

July 31, 2023

Dear Property Owner:

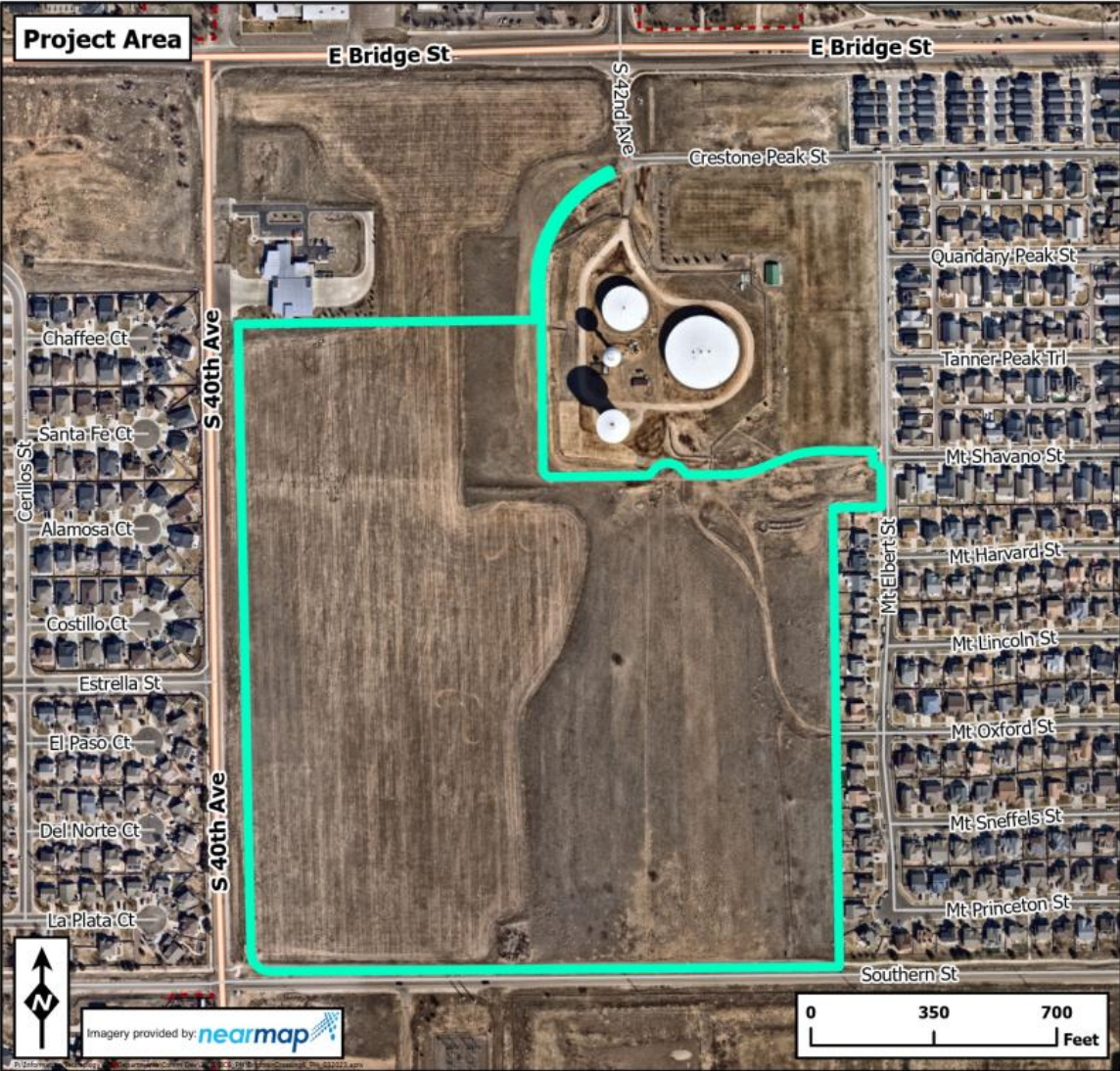
I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed project to the City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the City Council, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type:	Final Plat: A final plan indicating the proposed layout of a subdivision (i.e., property boundaries, lots, right-of-ways and easements) to be named Brighton Crossing Filing No. 6.
Summary:	The request is for approval of a Final Plat for the approximately 63.821 acre property to divide the land into 263 lots for low density residential development, to provide easements and tracts for a park, landscaping, utilities, and drainage, and to dedicate rights-of-way.
Location/Site Plan:	The Property is generally located at the northeast of the intersection of South 40 th Avenue and Southern Street, south of Fire Station 52, and west of Mt. Elbert Street. <i>See the reverse side for vicinity map.</i>
Reviewing Body:	The City Council will make a final determination on the proposed Final Plat.
Public Hearing:	August 15, 2023 at 6:00 p.m. City Council Chambers (1st Floor of City Hall) 500 South 4th Avenue, Brighton, CO 80601
Official Notice Publication:	July 31, 2023 on the City of Brighton's Website.
City Staff Project Manager:	Mike Tylka, <i>AICP, Assistant Director of Community Development</i> (303) 655-2069 or <mtylka@brightonco.gov>
Agent/Applicant:	Tom Jansen, <i>Ware Malcomb</i> (303) 561-3333 or <tjansen@waremalcomb.com>
Property Owner:	Matt Haley, <i>Brookfield Residential (Colorado) LLC</i> (303) 790-6358 or <Matt.Haley@brookfieldrp.com>
Additional Information:	The review process allows the City Council to determine the completeness of the application and its adherence to City Code and policies. Full plans for review will be available on the City's website with the posting of the meeting agenda in the days leading up to the meeting.

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 comment into the record.

Best regards,
Mike Tylka, *AICP*

Vicinity Map



Brighton Crossing Filing No 6 Final Plat & Development Agreement

City Staff Representative:
Mike Tylka
Community Development
Department

Applicant:
Ware Malcomb
Property Owner:
Brookfield Residential
(Colorado) LLC

Subject Parcel

City Boundary

Freeway/Highway

Major Road

Minor Road

Ramp



Brighton
Community Development
Created: 7/31/2023

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