



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

February 5, 2026

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. rights-of-way, lots, infrastructure) to be named Brighton Crossing Filing No. 9.

**Summary:**                      The request is for approval of a Subdivision Plan for an approximately 9.095-acre property to create single-family residential lots, tracts for landscaping, and to show public streets.

**Location/Site Plan:**        The property is generally located to the north of E Bridge St, south of Royal Pine St, east of Apache Plume St and west of Speer Canal.

The abbreviated legal description is as follows: The southeast 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. **See the reverse side for a vicinity map.**

**Reviewing Bodies:**        The Planning Commission makes a recommendation, and the City Council decides on the proposed rezoning after the Public Hearings (details below) have been held.

**Public Hearings:**            **Planning Commission**  
**February 26, 2026, at 6:00 p.m.**

**City Council**  
**March 17, 2026, 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:**                February 5, 2026, posted on the City's Website.

**Information continues on the reverse side.**

**City Staff Project Manager:**

Grey Shipman  
Planner I  
(303) 655-2295  
[gshipman@brightonco.gov](mailto:gshipman@brightonco.gov)

**Property Owner:** Brookfield Residential (Colorado) 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. The Planning Commission will provide a recommendation to City Council, and City Council will ultimately make the final decision on the application.

Please 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,  
Grey Shipman  
Planner I

