



Western Engineering Consultants, Inc.

PROJECT EXPERIENCE

Est. 2003

2007

0047.003.00

Sabott Dental Center

Brighton, Colorado

Highlights

Planning & Engineering
Use By Right Process on
Vacant 51 ft wide Lot
503 South 4th Avenue

4th Avenue Commercial
Infill project -2007

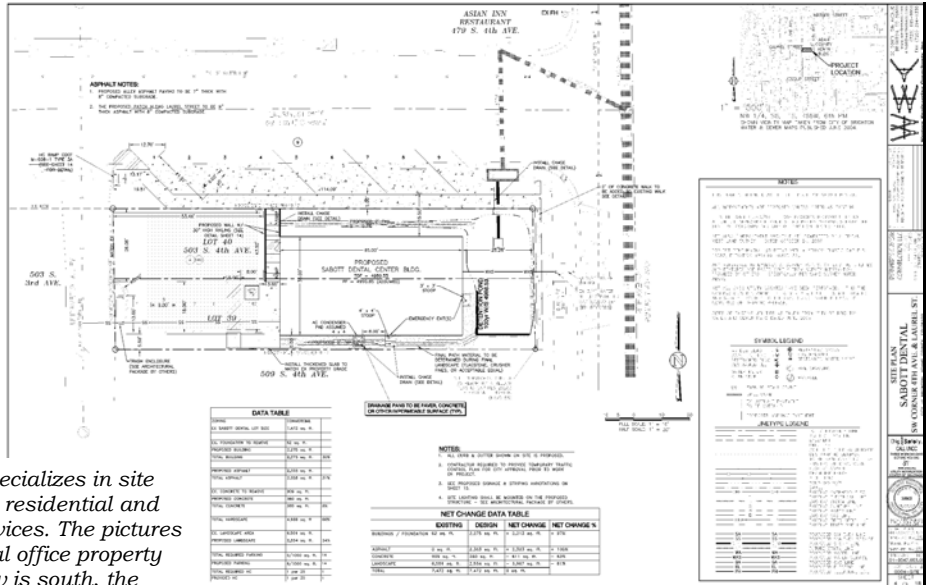
Project Cost

\$16,500 Consulting

Client

Bernard's Custom
Construction, LLC

Bernard's Custom Construction, LLC specializes in site development and construction of custom residential and commercial-retail-office design-build services. The pictures below are of the previously vacant dental office property before construction. The left picture view is south, the middle view is west, and the right southwest.



Project Description

Bernard's Custom Construction has retained Western Engineering Consultants, Inc. (WECI) to provide planning and civil engineering for various Infill redevelopment projects in Brighton. Infill projects within the City have unique issues trying to meet current City code on pre-municipal code lot sizes. The projects required collaborative efforts with the City, Bernard's Custom Construction, WECI, and the Owners in order to meet City codes and maximize site efficiency for the end users. These type of projects have been welcome investments into the various Brighton neighborhoods. This project was approved prior to the South 4th Overlay District Zoning Overlay which was implemented to stimulate re-development within and aging residential neighborhood. South 4th Avenue (State HWY 2) is a primary gateway corridor into the City. The neighborhood has begun to transform from older residences into new local businesses. Although this project was approved prior to the zoning overlay, it was planned, designed, and coordinated with City planning staff to meet the long term goals of the S. 4th Overlay District.

