINES, Secretary

APPROVED AS TO FORM:

James Gallagher
JAMES GALLAGHER, Assistant City Attorney

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID
COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, BRIGHTON CROSSING FILING NO 8, RECORDED JULY 2ND, 2024 AT
RECEPTION NO. 2024000035956.

CONTAINING AN AREA OF 2.832 ACRES OR (123,349 SQUARE FEET), MORE OR LESS.

EXHIBIT B
MAJOR SUBDIVISION PLAN

[Plan begins on next page]