

May 2, 2018

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 citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. The input and opinions of citizens and adjacent property owners provides valuable feedback to the Planning Commission, city staff and the applicant. The following is some basic information which pertains to the project.

**Project Application Type:** Final Plat: A final plan indicating the proposed layout of a subdivision (i.e., property boundaries, lots, rights-of-way and easements).

**Project Summary:** This project will bring seven (7) commercial lots of varying sizes to the Prairie Center area.

**Project Location/Site Plan:** Southeast corner of Eagle Boulevard and Prairie Center Parkway – See reverse side for vicinity map and site plan.

**Reviewing Body:** The City Council makes a final determination on this Final Plat after the Public Hearing (details below) has been held.

**Public Hearing:** May 15, 2018, at 7:00 PM  
City Council Chambers (1st Floor of City Hall)  
500 South 4<sup>th</sup> Avenue, Brighton, CO 80601

**Official Notice Publication:** May 9, 2018, edition of the Brighton Standard Blade

**City Staff Project Manager:** Joshua M. Tetzlaff, AICP – Associate Planner  
(303) 655-2072  
jtetzlaff@brightonco.gov

**Applicant:** Travis Frazier  
Redland  
(720) 283-6783  
tfrazier@redland.com

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

Sincerely,



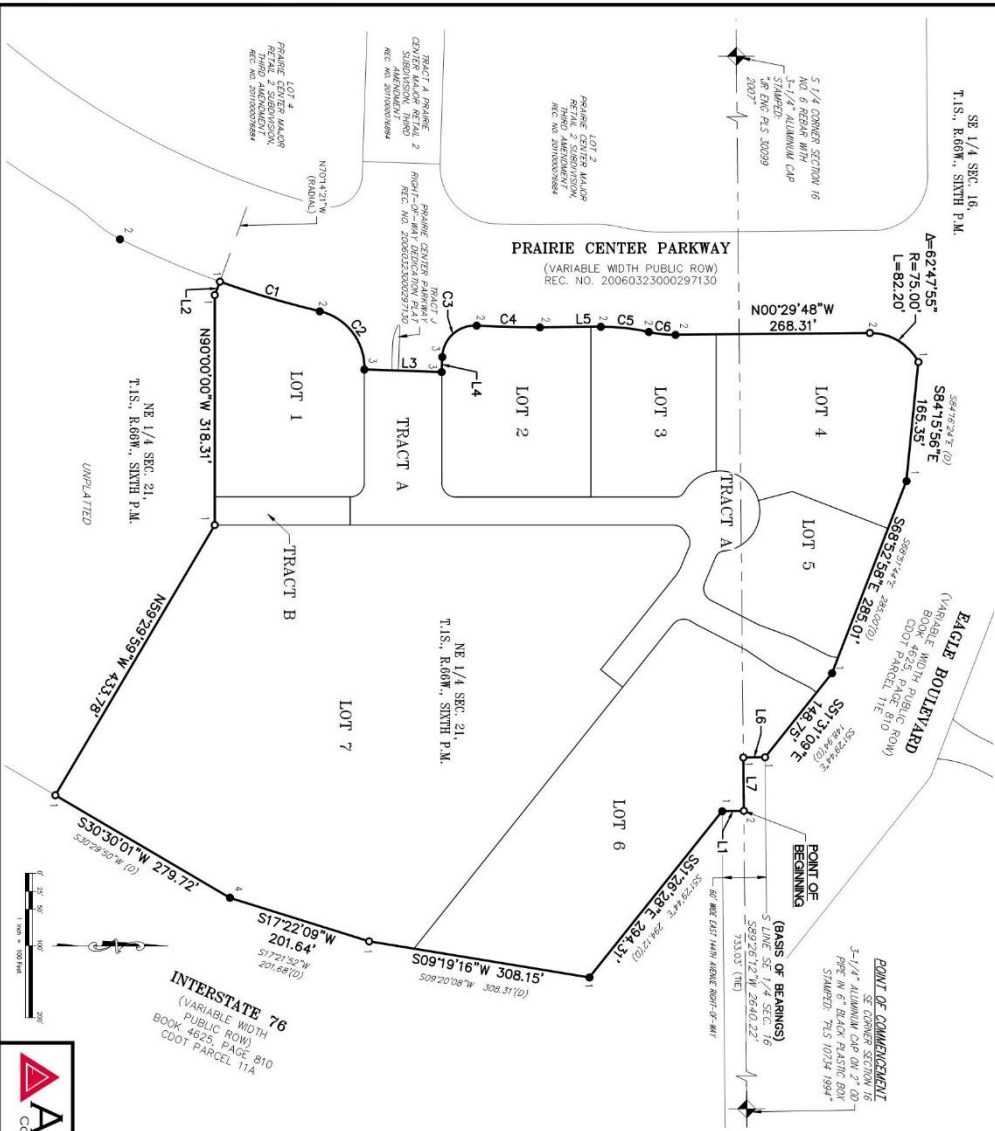
Joshua M. Tetzlaff, AICP  
Associate Planner



# PRAIRIE CENTER MAJOR RETAIL 4 SUBDIVISION

## FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 16 AND THE NORTHEAST 1/4 SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 5



LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	S00°33'1"E	30.00'	C1	6°27'56"	1275.00'	143.88'
L2	N66°45'07"W	19.84'	C2	78°38'27"	80.00'	109.80'
L3	N01°56'10"E	107.00'	C3	91°31'40"	45.00'	71.89'
L4	N88°03'50"W	20.92'	C4	3°57'38"	1263.00'	87.30'
L5	N00°29'48"W	83.98'	C5	1°31'54"	2899.50'	67.01'
L6	S00°34'35"E	30.01'	C6	1°31'54"	186.50'	37.15'
L7	N89°28'12"E	73.85'				

### LEGEND

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 2 SET 1" BRASS DISK STAMPED "AZTEC PLS 38064"
- 3 RECOVERED NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 38160"
- 4 RECOVERED 3/4" BRASS TAG STAMPED "LS 29039 JR ENG"
- 5 RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 29039 JR ENG"
- 6 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 10734 CDOT ROW"
- (D) RULE AND ORDER - BOOK 4625 PAGE 810
- (NR) NON-RADIAL
- (NR) RIGHT-OF-WAY
- (UL) UTILITY EMBLEM
- PLAT BOUNDARY LINE
- SECTION LINE
- LOT / TRACT LINE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.  
AZTEC CONSULTANTS, INC.  
180 East Michigan Ave, Suite 4  
Littleton, Colorado 80120  
Phone: (303) 731-1897  
www.aztecconsultants.com

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Phone: (303) 731-1897  
www.aztecconsultants.com  
AZTEC REG. NO. 5487-12

DATE OF PREPARATION: 10-7-2017  
SCALE: T = 300'  
SHEET 3 OF 5

OWNER: THE PRAIRIE CENTER DEVELOPMENT, L.L.C.  
180 East Michigan Ave, Suite 4  
Littleton, Colorado 80120  
Phone: (303) 731-1897  
www.aztecconsultants.com