



## Community Development

500 South 4<sup>th</sup> Avenue  
Brighton, Colorado 80601  
303-655-2072 (Phone and Facsimile)  
[www.brightonco.gov](http://www.brightonco.gov)

March 17<sup>th</sup>, 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 will provide residents and neighboring landowners the opportunity to present evidence 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:**                    **Subdivision Plan** - A plan indicating the proposed layout of a subdivision (i.e. property boundaries, lots, rights-of-way and easements) to be named Kestrel.

**Summary:**                                The request is for the approval of a Subdivision Plan for an approximately 25.83-acre property to create residential lots, preliminarily plat tracts for landscaping, and to show public streets.

**Location/Site Plan:**                The property is generally located to the north of East 120<sup>th</sup> Avenue, south of East 124<sup>th</sup> Avenue, east of Peoria Street and west of Prairie View High School.

The legal description is as follows: The southwest quarter of Section 36, Township 1 South, Range 67 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

*See the reverse side for a vicinity map.*

**Reviewing Body:**                    The City Council will make a final determination on the acceptance of public improvements.

**Public Hearing:**                        **City Council**  
**April 15<sup>th</sup>, 2025 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:**                        March 31, 2025 posted on the City's Website.

**City Staff Project**  
**Manager:**                                Summer McCann - Senior Planner  
(303) 498-1240  
[samccann@brightonco.gov](mailto:samccann@brightonco.gov)

*Information continues on the reverse side.*

**Project Contact:** Mike Cooper  
(720)-837-5491  
mcooper@livebouldercreek.com

**Property Owner:** The Orchard Church

**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 the proposal 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,  
Summer McCann - Senior Planner

