



# New Construction & Related Projects in Brighton

*Holly Prather, AICP  
Community Development Director*



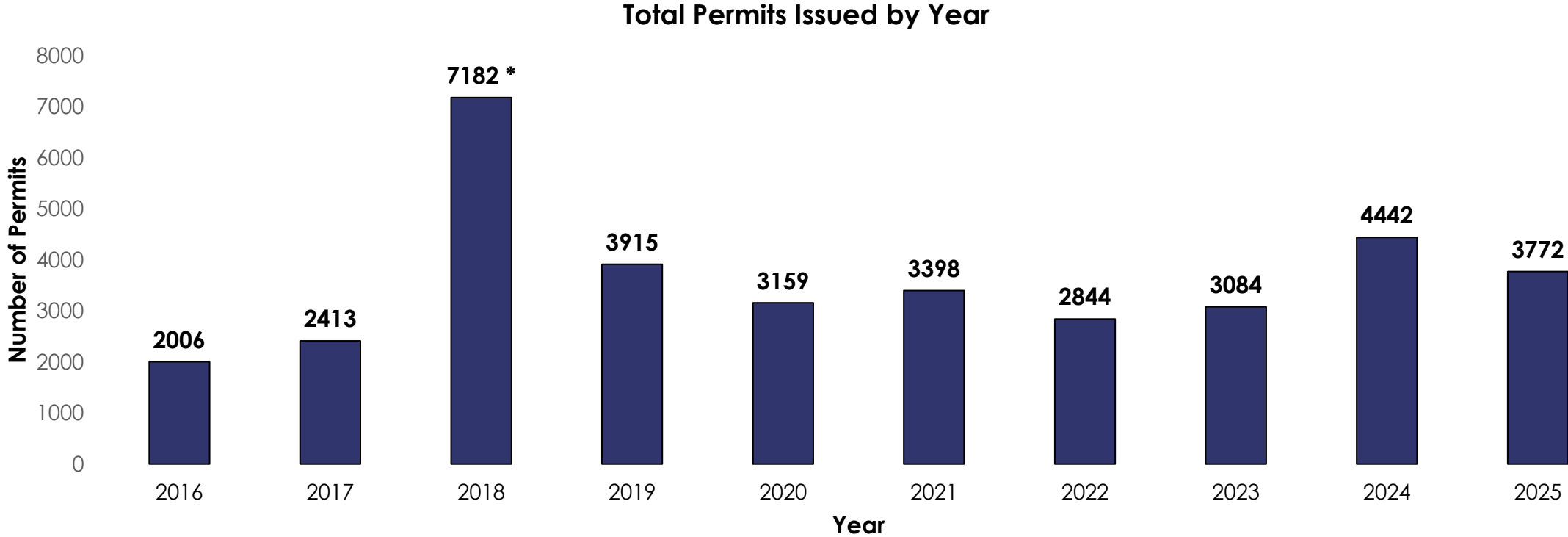
# A Look Back at 2025

**All Permits: 3,772**

**Includes:**

- **New Structures:** Residential, Commercial, Public Buildings, etc.
- **Others:** Additions, Renovations, Signs, Right-of-Way, Site Improvements, etc.

# How does this compare?



*\* Large hailstorm resulted in a substantial increase in roof permits.*

# A Look Back at 2025

**New Residential Units: 517**

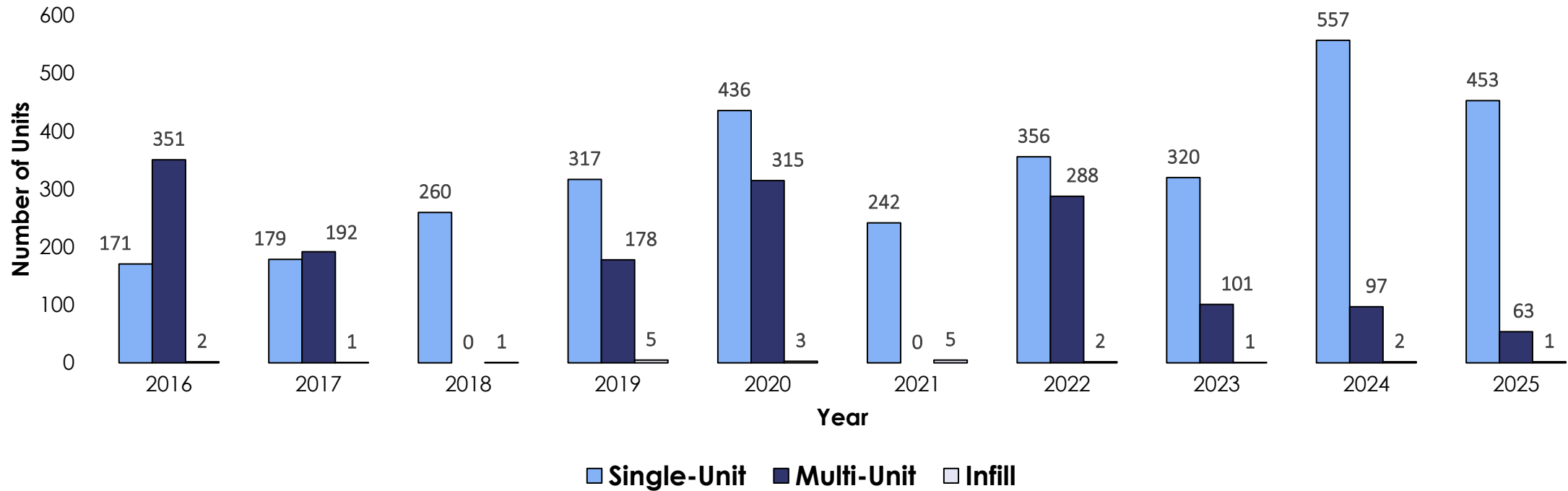
Single-Unit: 453

Multi-Unit: 63

Infill Unit: 1

# How does this compare?

## New Residential Units Permitted by Year



# Residential: All Subdivisions

Single-Unit Detached by Subdivision			
Subdivision	Total Lots Approved at FP	Total Permits Issued as of 2025 Year End	Total Remaining Lots
Brighton Crossing Filing No. 2	1030	874	156
Brighton Crossing Filing No. 3	364	362	2
Brighton Crossing Filing No. 6	263	46	217
Brighton Crossing Filing No. 7	430	339	91
Brighton Crossing Filing No. 8	3	2	3
Brighton East Farms Filing No. 3	387	312	75
Brighton Reserve Filing No. 1	9	7	2
Chapel Hill Filing No. 2	30	27	3
Cherry Meadows Filing No. 1	104	73	31
Farmlore North Filing No. 1	127	122	5
Farmlore North Filing No. 2	126	10	116
Homestead Filing No. 1	91	55	36
Inspired Filing No. 1	77	74	3
Northstar Filing No. 1	7	4	3
Prairie Center Village Filing No. 1	370	370	0
Ridgeline Vista Filing No. 1	338	143	195

Single-Family Attached Units by Subdivision			
Ridgeline Vista	116	116	0
Farmlore North Filing No. 1	55	48	7
Brighton Crossing Filing No. 2	105	105	0

Multi-Family Units by Project			
Canvas	192	192	0
The Retreat at Brighton Ridge	264	24	240

# A Look Back at 2025

## Commercial Permits Issued: 5

### Includes:

- **Commercial:** Valvoline, Dutch Bros, Windmill Express, and Goodwill
- **Public:** Non-Potable Pump Station

# Valvoline



# Dutch Bros.



# Goodwill

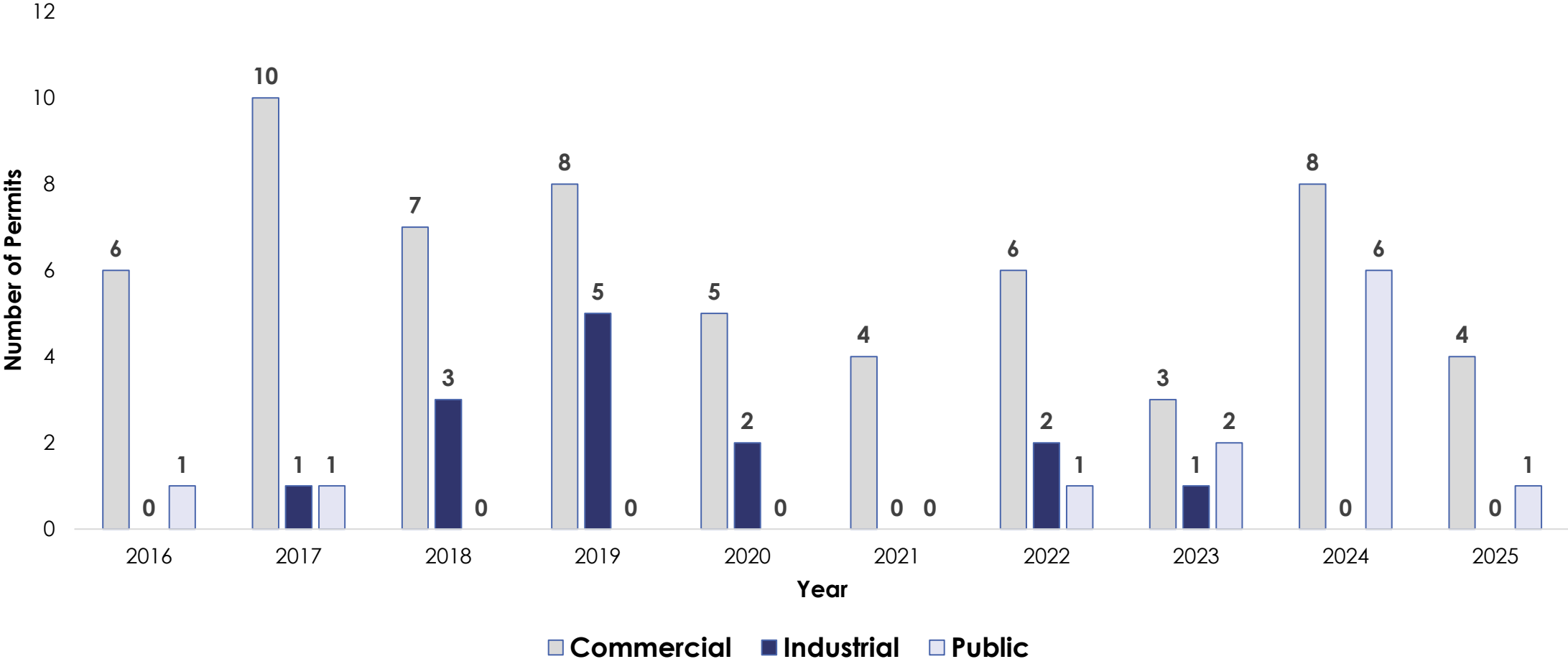


# Lutz Pump Station



# How does this compare?

Non-Residential Permits Issued by Year



# Development Updates: Prairie Center



# Development Updates: Prairie Center



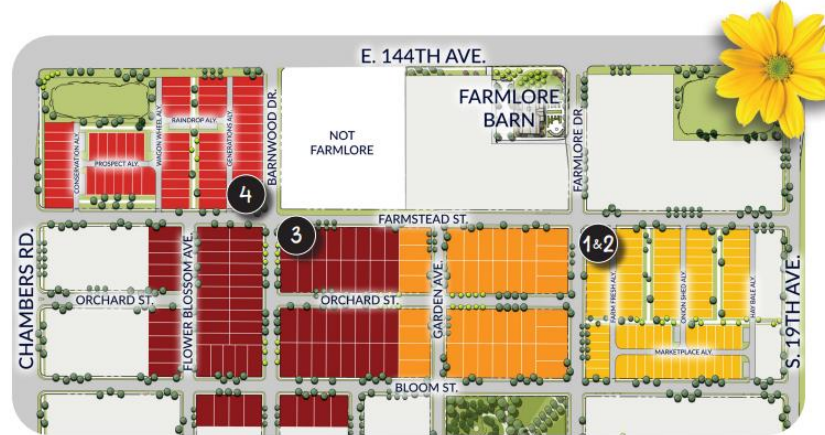
# Development Updates: Prairie Center



# Development Updates: Farmlore



## MODEL HOME LOCATION MAP



1

### **KB Home** *Villas*

High \$300s  
2144 Farmlore Dr. | 720-589-5886  
Beautiful paired homes with private side yards and rear entry 2-car garages.

3

### **Century Communities** *The Colorado Collection*

High \$400s to Low \$600s  
1350 Farmstead St. | 303-268-8364  
Featuring single-family homes with thoughtful layouts and designer finishes to fit your lifestyle.

2

### **KB Home** *The Reserve Collection*

High \$400s  
2144 Farmlore Dr. | 720-589-5886  
Traditional single-family homes with individual homesites and 2-car garages.

4

### **Taylor Morrison** *The Horizon Collection*

Mid \$400s to High \$400s  
2121 Barnwood Dr. | 303-647-3860  
Approachable single-family homes with spacious kitchens, up to 4 bedrooms, loft and flex space options.



# Development Updates: Farmlore



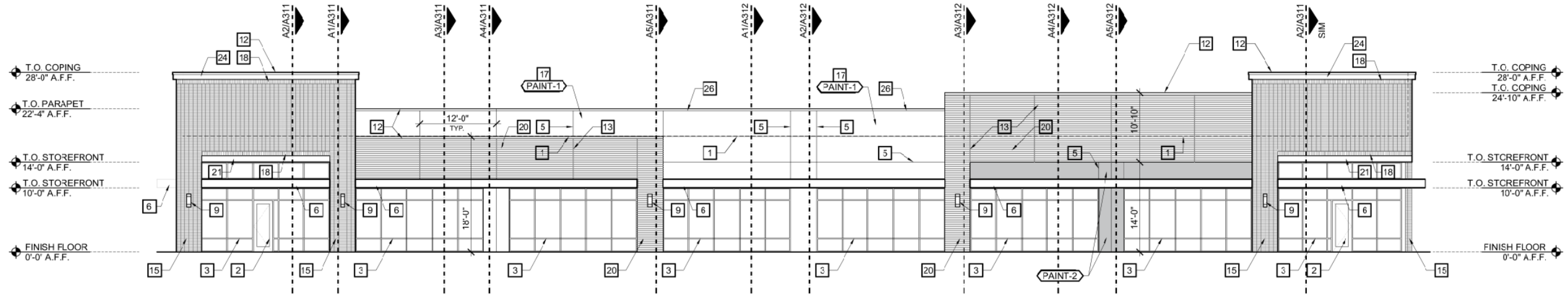
NEIGHBORHOOD PARK  
FARMLORE  
BRIGHTON, CO.

DATE: MARCH 18, 2026 (V.1)  
CLIENT: VINTAGE HOMES AND  
LAND, LLC  
PROJECT NO: 18010  
AUTHOR: MM



New Commercial Under Construction

# SE Corner of Bridge St. & 50<sup>th</sup> Ave



**B2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

# NE Corner of Bromley Lane & US-85



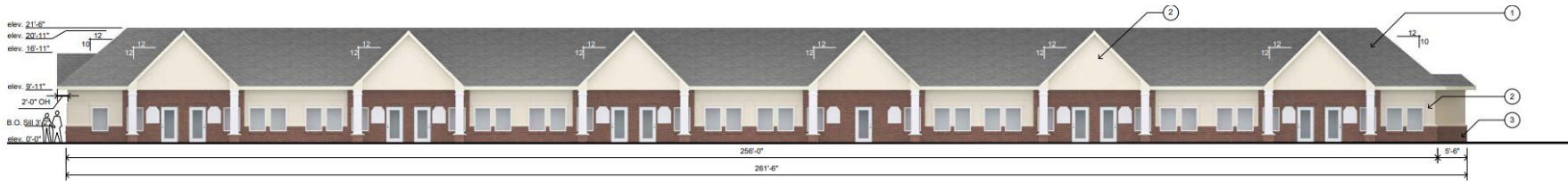
<p><b>QuikTrip</b>                  4705 South 129th East Ave.                  Tulsa, OK 74134-7008                  P.O. Box 3475                  Tulsa, OK 74101-3475                  (918) 615-7700</p>	Store #	G3SE Building Elevations	Address:	City, State:	<table border="1"> <thead> <tr> <th>NO</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr><td>1</td><td>BRONZE STONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr> <tr><td>2</td><td>MENPACHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr> <tr><td>3</td><td>BROWN GREY ALUMINUM</td><td>TRUSKORDING</td><td>PASCO</td></tr> <tr><td>4</td><td>STY REU</td><td>SHERWIN WILLIAMS</td><td>STANDING BEAM FINISH</td></tr> <tr><td>5</td><td>RED POLY CARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr> <tr><td>6</td><td>STY BROWN</td><td>SHERWIN WILLIAMS</td><td>METAL PAINT</td></tr> <tr><td>7</td><td>STY 44</td><td>ALLEN INDUSTRIES</td><td>PROPANE</td></tr> <tr><td>8</td><td>CL 44K</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr> <tr><td>9</td><td>FORMITE</td><td>TFO</td><td>ALSO TOPS</td></tr> <tr><td>10</td><td>ENE 25</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr> </tbody> </table>	NO	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZE STONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MENPACHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	BROWN GREY ALUMINUM	TRUSKORDING	PASCO	4	STY REU	SHERWIN WILLIAMS	STANDING BEAM FINISH	5	RED POLY CARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	STY BROWN	SHERWIN WILLIAMS	METAL PAINT	7	STY 44	ALLEN INDUSTRIES	PROPANE	8	CL 44K	ALLEN INDUSTRIES	SIGNAGE	9	FORMITE	TFO	ALSO TOPS	10	ENE 25	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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Serial #	83-4219-G3SE	Scale:	1/8" = 1'-0"	Issue Date:	07.11.24	Drawn By:	JK	Rev/Notes:		COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS. QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																																							

Potential New Commercial in 2026

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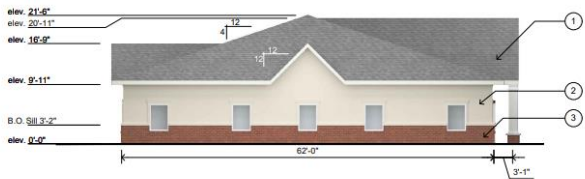
# Telluride Business Park (Phase III)



**A** Front Elevation- (East)  
**A1** Scale: 3/32" = 1'-0"



**B** Rear Elevation- (West)  
**A1** Scale: 3/32" = 1'-0"



**C** Left Elevation- (South)  
**A1** Scale: 3/32" = 1'-0"



**D** Right Elevation- (North)  
**A1** Scale: 3/32" = 1'-0"

**Construction Material Notes:**

- ① "TOP", HIP/GABLE ROOF WITH 2'-0" OVERHANGS  
 -ARCHITECTURAL SHINGLES, GAF TIMBERLINE HD  
 -COLOR= WEATHERED WOOD
- ② "BODY", 3 PART STUCCO SYSTEM  
 -COLOR= SHERWIN WILLIAMS 'BISCUIT' SW6112
- ③ "BASE", BRICK VENEER  
 -ROBINSON BRICK, DENVER COLLECTION  
 -COLOR= UNIVERSITY HILL

# Gerber Collision & Glass



# Staybridge Suites





# Speakeasy & Pinball Saloon



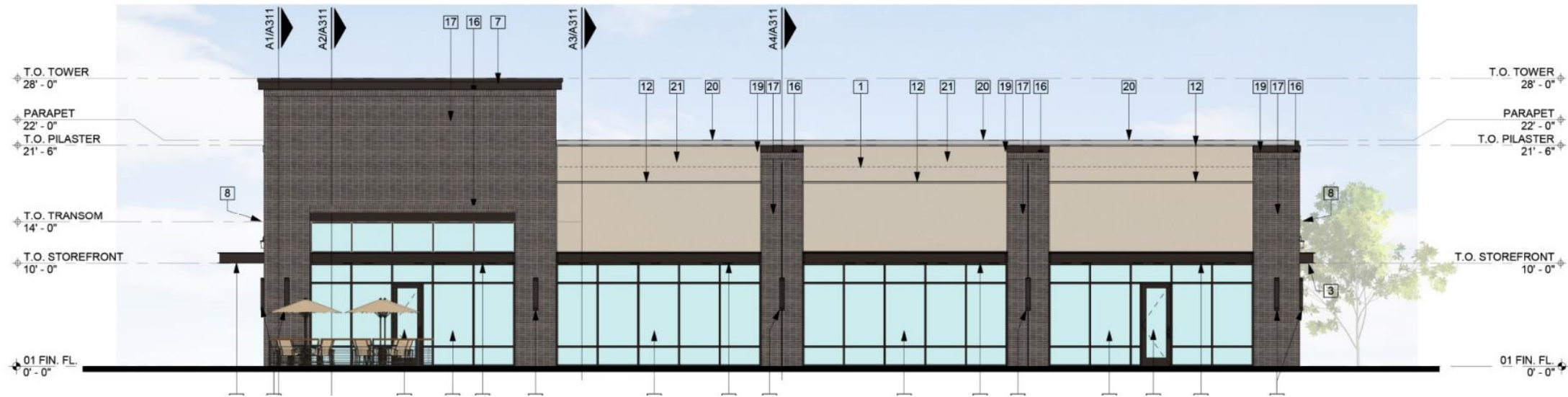
Downtown



# SE Corner of Bridge St. & 50<sup>th</sup> Ave.

## EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"

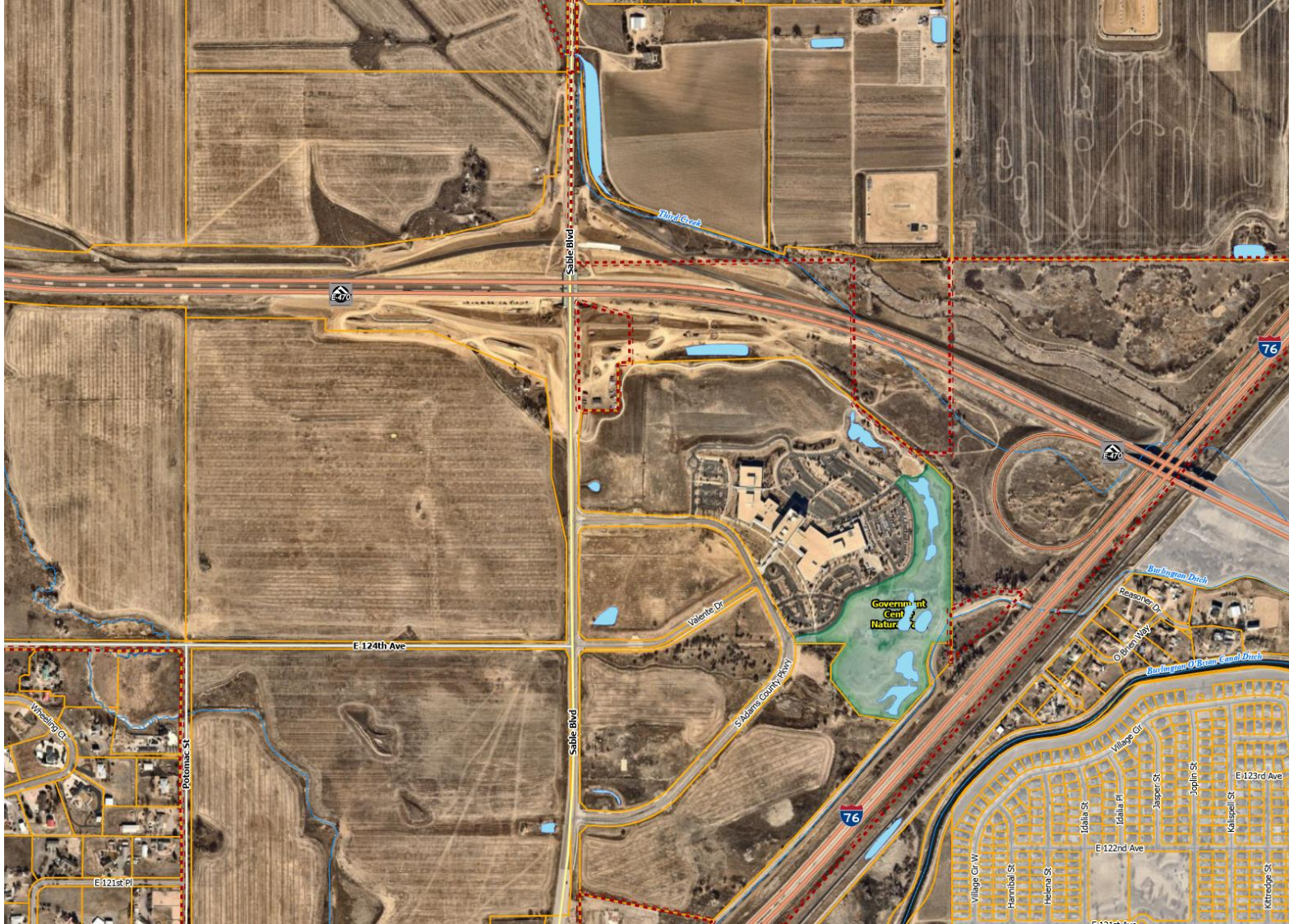


# City Projects Bolstering Future Growth

# Water Treatment Plant Expansion



# E-470 Interchange at Sable Boulevard



# Recreation Center Expansion





# Development Related Resources


# Fee Calculator

2026.Nonresidential Building Permit Fee Calculator\_202602031024417840

File Home Insert Share Page Layout Formulas Data Review View Help Draw

Century Gothic 16

B9 0



**Brighton™**

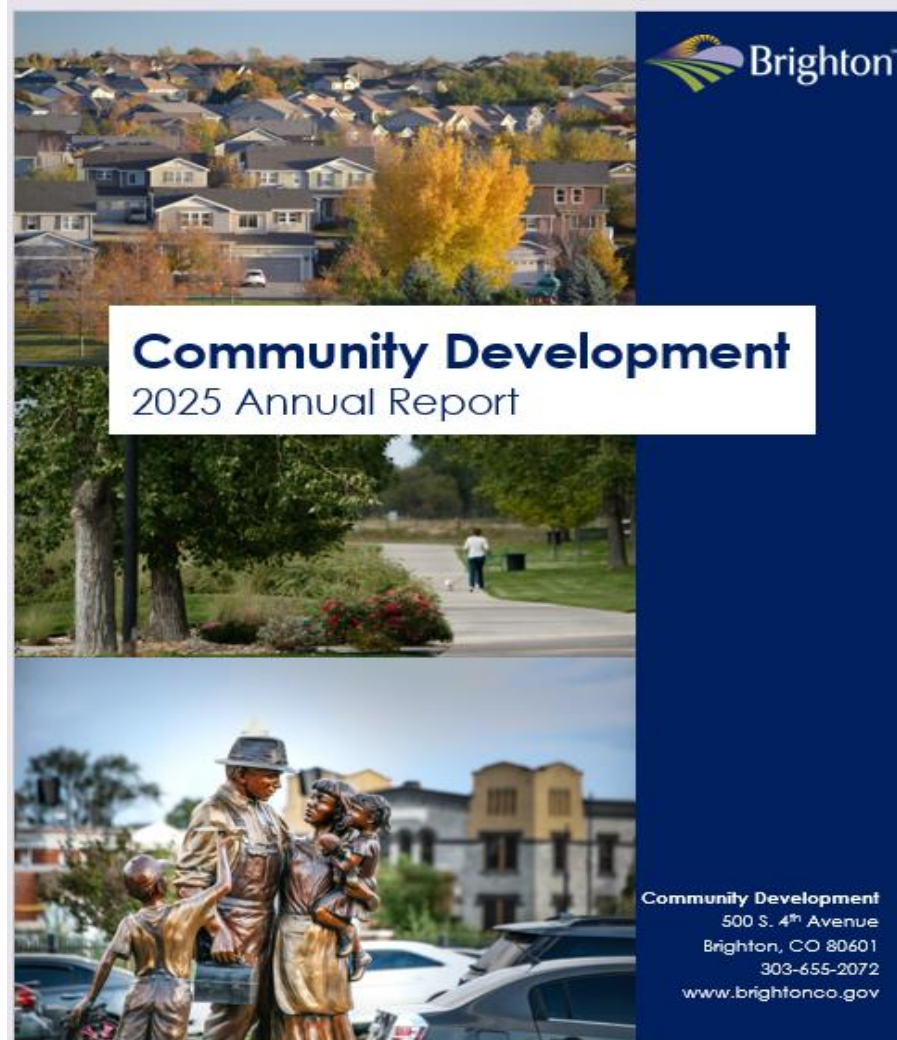
Categories	Fields
Total Valuation:	\$0.00
Number of Units:	0
Water Tap Size (inches):	0.75
Number of Taps:	0
Building Square Footage:	0
Impervious Surface Area:	0
Fee-in-Lieu (from Utilities):	\$0.00
Project Type?	Retail
Wastewater District?	Metro Water Recovery
South Beebe District?	Yes
Prairie Center?	Yes
<b>Total Estimate:</b>	<b>\$</b>

**BE ADVISED:** This document is provided for informational purposes only and will not be used during the building permit process. All figures provided by this calculator are estimates and subject to change without notice upon updates to the City of Brighton Fee Schedule. This calculator does not include fees associated with the Brighton Fire District and/or the 27J School District. The fees contained herein relate solely to Building Permits. To verify you are using the most up-to-date version, or for any questions related to this calculator, contact the City of Brighton Development Coordinator at 303-655-2233.

**City of Brighton Adopted Fee Regulations:**  
<https://www.brightonco.gov/1218/Adopted-Fee-Regulations>

**Effective Date: 03FEB2026**

# 2025 Annual Report



**Brighton**

**Community Development**  
2025 Annual Report

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

## 2025 ANNUAL REPORT - COMMUNITY DEVELOPMENT DEPARTMENT

Hello!

Thank you for taking the time to read the 2025 Annual Report for the City of Brighton's Community Development Department. It has been a busy year for the team, and we are pleased to share our accomplishments. While not everything we do can be put into metrics and tables, we aim to produce this report annually to help community members better understand our work at City Hall and throughout Brighton. Please reach out at any time, as the team and I are always interested in feedback to better serve the community.



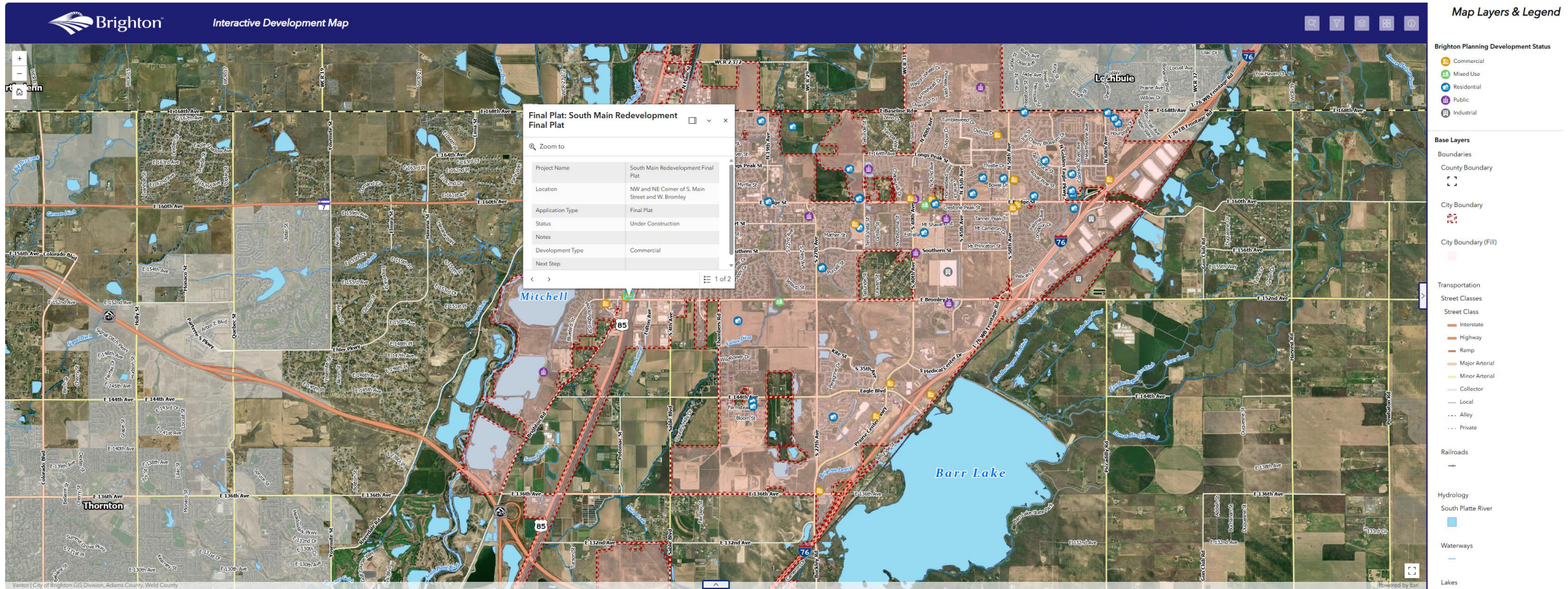
Best regards,

Holly Prather, AICP  
Community Development Director  
[hprather@brightonco.gov](mailto:hprather@brightonco.gov)

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# Development Map



Just for fun...

EOY Projected Population– 50k!



Another 14 single-family permits need to be issued so that Brighton will have a population of 50,000 by the end of 2026!



Thank you!

[hprather@brightonco.gov](mailto:hprather@brightonco.gov)

