



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2072 (Phone and Facsimile)
www.brightonco.gov

January 3, 2025

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 provides residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed project to the City Council. The input and opinions of residents and neighboring property owners provides valuable feedback to the City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type:	Annexation: A request to incorporate land into the City of Brighton. Zoning Map Amendment: A request to change the zoning designation.
Summary:	A request to annex an approximately 2.859-acre property known as the Peters Property from unincorporated Adams County into the City of Brighton. A request to change the zoning of approximately 3.0 acres (including right-of-way) from Adams County A-3 (Agriculture-3) to City of Brighton C-3 (General Retail & Services).
Location/Site Plan:	The property is generally located to the north of East Bromley Lane, south of Southern Street, east of Tower Road and west of South 45 th Avenue alignment. The legal description is as follows: The southwest quarter of Section 10, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado. <i>See the reverse side for a vicinity map.</i>
Reviewing Body:	The City Council will make final determinations on the proposed Annexation and the Zoning Map Amendment.
Public Hearing:	City Council January 21, 2025 at 6:00 p.m. Located in the Council Chambers on the first floor of City Hall 500 S 4th Avenue, Brighton, CO 80601
Official Notice Publication:	Annexation: December 19, 2024, December 26, 2024, January 2, 2025, and January 9, 2025 editions of the Brighton Standard Blade Zoning: January 3, 2025 posted on City Website
City Staff Project Manager:	Summer McCann – Senior Planner (303) 498-1240 samccann@brightonco.gov

Information continues on the reverse side.

Administration • Building Division • Engineering Division • Planning Division

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Applicant: Kevin Lovelace
LJA Engineering
(303)858-2347
klovelace@lja.com

Property Owner: William E. Peters

Additional Info: The review process allows the City Council to determine the completeness of the applications and their adherence to the City Codes and policies before making the final decision on the applications.

Please do not hesitate to contact me if you have any questions on the proposed Annexation or Zoning Map Amendment or 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,
Summer McCann - Senior Planner

