

RESOLUTION NO. 2026-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING APPROVAL OF THE BRIGHTON CROSSING FILING NO. 9 SUBDIVISION PLAN AND CONSIDERING ACCEPTANCE OF ALL PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE SUBDIVISION PLAN FOR AN APPROXIMATELY 9.095 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF ROYAL PINE STREET, EAST OF APACHE PLUME STREET AND WEST OF THE SPEER CANAL, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential (the "Applicant") owns an approximately 9.095-acre property more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Applicant has requested acceptance of the Brighton Crossing Filing No. 9 Subdivision Plan (the "Subdivision Plan"), attached hereto as EXHIBIT B and incorporated herein; and

WHEREAS, the Planning Commission conducted a public hearing on February 26, 2026, and recommended approval of the Subdivision; and

WHEREAS, the City Council opened a public hearing on March 17, 2026, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code* (the "LUDC"); and

WHEREAS, in accordance with the public notice requirements of the LUDC, 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 City Council public hearing; and

WHEREAS, at the public hearing, the City Council 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 City Council of the City of Brighton, Colorado as follows:

Section 1. Findings. The City Council hereby finds and declares that the

Subdivision Plan: (a) is in accordance with the Comprehensive Plan; (b) complies with the requirements of the LUDC; (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 City Council of the City of Brighton, Colorado, does hereby approve the Subdivision and accept all public improvements associated with the Brighton Crossing Filing No. 9 Subdivision Plan, attached hereto as EXHIBIT B.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 17th day of March 2026.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

TWO PARCELS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

A PARCEL OF LAND BEING SUPERLOT 2, BLOCK 3, BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8, AS RECORDED DECEMBER 20, 2024, AT RECEPTION NO. 2024000070957 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE TOGETHER WITH AN UNPLATTED PARCEL OF LAND BEING PARCEL 1 OF THAT BARGAIN AND SALE DEED RECORDED MAY 29, 2024, AT RECEPTION NO. 2024000028506, IN SAID RECORDS, BOTH PARCELS COMBINED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SUPERLOT 2;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF SAID SUPERLOT 2 THE FOLLOWING TEN (10) COURSES:

1. SOUTH 89°42'44" WEST, A DISTANCE OF 90.78 FEET;
2. NORTH 00°12'45" WEST, A DISTANCE OF 14.29 FEET;
3. NORTH 01°42'19" WEST, A DISTANCE OF 115.17 FEET;
4. NORTH 00°12'45" WEST, A DISTANCE OF 330.00 FEET;
5. NORTH 85°18'02" EAST, A DISTANCE OF 33.47 FEET;
6. SOUTH 61°50'19" EAST, A DISTANCE OF 5.00 FEET;
7. NORTH 89°42'44" EAST, A DISTANCE OF 77.72 FEET;
8. SOUTH 00°17'16" EAST, A DISTANCE OF 32.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 635.00 FEET;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'25", AN ARC LENGTH OF 92.62 FEET;

10. TANGENT TO SAID CURVE, SOUTH 08°38'42" EAST, A DISTANCE OF 228.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'00", AN ARC LENGTH OF 92.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°38'42" EAST, A DISTANCE OF 152.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'57", AN ARC LENGTH OF 78.54 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°21'16" WEST, A DISTANCE OF 1.86 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, OF SAID BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z THE FOLLOWING TWO (2) COURSES:

1. NORTH 13°28'57" WEST, A DISTANCE OF 137.26 FEET;

2. NORTH 13°16'10" EAST, A DISTANCE OF 53.98 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1.741 ACRES, (75,826 SQUARE FEET), MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING SUPERLOT 1, BLOCK 11, BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8, AS RECORDED DECEMBER 20, 2024, AT RECEPTION NO. 2024000070957 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE TOGETHER WITH AN UNPLATTED PARCEL OF LAND BEING PARCEL 2 OF THAT BARGAIN AND SALE DEED RECORDED MAY 29, 2024, AT RECEPTION NO. 2024000028506, IN SAID RECORDS, BOTH PARCELS COMBINED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SUPERLOT 1;
THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF SAID SUPERLOT 1 THE FOLLOWING TEN (10) COURSES:

1. NORTH $00^{\circ}17'16''$ WEST, A DISTANCE OF 108.50 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 396.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $82^{\circ}06'07''$ EAST;
 2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}24'28''$, AN ARC LENGTH OF 16.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 26.00 FEET;
 3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $79^{\circ}24'19''$, AN ARC LENGTH OF 36.03 FEET;
 4. NON-TANGENT TO SAID CURVE, NORTH $89^{\circ}42'44''$ EAST, A DISTANCE OF 730.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET;
 5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 20.42 FEET;
 6. TANGENT TO SAID CURVE, SOUTH $00^{\circ}17'16''$ EAST, A DISTANCE OF 8.50 FEET;
 7. NORTH $89^{\circ}42'44''$ EAST, A DISTANCE OF 40.00 FEET;
 8. NORTH $00^{\circ}17'16''$ WEST, A DISTANCE OF 6.55 FEET;
 9. NORTH $89^{\circ}42'44''$ EAST, A DISTANCE OF 110.00 FEET;
 10. SOUTH $00^{\circ}17'16''$ EAST, A DISTANCE OF 25.06 FEET TO THE SOUTHERLY BOUNDARY OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8;
- THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH $89^{\circ}21'16''$ EAST, A DISTANCE OF 16.91 FEET;
- THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH $00^{\circ}38'31''$ EAST, A DISTANCE OF 105.05 FEET;
- THENCE SOUTH $89^{\circ}42'44''$ WEST, A DISTANCE OF 97.56 FEET;
- THENCE SOUTH $00^{\circ}17'16''$ EAST, A DISTANCE OF 235.05 FEET;
- THENCE SOUTH $89^{\circ}42'42''$ WEST, A DISTANCE OF 126.00 FEET;
- THENCE NORTH $78^{\circ}58'41''$ WEST, A DISTANCE OF 50.99 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 639.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 08°38'42" WEST, A DISTANCE OF 59.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 665.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'25", AN ARC LENGTH OF 96.99 FEET;
3. TANGENT TO SAID CURVE, NORTH 00°17'17" WEST, A DISTANCE OF 68.79 FEET TO THE SOUTHEASTERLY CORNER OF SAID SUPERLOT 1;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY ALONG THE SOUTHERLY BOUNDARY OF SAID SUPERLOT 1, SOUTH 89°42'43" WEST, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.354 ACRES, (320,328 SQUARE FEET), MORE OR LESS.

EXHIBIT B
MAJOR SUBDIVISION PLAN

[Attached as a separate document]