

RESOLUTION NO.: 25-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BRIGHTON CROSSING FILING NO. 1, 2<sup>ND</sup> AMENDMENT SUBDIVISION PLAN FOR AN APPROXIMATELY 10.41 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF POTENTILLA STREET EAST OF BRISTLECONE STREET AND WEST OF NORTH PRAIRIE FALCON PARKWAY, MORE PARTICULARLY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential (the "Applicant") owns an approximately 10.41 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. 1, 2<sup>nd</sup> Amendment Subdivision Plan (the "Subdivision"), attached hereto as EXHIBIT B; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development 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 pursuant to the applicable provisions and criteria set forth in Section 2.02(D)(1) of the *Land Use and Development 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, that 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.

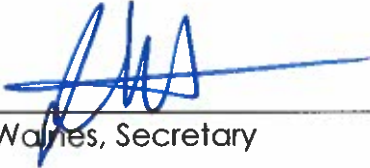
RESOLVED this 10<sup>th</sup> day of April 2025.

CITY OF BRIGHTON, COLORADO  
PLANNING COMMISSION



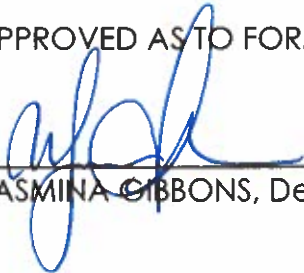
MARK RAWLINGS, Chairperson

ATTEST:



Jon Walnes, Secretary

APPROVED AS TO FORM:



YASMINA GIBBONS, Deputy City Attorney

**EXHIBIT A**  
LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID  
COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT D, BRIGHTON CROSSING FILING NO. 1, RECORDED 12/20/2001 AT  
RECEIPTION NO. 2001030302984, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE  
OF COLORADO.

**EXHIBIT B**  
MAJOR SUBDIVISION PLAN

[Plan begins on next page]

# MAJOR SUBDIVISION PLAN OF BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT

TRACT D, BRIGHTON CROSSING FILING NO. 1,  
BEING A PART OF SECTION 2, T 1 S, R 66 W OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION AND DESIGNATION:**

TRACT D, BRIGHTON CROSSING FILING NO. 1, RECORDED UNDER ACQUISITION NO. \_\_\_\_\_ IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY CLERK AND THE PROPERTY OF THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

**CITY COUNCIL ACCEPTANCE:**

THIS IS TO CERTIFY THAT PUBLIC IMPROVEMENTS WERE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

LAYER: \_\_\_\_\_

CITY CLERK: NATALIE HOEL

**PLANNING COMMISSION APPROVAL:**

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**OWNER:**

BRIGHTON RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_

SS \_\_\_\_\_

THE FOREGOING SUBDIVISION PLAN WAS APPROVED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF BRIGHTON RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY.



TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNED BY / MAINTAINED BY
TRACT A	94,809	1.3735	LANDSCAPE & FORESTRIAN ACCESS	BOOB / BOOB
TRACT B	79,880	1.1664	VEHICULAR ACCESS & PAV. LANDSCAPE, FORESTRIAN ACCESS FACILITY	BOOB / BOOB
TRACT C	79,880	1.1662	LANDSCAPE, FORESTRIAN ACCESS FACILITY	BOOB / BOOB
TOTAL	254,569	3.7061		

BOOB - BRIGHTON CROSSING OPERATIONS BOARD

**INTENT AND PURPOSE STATEMENT:**

THE PURPOSE OF THIS SUBDIVISION PLAN IS TO CONSTITUTE AND MAINTAIN THE CITY OF BRIGHTON CROSSING OPERATIONS BOARD AS THE PROPOSED RESIDENTIAL DEVELOPER IN THE PROJECT. THIS SUBDIVISION PLAN PROVIDES A DETAILED SUMMARY OF THE PROPOSED DEVELOPMENT, INCLUDING STREET ADDRESSING, LOT LAYOUT, UTILITIES AND THE CITY OF BRIGHTON COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING COMMISSION AND CITY COUNCIL TO OBTAIN THE SAFE, APPROVED AND CORRECTED COMMUNITY-CREATED VITAL IMPROVEMENT CROSSINGS.

Sheet Number	Sheet Title
1	COVER SHEET
2	DEVELOPED CONDITIONS
3	EXISTING CONDITIONS
4	SUBDIVISION PLAN
5	STREET NETWORK AND BLOCK SIZE PLAN
6	SPURVE AND STORM DRAINAGE PLAN
7	PLANNING PLAN
8	GRADING AND DRAINAGE PLAN
9	UTILITY PLAN

SITE DATA CHART	
TOTAL ACRES	10.41 AC
NUMBER OF LOTS	102
PROPOSED USAGE	SINGLE-FAMILY ATTACHED
LOT SIZES	MIN: 1100 SQ FT MAX: 8534 SQ FT AVG: 2227 SQ FT

To request a meeting of interested parties, please contact:

**811**

Customer Service Representative  
Call 811 or visit our website  
Call 811 or visit our website  
811.com

If you have any questions, please contact:  
Dewberry Engineers Inc. 2011 Cherry Street, Suite 100  
Louisville, CO 80227  
726.875.2177  
Contact Suzanne S. Sbal 811  
Email: 811@dewberry.com

Project Number	Designed By	Checked By	Sheet Numbers
50182350	SDC	LTTN	1

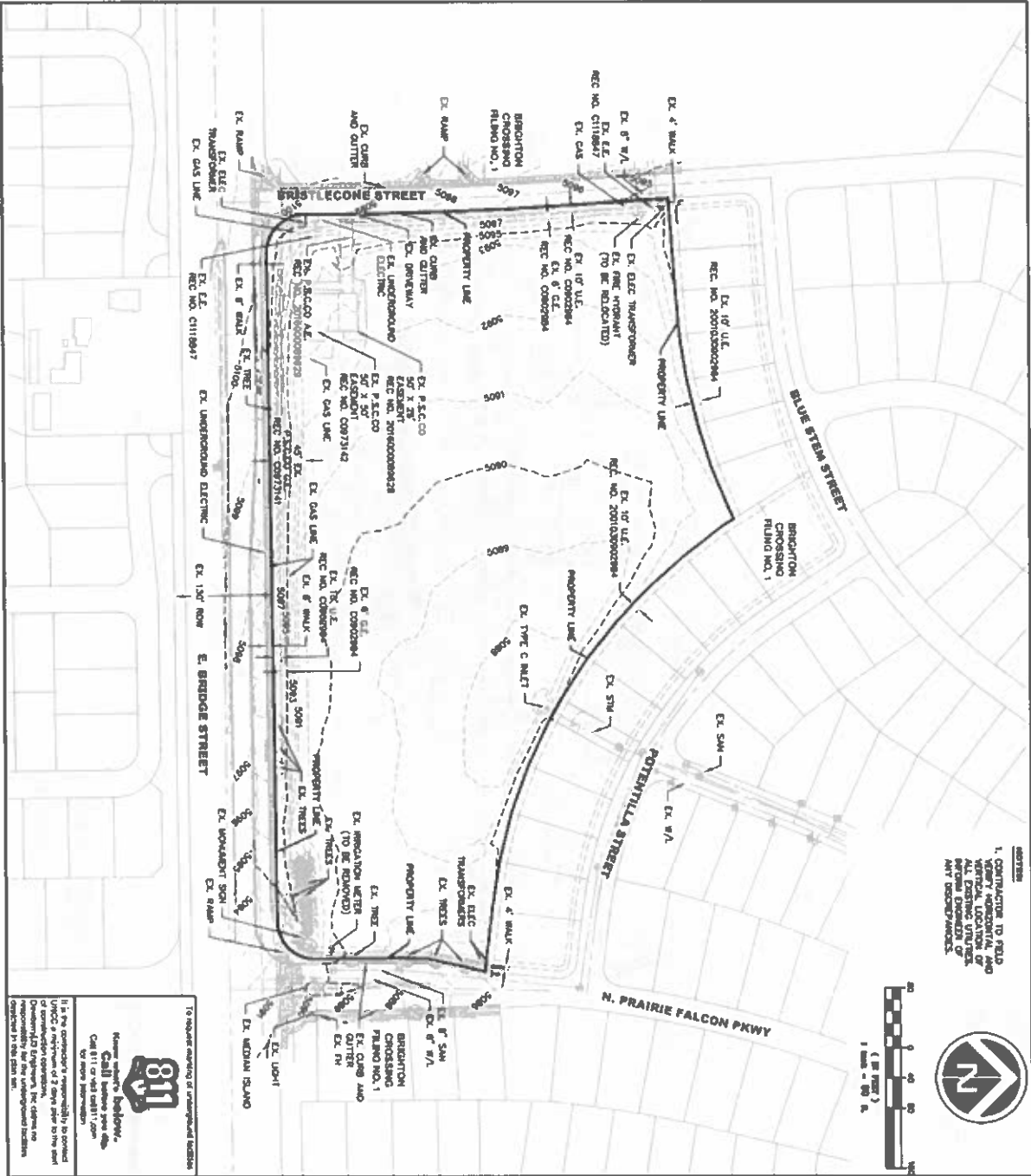
Project Name	Address	City	State	Zip	Contact
Brookfield Residential	8485 S. GREENWOOD PLAZA	CENTENNIAL	CO	80111	MATT HALEY

**BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN**

COVER SHEET

**Dewberry**  
Dewberry Engineers Inc.  
2011 Cherry Street, Suite 100  
Louisville, CO 80227  
726.875.2177  
Contact Suzanne S. Sbal 811  
Email: 811@dewberry.com





1. CONTRACTOR TO FIELD AND VERIFY LOCATION OF ALL EXISTING UTILITIES AND RECORD THEM AS SHOWN.



To require viewing of unamended sheets  
 Please contact: **818**  
 Call us now at  
 818-111-1111 or visit us at  
 818.com  
 It is the contractor's responsibility to contact UNCC or minimum of 3 days prior to the start of construction. Dewberry, Inc. does not accept responsibility for the unamended sheets approved by the plan commission.

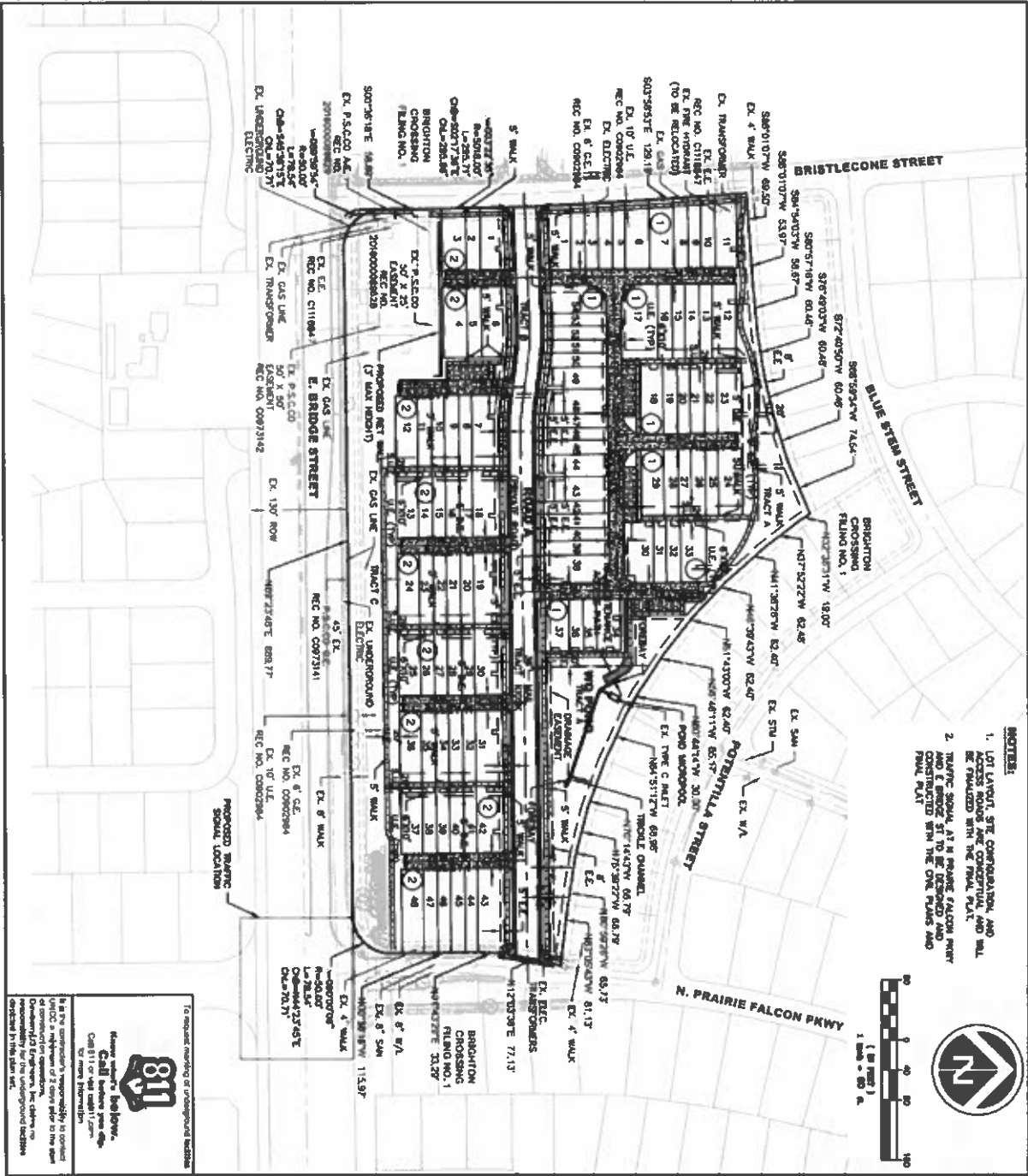
Project Numbers	50182350
Designed By	SDC
Drawn By	LTN
Checked By	WZ
Sheet Numbers	3

NO.	DATE	DESCRIPTION
1	01/14/2024	THIRD SUBMITTAL
2	11/12/2024	SECOND SUBMITTAL
3	08/14/2024	FIRST SUBMITTAL

**Brookfield Residential**  
 6485 S. GREENWOOD PLAZA  
 SUITE 700  
 CENTENNIAL, CO 80111  
 TEL: (303) 706-9451  
 CONTACT: MATT HALEY

**BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN**  
**EXISTING CONDITIONS**

**Dewberry**  
 Dewberry Engineers Inc.  
 2811 Cherry Street, Suite 400  
 Louisville, CO 80027  
 720.978.8177  
 Contact: Suzanne G. Reed PE  
 Email: sreed@Dewberry.com



- NOTES:**
1. LOT LAYOUT, SITE CONFIGURATION, AND ACCESS ROUTES ARE CONCEPTUAL AND WILL BE PACKAGED WITH THE FINAL PLAN.
  2. TRAFFIC SIGNAL AT N PRAIRIE FALCON PARKWAY AND E BRIDGE STREET IS DEFERRED AND TO BE PACKAGED WITH THE FINAL PLAN AND FINAL PLAN.



To request meeting or professional services, please contact the project manager:

**811**

Working under a bid-let contract. Call before you dig. Call 1-800-4-A-DIG or visit 811.org

If you are the contractor responsible to contact the utility, please call 1-800-4-A-DIG or visit 811.org. Digging without proper permits is illegal. For more information, visit 811.org.

Project Number		50182350
Designed By	Drawn By	SDC LTTN
Checked By	WZ	
Sheet Number	4	

Rev	Date	Description
1	01-14-2025	1180 SUBMITTAL
2	11-13-2024	SECOND SUBMITTAL
3	08-27-2024	1445 BURIAL

**DOCUMENT AMENDMENTS**

**Brockfield Residential**

6445 S. GREENHOOD PLAZA, SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 705-9451  
Contact: MATT HALEY

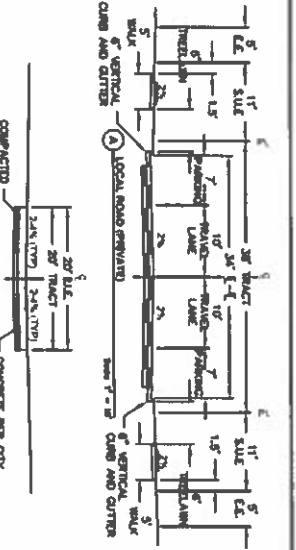
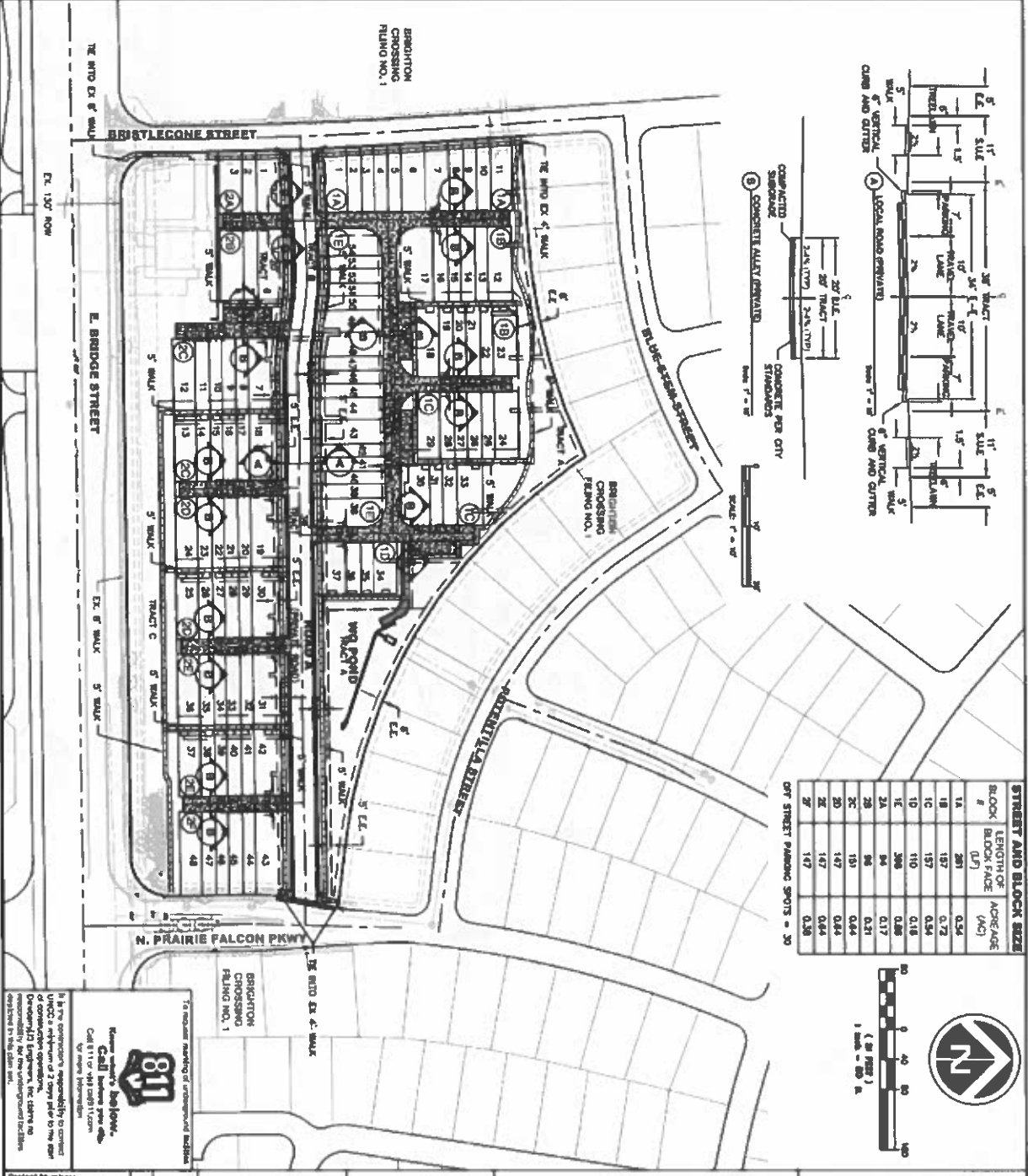
**BRIGHTON CROSSING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN**

**SUBDIVISION PLAN**

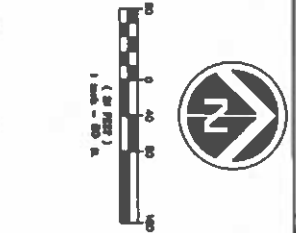
**Dewberry**

Dewberry Engineers Inc.  
3011 Cherry Street, Suite 205  
Louisville, CO 80202  
720.925.0177  
Contact: Suzanne D. Sibel, PE  
Email: tsibel@Dewberry.com





STREET AND BLOCK SIZE	LENGTH OF BLOCK FACE (LF)	ACREAGE (AC)
1A	281	0.54
1B	187	0.32
1C	197	0.34
1D	110	0.18
1E	206	0.38
2A	84	0.17
2B	86	0.17
2C	151	0.24
2D	147	0.24
2E	147	0.24
2F	147	0.24
<b>OFF STREET PARKING SPOTS = 30</b>		



**811**  
 Before you dig, call 811. Call before you dig. Call 811 or 485-0881 (1-800-485-0881) for more information.  
 It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of any excavation. UNCC shall have no responsibility for the underground facilities located by the 811 call.

Project Number	50182350
Designed By	SDC
Drawn By	LTTN
Checked By	WZ
Sheet Number	5

**Brookfield Residential**  
 8485 S. GREENWOOD PLAZA  
 SUITE 700  
 CENTENNIAL, CO 80111  
 Tel: (303) 708-9451  
 Cortnee MATT HALEY

**BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN**  
**STREET NETWORK AND BLOCK SIZE PLAN**

**Dewberry**  
 Dewberry Engineers Inc.  
 2611 Cherry Street, Suite 208  
 Louisville, CO 80027  
 720.979.0177  
 Contact: Suzanne C. Stulz PE  
 Email: Sstulz@dewberry.com



**811**  
Call before you dig  
Call 811 or visit 811.com  
for more information

**UNION**  
It is the responsibility of the contractor to contact UNICD a minimum of 2 days prior to the start of construction operations.  
Contact: UNICD Engineers, Inc. at 4000 S. University Blvd., Suite 100, Denver, CO 80202  
UNICD is not responsible for any damage or delays caused by this sign.

Project Number <b>50182350</b>	
Designed By <b>SDC</b>	Drawn By <b>LTTN</b>
Checked By <b>WZ</b>	
Sheet Number <b>6</b>	No. Date Description
	1 01/14/2025 THIRD SUBMITTAL
	2 11/12/2024 SECOND SUBMITTAL
	3 08/27/2024 FIRST SUBMITTAL

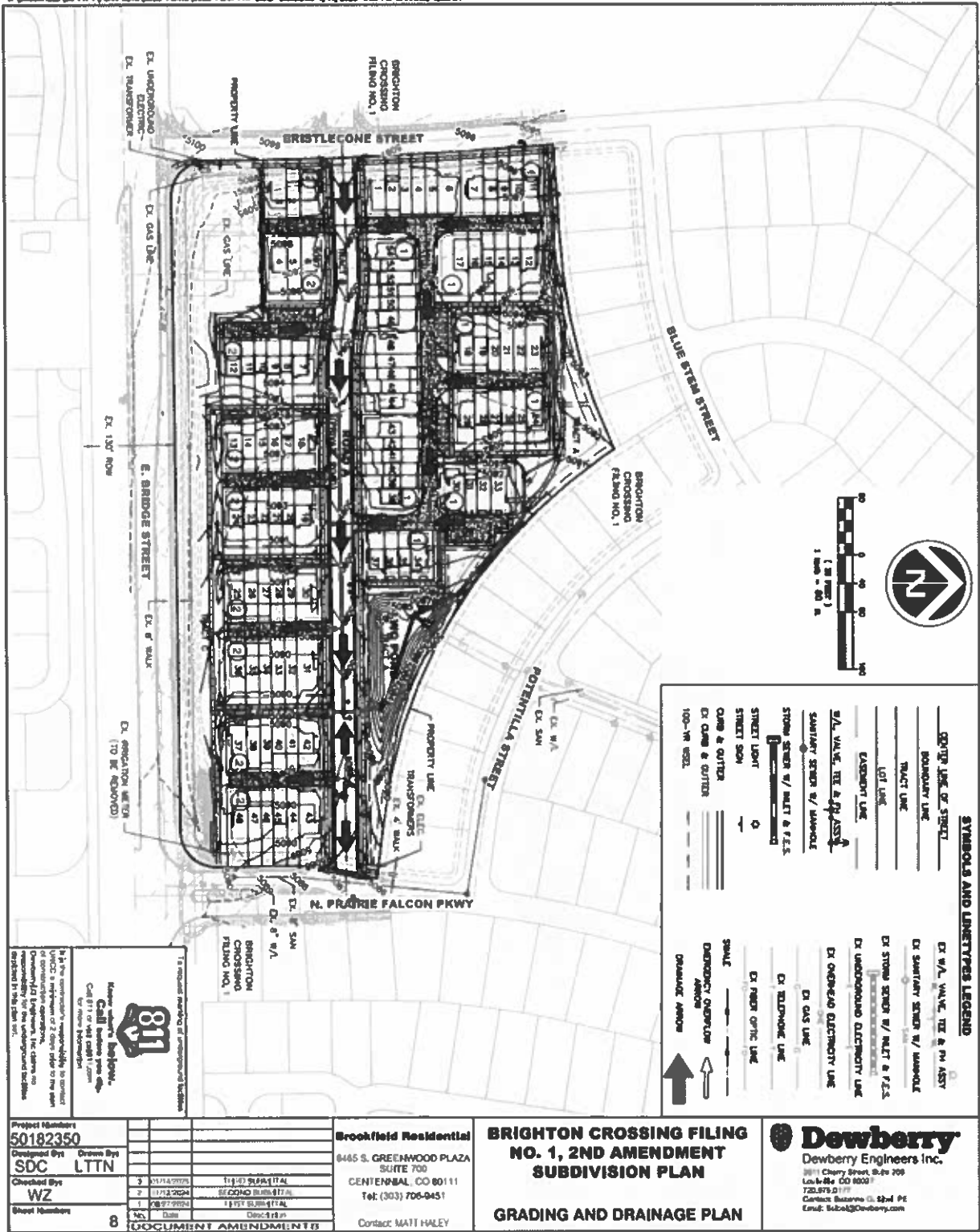
**Brookfield Residential**  
6485 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 706-9451  
Contact: MATT HALEY

**BRIGHTON CROSSING  
NO. 1, 2ND AMENDMENT  
SUBDIVISION PLAN**

**SIGNAGE AND STRIPING**

**Dewberry**  
Dewberry Engineers Inc.  
2811 Cherry Street, Suite 706  
Littleton, CO 80120  
720.976.0177  
Contact: Suzanne O. Sibal, PE  
Email: Sibal@Dewberry.com





**SYMBOLS AND LINE TYPES LEGEND**

- Center Line of Street
- Boundary Line
- Tract Line
- Lot Line
- Easement Line
- S/L, W/L, W/E, T/E & P/L, S/S
- Sanitary Sewer w/ Manhole
- Storm Sewer w/ Manhole & F.E.S.
- Street Light
- Street Sign
- Garage & Outlets
- Ex. Garage & Outlets
- 100'-W. E.S.L.
- Ex. W/L, W/E, T/E & P/L, S/S
- Ex. Sanitary Sewer w/ Manhole
- Ex. Storm Sewer w/ Manhole & F.E.S.
- Ex. Underground Electricity Line
- Ex. Overhead Electricity Line
- Ex. Gas Line
- Ex. Telephone Line
- Ex. Fiber Optic Line
- Small
- Emergency Generator
- Arrow
- Demolish Arrow

1. All required markings of easements and boundaries.  
 2. All required markings of easements and boundaries.  
 3. All required markings of easements and boundaries.  
 4. All required markings of easements and boundaries.  
 5. All required markings of easements and boundaries.  
 6. All required markings of easements and boundaries.  
 7. All required markings of easements and boundaries.  
 8. All required markings of easements and boundaries.

Project Number <b>50182350</b>	Developed By <b>SDC</b>	Drawn By <b>LTTN</b>	Checked By <b>WZ</b>	Sheet Number <b>8</b>	<p><b>Brookfield Residential</b>                  8445 S. GREENWOOD PLAZA                  SUITE 700                  CENTENNIAL, CO 80111                  Tel: (303) 706-0451                  Contact: MATT HALEY</p>	<p><b>BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN</b></p> <p><b>GRADING AND DRAINAGE PLAN</b></p>	<p><b>Dewberry</b>                  Dewberry Engineers Inc.                  9911 Cherry Street, Suite 200                  Louisville, CO 80027                  720.876.0111                  Contact: Suzanne G. 304 PE                  Email: Suzanne@Dewberry.com</p>
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811  
 Please contact  
 CALL before you dig  
 Call 811 or 468 0881/2000  
 or your local utility  
 to report a problem.

I warrant that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not providing any false or misleading information.

Project Numbers	50182350
Designed By	SDC
Drawn By	LTTN
Checked By	WZ
Sheet Number	9

1	2/13/2006	11-41 SUBMITTAL
2	1/17/2006	EXHIBIT SUBMITTAL
3	2/2/2006	11-01 SUBMITTAL
Rev.	Date	Description

Brookfield Residential  
 6465 S. GREENWOOD PLAZA  
 SUITE 700  
 CENTENNIAL CO 80111  
 Tel: (303) 706-0451  
 Contact: NATHAN HALE

**BRIGHTON CROSSING FILING  
 NO. 1, 2ND AMENDMENT  
 SUBDIVISION PLAN**

UTILITY PLAN

**Dewberry**  
 Dewberry Engineers Inc.  
 2011 Cherry Street, Ste 200  
 Lakewood, CO 80027  
 (303) 951-8177  
 Central Business District, P.O. Box 1000  
 Denver, Colorado 80202

