

**Community Development**500 South 4<sup>th</sup> Avenue

Brighton, CO 80601

303-655-2072

[www.brightonco.gov](http://www.brightonco.gov)**PLEASE NOTE THAT THE PUBLIC HEARING DATES FOR THIS APPLICATION HAVE CHANGED**

November 10, 2025

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:** **Zoning Map Amendment: A request to change the zoning designation.****Summary:** The request is for approval of a zoning map amendment from Adams County A-1 (Agriculture-1) to City of Brighton C-2 (Restricted Retail and Services). The subject property is approximately 6.05 acres. An application for annexation to the City of Brighton is under review concurrently.**Location/Site Plan:** The property is generally located to the north of East Bridge Street, south of Garcia Avenue, east of Chapel Hill Drive and west of the North 40<sup>th</sup> Avenue alignment.

The abbreviated legal description is as follows: The southeast quarter of the southeast quarter of Section 4, Township 1 South, Range 66 West of the 6th Principal Meridian, 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 a Public Hearing (details below) has been held.**Public Hearings:** **Planning Commission**  
~~Thursday, November 13, 2025 at 6:00 p.m.~~  
**Thursday, December 11, 2025 at 6:00 p.m.****City Council**  
~~Tuesday, December 2, 2025 at 6:00 p.m.~~  
**Tuesday, January 20, 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:** November 10, 2025 posted on the City's Website.

**City Staff Project****Manager:**

Emma Lane, AICP  
Senior Planner – Historic Preservation  
(303) 655-2051  
[elane@brightonco.gov](mailto:elane@brightonco.gov)

**Project Contact:**

Jeff Liljegren, AICP  
(720) 602-4999  
[jeff.liljegren@hrgreen.com](mailto:jeff.liljegren@hrgreen.com)

**Property Owner:**

V M James

**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, who will ultimately make the final decision on the application.

Please do not hesitate to 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,  
Emma Lane, AICP  
Senior Planner – Historic Preservation

