



**Community Development**  
500 South 4<sup>th</sup> Avenue  
Brighton, CO 80601  
303-655-2072  
[www.brightonco.gov](http://www.brightonco.gov)

September 9, 2025

Dear Interested Party:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. The hearings provide an opportunity for interested parties to voice their opinion on the proposed project to the Planning Commission and City Council. The input and opinions of residents and neighboring property owners provides valuable feedback to the Planning Commission, City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

**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. 8, 1<sup>st</sup> Amendment.

**Summary:**      The request is for approval of a Subdivision Plan for an approximately 2.832-acre property to create single-family residential lots, tracts for landscaping and right-of-way, and to show public streets.

**Location/Site Plan:**      The property is generally located to the north of Crestone Peak Street, east of South 42<sup>nd</sup> Avenue, south of Bridge Street, and west of Mt. Elbert Street.

The abbreviated legal description is as follows: The northwest quarter of Section 10, Township 1 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado. **See the reverse side for a vicinity map.**

**Reviewing Bodies:**      The Planning Commission approves or denies Subdivision Plan applications and the City Council accepts or denies the public lands and improvements after a Public Hearing (details below) has been held.

**Public Hearings:**      **Planning Commission**  
**Thursday, September 25, 2025 at 6:00 p.m.**

**City Council**  
**Tuesday, October 7, 2025 at 6:00 p.m.**

**Both hearings are held in the Council Chambers on the first floor of City Hall**  
**Located at 500 S 4<sup>th</sup> Avenue, Brighton, CO 80601**

**Official Notice**  
**Publication:**      September 9, 2025 posted on the City's Website.

**Information continues on the reverse side.**

**City Staff Project  
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**Property Owner:**

Brookfield Residential LLC

**Additional Info:**

The review process allows the Planning Commission and 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 this project 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,  
Summer McCann  
Senior Planner

