



## Community Development

500 South 4<sup>th</sup> Avenue  
Brighton, Colorado 80601  
303-655-2059 (Phone and Facsimile)  
[www.brightonco.gov](http://www.brightonco.gov)

October 3, 2023

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing will provide residents and neighboring landowners the opportunity to present their thoughts regarding the application described below. The input of residents and neighboring landowners provides valuable feedback to the City Council, the applicant, and City staff. The following is some basic information that pertains to the application.

- Application Type:**                   **Zoning Map Amendment:** A request to change the zoning designation.
- Summary:**                               The request is to change the zoning of the approximately 142.72 acres of property from the Bromley Farms Planned Unit Development to designations of R-1A (Single and Two Family Residential), R-1B (City Neighborhood Residential), R-3 (Multiple Family Residential), and O (Open Space District).
- Location/Site Plan:**                The property is generally located to the south of Bromley Lane, east of Chambers Road, west of the Oasis Water Park, and north of the Indigo Trails Subdivision.
- The legal description is as follows: A tract of land located in the northwest Quarter of Section 17, Township 1 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, City of Brighton, County of Adams, State of Colorado. *See reverse side for vicinity map.*
- Reviewing Body:**                    The City Council will make a decision on the Zoning Map Amendment request after the Public Hearing (details below) has been held.
- Public Hearing:**                       **City Council**  
**October 17<sup>th</sup> at 6:00 p.m.**  
**Located in the Council Chambers on the first floor of City Hall**  
**500 S. 4<sup>th</sup> Avenue, Brighton, CO 80601**
- Official Notice**  
**Publication:**                        October 3, 2023 posted on City Website
- City Staff Project**  
**Manager:**                            Nick Di Mario, Senior Planner, AICP Candidate  
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[ndimario@brightonco.gov](mailto:ndimario@brightonco.gov)
- Applicant:**                           Phil Stuepfert  
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*Information continues on the following page.*

**Property Owner:** Gail M Hartley Non Exempt Marital Trust

**Additional Info:** The review process allows the City Council to determine the completeness of the application and its adherence to City Codes and policies.

Please do not hesitate to contact me if you have any questions on this proposed Zoning Map Amendment if you are unable to attend the hearing but would like to submit a comment into the record. Thank you for your time.

Best regards,

Nick Di Mario  
Senior Planner, AICP Candidate

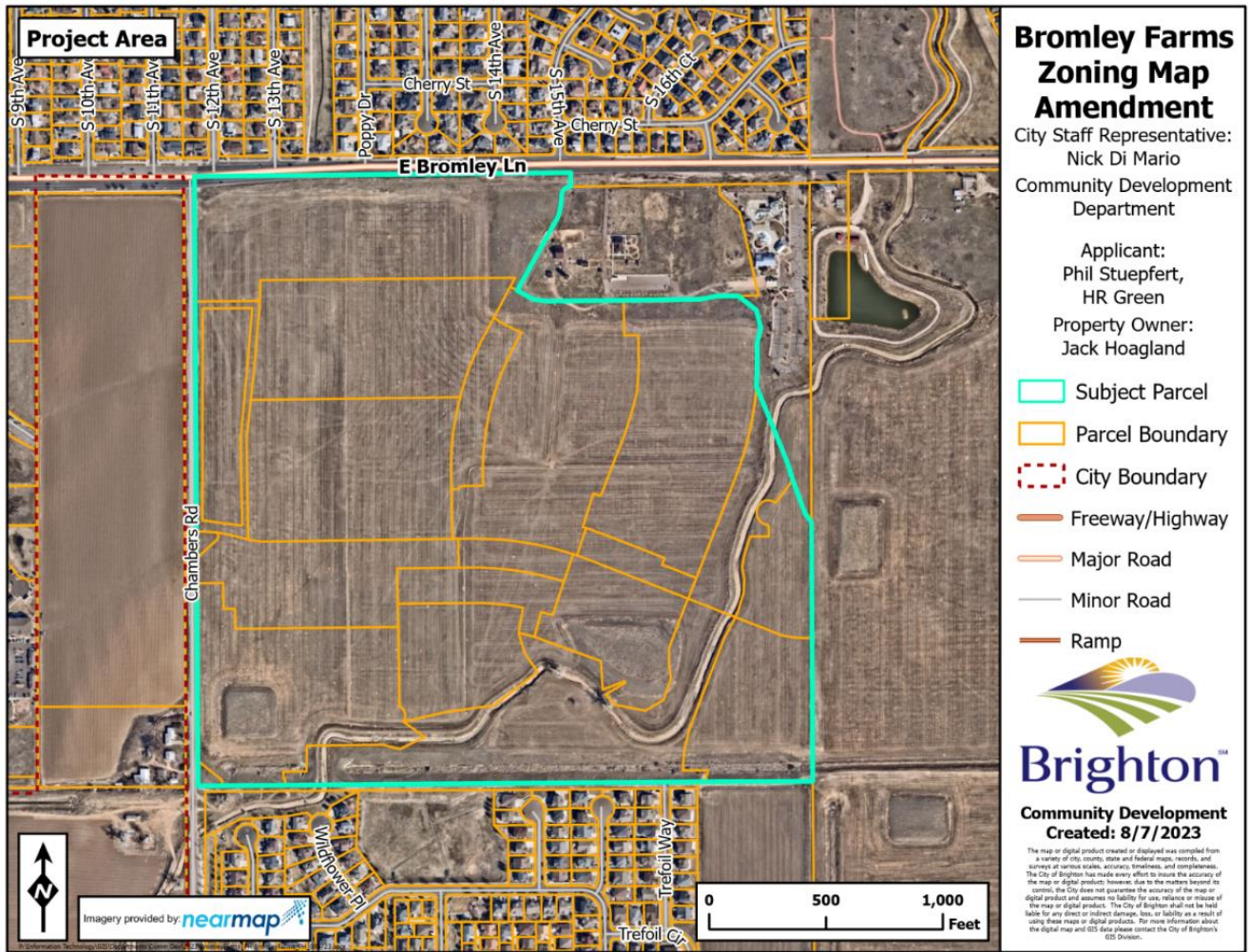


Image provided by the Community Development Department, City of Brighton