



## 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)

June 6, 2022

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 103.57 acres of property from PUD to designations of MU-CC, C-2, R-2, and R-3.

**Location/Site Plan:** The property is generally located to the south of E. 120<sup>th</sup> Avenue, west of Sable Boulevard, and east of Southgate Boulevard.

The legal description is as follows: A portion of the northeast quarter of Section 1, Township 2 South, Range 67 West, and the northwest quarter of Section 6, Township 2 South, Range 66 West, All of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado. *See reverse side for vicinity map.*

**Reviewing Body:** The City Council makes a final decision on the Zoning Map Amendment request after the Public Hearing (details below) has been held.

**Public Hearing:** **City Council**  
**June 28, 2022 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:** June 6, 2022 posted on the City's Website.

**City Staff Project Manager:** Emma Lane, Senior Planner - Historic Preservation  
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[elane@brightonco.gov](mailto:elane@brightonco.gov)

**Applicant:** Travis Frazier  
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Littleton, CO 80120  
(720) 283-6783 x126  
[tfrazier@redland.com](mailto:tfrazier@redland.com)

*Information continues on the following page.*

**Property Owner:** Walk Off LLC

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

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,

Emma Lane  
Senior Planner - Historic Preservation

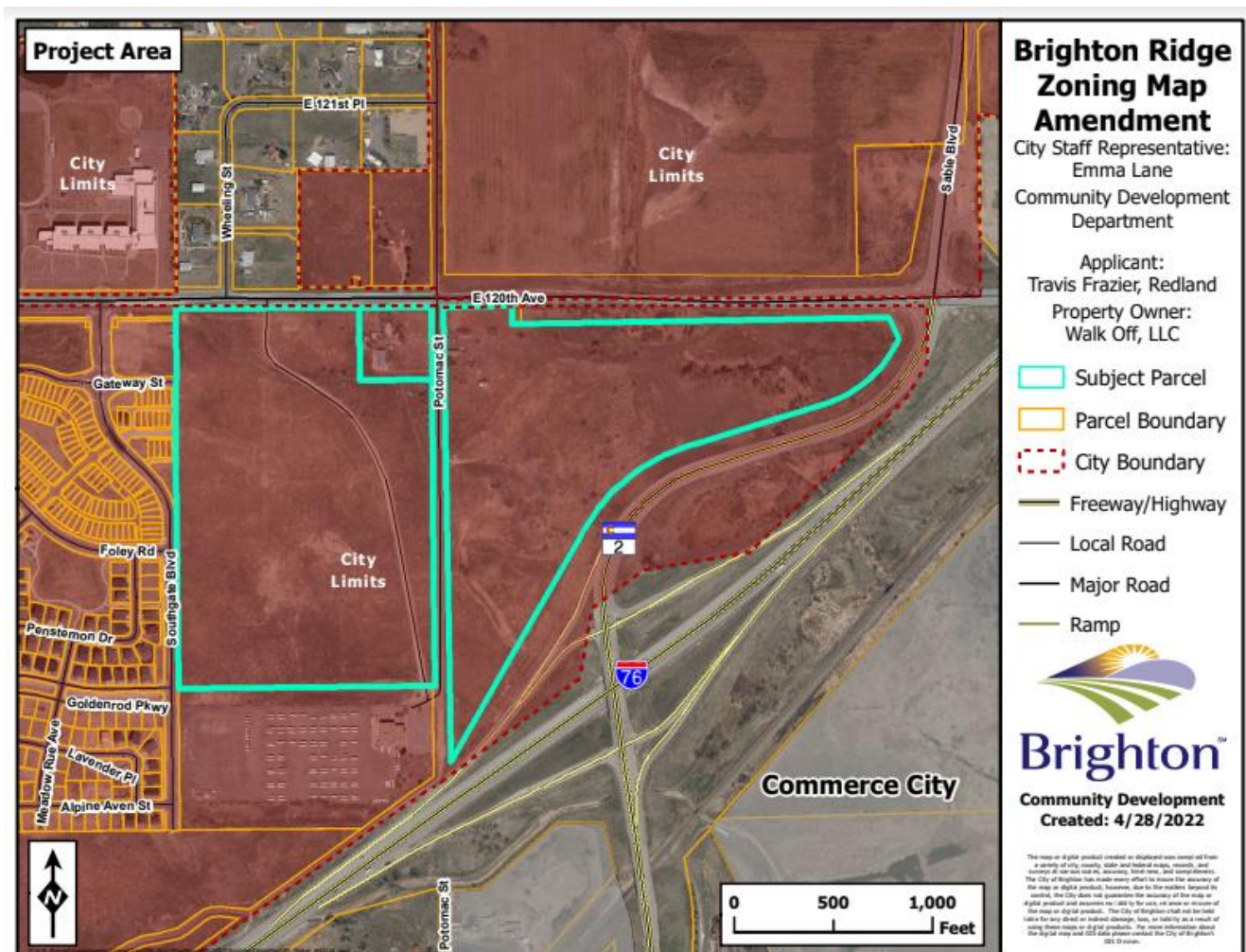


Image provided by the Community Development Department, City of Brighton